

Christchurch City Plan

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The Statement of Rules

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Introduction

1.0 Contents and scope of the Statement of Rules

Updated 14 November 2005

This Statement of Rules is the third of the three sections comprising the City Plan. The other two sections of the City Plan are the Statement of Issues, and the Statement of Objectives, Policies and Methods.

The contents of the Statement of Rules derive from the requirements of the Resource Management Act (particularly Part II) and contain the detailed means of implementing the objectives and policies contained in the Statement of Objectives, Policies and Methods, where this is most appropriately achieved by regulatory means.

Section 75 of the Resource Management Act requires that in addition to identifying the significant resource management issues of the city, the Council must also identify:

- (1) the objectives sought to be achieved by the Plan;
- (2) the policies in regard to the issues and objectives, and an explanation of these policies;
- (3) the principal reasons for adopting the objectives and policies set out in the Plan;
- (4) the environmental results anticipated from implementation of the Policies in the Plan.

Also contained in the Statement of Objectives and Policies are implementation sections which include reference to those matters implemented through the Statement of Rules and those which are achieved through other Council functions outside the City Plan.

Section 75 of the Resource Management Act requires that the City Plan state the objectives, policies, rules and methods in the Plan required to achieve the purposes of the Act. Those matters relating to objectives and policies have already been described.

The rules and methods are dealt with in this section of the Plan. These control two matters in reflection of the function of district councils under Sections 9 and 31 of the Act, being the control of subdivision and the control of the effects of land use activities.

2.0 Categories of activities

2.1 Prohibited activities

Updated 14 November 2005

There are few prohibited activities in the City Plan. No resource consent application can be made for a prohibited activity.

2.2 Non-complying activities

Updated 14 November 2005

Non-complying activities are in general those which do not comply with any one or more of the critical standards specified in the Plan, or are specifically identified. In some cases, non-compliance with a critical standard has been specified as a prohibited activity within the Plan. Critical standards have been set on the

basis that non-compliance with any one or more of them, may have significant actual or potential adverse effects over a wider area, whether such effects are either specific to that proposal, or cumulative in nature.

If an activity is non-complying any application is subject to:

- (a) Part II and Sections 104 and 105 of the Resource Management Act; and
- (b) any relevant objectives and policies of the City Plan as set out in the Statement of Objectives and Policies.

2.3 Discretionary activities

Updated 14 November 2005

These are activities which comply with all of the critical standards but do not comply with any one or more of the community standards or development standards specified in the Plan; or which are specified as discretionary activities. Community standards have been set on the general basis that non compliance with any one or more of them may have moderate adverse effects of a "neighbourhood scale" or significant impact on adjacent land, whether such effects are specific to that proposal, or cumulative in nature. Any application is made on the basis that the whole activity is discretionary.

Development standards on the other hand, have been set on the basis that non-compliance with any one or more of these standards may have significant effects on adjacent land. Any application is made on the basis that the activity is discretionary but that the exercise of the Council's discretion is confined to the aspect covered by the standard. For example, if a building did not comply with a setback requirement, the Council can exercise its discretion only in respect to the setback.

If an activity is discretionary as a whole or in respect to a particular matter, any application is subject to:

- (a) Part II and Sections 104 and 105 of the Act;
- (b) any relevant objectives and policies of the City Plan as set out in the Statement of Objectives and Policies; and
- (c) Assessment matters which the Council will have regard to in considering whether or not to grant consent, or impose conditions and which are contained in the relevant sections of the Statement of Rules.

The rules specify also those circumstances where discretionary or controlled activities do not require the written consent of other parties for notification.

2.4 Controlled activities

Updated 14 November 2005

These are land use activities which comply with any specified critical standards, and community standards, but which do not meet particular development standards or are specifically identified as controlled activities. Controlled activities may have potential adverse impacts on an immediate adjoining property, or have general amenity implications in non-residential areas, (design and appearance matters in the inner city being an example). Similarly, many subdivisions are controlled activities.

Where an activity is a controlled activity, the exercise of the Council's discretion is confined to the aspect subject to the standard (e.g. design and appearance and not the whole activity). Controlled activity applications cannot be declined.

If an activity is controlled, any application is subject to:

- (a) Part II and Section 104 of the Act;
- (b) any relevant objectives and policies of the City Plan as set out in the Statement of Objectives and Policies; and

(c) Assessment matters which the Council will have regard to in considering whether or not to grant consent, and which are contained in the relevant sections of Statement of Rules.

The rules specify those circumstances where controlled activities do not require the written consent of other parties for notification.

2.5 Permitted activities

Updated 14 November 2005

These are activities which comply with all critical standards, community standards and development standards in zone or city rules, or which are not specified as discretionary or controlled activities. Generally, the dominant activities in each zone are likely to comply with the various standards, and will be permitted activities.

2.6 Subdivision activities

Updated 14 November 2005

The position relating to rules on subdivision are somewhat different to those applicable to land use activities, and are combined in one section of the city rules in the Statement of Rules. Categories of non-complying and discretionary (as to specified matters) subdivision are provided for, while all other subdivisions are controlled activities, which may be subject to conditions.

Subdivision applications, dependent on their category, are subject to the same provisions under the Act as land use activities (see paras 2.2 - 2.5).

An additional matter applicable to subdivision, but not land use activities, are the requirements of Section 106 of the Act which stipulate that the Council cannot grant consent to a subdivision activity where there is a risk of erosion, flooding, subsidence or inundation, unless there are measures taken to avoid, remedy, or mitigate any adverse effects of these hazards.

Applications for controlled subdivision activities do not require the consent of other parties.

3.0 Using the Statement of Rules

3.1 Explanation of zone rules and city rules

Updated 14 November 2005

The Statement of Rules contains two groups of rules, these being zone rules and city rules.

Within both of these groups of rules are general rules and specific rules, the latter containing critical, community and development standards.

The zone rules are generally those specific to a group of zones (e.g. living zones), or to individual zones within that group.

The city rules are rules which are often common to many zones and/or are best expressed in one place in the Plan to avoid duplication. They can be regarded as zone rules expressed in one place, and are cross-referenced in the zone rules for the convenience of users.

3.2 Scope of the zone rules

Updated 14 November 2005

The zone rules cover the following areas. These are described in detail in each part of the zone rules in the Statement of Rules:

Part 1 - Definitions

Part 2 - Living zones - (areas of primarily residential character);

Part 3 - Business zones - (areas of primarily commercial or industrial character, and the central city)

Part 4 - Rural zones

Part 5 - Conservation zones - (Land generally in reserves or protected for its dominant natural values.)

Part 6 - Open space zones - (Land generally in reserves, or other land set aside primarily for recreation.)

Part 7 - Cultural zones - (A group of zones associated with education, the National Marae, heritage areas outside the central city, and Ferrymead Historic Park.)

Part 8 - Special purpose zones - (A group of zones associated with hospitals, transport facilities including the International Airport, Wigram, roads, and rail corridors, and waste disposal facilities.)

3.3 Scope of the city rules

Updated 14 November 2005

The city rules cover the following matters which are incorporated in special sections to avoid unnecessary repetition in the zone rules, and which are usually common to many zones.

Part 9 - General city rules

This group of rules includes:

- Information required for resource consents
- Clarification of the application of certain rules
- Scheduled activities (those activities specifically provided for on identified sites within zones)
- Utilities (provision for infrastructure such as telecommunication, power, water navigation and other facilities).
- Excavation and filling of land and building adjacent to waterways
- Airport protection surfaces (control over height of structures or trees which could affect aircraft approach and takeoff requirements)
- Financial contributions (e.g. other than upon subdivision)

Part 10 - Heritage and amenities

This group of rules includes:

- Protected buildings, places and objects
- Protected trees
- Outdoor advertising
- Relocated buildings
- Sale of liquor (effect on living zones)

Part 11 - Health and safety

This group of rules includes:

- Noise control
- Glare
- Hazardous substances (use and storage)

Part 12 - Designated activities

Part 13 - Transport - (Includes parking, access, manoeuvring and access to the city landfill)

Part 14 - Subdivision

This is followed by the planning maps, consisting of two sheets of each of the maps at 1 : 15,000 scale, with some enlarged and additional maps included for areas such as the central city, and specialist maps as appendices to zone and city rules.

3.4 Format of the Statement of Rules and their status

Updated 14 November 2005

(a) Parts 2-14 of the Plan begin with a zone description and purpose (in the zone rules) or a statement (in the city rules). These explain the subject matter and purpose of the group of rules in that part of the Plan. These are descriptive and explanatory in nature and are not rules.

Accompanying these are a set of environmental results anticipated which describe the outcomes expected in the zones by the application of the rules (and the objectives, policies and other methods). These give effect to Section 75(1) (g) of the Act.

(b) Following this, (except for those rules which require little explanation) is a guide to using the rules. This is a simplified step by step guide for assisting the users of the rules. The actual rules themselves contain the details of the controls.

(i) Following this are the rules which have regulatory effect. Some city rules contain a usually brief set of general rules. These are mainly of an interpretative nature, or set out cross references to other rules. In some cases the general rules contain an obligation not to create an adverse effect on the environment. The purpose of these rules is to enable the Council, if necessary, to take enforcement action against someone breaching such a rule, rather than to require an application for resource consent.

(ii) In the zone rules, cross references to city rules are set out under the development, community and critical standards.

(iii) Cross reference is also made in the general rules where relevant, to appended regional plans and rules.

(iv) The key elements of the zone rules are:

- rules that may relate to all activities in a zone (e.g. with business zones);

or

- rules that may relate to generic categories of activities in a zone (e.g. in living zones - "residential" activities or "other" activities);

or

- rules that may relate to a specific category of activity (e.g. "tertiary education" activity in the Cultural 4 Zone);

or

- in the case of city rules, relate to particular activities or effects (e.g. noise, hazardous substances, filling and excavation, etc).

(c) The city plan retains "traditional" zoning, but places a higher emphasis within these zones on "effects" or "proxies" for effects (such as setbacks) with detailed listing of activities having a lower emphasis than in the former district schemes. However, the zone description outlines the purpose for which the zone is intended, and as such provides a clear indication of dominant land use activities.

(d) Following the rules are the assessment matters for resource consents.

These assessment matters apply specifically to the consideration of resource consents which may arise from non compliance with community or development standards (i.e. discretionary or controlled activities). They set out matters which are relevant to considering any grant of consent, and/or the imposition of conditions on that consent. In the case of controlled activities, the assessment matters are only relevant in terms of imposing conditions. These assessment matters are not rules, but assist the Council and applicants by providing guidance, and have been incorporated under Section 75(1) (k) of the Act.

Part II and Sections 104 and 105 of the Act also apply to resource consents, including those arising from non-compliance with critical standards (non-complying activities).

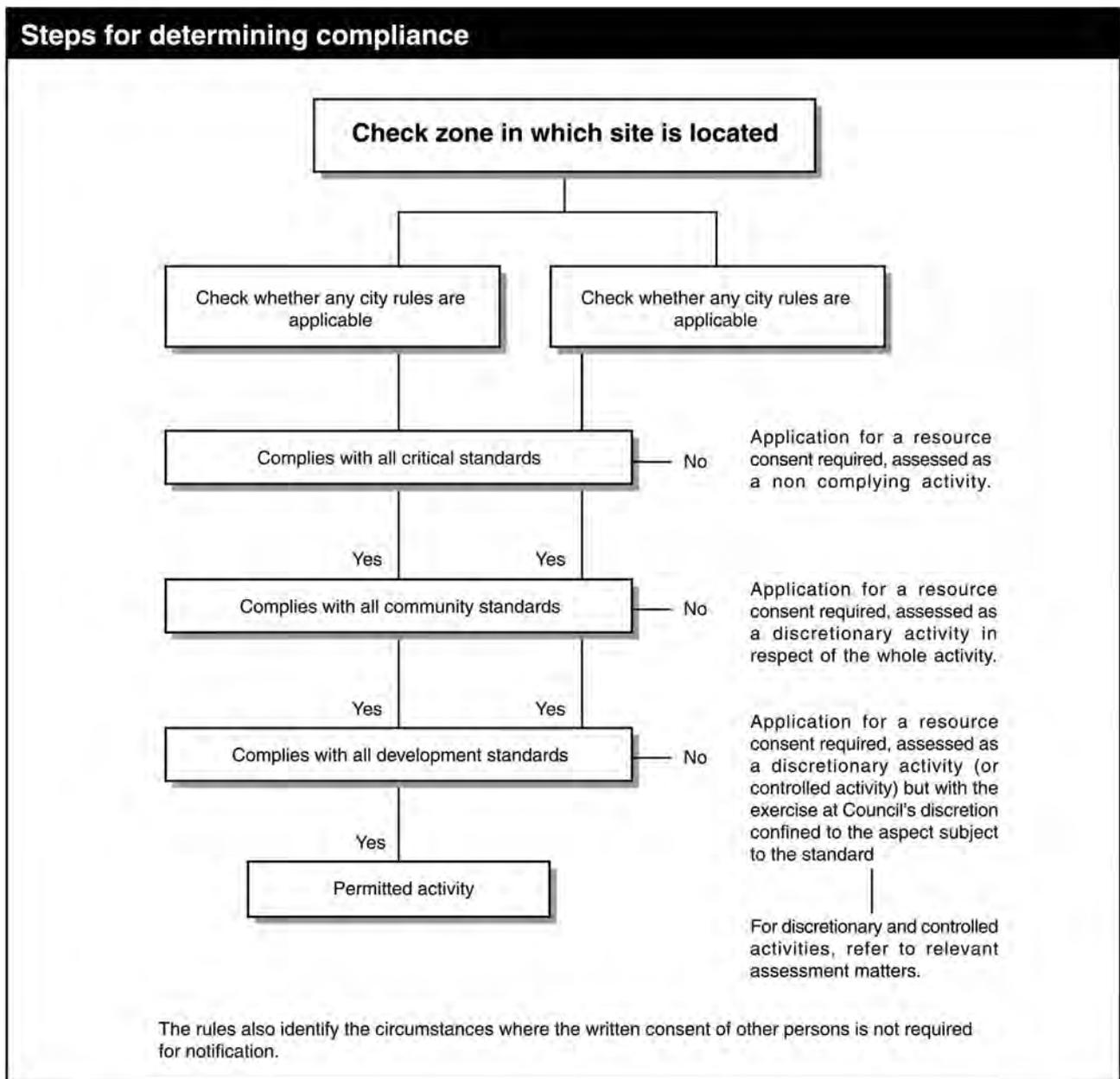
Consideration of all consents will also involve assessing the application in terms of any relevant objectives and policies in the Statement of Objectives, Policies and Methods.

Where an activity (for example, a subdivision activity) does not meet a development standard (for example, allotment size) and is consequently a discretionary activity but is also a controlled activity in respect to other specified matters (for example water supply, telecommunications etc.) the Council shall also have regard to the assessment matters for controlled activities when considering imposing conditions on the discretionary activity.

(e) Following the assessment matters are the reasons for the rules as required under Section 75(i) (e) of the Act. These usually apply to a specific rule, or in some cases to two or more related rules. Occasionally the reasons are cross referenced to the reasons for similar rules elsewhere in the Statement of Rules.

(f) Each part of the rules may be followed by lists, schedules, outline plans or diagrams which elaborate on, or form part of, the rules as a whole.

To determine compliance with standards in zones, the simplified diagram on the following page illustrates the process to be used.



4.0 Application of the existing Transitional District Plans

Updated 14 November 2005

Existing Transitional District Plans (prepared under the Town and Country Planning Act) will continue to apply to any land use or subdivision activities until the relevant provisions of the new City Plan have reached the point where they are no longer subject to any submissions or appeals.

Accordingly, proposed activities must comply with the Transitional District Plans until any submissions or appeals on the relevant provisions of the new City Plan have been disposed of. In the case of decisions on submissions, this includes the statutory period in which appeals may be lodged.

The following table is provided to clarify the position in respect to the need for consents under the Transitional District Plan and the new City Plan.

Does proposal comply with new City Plan?	Does proposal comply with Transitional District Plan	Is consent needed?
Yes	Yes	No
Yes	No	Yes
No	Yes	Yes
No	No	Yes

The Transitional District Plans, prepared for the former local authorities prior to amalgamation in 1989, are those for Christchurch City, Waimairi District, Riccarton Borough, Heathcote County, Paparua County (Part) and Eyre County (Part).

5.0 Cross references to City Plan objectives (and related policies)

Updated 14 November 2005

For the assistance of users of the Statement of Rules, a cross reference system is provided back to the objectives in the Statement of Objectives Policies and Methods.

In considering a resource consent under Section 104 of the Act, one of the matters which applies in assessing whether consent should be granted is the relevant objectives and policies. Accordingly, users of the rules will need to be able to ascertain what objectives and policies (contained separately in the Statement of Objectives, Policies and Methods) apply to particular standards in the Statement of Rules which their proposals may not comply with.

Within the Statement of Objectives, Policies and Methods, each objective is accompanied by one or more related policies.

To provide a cross reference, a matrix of rules and objectives is set out at the end of each group of rules in the Statement of Rules. This will enable users of this statement to identify from the rules listed in the matrix, the objective(s) which are relevant to that rule. Having identified the objective, the associated policies can then readily be located.

Readers of the plan are however asked to note that although the plan has been drafted to ensure cross-references are provided, there may be some instances where there is relationship between a rule and other objectives which are not cross-referenced. The matrices are not rules in themselves and are only provided for information purposes.

A summary of the cross-references between rules and objectives is set out below:

1. Identify rule for which the relevant objective and policy are sought.



2. Turn to the cross referencing matrix at the end of that group of rules, and identify the relevant objective and it's number.



3. Refer to the Statement of Objectives, Policies and Methods, and the relevant objective.



4. In addition, ascertain the relevance of any of the policies accompanying that objective.

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Part 1 Definitions

Access

Updated 14 November 2005

means that area of land over which vehicular and/or pedestrian access to legal road is obtained and includes:

- an access strip;
- an access lot;
- a public access way.

Access lot

Updated 14 November 2005

means any separate lot used primarily for access to a lot or to lots having no legal frontage. However, if that area of land is:

- wider than 6m, and
- not legally encumbered to prevent the construction of buildings,

it is excluded from the definition of access lot.

Access strip

Updated 14 November 2005

means an access lot or an area of land defined by a legal instrument providing or intended to provide access to a site or sites. However, if that area of land is:

- wider than 6m, and
- not legally encumbered to prevent the construction of buildings,

it is excluded from the definition of access strip.

Access way

Updated 22 May 2006

has the same meaning as defined in Section 315 of the Local Government Act 1974.

Accessory building

Updated 14 November 2005

means a building, which is separate from the principal building or buildings on the site, the use of which is incidental to the use of the principal building or buildings on the site or (where there is no principal building) the use of the site. In respect of land used for residential activity "accessory building" extends to include a sleepout (but not a family flat) garage or carport (whether free standing or attached to any other building), shed, glasshouse, fence, swimming pool, or similar structure.

Act

Updated 14 November 2005

means the Resource Management Act 1991 and its amendments.

Additional buildings

Updated 14 November 2005

in relation to protected buildings, places or objects, means any additional structure, whether temporary or permanent, movable or immovable, but does not include alterations as defined below.

Adjoining

Updated 14 November 2005

land shall be deemed to be adjoining other land, notwithstanding that it is separated from the other land only by a road, railway, drain, water race, river or stream.

Agricultural, horticultural and pastoral farming

Updated 14 November 2005

means a land based activity, having as its primary purpose the production of any livestock or vegetative matter, and includes buildings, but excludes intensive livestock management.

Allotment

Updated 14 November 2005

shall have the same meaning as in Section 218 of the Resource Management Act 1991; except that, for the purpose of this Plan, in the case of:

- land being subdivided, the word "allotment" shall be extended to include an area of land or volume of space the boundaries of which are separately shown on a plan submitted with an application for subdivision consent, including two or more areas, whether adjoining or not, which are held, intended to be held, or required to be held together in a single certificate of title, and any balance area; and/or
- land being subdivided under the cross lease or company lease systems or the Unit Titles Act 1972, the word allotment shall be extended to have the same meaning as site.

Alterations

Updated 14 November 2005

in relation to a protected building, place or object, means any work by way of construction, modification (including the fixing and installation of outdoor advertisements), or partial demolition which may have the effect of altering the heritage fabric of that protected building (both internally or externally), place or object; and maintenance using materials or techniques that are detrimental to the materials or finish of the heritage item; but excludes repainting existing painted surfaces and cleaning or washing with materials or techniques not detrimental to the heritage fabric. External alterations to buildings adjoining an important public open space means any work by way of construction or modification which may have the effect of altering the exterior fabric of the building, but excludes any maintenance, cleaning or repainting.

Amenities/amenity values

Updated 14 November 2005

has the same meaning as defined in Section 2 of the Act.

Archaeological site

Updated 14 November 2005

has the same meaning as defined in the Historic Places Act.

Automotive and marine supplier

Updated 16 November 2009

means a business primarily engaged in selling automotive vehicles, marine craft, accessories to and parts for such vehicles and craft, and without limiting the generality of this term, includes suppliers of:

- boats and boating accessories;
- cars and motor cycles;
- auto parts and accessories;
- trailers and caravans;
- tyres and batteries; and
- any other goods allowed by any other definition under 'trade supplier'.

Balcony

Updated 14 November 2005

means a structure which is part of a building, above ground floor level, roofed or unroofed and completely open to the weather on at least one side, except for a balustrade . For the purposes of residential activities, the structure must have direct and reasonable access to the residential unit which it serves.

Bar area

Updated 14 November 2005

means those parts of premises licensed to sell liquor for consumption on the premises which are used exclusively or principally for the sale, supply or consumption of liquor and includes serving areas but excludes those areas used for storage, toilet rooms, stairwells, lift wells and machine rooms.

Boundary

Updated 14 November 2005

means any boundary of the net area of a site. Site boundary shall have the same meaning as boundary.

- **Internal boundary** means any boundary of the net area of a site other than a road boundary.
- **Road boundary** means any boundary of a site abutting a legal road (other than a public access way or service lane) or contiguous to a boundary of a road designation. Frontage or road frontage shall have the same meaning as road boundary.

Building

Updated 14 November 2005

means as the context requires:

- any structure or part of a structure whether permanent, moveable or immovable; and/or
- any use, erection, reconstruction, placement, alteration or demolition of any structure or part of any structure in, on, under or over the land,

but does not include:

- any scaffolding or falsework erected temporarily for maintenance or construction purposes;
- fences or walls of up to 2.0m in height, not used for advertising or for any purpose other than as a fence or wall;
- structures which are both less than 6m² in area, and less than 1.8m in height;
- masts, poles, radio and telephone aerials less than 6m above mean ground level.

Note :

The effect of this definition is different from the effect of the Third Schedule of the Building Act 2004, in that some structures that do not require a building consent under the Building Act, may still be required to comply with the provisions of the City Plan.

Building line restriction

Updated 14 November 2005

means a restriction imposed on a site, by reference to a particular site boundary, to ensure that when new buildings are erected, or existing buildings re-erected, altered or substantially rebuilt, no part of any such building shall stand within the area between the building line and the relevant site boundary.

Building supplier

Updated 16 November 2009

means a business primarily engaged in selling goods for consumption or use in the construction, modification, cladding, fixed decoration or outfitting of buildings and without limiting the generality of this term, includes:

- glaziers;
- locksmiths; and
- suppliers of:
 - awnings and window coverings;
 - bathroom, toilet and sauna installations;
 - electrical materials and plumbing supplies;
 - heating, cooling and ventilation installations;
 - kitchen and laundry installations, excluding standalone appliances;
 - paint, varnish and wall coverings;

- permanent floor coverings;
- power tools and equipment;
- safes and security installations;
- timber and building materials; and
- any other goods allowed by any other definition under 'trade supplier'.

Care home

Updated 14 November 2005

means an old people's home within the meaning of the Old People's Home Regulations 1965 and subsequent amendments thereto, or a home for the residential care of people with special needs and/or any land or buildings used for the care during the day of elderly persons.

Cinema

Updated 14 November 2005

means a place used for the projection of moving pictures.

City Plan

Updated 14 November 2005

means the publicly notified District Plan for Christchurch City, and subsequent amendments.

Commercial services

Updated 1 December 2006

means a business providing personal, property, financial, household, private or business services to the general public and includes, but is not limited to:

- airline and entertainment booking services;
- betting shops;
- copy and quick printing services;
- customer banking facilities;
- customer postal services;
- counter insurance services;
- credit unions, building societies and investment co-operatives;
- drycleaning and laundrette services;
- electrical goods repair services;
- footwear and leather goods repair services;
- hairdressing and beauty salons and barbers;
- key cutting services;

- money lenders;
- real estate agents and valuers; and
- travel agency services.

Community infrastructure

Updated 22 May 2006

has the same meaning as defined in Section 197 of the Local Government Act 2002.

Comprehensive residential development

Updated 14 November 2005

means a comprehensively planned and designed collection of two or more residential units, where the building and subdivision consents are submitted concurrently.

Council

Updated 14 November 2005

means the Christchurch City Council or any committee, subcommittee, commissioner, officer or person to whom the Council's powers, duties or discretions under this code have lawfully been delegated pursuant to the provisions of the Act. District council has the same meaning.

Cycle lane

Updated 14 November 2005

means part of a roadway to be used by cycles within which other traffic is not necessarily excluded. A cycle lane is indicated by pavement markings, texture or colour or by raised pavement markers.

Cycle route

Updated 14 November 2005

means a recommended route for cyclists through an area consisting of cycleways, cycle lanes and/or streets, identified by signs.

Cycleway

Updated 14 November 2005

means a physically separate track for cyclists to which pedestrians usually have access, but from which motor vehicles are excluded. It may be adjacent to a roadway or on a separate allotment.

Day care facility

Updated 14 November 2005

means land and/or buildings used for the care during the day of elderly persons, persons with disabilities, and children, other than those residing on the site.

Demolition

Updated 14 November 2005

in relation to a protected building, place or object, means its destruction in whole but not in part.

Depth

Updated 14 November 2005

For the purpose of the 'Continuous building length - exterior walls' rules, the depth of a step in an exterior wall shall be measured at right angles to the exterior wall from which it is being measured. (Refer to Part 2, Appendix 1A)

Development contribution

Updated 22 May 2006

has the same meaning as defined in Section 197 of the Local Government Act 2002.

Earthquake Waste

Updated 24 November 2011

(a) means -

- (i) solid waste resulting from the Canterbury earthquakes, including liquefaction silt;
- (ii) solid waste resulting from any construction work (within the meaning of section 6 of the Construction Contracts Act 2002) undertaken as a result of the Canterbury earthquakes (within the meaning of section 4 of the Canterbury Earthquake Recovery Act 2011);
- (iii) hardfill from the City's sewer, water and road network; and
- (iv) liquid waste extracted from the City's infrastructure network; but

(b) does not include any of the following unless it is not reasonably practicable to separate it from the waste specified in paragraph (a):

- (i) general domestic refuse; or
- (ii) human waste; or
- (iii) building insulation and building materials containing asbestos; or
- (iv) hazardous waste; or
- (v) waste material from an industrial process or trade process

Education activity

Updated 14 November 2005

means the use of land and/or buildings for the provision of regular instruction or training in accordance with a systematic curriculum by suitably qualified instructors and includes their ancillary administrative, boarding/residential accommodation, religious, sporting, cultural and communal facilities, and also includes pre-schools. For the purpose of calculating the parking requirement it shall also be deemed to include any auditorium used, at least in part, for the education activity. Educational facility has the same meaning.

Elderly person

Updated 14 November 2005

means a person over the age of 60 years or a person who qualifies for a permanent invalid's benefit on health grounds and extends to include the partner, spouse, dependants or caregiver of such a person, notwithstanding that the partner, spouse or caregiver may be under the age of 60 years.

Elderly persons housing complex

Updated 14 November 2005

means a group of elderly persons housing units, which may, in addition, include a care home and/or associated studio units for the care and accommodation of elderly persons.

Elderly persons housing unit

Updated 14 November 2005

means one of a group of residential units developed or used for the accommodation of elderly persons and where the group is either held under one title or unit titles under the Unit Titles Act with a body corporate and which is encumbered by a bond or other appropriate legal instrument which ensures that the use of the unit is confined to elderly persons.

Erection of a building

Updated 14 November 2005

in relation to subdivision means the completion of all framing, fire walls, fire ceilings and fire floors and the affixing of all roof materials.

Existing

Updated 14 November 2005

in relation to buildings and uses means lawfully in existence, approved or established, and lawfully continuing in existence.

External sound insulation level $D_{tr,2 m,n} T$

Updated 14 November 2005

means the standardised level difference (outdoor to indoor) and is a measure of the airborne sound insulation provided by the external building envelope (including windows, walls, ceilings and floors where appropriate) described using $D_{tr,2 m,n} T$ as defined in the following standards:

ISO 717-1:1996 Acoustics - Rating of sound insulation in buildings and building elements using spectrum No. 2 (a weighted traffic noise spectrum);

ISO 140-5:1998 Acoustics - Measurement of sound insulation in buildings and of building elements Part 5: Field measurements for airborne sound insulation of facade elements and facades.

Family flat

Updated 14 November 2005

means self contained living accommodation, whether contained within a residential unit or located separately to a residential unit on the same site, which is occupied by family member(s) who are dependant in some way on the household living in that residential unit; and which is encumbered by an appropriate legal instrument which ensures that the use of the family flat is limited to dependant family members of the household living in the residential unit.

Farming and agricultural supplier

Updated 16 November 2009

means a business primarily engaged in selling goods for consumption or use in the business operations of primary producers or in animal husbandry and without limiting the generality of this term, includes:

- equestrian and veterinary suppliers;
- farming and horticultural equipment suppliers;
- seed and grain merchants;
- stock and station outlets; and
- suppliers of any other goods allowed by any other definition under 'trade supplier'.

Filling

Updated 14 November 2005

means the placing of material upon the surface of the land above natural ground level, or upon land which has been excavated below natural ground level.

Financial contribution

Updated 22 May 2006

has the same meaning as defined in Volume 1, Part VI, Section 108(9) of the Resource Management Act.

Food and beverage outlet

Updated 16 November 2009

means the use of land or buildings primarily for the sale of food and/or beverages prepared for immediate consumption on or off the premises to the general public. It includes restaurants, taverns, cafes and takeaway bars, and excludes supermarkets.

Foodcourt

Updated 16 November 2009

means four or more restaurant businesses and/or businesses selling refreshments and meal components, sharing a common area or areas for the serving, seating and circulation of customers and for table clearing and cleaning stations. For the purposes of assessing parking, only the common seating area is used for floor area assessment.

Forestry

Updated 14 November 2005

means the planting, replanting and management of exotic and indigenous trees in forest or tree plantations, including the extraction of timber therefrom, the primary purpose of which is commercial gain.

Frontage

Updated 14 November 2005

(see boundary)

Full-time equivalent student

Updated 14 November 2005

means the equivalent number of students based on the number of papers taken to complete a full time course in the normal time, divided by the actual number of students.

Garage

Updated 14 November 2005

is an accessory building, and means a building or part of a building designed or used for housing motor vehicles and other miscellaneous items, owned by persons living on the site of the residential unit, but can include garages located on a site other than the site of the residential unit.

Garden and patio supplier

Updated 16 November 2009

means a business primarily engaged in selling goods for permanent exterior installation or planting and without limiting the generality of this term, includes:

- garden centres;
- landscape suppliers; and
- suppliers of:
 - bark and compost;
 - clothes hoists and lines;
 - conservatories, sheds and other outbuildings;
 - fencing, gates and trellises;
 - firewood;
 - garden machinery;
 - outdoor recreational fixtures and installations;

- monumental masonry;
 - patio furniture and appliances;
 - paving and paving aggregates;
 - statuary and ornamental garden features;
 - swimming and spa pools; and
- any other goods allowed by any other definition under 'trade supplier'.

Gross floor area

Updated 16 November 2009

means the sum of the total area of all floors of all buildings. The gross floor area shall be measured from the exterior faces of the exterior walls or from the centre line of walls separating two buildings. For the purposes of calculating car parking spaces only, gross floor area shall exclude off-street parking and/or loading areas required by the Plan and contained within the building.

Gross leasable floor area (GLFA)

Updated 16 November 2009

means the total sum of any floor areas (within the external walls for buildings or boundary for outdoor areas) designed or used for tenant occupancy but excluding:

- common lift wells and stairwells, including landing areas;
- common corridors and halls (other than foodcourt areas);
- common toilets and bathrooms;
- any parking areas required by the Plan;

and for the purposes of calculating carparking requirements, in addition to the exclusions above, the following shall also be excluded:

- common seating areas, including food court seating areas;
- lobby areas in cinemas.

Ground floor area

Updated 16 November 2009

means the total area of the building measured from the exterior faces of the exterior walls at ground level.

Ground level

Updated 14 November 2005

ground level shall be taken as the level of the ground existing when works associated with any prior subdivision of the land were completed, but before filling or excavation for new buildings on the land has commenced.

Gymnasium

Updated 14 November 2005

means a building, or room(s) used for organised or instructed indoor exercise, typically including aerobics or weight/circuit training and ancillary facilities such as health care services, spa/sauna, a small apparel sales area and cafeteria for patrons. Specialised facilities such as squash courts are considered auxiliary to the gymnasium for the purposes of calculating parking requirements.

Habitable building (Plan Change 32 Decision)

Updated 29 June 2012

Means any building occupied by persons whether for residential use or short term accommodation and includes:

- Residential units;
- Travellers accommodation;
- Hotels; and
- Family flats.

Habitable Space

Updated 14 November 2005

means a space used for activities normally associated with domestic living, but excludes any bathroom, laundry, water closet, pantry, walk in wardrobe, corridor, hallway, lobby, clothes drying room or other space of a specialised nature occupied neither frequently nor for extended periods in a dwelling, apartment or in a short term accommodation establishment.

Health facility

Updated 14 November 2005

means land and/or buildings used for the provision of services relating to the physical and mental health of people and animals, and including:

- hospitals and/or ancillary gymnasiums and/or pools which are a part of a hospital service and treatment programme;
- care facilities for the elderly and/or the disabled which include medical facilities and may incorporate on site accommodation;
- base facilities for the provision of off-site health services;
- ancillary associated buildings and activities;

but excludes facilities used for the promotion of physical fitness or beauty such as gymnasium and/or pools (except when ancillary to a hospital service or treatment programme), beauty clinics and weight control clinics.

Heavy vehicle

Updated 14 November 2005

means a motor vehicle (other than a motor car that is not used, kept or available for the carriage of passengers for hire or reward) the gross laden weight of which exceeds 3500kg; but does not include a

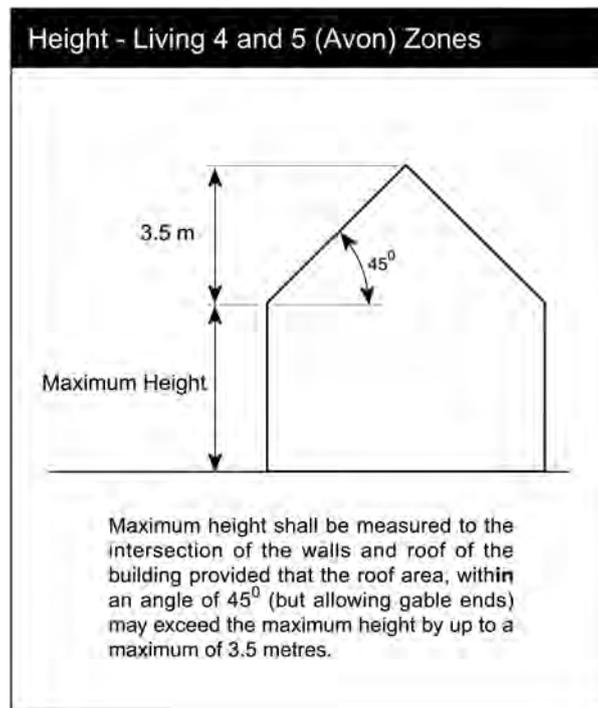
traction engine or vehicle designed solely or principally for the use of fire brigades in attendance at fires (refer Heavy Motor Vehicle Regulations 1974).

Height

Updated 30 September 2008

in relation to a building means the vertical distance between ground level at any point and the highest part of the building immediately above that point except that:

In the Living 4 Zones, and the Living 5 Zone (Avon) the highest part of the building shall be measured to the intersection of the walls and roof of the building, provided that the roof area, within a slope of 45° (but allowing gable ends) may exceed the maximum by up to 3.5 metres (see diagram).



For the purpose of calculating height in all zones, account shall be taken of parapets, but not of:

- (a) radio and television aerials attached to a residential unit, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2.5m; and
- (b) finials, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 1.5m.
- (c) lift shafts, plant rooms, water tanks, air conditioning units, ventilation ducts, chimneys and antennae and similar architectural features on buildings in all Business Zones including Special Purpose (Wigram) Zone area, the Central City Zone, the Cultural 4 Zone, the Living 4A, 4B, 4C and 5 Zones, and the Special Purpose (Airport) Zone, provided they do not exceed an additional 6m or 20% of the height of a building, (whichever is lesser) and not more than 25% of the plan area of a building.
- (d) chimneys (not exceeding 1.1m in any direction) except as allowed for in the L4A, L4B, L4C and L5 zones under subclause (c) above.
- (e) any utility or part of a utility with a horizontal dimension of less than 55mm.

Heritage values

Updated 14 November 2005

means those values of a heritage item which relate to its historical, social, cultural, spiritual, architectural, artistic, landmark, archaeological, technological, craftsmanship, building group or setting significance.

Heritage fabric

Updated 14 November 2005

means any physical element, feature, material or finish which is part of the heritage value in whole or in part of a building, place or object. Original heritage fabric is any such physical element which was an integral part of the initial heritage item. Subsequent changes to such physical heritage elements which contribute to the record of the historic development of the heritage item are also considered to be part of the heritage fabric. This also includes the aggregate effect of material weathering and wear due to historic use.

Hill waterway

Updated 14 November 2005

means any waterway, watercourse, gully, swale, open drain, spring or waterfall below the top of the Port Hills catchment boundary draining into Lyttelton Harbour, the estuary or the Heathcote River, and above a line which follows the coastline in the east, generally westwards along Heberden Avenue, Wakefield Avenue, Nayland Street, Main Road, Bay View Road, Wakatu Avenue, Main Road, Augusta Street, Taupata Street, Main Road, McCormacks Bay Road, Main Road, Bridle Path Road, Port Hills Road, Centaurus Road, Cashmere Road, Kennedys Bush Road, Glovers Road, SH75, Old Taitapu Road to the boundary with Selwyn District which:

- conveys an intermittent or continuous flow of water
- has an average gradient over a distance of 100m of 1 in 50 or steeper. The gradient is measured from 50 m upstream and 50 m downstream from the centre of the development. Where a waterway is less than 100 metres, the gradient shall be measured over the entire length of the waterway for the purpose of this definition.
- is not defined in the Plan under any other waterway category.

The upstream extremity of a Hill waterway is at the point of channelisation of overland sheet flow.

Hospital

Updated 14 November 2005

means any public or private hospital within the meaning of the Hospitals Act 1957 and its amendments.

Hotel

Updated 14 November 2005

means any building and associated land where accommodation is provided and which is the subject of a liquor licence, and may include restaurants, bars, bottle stores, accommodation, conference and other ancillary facilities associated therewith as part of an integrated complex.

Impervious surfaces

Updated 14 November 2005

means concrete, bitumen or similar driveways, paths or other areas paved with a continuous surface or with open jointed slabs, bricks, gobi or similar blocks; or hardfill driveways that effectively put a physical barrier on the surface of any part of a site but excludes shade houses, glass or tunnel houses not having solid floors.

Industrial activity

Updated 16 November 2009

means the manufacturing , assembly, packaging, wholesaling or storage of products or the processing of raw materials and other ancillary activities.

Inert fill and hardfill

Updated 14 November 2005

means material having no putrescible pollutant, inflammable or hazardous components but may include rubble, ballast, stones, clean and shredded rubber tyres, demolition material including demolition timber, soily materials, tree stumps and trunks, and vegetation incidental to the clearing of sites, provided it forms less than 5% of such material by volume.

Intensive livestock management

Updated 14 November 2005

means the management of livestock either in buildings or in open site conditions, where the regular feed source for such livestock is substantially provided other than from grazing the site concerned.

Internal storage space

Updated 14 November 2005

see definition of storage space.

Intersection

Updated 14 November 2005

in relation to two or more intersecting or meeting roadways or railway lines, means that area contained within the prolongation or connection of the lateral boundary lines of each roadway or railway.

Landscaping

Updated 14 November 2005

in all zones other than living zones, means the provision of tree and/or shrub plantings and may include any ancillary lawn, water, rocks, paved areas or amenity features. In living zones means the provision of tree and/or shrub plantings including any ancillary lawn, water, rocks or amenity features, and does not include hard surfacing. Landscaped area and landscaping strip shall have the same meaning.

Legally defined parcel of land

Updated 22 May 2006

means a continuous area of land whose boundaries are shown on a survey plan.

Length

Updated 14 November 2005

For the purpose of the 'Continuous building length - ridgelines and parapets' rules, means the maximum dimension of any:

- step;
- ridgeline and/or parapet of a building;
- distance between buildings; or
- distance between ridgeline/s and/or horizontal parapet/s

as measured along each elevation of the building. (Refer to Part 2, Appendix 1A)

For the purpose of the 'Continuous building length- exterior walls' rules, means the maximum dimension of any step or exterior wall of a building as measured along each elevation of the building, except:

Where buildings on the same site are separated by a distance of less than 3.6m (as measured from exterior wall to exterior wall), the length shall be the combined maximum dimension of all of the exterior walls, including any distance between them.

(Refer to Part 2, Appendix 1A)

Limited access road

Updated 14 November 2005

shall have the meaning as defined in Section 346 of the Local Government Act.

Liquor licence

Updated 14 November 2005

means any licence under the Sale of Liquor Act 1989 and its amendments.

Living area

Updated 14 November 2005

means any room in a residential unit other than a room used principally as a bedroom, laundry, bathroom or toilet.

Loading

Updated 14 November 2005

means the loading or unloading or fuelling of a vehicle or the adjustment or covering or tying of its load or any part or parts of its load; and load in relation to a vehicle has a corresponding meaning.

Loading area

Updated 14 November 2005

means that part of a site within which all vehicle loading facilities required under this Plan are accommodated and includes all loading spaces and manoeuvring areas.

Loading space

Updated 14 November 2005

whether covered or not, means that portion of a site clear of any road or service lane upon which a vehicle can stand while being loaded or unloaded. Such loading space shall have vehicular access to a road or service lane.

Manoeuvre area

Updated 14 November 2005

means that part of a site used by vehicles to move from the vehicle crossing to any parking, garage or loading space and includes all driveways and aisles, and may be part of an access. Parking areas and loading areas may be served in whole or in part by a common manoeuvre area.

Median

Updated 14 November 2005

means a structure, whether temporary or permanent, which extends for a distance greater than 60 metres and is used to separate vehicles moving in opposite directions on a road. A median may include a planted area.

Mineral extraction activity

Updated 14 November 2005

means the use of land, buildings or plant for the purpose of the quarrying and the extraction of natural sands and gravels, the processing of those materials by screening, crushing, washing or mixing with additive materials, the storage of those materials (including additive materials), and site rehabilitation works. Additive materials which may include clay, lime, cement and other mineral products not quarried on site, may only be used in the production of roading materials, and do not include bark, soil and sawdust.

Minister

Updated 14 November 2005

means the Minister for the Environment, unless specifically stated otherwise.

Motor servicing facility

Updated 14 November 2005

means land and buildings used for the servicing, repair (including panel beating and spray painting repair) of motor vehicles, agricultural machinery or boats and associated activities (including the sale and/or fitting of accessories).

Motorised craft

Updated 14 November 2005

means any boat powered by an engine exceeding 1.5 horse power.

Natural values

Updated 14 November 2005

means one or more of the matters referred to in Sections 6(a), 6(b), 6(c), 6(d) and 7(d) of the Act.

Net area

Updated 14 November 2005

in relation to a site or allotment, means the total area of the site or allotment less any area subject to a designation for any purpose, and/or any strip of land 6m or less in width, and/or any strip of land where that land is the shared access for more than one site . Except that for the purpose of calculating average net area, land that is the shared access for more than one site may be included within the net area for developments located within areas identified on the planning maps as Comprehensive Housing Improvements Areas and which comply with rule 2.2.19 Comprehensive Housing Improvement Areas residential developments - residential activities in Volume 3 Part 2.

Net floor area

Updated 14 November 2005

shall be the sum of the floor areas, each measured to the inside of the exterior walls of the building or buildings, and shall include the net floor area of any accessory building, but it shall exclude any floor area used for:

- lift wells, including the assembly area immediately outside the lift doors for a maximum depth of 2 metres;
- stairwells (including landing areas);
- tank rooms, boiler and heating rooms, machine rooms, bank vaults;
- those parts of any basement not used for residential, shopping, office or industrial uses;
- toilets and bathrooms, provided that in the case of any hotel, or travellers accommodation the maximum area permitted to be excluded for each unit shall be 3m² ;
- 50% of any pedestrian arcade, or ground floor foyer, which is available for public thoroughfare;
- parking areas required by the Plan for, or accessory to, activities in the building.

Network infrastructure

Updated 22 May 2006

has the same meaning as defined in Section 197 of the Local Government Act 2002.

Network utility operator

Updated 14 November 2005

means a network utility operator as defined in Section 166 of the Resource Management Act 1991.

Offal pit

Updated 14 November 2005

means any pit dug for the purpose of disposing of dead livestock and offal exceeding 3 cubic metres in volume.

Office

Updated 16 November 2009

means any of the following:

- administrative offices where the administration of an organisation, whether trading or non-trading, is conducted and includes, but is not limited to, bank administration offices;
- commercial office means a business not elsewhere defined as a commercial service where trade (other than that involving the immediate exchange of money for goods or the display or production of goods) is transacted;
- professional offices where professional services are available and carried out and includes, but is not limited to, the offices of accountants, solicitors, architects, surveyors, engineers, and medical practitioners.

Office furniture, equipment and systems suppliers

Updated 16 November 2009

means a business primarily engaged in selling goods for office-type use or consumption and without limiting the generality of this term, includes suppliers of:

- computers and related equipment;
- copiers, printers and facsimile machines;
- integrated telephone systems and equipment;
- office furniture, equipment and utensils; and
- any other goods allowed by any other definition under 'trade supplier'.

One-way road

Updated 14 November 2005

means a road on which every vehicle is required to travel only in the direction specified for that road, or section of road, by the prescribed signs (Christchurch City Traffic and Parking By-laws 1991, No 66).

Outdoor advertisement

Updated 14 November 2005

means any sign or device, graphics or display of whatever nature visible from a public place, for the purposes of identification and provision of information about any activity, site or building, providing directions, promoting goods, services or forthcoming events, or containing a message directed at the general public whether temporary or otherwise. Outdoor advertisements include any sign, device or displays whether three dimensional or otherwise that are manufactured, painted, written, printed, carved, embossed, inflated, projected onto or otherwise fixed to or attached upon any external surface of any building or in the open on any site, wall, pole, hoarding or structure or erection of any kind whatsoever, or onto any rock, stone, tree or other object. Outdoor advertisement includes any method of illumination, whether by an internal or external non-neutral light source, any advertisement displayed upon any parked vehicle for the express purpose of directing attention to any activity, site or building, and a tethered balloon of more than 50cm in diameter.

Outdoor living space

Updated 14 May 2012

means an area of open space required by this Plan to be provided for the exclusive use of the occupants of the residential unit to which the space is allocated and for the Living 3 and 4 Zones can include indoor communal recreation and leisure areas for the benefit of all residents of the site.

Outdoor service space

Updated 14 November 2005

means an area of outdoor service space required by this Plan to be provided for the exclusive use of each household unit to which the space is allocated, for such service facilities as clotheslines, storage of rubbish tins and wood. No outdoor service space shall be occupied by any building (other than a storage area), access or parking space.

Outdoor storage area

Updated 14 November 2005

means any land used for the purpose of storing vehicles, equipment, machinery, natural or processed products outside of fully enclosed buildings for periods in excess of 12 weeks in any year.

Parking area

Updated 14 November 2005

means that part of a site or building within which vehicle parking spaces are accommodated, and includes all required parking spaces, manoeuvring areas and landscaping areas.

Parking space

Updated 14 November 2005

means a space on a site capable of, and available at any time for accommodating one stationary 90 percentile motor vehicle and for the purposes of any landscaping rules shall include any spaces set aside for the display of vehicles.

Paved impermeable surface

Updated 8 November 2006

in relation to any site means any part of that site which is impermeable and includes:

- Decks less than 1m in height above the ground immediately below;
- Pools which protrude less than 1.0 metre in height above ground level;
- Any area used for uncovered parking, manoeuvring, access or uncovered loading of motor vehicles
- Any area paved either with a continuous surface or with open joined slabs, bricks, 'gobi' or similar paving blocks.

The following shall not be include in the meaning of 'paved impermeable surface':

- Paths of less than 1m in width
- Buildings

Pedestrian access way

Updated 14 November 2005

(see public access way)

Place of entertainment

Updated 16 November 2009

means any cinema, theatre, amusement parlour, dance hall, place containing equipment for the entertainment of children or other place used principally for public meetings, public performances or public amusements whatever, whether a charge is made for admission thereto or not.

Plot ratio

Updated 14 November 2005

means the relationship between net floor area of the building and the net site area, and is expressed by the formula:

$$\text{Plot ratio} = \frac{\text{net floor area}}{\text{net site area}}$$

(See also residential floor area ratio)

Plot ratio bonus

Updated 14 November 2005

means an allowance in the form of a credit of floorspace, being additional floor space over and above that which may be provided under the plot ratio requirements of this Plan.

Point strip

Updated 14 November 2005

means a strip of land generally not more than 0.2 metres wide, created along the side or end of a road, where the presence of the formation of that road provides a benefit to other owners of contiguous land who have the potential to subdivide or develop that land, and who should contribute a fair and reasonable share in the costs of construction and, where applicable, land value.

Pre-school

Updated 14 November 2005

means any place or premises used for the care, education and welfare of three or more children (in addition to any children resident on the site) under the age of six years by day or for part of the day, or for any period of less than eight consecutive days.

Principal building

Updated 14 November 2005

means a building, buildings or part of a building accommodating the activity for which the site is primarily used.

Private way

Updated 22 May 2006

shall have the same meaning as defined in Section 315 of the Local Government Act 1974.

Professional staff

Updated 14 November 2005

means registered medical practitioners, dentists, veterinary surgeons, physiotherapists, practice nurses and any other specialist employed at a health facility who patients may consult for the provision of medical advice. For the purpose of this definition, medical receptionists and general nursing assistants are excluded.

Public access way

Updated 14 November 2005

means an area of land, set aside as a passage way for pedestrian access between a road, service lane, reserve, railway station or public place; and another road, service lane, reserve, railway station or public place.

Public area

Updated 14 November 2005

means those parts of any building and associated outdoor areas normally available for use by the general public, exclusive of any areas used for services or access areas.

Public floor area (PFA)

Updated 14 November 2005

means the sum of all floor areas contained within the external walls of any building or within the boundaries of any outdoor area available for the use of the general public in association with the activity, excluding any areas used for:

- lift wells, including the assembly area outside the lift doors for a maximum depth of 2 metres;
- stairwells, including landing areas;
- toilets and bathrooms;
- parking areas required by the Plan.

Queuing space

Updated 14 November 2005

means the area of an access between the property boundary and the vehicle control point available for the queuing of vehicles.

Recreation activity

Updated 14 November 2005

means the use of land and buildings for the primary purpose of recreation and entertainment by the members of more than one residential unit.

Relocatable building

Updated 14 November 2005

means a building not intended for permanent location on any site, and easily capable of being removed for relocation elsewhere.

Relocation of a building

Updated 14 November 2005

means the removal and re-siting of any building from any site to a new site.

Removal

Updated 14 November 2005

in relation to protected buildings, places or objects means the relocation of the listed building, place or object to another site, or to another position on the same site and does not include demolition.

Reserve

Updated 14 November 2005

means a reserve within the meaning under the Reserves Act 1977.

Residential activity

Updated 14 November 2005

means the use of land and/or buildings for the purpose of living accommodation; and includes the use of land and/or buildings for:

- the provision of accommodation to a maximum of four travellers at a tariff where at least one permanent resident resides on the site;
- emergency and refuge accommodation; and
- the use of land and/or buildings for supervised living accommodation and any associated caregivers where the residents are not detained on the site;

but does not include:

- travellers' accommodation activities (other than those specified above); and
- the use of land and/or buildings for custodial and/or supervised living accommodation where the residents are detained on the site.

Residential floor area

Updated 14 May 2012

means the sum of all floor areas contained within a building which have been or are intended to be erected on a site in a Living 3 or Living 4 zone and shall include:

- (i) accessory buildings;
- (ii) that part of a balcony that extends more than 2m from any exterior wall of a building;
- (iii) that part of basements which extend more than 1m above ground level;
- (iv) that part of underground car parking areas which extend more than 1m above ground level;

but does not include:

- (i) communal stairways
- (ii) foyers;
- (iii) covered accessways (see definition of 'access way');
- (iv) lifts;
- (v) any other car parking areas or basements which extend no more than 1m above ground level; and
- (vi) roof terraces that are uncovered and open (apart from a balustrade) to the outside air on at least three sides;
- (vii) that part of a balcony, up to a maximum of 20m², that is within 2m from an exterior wall of a building, provided that the balcony is open to the outside air (apart from a balustrade) on at least one side; and
- (viii) decks that are uncovered and open (apart from a balustrade) to the outside air on at least three sides which do not extend more than 800 mm in height above ground level and which cover less than 15% of the net site area.

All areas "within a building" shall be measured to the outside of the structural frame or exterior walls of the building.

(See also residential floor area ratio and plot ratio for non-residential activities)

Residential floor area ratio

Updated 14 May 2012

means the sum of all residential floor areas on a site divided by the net area of that site (prior to subdivision).

(See also residential floor area and plot ratio for non-residential activities)

Residential unit

Updated 14 November 2005

means a self-contained building (or group of buildings including accessory buildings) used for a residential activity by one or more persons who form a single household unit. For the purposes of this definition:

- a building used for emergency or refuge accommodation shall be deemed to be used by a single household;
- where there is more than one kitchen on a site (other than a kitchen in a family flat) there shall be deemed to be more than one residential unit; and
- a residential unit may include no more than one family flat as part of that residential unit.

Resort Apartments

means a group of self-contained apartments within a building used for a residential activity by one or more persons who form a single household unit. The apartments may be leased by a management company to visitors for short term stays at the resort.

Resort hotel

Updated 16 November 2009

For the purposes of the Open Space 3D (Clearwater) Zone means a hotel and is extended to include any land, building or group of buildings associated with facilities or amenities that operate under a hotel management agreement or hotel lease having for their primary purpose the attraction and enjoyment of people to the resort site for conferences, visits or hotel serviced accommodation associated with any activity allowed by the Plan or for which any resource consent is held.

Restaurant

Updated 14 November 2005

means any land and/or buildings, or part thereof, principally used for the sale of meals to the general public and the consumption of those meals on the premises. Such premises may be licensed under the Sale of Liquor Act 1989.

Retail activity

Updated 16 November 2009

means the use of land or buildings for displaying or offering goods for sale or hire to the public and includes, but is not limited to, food and beverage outlets, trade suppliers, yard based suppliers, service stations, second hand goods outlets and foodcourts.

Retailing

Updated 16 November 2009

means both retail activities and commercial services.

Retirement housing (for the purpose of calculating parking space requirements)

Updated 14 November 2005

means a residential unit or units used or intended to be used solely for occupation by elderly persons, which is encumbered by a bond or other appropriate legal instrument which ensures that the use of the unit is limited to elderly persons.

Ridgeline

Updated 14 November 2005

For the purpose of the 'Continuous building length - ridgelines and parapets' rules, means any horizontal line which results from the intersection of two roof surfaces which slope upwards towards each other. Where any part of a roof is flat, mono-pitched, butterfly or barrel shaped the ridgeline of that part of the roof shall be the highest horizontal line as indicated in any elevation of the building.

Right-of-way

Updated 14 November 2005

(see access)

Risk

Updated 31 January 2011

The combined effect of the probability that an event will occur and the damage it might do.

Road

Updated 22 May 2006

shall have the same meaning as defined in Section 315 of the Local Government Act 1974.

Road boundary

Updated 14 November 2005

(see boundary)

Roadway

Updated 14 November 2005

means that portion of the road devoted particularly to the use of motor vehicles, inclusive of shoulders and auxiliary lanes.

Rural selling place

Updated 14 November 2005

means any land, building or part of a building located in a rural zone, on or in which rural produce is offered for sale either by wholesale and/or retail, and includes any land, building or part of a building on or in which farm produce is weighed and packaged.

Rural activity

Updated 14 November 2005

means the use of land or buildings for the purposes of agricultural, horticultural or pastoral farming; intensive livestock management; boarding or training of animals; outdoor recreation activity; or forestry; and may include a residential unit.

Rural produce

Updated 14 November 2005

means fruit, vegetables, flowers or other similar farm products primarily grown, or grown and/or processed on a property in a rural zone.

Secondhand goods outlet

Updated 16 November 2009

means a business primarily engaged in selling pre-used merchandise and without limiting the generality of this term, includes:

- antique dealers;
- auctioneers;
- charity shops;
- pawnbrokers;
- secondhand shops; and
- suppliers of:
 - demolition goods and materials; and
 - trade-in goods.

Service lane

Updated 14 November 2005

means any lane laid out or constructed either by the authority of the Council or the Minister of Transport for the purpose of providing the public with a side or rear access for vehicular traffic to any land.

Service station

Updated 14 November 2005

means any site used for the retail sale of motor spirits, lubricating oils and any other fuels for motor vehicles and includes truck stops. The sale of kerosene, tyres, batteries and other accessories normally associated with motor vehicles, and the ancillary sale of other goods for the convenience and comfort of persons calling at the service station for the services described in this definition; and

- the mechanical repair, servicing and cleaning of motor vehicles provided that the repairs undertaken on sites in living zones, or scheduled service stations shall be confined to the mechanical repair of motor vehicles (other than heavy vehicles) and domestic garden equipment and shall not include panel beating, spray painting and heavy engineering such as engine reboring and crankshaft grinding; and
- the display, sale or hire of motor vehicles, caravans or boats except the display, sale or hire of motor vehicles, caravans or boats from any service station site in a living zone, or the site of a scheduled service station.

Setback

Updated 14 November 2005

means the distance between a building and the boundary of its site. Where any building is required to be set back from any site boundary, no part of that building, unless specifically permitted by the rules in the Plan, shall be closer to the site boundary than the minimum distance specified. Where any road widening is required by this Plan, the setback shall be calculated from the proposed final site boundary.

Set-down parking space

Updated 14 November 2005

means a parking space for the dropping-off and picking-up of passengers only.

Setting

Updated 14 November 2005

in relation to protected buildings, places or objects, means landscape features (including fencing, planting, trees, lawns or other elements) which contribute to the heritage value of the building, place or object.

Shape factor

Updated 14 November 2005

means a dimensioned rectangle able to be contained within the internal boundaries of a site on a horizontal plane.

Sheltered housing

Updated 14 November 2005

for the purposes of calculating parking space requirements means a residential unit or units used or intended to be used solely for the accommodation of elderly persons or the registered disabled, which is encumbered by a bond or other appropriate legal instrument which ensures that the use of the unit is limited to elderly persons or the registered disabled and additionally that on-site emergency care or assistance is available to the occupants as a condition of the sale or tenancy of the unit.

Site

Updated 14 November 2005

means an area of land or volume of space shown on a plan with defined boundaries, whether legally or otherwise defined boundaries, and includes:

1. an area of land which is:
 - (a) comprised in a single allotment, or other legally defined parcel of land and held in a single certificate of title; or
 - (b) comprised in a single allotment or legally defined parcel of land for which a separate certificate of title could be issued without further consent of the Council;being in any case the smaller land area of (a) or (b); or
2. an area of land which is comprised of two or more adjoining legally defined parcels of land held together in one certificate of title in such a way that the lots cannot be dealt with separately without prior consent of the Council, except that in the Living H, HA and HB Zones where one of the parcels is created for the purpose of a garageable space the parcels do not need to be adjoining; or
3. an area of land which is comprised of two or more adjoining certificates of title where such titles are:
 - (a) subject to a condition imposed under Section 37 of the Building Act or;
 - (b) held together in such a way that they cannot be dealt with separately without the prior consent of the Council;

4. in the case of land subdivided under the cross lease or company lease systems (other than strata titles), site shall mean an area of land containing:

- (a) a building or buildings for residential or business purposes with any accessory building(s), plus any land exclusively restricted to the users of that/those building(s); or
- (b) a remaining share or shares in the fee simple creating a vacant part(s) of the whole for future cross lease or company lease purposes; and

5. in the case of land subdivided under the Unit Titles Act 1972 (other than strata titles), site shall mean an area of land containing a principal unit or proposed unit on a unit plan together with its accessory units; and

6. in the case of strata titles, or where one or more residential unit is proposed to be erected above another residential unit, site shall mean the underlying certificate of title of the entire land containing the strata titles, immediately prior to subdivision.

7. In the case of the Cultural 4 Zone, site shall mean all the land contained within the Cultural 4 Zone boundary used for tertiary education and research activities for each institution as follows:

- University of Canterbury - east of Ilam Road
- University of Canterbury - west of Ilam Road
- Christchurch College of Education
- Christchurch Polytechnic - Central Site
- Christchurch Polytechnic - Sullivan Avenue Site.

Site also shall include the access to the site.

Site boundary

Updated 14 November 2005

(see boundary)

Site - front

Updated 14 November 2005

means a site having one or more frontages to a road or private road, such frontage to be not less than 6 m.

Site - rear

Updated 14 November 2005

means a site which is situated generally to the rear of another site, both sites having access to the same road or private road. The rear site shall have access to such road or private road by means of an access leg.

Spiritual facility

Updated 14 November 2005

means land and/or buildings used for the public and/or private assembly of people primarily for worship, meditation, spiritual deliberation and ancillary community activities.

Step

Updated 14 November 2005

For the purpose of the 'Continuous building length - ridgelines and parapets' rules, means a change in the line of a ridgeline and/or parapet. A horizontal step is a step inwards or outwards in the plan view of the building. A vertical step is a step upwards or downwards in an elevation of the building.

For the purpose of the 'Continuous building length - exterior walls' rules, means a change in the line of an exterior wall or a distance between two buildings on the same site.

Storage space

Updated 14 November 2005

means an area within a building set aside for the storage of such bulky personal or household items as suitcases, bicycles and lawnmowers.

Subdivision

Updated 14 November 2005

(See Part 14 Subdivision Clause 2.1 Definition of subdivision of land)

Tandem parking

Updated 14 November 2005

means two parking spaces, one directly behind the other, sharing the same access and having a common manoeuvre area.

Tavern

Updated 14 November 2005

means any land or building which is the subject of a liquor licence authorising the sale and consumption of liquor by the general public on the premises. A tavern may include a bottle store, restaurant and staff accommodation (but not travellers accommodation).

Temporary military training activity

Updated 14 November 2005

means a temporary activity undertaken for defence purposes.

Tertiary education and research activity

Updated 14 November 2005

means land and/or buildings used for the provision of teaching or training and/or related research; commercial research and laboratories; and ancillary and accessory administrative, cultural, communal, accommodation, retailing and recreation facilities.

Theatre

Updated 14 November 2005

means a place where live dramatic performances are staged and specifically excludes a place used for the presentation of moving pictures.

Trade supplier

Updated 16 November 2009

means a business engaged in sales to businesses and institutional customers and may also include sales to the general public, and wholly consists of suppliers of goods in one or more of the following categories:

- automotive and marine suppliers;
- building suppliers;
- catering equipment suppliers;
- farming and agricultural suppliers;
- garden and patio suppliers;
- hire services (except hire or loan of books, video, DVD and other similar home entertainment items);
- industrial clothing and safety equipment suppliers; and
- office furniture, equipment and systems suppliers.

Travellers' accommodation activity

Updated 14 November 2005

means the use of land and buildings for transient residential accommodation offered for a daily tariff, which may involve the sale of liquor to in-house guests and the sale of food, and liquor in conjunction with food, to both the public and in-house guests. Travellers' accommodation includes motels, holiday flats, motor and tourist lodges and hostels.

Tree

Updated 14 November 2005

includes any shrub, or any group of trees or shrubs, or any native bush.

Utility

Updated 14 November 2005

refer to Clause 4 Part 9 (General rules - Utilities)

Vehicle access

Updated 14 November 2005

(see Access)

Vehicle control point

Updated 14 November 2005

means a point on a vehicle access route controlled by a barrier, or similar means, at which a vehicle is required to stop.

Vehicle crossing

Updated 14 November 2005

means the formed and properly constructed vehicle entry/exit point from the carriageway of any road up to and including that portion of the road boundary of the site across which a vehicle entry or exit point is permitted by this Plan and includes any culvert, bridge or kerbing.

Vehicle movement

Updated 14 November 2005

means a single journey to or from a particular site by a person or persons in a motor vehicle. Vehicle trip has the same meaning.

Waterway

Updated 14 November 2005

means any river, stream, lake which exceeds 200m² in area, drain, or water race whether having a continuous flow or not.

Wholesaler and wholesaling

Updated 16 November 2009

means a business engaged in the storage and distribution of goods to businesses (including retail activities) and institutional customers.

Window

Updated 14 November 2005

means a glazed section in any plane where the sill is closer than 1.6 metres vertically from the floor.

Workbay

Updated 14 November 2005

means an area of not more than 50m² used for the repair and/or maintenance of motor vehicles. This area includes the access to the servicing area.

Yard based supplier

Updated 16 November 2009

means any retail activity selling or hiring products for construction or external use (which, for the avoidance of doubt, includes activities such as sale of vehicles and garden supplies), where more than 50% of the area devoted to sales or display is located in covered or uncovered external yard or forecourt space as distinct from within a secured and weatherproofed building. For the purpose of this definition, areas of a site providing rear access and all other areas devoted to customer, staff and service vehicle access and parking (including parking driveways) are not to be included in the extent of yard area devoted to sales or display.

Drive-in or drive-through covered areas devoted to storage and display of construction materials (including covered vehicle lanes) will be deemed yardspace for the purpose of this definition.

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Part 2 Living Zones

1.0 Zone descriptions

1.1 General zone description and purpose

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The Living 1, H and 2 Zones cover the suburban living environments of the city, including the living environments located on the slopes of the Port Hills. These areas provide principally for low and low-medium density permanent living accommodation. Open space and landscape plantings comprise an essential feature of the environment.

The Living 3 Zone is generally located around some district centres and in the inner city as well as in some larger greenfield sites, while the Living 4A, 4B and 4C are located in the central city with a pocket of Living 4B at North New Brighton and an area of Living 4C in central New Brighton. In these areas a diverse range of residential development, redevelopment and infill to medium, medium-high and high densities is encouraged. The built form is the predominant feature of these living environments with open space and landscape plantings having an important but secondary role. Special amenity areas have been identified within the above zones recognising their particular amenity characteristics.

The Living RS Zone is a low density rural settlement zone covering the small rural settlements of Brooklands and Spencerville. The zone provides for intensification of these settlements since they have been serviced with a sewage disposal scheme.

The Living RV Zone is a rural village zone, providing only for the continuation of two distinct, small settlements on the banks of the Waimakariri River, known as Kainga and Riverlea Estates, originally established as fishing bach settlements.

The Living 1A Zone applies to a number of new living environments on the rural/urban interface. The Living 1B Zone applies to areas of proposed low density residential development in areas with building limitations. The Living 1D Zone provides for an existing area of low density living in an area subject to stormwater disposal constraints. The Living 1E Zone applies to a small area within the rural area of the city suitable for low density residential activities.

The Living 5 Zone covers eleven major areas within the residential areas of the city, which are occupied by existing or proposed travellers' accommodation establishments. The zone allows travellers' accommodation, but generally reflects the standard applicable in the adjoining living zone.

The Central City Edge Zone covers the three inner city blocks bounded by Madras Street, Cashel Street, Barbadoes Street and St Asaph Street, as well as properties fronting the northern side of Cashel Street. Council is seeking to revitalise the Inner City, in order to create a vibrant environment and to this end has zoned the above inner city blocks for mixed use. The zone enables a mixture of activities including a continuation of existing business activities and new activities such as medium-high density residential development and other complementary activities. For a full description of the zone and the applicable rules, refer to Part 3 Business Zones, Section 2a - Central City Edge Zone.

The Living 1F Zone is a specialist zone applying to land immediately south of Prestons Road and bound by the Living 1 and Rural 3 Zones, which allows for the establishment and operation of an elderly person housing complex and facilities directly associated with care of the elderly.

1.2 Living 1 (Outer Suburban) Zone

Updated 16 November 2009

Zone description and purpose

The Living 1 Zone covers most suburban living environments of the city, excluding the hills, and provides principally for low density permanent living accommodation.

It is anticipated that the zone provisions will maintain open space and landscape plantings as an essential feature of the environment with dwellings at low building densities and heights. A range of types of permanent residential accommodation is expected to establish in the zone, limited only in terms of building bulk and density and environmental effects on the neighbourhood.

Local community facilities, home occupations, and recreational activities are anticipated in the zone, but are subject to standards to ensure that they are compatible with the character, scale and amenities of low density outer suburban living. It is anticipated that an adequate level of services will be provided in the zone for the health, comfort and convenience of residents. Provision is also made in Part 9, Clause 3 of the Plan for scheduled activities on specific sites which serve a strategic function.

The future development of land for living purposes in the Belfast area is limited by the capacity of the Belfast sewage treatment plant and the lack of a connection to the Bromley Sewage Treatment Plant. The availability of sufficient capacity or an alternative outfall to serve the Styx Mill block, (refer Part 2, Appendix 3f) and possibly the Living 1A zone north of Farquhars Road (were it to rely on the Belfast Plant) is uncertain, and will have to be negotiated between the Council and affected developers. In addition, sewers in the Redwood/Casebrook area also have constraints, caused by water infiltration and overloading during heavy rainfall events.

The urban development of the land to the west of Philpotts Road and south of Winters Road is deferred until a sewer outfall is available for the area.

The zone includes areas in, and between, the Cashmere and Worsleys Valleys. The urban development of this area has only been permitted on the basis of the environmental compensation that has been offered and is deferred until that compensation has been provided and flood mitigation and other works are completed or committed to.

The urban development of land between Cashmere Stream and Worsleys Road is subject to specific flood mitigation requirements prior to subdivision and esplanade reserve provisions.

Environmental results anticipated

- (a) An environment within which buildings are surrounded by, and balanced with, generous areas of open space with ample opportunities for tree and garden plantings. Future development to be at a scale and intensity appropriate to this predominant character.
- (b) Buildings at low densities of building coverage and low heights (generally 1-2 storeys), in keeping with the outer suburban living environment of the zone, but with variety in building design and style.
- (c) Maintenance and enhancement of an open street scene which reflects the garden city image.
- (d) Maintenance and enhancement of special amenity areas with future development appropriate to the predominant character of the special amenity area.
- (e) A living environment that is pleasant with a high level of on-site amenity in terms of good access to sunlight and daylight, outlook not dominated by bulky buildings, levels of privacy consistent with outer suburban living and ample outdoor living space, whilst still providing the opportunity for individual and community expression.
- (f) Maintenance of the residential coherence of an area, except where non-residential activities serve a local need for community or recreational facilities and including scheduled activities in Part 9 of the Plan.
- (g) Non-residential activities limited to those which are of a scale compatible with the low density outer suburban living environment with activities of a greater scale locating in selected areas adjoining district centres.

- (h) The exclusion or mitigation of activities which cause adverse environmental effects, such as excessive noise, glare, odour, visual detracting, traffic and on-street parking congestion, traffic safety and other hazards.
- (i) The avoidance of undue noise intrusion into the Westlake area from the Carrs Road Raceway, or any major restrictions on the reasonable operation of the speedway.

1.2.1 Living 1A (Outer Suburban Boundary) Zone

Updated 16 November 2009

Zone description and purpose

This zoning applies to a number of areas of existing or proposed new residential developments on the interface between the urban and rural areas. The land involved is located in the following places:

- South of Styx Mill Road and east of Cavendish Road (Regents Park);
- Between Claridges Road and Sawyers Arms Road, and east of Tulett Park;
- Adjacent to the Styx River west of Crofton Road;
- Between Cavendish and Highsted Roads;
- Between Harewood Road and Wairakei Road, and east of Nunweek Park;
- Between Westlake and Wigram Road.
- Part of the area south of the Burwood-Northcote Expressway, between Philpotts and Burwood Roads.
- North of Farquhars Road, Redwood.
- South-east of Wigram Road between Dunbars Road and the Wigram East Retention Basin and North-west of Halswell Road between Dunbars Road and Templetons Road (the North Halswell area);
- In the area south-west of Halswell Junction Road and Sabys Road.
- In Cashmere Valley adjacent to Shalamar Drive. The urban development of this area has only been permitted on the basis of the environmental compensation that has been offered and is deferred until that compensation has been provided and flood mitigation and other works are completed or committed to.

These zones differ from the Living 1 Zone because of their location on the urban edge, where a range of constraints may apply, including airport noise, soil qualities, a need to ensure co-ordinated development of separately owned land, a need for buffer zones or identification of required open space or roading linkages. The graduated transition from urban to rural identity is a key aspect of the zone.

Environmental results anticipated

As for the Living 1 Zone, and

- (a) A graduated lowering of residential densities to the rural zone boundary and/or the provision of public open space on that boundary, in order to improve the quality of the rural-urban interface.
- (b) The avoidance of aircraft noise intrusion into residential areas, and the avoidance of pressures to curtail airport operations.
- (c) The provision of high quality living environments, with a mixture of densities, lower residential densities on the rural interface, enhancement of any natural or artificial waterways and provision of public open space.
- (d) The co-ordinated provision and staging of services (particularly sewerage, water and roading) in the Mairehau area south of the expressway, in conjunction with that of the Living 1B Zone in that location.

- (e) A substantial provision of public open space in association with development in Nunweek, Tulett and Masham areas.

1.2.2 Living 1B (Rural - Living) Zone

Updated 31 July 2008

Zone description and purpose

This zoning applies to areas of proposed low density residential development on the northern edge of the city in Grassmere Street, an area on the northern side of Heathcote village, a portion of land formerly zoned industrial north of McFaddens Road, and in part of the area south of the Northcote - Burwood expressway. The latter is also partly subject to Living 1A zoning. These areas have some building limitations because of the presence of peat, and low lying land adjacent to the northern edge of Heathcote. The zone is intended to also form a transition zone between the Living 1 Zone and rural areas.

Environmental results anticipated

- (a) Low density lifestyle development with a strong dominance of open space and scope for planting.
- (b) Avoidance of development which may be subject to inundation or subsidence.
- (c) Standards of amenity not less than those in the Living 1 and 1A Zones.
- (d) A substantial provision of public open space in association with development in the Mairehau area.

1.2.3 Living 1D (Outer Suburban - Sparks Road) Zone

Updated 14 November 2005

Zone description and purpose

This block of land is located on the corner of Sparks Road and Hendersons Road on the south-western edge of the urban area. It is an area subject to stormwater disposal constraints and has long been zoned for limited residential lifestyle use. The zone recognises the current character and constraints of the land in this zone, and does not provide for any further subdivision or residential units.

Environmental results anticipated

As for the Living 1 Zone, and

- (a) Low density development maintained at current levels in reflection of stormwater disposal problems in the zone.
- (b) Maintenance and enhancement of an open street scene which reflects the garden city image.
- (c) A low density living environment that is pleasant with a high level of on-site amenity in terms of good access to sunlight and daylight, outlook not dominated by bulky buildings, levels of privacy consistent with suburban living and ample outdoor living space, whilst still providing the opportunity for individual and community expression.
- (d) Maintenance of the residential coherence of an area.
- (e) Non-residential activities limited to those which are of a scale compatible with the low density suburban living environment of the zone.
- (f) The exclusion or mitigation of activities which cause adverse environmental effects, such as excessive noise, glare, odour, visual detraction, traffic and on-street parking congestion, traffic safety and other hazards.

1.2.4 Living 1E (Rural Hamlet - Gardiners Road) Zone

Updated 14 November 2005

Zone description and purpose

The Living 1E Zone is a small living zone located at the northern end of Gardiners Road and adjacent to the southern side of Johns Road. This is one of the few areas suitable for low density residential activities within the city's boundaries, and within its rural area. The zone is based around a core of dwellings that have existed in the area for some years, and allows scope for limited further residential development at low densities as a "rural hamlet". New dwellings are required to be connected to a reticulated sewerage system. Johns Road is a part of State Highway 1 and access is controlled in terms of the Transit NZ Act, 1989. West of the 50 dBA Ldn noise contour there are stronger controls over the subdivision of land. The soils in the zone are relatively poor and of limited potential for agricultural use.

Environmental results anticipated

- (a) As for the Living 1 Zone, and limited additional residential development of low densities adjacent to the existing settlement.
- (b) Maintenance of a low density living environment with a rural character.
- (c) Development of additional residential units in a manner which will retain a semi-rural character, which avoids any significant additional dwellings having access to Johns Road, and which takes account of noise intrusion from the operations at Christchurch International Airport.
- (d) Protection of groundwater quality through the provision of a reticulated sewerage system.
- (e) Mitigation of potential flood hazard through measures to limit inundation of future dwellings.

1.2.5 Living 1F (Retirement Village - Prestons Road) Zone

Updated 1 November 2011

Zone description and purpose

The Living 1F Zone occupies approximately 7ha of land located immediately south of Prestons Road. The zone shares its boundaries with Prestons Road and the Living 1 and Living G (Prestons) Zones.

The purpose of the zone is to enable development of an elderly persons housing complex, providing residential accommodation and associated services and facilities for elderly persons. The zone recognises the anticipated increases in the City's population, and the need to cater for the specialist land use requirements of the ageing population.

Development within the zone will be in accordance with the Development Plan and a Concept Plan for the area. In providing accommodation and care facilities for the elderly, the standards of the Living 1F Zone are intended to exclude activities of a scale where the levels of effects generated would adversely impact on the amenities of the immediately adjoining Living 1 and Living G (Prestons) Zones.

Environmental results anticipated

- (a) Establishment of an elderly persons housing complex and associated care services and facilities that provides a pleasant living environment for elderly persons.
- (b) A co-ordinated and consistent design theme which acknowledges the character of the surrounding area.
- (c) A living environment with a high level of on-site amenity, where buildings are surrounded by, and balanced with, generous areas of open space and ample opportunities for amenity and buffer plantings.
- (d) Considerate building design, scale, location and landscaping in relation to the Living G (Prestons) Zone boundary in order to improve the quality of the interface and achieve a consolidated urban form.
- (e) Adequate disposal of stormwater through implementation, retention and enhancement of natural drainage systems.

- (f) Non-residential activities limited to those which are directly associated with elderly persons housing and care, and of a scale compatible with activities on site.
- (g) Management of environmental effects (eg noise, odour, visual detracting, traffic safety, on-street parking congestion) in a manner compatible with the surrounding environment.

1.3 Living H (Hills) Zone

Updated 16 November 2009

Zone description and purpose

The Living Hills Zone covers all the living environments of the city which are located on the slopes of the Port Hills, extending from Westmorland in the west to Scarborough in the east. It provides principally for low density permanent residential accommodation.

It is anticipated that the zone provisions will maintain open space and landscape plantings as an essential feature of the environment with dwellings at low building densities. A range of types and styles of permanent residential accommodation is expected to establish in the zone, limited only in terms of building density and environmental effects on the neighbourhood.

Local community facilities, home occupations and recreation activities are permitted in the zone, but subject to site development and community related standards to ensure that they are compatible with the character, scale and amenities of low density, hill slope suburban living. It is anticipated that an adequate level of services will be provided in this zone for the health, comfort and convenience of residents. Provision is also made in Part 9, Clause 3 of the Plan for scheduled activities on specific sites which serve a strategic function.

The zone includes areas in, and between, the Cashmere and Worsleys Valleys. The urban development of this area has only been permitted on the basis of the environmental compensation that has been offered and is deferred until that compensation has been provided and flood mitigation and other works are completed or committed to.

Environmental results anticipated

- (a) An environment on the hills within which buildings are surrounded by, and balanced with, areas of open space with ample opportunities for tree and garden plantings. Future development to be at a scale and intensity appropriate to this predominant character.
- (b) Residential buildings at low densities of building coverage and low heights (generally 1-2 storeys), with only limited scope for infill and redevelopment, in keeping with the location of the zone on the visually prominent hill slopes fringing the outer edge of the city, but without limiting opportunities for variety in building design and style.
- (c) Maintenance of opportunities for views consistent with enabling reasonable levels of development of low density, low height buildings, but with some flexibility for slightly higher buildings to be erected in areas containing existing higher buildings and consequently reduced opportunities for views in such circumstances.
- (d) Maintenance and enhancement of an open street scene which reflects the garden city image.
- (e) Maintenance and enhancement of special amenity areas with any future development appropriate to the predominant character of the special amenity area.
- (f) A low density, hill slope living environment that is pleasant with a high level of on-site amenity in terms of good access to sunlight and daylight, outlook not dominated by bulky buildings, levels of privacy consistent with suburban living and ample outdoor living space, whilst still providing the opportunity for individual and community expression.
- (g) Maintenance of the residential coherence of an area, except where non-residential activities serve a local need for community or recreational facilities and including scheduled activities in Part 9 of the Plan.

- (h) Non-residential activities limited to those which are of a scale compatible with the low density, hill slope suburban living environment of the zone.
- (i) The exclusion or mitigation of activities which cause adverse environmental effects, such as excessive noise, glare, odour, visual detracting, traffic and on-street parking congestion, traffic safety and other hazards.

1.3.1 Living HA (Hills - Boundary) Zone

Updated 16 November 2009

Zone description and purpose

This zone covers a number of areas for residential development along the Port Hills. They include areas where there is an existing residential settlement that has a predominantly low density or semi-rural character. It recognises an existing area of housing of low building density, in the Kennedys Bush Road area; a similar area in Corgwyn Avenue/Cashmere Road; and an area providing for the extension of development east of the current development in Kennedys Bush Road onto the lower spurs of the Port Hills and extending north to Cashmere Road. The portion fronting onto Cashmere Road has been deferred until 2004 or until a sewer outfall is available, whichever is the later. The portion further away from Cashmere Road is deferred until 2008, and requires a legal instrument to be placed on the remaining area of the property to prevent any further dwellings beyond the land zoned for residential development. On the western side of Cashmere extending down to Shalamar Drive is a further area that is intended to provide for low density residential development.

Also forming part of the zone are two areas on the eastern side of the Heathcote Valley along the lower slopes of the Port Hills, one of which extends partly into a small valley (Morgans Valley) including a low density subzone where the density is even lower. The most southern (uphill) portion of the zone boundary in Morgans Valley follows the 110-metre contour line. Part of this zone has been deferred to enable a number of key issues to be addressed, including access, lot sizes, visual amenity, land stability and existing activities. It is anticipated that a Variation or Plan Change addressing these issues and incorporating, if necessary, a development plan, should be notified by 8 May 2002. The notation for this deferred zone is Living HA, however it is possible as a result of investigations, that a variant of this zone may occur.

The Heathcote Valley has existing flooding problems. The new residential areas provided for in this Plan will need to be developed in a way that avoids increasing those problems.

The zone includes areas in, and between, the Cashmere and Worsley Valleys. The urban development of this area has only been permitted on the basis of the environmental compensation that has been offered and is deferred until that compensation has been provided and flood mitigation and other works are completed or committed to.

The Living HA Deferred zoning on Moncks Spur is conditional on the vesting of land as reserve in the Council, landscape planting, a new through road, and finalising stormwater and flood protection works.

Environmental results anticipated

As for the Living H Zone, and

- (a) Lower density residential development with scope for planting and avoidance of visually obtrusive housing development at higher densities.
- (b) Secured protection of land having high landscape, ecological and recreational value higher on the Port Hills in exchange for the development of lower slopes of the Port Hills in the zone.

1.3.2 Living HB (Hills - Very Low Density) Zone

Updated 14 November 2005

Zone description and purpose

This zone applies to areas of very low density proposed residential development on the Port Hills, in the vicinity of Hoon Hay Valley, Hyndhope Road, Kennedys Bush Road above Landsdowne Valley, Worsleys Road and on the higher slopes of Cashmere and Mt Pleasant/Moncks Spur. The zone in the Kennedys Bush Road/Landsdowne Valley area is intended to protect the amenity values of the rural area to the south. The zone in the Hyndhope Road area is intended to maintain local amenity values and avoid wider landscape effects. The zone on Cashmere has been established to minimise the visual effects and avoid unsuitable residential sites. The zone on Mt Pleasant/Moncks Spur is intended to minimise the visual effects of urban development for the City and local amenities, and to enable the continuation of rural activities.

The Living HB Zone at the top of Worsleys Road had as its basis the secured protection of land higher up on the Port Hills for its important natural, ecological and landscape values. It extends further down the hill in order to provide a more appropriate transition between the Living H Zone below and the Rural H Zone above. Further down Worsleys Road it is intended to protect the amenity values of the rural areas and limit the impact of development when viewed from parts of the City to the north and east.

Environmental results anticipated

As for the Living H Zone, and

- (a) Very low density residential development which forms a transition between urban and rural with scope for planting and avoidance of visually obtrusive housing development at higher densities.
- (b) Secured protection of land having high landscape, ecological and recreational value higher on the Port Hills in exchange for the development of lower slopes.

1.4 Living RS (Rural Settlement) Zone

Updated 14 November 2005

Zone description and purpose

Brooklands and Spencerville are small settlements surrounded by a rural environment. They are both sited on low lying land between the Styx River and Brooklands Lagoon, subject to periodic flooding and drainage problems.

The zone provides for further development of vacant land within its boundaries since the settlements have been serviced with a sewage disposal scheme.

Improvements to stormwater drainage are necessary, particularly given the potential anticipated increase in residential development of existing vacant sites within the zone. Roof stormwater is piped to a soakage chamber at the road boundary. Subsoil drains on the roadside under a shallow grassed swale collect the seepage from the soakage chamber. This is considered more appropriate than the conventional kerb and channel system because it is more in keeping with the general character of the settlements in their rural setting and allows development in keeping with existing road levels. Standards for the zone are therefore designed to be compatible with these features.

Brooklands Lagoon, adjoining to the east, is recognised for its outstanding natural features, as an important saltmarsh, wetland and wildlife habitat. Seafield Park, zoned Conservation 1A, acts as a buffer between the Living RS Zone and the Lagoon.

Environmental results anticipated

- (a) An environment in which both settlements are surrounded by large areas of open space combined with ample opportunities for tree and garden plantings around buildings on individual sites.
- (b) Residential buildings at low density of building coverage and low heights (generally 1-2 storeys), in keeping with the environment of the rural settlements, but with variety in building design and style. This character is complemented by subsoil drains under a grassed swale and is in keeping with existing road levels. Future residential development at a scale and intensity that can be sustained given the character and infrastructure of the area.

- (c) Maximising protection of sites and buildings from flooding through raised floor levels, and ample on-site permeable ground surface for groundwater soakage.
- (d) Maintenance and enhancement of an open street scene which reflects the spacious character of the settlements.
- (e) Maintenance of rural settlements in a rural environment that are pleasant with a high level of on-site amenity in terms of good access to sunlight and daylight, outlook not dominated by bulky buildings, levels of privacy consistent with living in a rural settlement and ample outdoor living space, whilst still providing the opportunity for individual and community expression.
- (f) Maintenance of the residential coherence of the area, except where non-residential activities serve a local need for community or recreational facilities and including scheduled activities in Part 9 of the Plan.
- (g) Non residential activities limited to those which are of a scale compatible with low density rural settlements in a rural environment.
- (h) An open street scene with setback of buildings from street boundaries providing scope for landscaping.
- (i) The exclusion or mitigation of activities which cause adverse environmental effects, such as excessive noise, glare, odour, visual detracting, traffic and on-street parking congestion, traffic safety and other hazards.

1.5 Living RV (Rural Village) Zone

Updated 14 November 2005

Zone description and purpose

The purpose of the Living RV Zone is to provide only for the continuation of two distinct, small settlements on the banks of the Waimakariri River, known as Kainga and Riverlea Estates originally established as fishing baches.

Although the settlements are serviced, a further increase in the number of dwellings is not provided for, except for the replacement of existing dwellings, from Western Stewarts Gully, zoned Rural 1, located between both Kainga and Riverlea Estates. This is in order to retain the "rural village" atmosphere of the area and to recognise it is an area of unplanned residential settlement beyond the outskirts of urban Christchurch. Further expansion would be inconsistent with the objectives and policies for city growth.

It is anticipated that the zone provisions will maintain a dominance of open space at low building densities and heights, to retain the rural setting of the area, to offer a lifestyle different to suburban areas of the city, with minimal adverse environmental effects on residents and the surrounding land and water.

It is expected that a limited range of residential accommodation will establish in the zone subject to standards to ensure that they are compatible with the character, scale and amenities of low density living in a rural environment. Any new residential development will, however, only be able to establish in return for the removal of existing residential units at Western Stewarts Gully on a one for one basis and when it is connected to the reticulated sewage disposal system.

Kainga is subdivided into individual lots whilst Riverlea Estates is an incorporated society with 94 "lots" contained within one large certificate of title, defined on an informal plan known as File S.9984 prepared by Davie, Lovell-Smith and Partners for the Society. This plan has been defined from site survey and aerial photographs dated November 1988. Servicing of the Riverlea Estates would now allow subdivision into individual lots if desired.

Environmental results anticipated

- (a) Maintenance of a predominantly small building scale in a "village" context, within a rural setting dominated by open space rather than buildings with ample opportunities for tree and garden plantings around buildings and providing a lifestyle different to suburban Christchurch.

- (b) Residential buildings at a low density, site coverage and low height (generally 1-2 storeys) in keeping with the "rural village" environment, but with variety in building design and style. Further housing development only when an existing dwelling is removed from Western Stewarts Gully, zoned Rural 1.
- (c) Maximising protection of future sites and buildings from flooding through control on subdivision.
- (d) Maintenance of a "rural-village" environment that is pleasant with a high level of on-site amenity in terms of good access to sunlight and daylight, outlook not dominated by bulky buildings, levels of privacy and outdoor living space consistent with the "rural village" character, whilst still providing the opportunity for individual and community expression
- (e) New dwellings or relocated dwellings only where connected to the sewer.
- (f) Maintenance of the residential coherence of the area, except where non residential activities serve a local community and recreational need.
- (g) Non residential activities limited to those which are of a scale compatible with the existing low density "rural" environment of the zone.
- (h) The exclusion or mitigation of activities which cause adverse environmental effects, such as excessive noise, glare, odour, visual distraction, traffic and on-street parking congestion, traffic safety and other hazards.

1.6 Living 2 (Inner Suburban) Zone

Updated 14 November 2005

Zone description and purpose

The Living 2 Zone generally covers the inner suburban living environments of the city, located between the Living 1 and the Living 3 Zones and includes parts of Merivale, St Albans, Richmond, Linwood, Waltham and Spreydon. Living 2 Zones are, however, also found adjoining the district centres at Barrington, Papanui, Sumner, New Brighton, Hornby, Church Corner and Woolston and surrounding the University of Canterbury. It provides principally for low-medium density permanent residential accommodation.

It is anticipated that the zone provisions will maintain open space and landscape plantings as an important feature of the environment with dwellings at low-medium building densities. In most areas there will be potential for infill and redevelopment at higher densities than the Living 1 Zone. There is already a range of types of permanent residential accommodation in the zone and this is expected to continue, limited only in terms of building density and environmental effects on the neighbourhood.

Local community facilities, home occupations, and recreational activities are anticipated in the zone, but subject to site development and community-related standards to ensure that they are compatible with the character, scale and amenities of low-medium density suburban living. It is anticipated that an adequate level of services will be provided in the zone for the health, comfort and convenience of residents. Provision is also made in Part 9 of the Plan for scheduled activities on specific sites which serve a strategic function.

Environmental results anticipated

- (a) An environment with buildings at low-medium densities but still with ample areas of open space and landscape plantings. Scope for future infill and redevelopment at a scale and intensity which does not affect this predominant character, but which is above the Living 1 Zone densities.
- (b) A diverse range of residential buildings at low-medium densities of building coverage and low heights (generally 1-2 storeys) in keeping with the location of the zone between the low density outer suburban areas and the medium density inner city living environments.
- (c) Maintenance and enhancement of an open street scene which reflects the garden city image.
- (d) Maintenance and enhancement of special amenity areas within the zone with future development appropriate to the predominant character of the special amenity area.

- (e) A living environment that is pleasant with a high level of on-site amenity in terms of good access to sunlight and daylight, outlook not dominated by bulky buildings, levels of privacy consistent with low-medium density suburban living and access to outdoor living space, whilst still providing the opportunity for individual and community expression.
- (f) Maintenance of the residential coherence of an area, except where non-residential activities serve a local need for community or recreational facilities including scheduled activities in Part 9 of the Plan.
- (g) Non-residential activities limited to those which are of a scale and character compatible with the low-medium density suburban living environment of the zone with activities of a greater scale locating in selected areas adjoining district centres.
- (h) The exclusion or mitigation of activities which cause adverse environmental effects, such as excessive noise, glare, odour, visual detracting, traffic and on-street parking congestion, traffic safety and other hazards.

1.7 Living 3 (Medium Density) Zone

Updated 16 September 2009

Zone description and purpose

The Living 3 Zone is located in the inner city areas of Merivale, St Albans, Linwood, Richmond, Sydenham, Spreydon, Waltham, Addington and west of Hagley Park. In addition Living 3 Zones are found around the district centres at Papanui, Woolston, Sumner, Riccarton, New Brighton and along Marine Parade at North New Brighton. It provides principally for medium-density residential accommodation.

A third component of the Living 3 Zone is planned provision for a proportion of medium density housing within large greenfield housing developments such as North Halswell, Styx Mill at Belfast (in conjunction with a village centre and lake), and Wigram (in conjunction with existing established non-residential activities). This provides an opportunity for more varied housing types to satisfy a wider range of needs than traditional suburban housing. For that part of the Living 3 Zone at Styx Mill, Belfast there are servicing constraints, refer to the zone description for the Living 1 Zone.

A development plan covers the Living 3 Zone bounded by Deans Avenue, Blenheim Road, Lester Lane and the railway line. The development plan contains alignments of proposed and existing roading and areas of public open space and is incorporated in Appendix 5, Part 3. It is intended to achieve co-ordinated access provision, indicate important locations for open space, waterway enhancement, and natural feature protection. It also seeks to identify the presence of any particular constraints on development in the zone.

It is anticipated that the zone provisions will encourage diverse residential development, redevelopment and infill to medium densities and moderate heights, compatible with the character of existing development in the area while maintaining a reasonable degree of open space. The exception is on the former "saleyards site" fronting Deans Avenue where greater height and densities have been allowed to reflect the site's location adjoining Hagley Park and commercial areas. Similarly, some additional height is provided for in areas of central New Brighton to reflect the area's location adjoining the district centre and coastline. Given the building densities anticipated the retention of a high level of residential amenity, through landscape planting, scale and privacy requirements, will be an essential feature of this environment.

A range of other activities which are of benefit to the local inhabitants are anticipated in the zone. These include local business, recreational and community activities and home occupations. However, these activities will be subject to site development and community related standards to ensure that their environmental effects are minimal. Special provision is also made for travellers' accommodation because of the locational advantages of this zone. Provision is also made in Part 9 of the Plan for scheduled activities on specific sites which serve a strategic function.

Environmental results anticipated

- (a) An environment with residential buildings at medium densities balanced with areas of open space and landscape planting. Scope for future infill and redevelopment of sites at a scale and intensity which can be sustained given the predominant character and infrastructure, but which is greater than the Living 2 Zone densities.

- (b) A diverse range of residential buildings to moderate densities and heights (1-4 storeys) compatible with the character of existing development in the area and in keeping with the location of the zone between low density suburban areas and higher density central city living environments and adjacent to district centres. On the former 'saleyards site', residential development to a greater density and height.
- (c) The maintenance and enhancement of an open street scene which reflects the garden city image.
- (d) Maintenance and enhancement of special amenity areas within the zone with future development appropriate to the predominant character of the special amenity areas.
- (e) Maintenance of a high level of residential amenity in terms of landscaping, access to sunlight and daylight, outdoor living space, and levels of on-site privacy, consistent with medium density inner city living and in close proximity to district centres.
- (f) The ability to find individual and community expression through controls that encourage, rather than restrain, variety in building design and style.
- (g) Maintenance of the residential coherence of the area by limiting non residential activities to those which are generally small scale and serve a local need for business, community or recreational facilities, including those scheduled in Part 9 of the Plan.
- (h) Activities of a scale greater than generally expected in medium density residential areas gravitating towards selected sites adjacent to district centres.
- (i) Travellers' accommodation located on sites capable of absorbing the adverse environmental effects of increased traffic generation.
- (j) A pleasant residential environment in which activities causing adverse environmental effects such as excessive noise, glare, odour, traffic and on-street parking congestion, radiation, offensive or unsanitary industrial processes and unsightly or dangerous goods/waste storage are excluded or mitigated.
- (k) On specified large new greenfield sites on the periphery of the City, the establishment of a proportion of medium density housing which provides a physical focus for comprehensively designed communities and greater housing choice.

1.8 Living 4A (Central City - Diverse) Zone

Updated 14 November 2005

Zone description and purpose

The Living 4A Zone is located around the northern and eastern periphery of the central city business area. The zone is bounded by Bealey Avenue in the north and Fitzgerald Avenue to the east. Although characterised by a diverse range of activities the zone provides principally for medium-high density residential accommodation.

It is anticipated that the zone provisions will maintain a dominance of residential buildings at medium-high densities and heights (1-5 storeys), lightly framed by open space and planting. The density/height equation acknowledges the existing intensity of development over much of the area and its remaining potential for residential infill, redevelopment and enhancement. Environmental standards have been set at a level which will avoid, remedy or mitigate the adverse environmental effects caused by higher densities such as loss of spaciousness, privacy and planting and ensure a high level of residential amenity.

Other small scale activities, which provide at least some permanent residential accommodation, are anticipated throughout the zone. The scope for other activities is broadened over a large pocket to serve visitors to the city and the wider Christchurch public. In addition, specific provision is made on scheduled sites throughout the Living 4A Zone for activities which for historical, spatial or strategic reasons require a central city location, see scheduled activities (Part 9). These activities will, however, be subject to site development and community related standards to ensure that any adverse effects are minimal.

Environmental results anticipated

- (a) A diverse range of residential buildings to medium-high densities and moderate heights (generally 1-5 storeys), consistent with the location of the zone adjacent to the central city business core.
- (b) An environment which although dominated by dwellings is framed by open space and planting where possible. Scope for future infill and redevelopment of sites at a scale and intensity which can be sustained given the character and infrastructure of the area, but which is greater than Living 3 Zone densities.
- (c) An open street scene which does not detract from the garden city image despite the intensity of building expected.
- (d) A high level of residential amenity in terms of landscaping, access to sunlight, outdoor living space, and levels of on-site privacy consistent with medium-high density central city living.
- (e) The ability to find individual and community expression through controls that encourage, rather than restrain, variety in residential building design and style.
- (f) Preservation of as much land and space within the zone for residential activities as practicable given its location in the heart of the city and the pressure for other activities to locate there.
- (g) Emergence of a greater residential coherence in the area by generally limiting non residential activities to those which are small scale, and provide permanent accommodation on the site.
- (h) Travellers' accommodation and a range of metropolitan activities locating in a pocket of the zone capable of absorbing the effects of these activities.
- (i) Protection of significant investment and development which contribute to the functioning of the City and which for historical, spatial or strategic reasons require a central city location, (refer to Part 9).
- (j) A pleasant residential environment in which activities causing adverse environmental effects such as excessive noise, glare, odour, traffic and on-street parking congestion, radiation, offensive or unsanitary industrial processes and unsightly or dangerous goods/waste storage are excluded or mitigated.
- (k) Maintenance and enhancement of special amenity areas within the zone with future development appropriate to the predominant character of the special amenity areas.

1.9 Living 4B (Central City and North Beach - High Rise) Zone

Updated 11 October 2010

Zone description and purpose

The Living 4B Zone covers only a small part of the central city living area. It occurs adjacent to Hagley Park along Carlton Mill Road and Hagley Avenue, east of Latimer Square and in a small pocket to the east of Cranmer Square. It also occurs in a small area at North Beach.

The zone anticipates high densities of residential development to heights not greater than about 10 storeys for the central city. The North Beach Living 4B Zone has a lower height limit and a greater setback to ensure that development does not overly dominate the surrounding Living 1 Zone. The density/height equation acknowledges both the strategic location of the Living 4B Zone adjacent to large areas of open space and the appropriateness of providing for this type of living environment in the central city area, and at North Beach (New Brighton). Environmental standards have been set at a level which will avoid, remedy or mitigate the adverse effects caused by high density, high rise development, particularly loss of spaciousness, privacy and sunlight for surrounding neighbours and ensure a compatible level of residential activity is achieved.

In parts of the Central City Living 4B Zone permanent residential accommodation forms only a small proportion of the total available space. In order to protect the zone for the purpose that it is intended, other activities are limited to those which provide at least some permanent residential accommodation. However, specific provision is made on scheduled sites throughout the Central City Living 4B Zone for some existing activities which either for historic, spatial or strategic reasons require a central city location or serve the immediate residential environment. (See Scheduled activities, Part 9.) However, standards for these activities have been developed to avoid, remedy or mitigate any adverse environmental effects.

1690m² of land at 420-426 Hagley Avenue (being lots 1 & 2 DP 7835 and Lot 1 DP 8570) on the corner of Moorhouse Avenue and Hagley Avenue (the site) contains specific provisions allowing mixed use activity to occur in the event of a single comprehensive development of the 3 titles forming the site. This is due to its proximity to a prominent corner location and the effects associated with such a location. This site if developed for mixed use activity will be subject to design and appearance controls.

Environmental results anticipated

- (a) A range of residential buildings to high densities and heights (generally 1-10 storeys except in the North Beach Living 4B Zone) in locations capable both of contributing to the overall city form, and absorbing the adverse effects of loss of spaciousness.
- (b) An environment dominated by high density and high rise dwellings framed by open space and planting where possible. Scope for future infill and redevelopment of sites at a scale and intensity that can be sustained given the infrastructure of the area but which is greater than elsewhere in the Living 4 zones.
- (c) An open street scene which does not detract from the garden city image despite the building intensity expected.
- (d) A high level of residential amenity in terms of landscaping, access to sunlight, outdoor living space, and levels of on-site privacy consistent with high density/high rise living.
- (e) The ability to find individual and community expression through controls that encourage, rather than restrain, variety in residential building design and style.
- (f) Preservation of as much remaining land and space as practicable within the Central City Living 4B Zone for residential activities given its location in the heart of the city and the pressure for other activities to locate there.
- (g) A consolidated residential coherence achieved by generally limiting non residential activities to those which are small scale and provide permanent accommodation on the site.
- (h) For the Central City Living 4B Zone protection of existing significant investment and development which contribute to the functioning of the city and which for historical, spatial or strategic reasons require a central city location, (refer to Part 9).
- (i) A pleasant residential environment in which activities causing adverse environmental effects such as excessive noise, glare, odour, traffic and on-street parking congestion, radiation, offensive or unsanitary industrial processes, and unsightly or dangerous goods/waste storage are excluded or mitigated.
- (j) Maintenance and enhancement of special amenity areas within the zone with future development appropriate to the predominant character of the special amenity areas.
- (k) A landmark building on the corner of Hagley Avenue and Moorhouse Avenue.

1.10 Living 4C (Central City and central New Brighton - Character) Zone

Updated 16 November 2009

Zone description and purpose

The Living 4C Zone comprises a number of character areas within the four avenues including the Central City West, Victoria, Avon Loop and Moa areas and areas around Churchill Street and Chester Street. There is also a pocket of Living 4C Zone in central New Brighton.

The Living 4C Zone is characterised by a variety of residential environments of special residential character, amenity and coherence. These range from the large scale character homes and mature planting in the central city west to the medium to small lot sizes and small cottage styles in the Avon Loop, Moa and Victoria areas. That part of the Living 4C Zone bounded by Rolleston Avenue, Armagh Street, Montreal Street and the southern side of Gloucester Street contains a number of school boarding house and day house activities associated with Christ's College. Christ's College has occupied this area since 1857 and the school and its associated activities contribute to the overall character of this area. The area of Living 4C in central New

Brighton has been identified to provide for an increase in residential density adjacent to a district centre while maintaining the seaside character of that area. Although a medium-high density is prescribed throughout the zone, various heights recognise that a contextual approach to the scale of development is necessary to preserve the special characteristics of each area. Environmental standards are also, in part, contextual to ensure that each neighbourhood does not experience adverse environmental effects due to incompatible development.

Various parts of the zone have been under considerable pressure from other (non residential) activities. Given the special character of the area and its attractiveness for central city living, there is a need to preserve as much of it as possible from further intrusion. Consequently only activities which contain at least some permanent residential accommodation are anticipated. Exceptions are, however, made for specified activities on specific sites which serve a strategic function. (See scheduled activities, in Part 9 of the Plan.)

Environmental results anticipated

- (a) A diverse range of residential buildings appropriate to the character of the area and appropriate to medium-high densities.
- (b) An environment in which open space, vegetation and natural features soften the dominance of buildings. Scope for future infill and redevelopment of sites at a scale and intensity that is sustainable given the infrastructure of the area and in keeping with the character of the immediate environment.
- (c) An open street scene to an extent appropriate to each residential environment and which does not detract from the garden city image.
- (d) A high level of residential amenity in terms of landscaping, access to sunlight, outdoor living space, and levels of on-site privacy, consistent with medium-high density living.
- (e) A distinct community expression for each locality through controls that encourage consistency in external appearance and the introduction of specific controls on external appearance in the central New Brighton area.
- (f) Preservation of as much land and space within the zone for residential activities as practicable given its location in the heart of the city, and the pressure for other activities to locate there.
- (g) A coherent residential environment in which non - residential activities are limited to those which are small scale, have little or no adverse effects on the environment and provide permanent residential accommodation on the site.
- (h) Protection of existing significant investment and development in the area which contribute to the functioning of the city and which for historical, spatial or strategic reasons require a central city location, (refer to Part 9).
- (i) A pleasant residential environment in which activities causing adverse environmental effects such as excessive noise, glare, odour, traffic and on-street parking congestion, radiation, offensive or unsanitary industrial processes, and unsightly or dangerous goods/waste storage are excluded or mitigated.
- (j) Maintenance and enhancement of special amenity areas within the zone with future development appropriate to the predominant character of the special amenity area.

1.11 Living 5 (Travellers' Accommodation) Zone

Updated 11 July 2011

Zone description and purpose

The Living 5 (Travellers' Accommodation) Zone covers eleven areas within residential areas. These areas are as follows:

- (1) Peterborough (bounded by Peterborough Street, Kilmore Street, Park Avenue and Montreal Street).
- (2) Avon (bounded by Willow Street, Oxford Terrace and Hurley Street).

- (3) Riccarton (at the eastern end of Riccarton Road between the railway and Deans Avenue) and on Riccarton Road in the vicinity of Harakeke Street.
- (4) Kilmarnock (bounded by Kilmarnock Street, Deans Avenue and Darvel Street).
- (5) Merivale (adjoining the southern end of Papanui Road between Merivale and Bealey Avenue.
- (6) Papanui (Papanui Road, south of Frank Street).
- (7) Memorial Avenue (north of Roydvale Avenue).
- (8) Russley (corner of Roydvale Avenue and O'Connor Place).
- (9) Shirley (Marshland Road in the vicinity of Pagoda and Joy Streets).
- (10) Raceway (corner of Lincoln Road and Twigger Street).
- (11) Upper Riccarton (No. 265 Riccarton Road).
- (12) Wigram (comprising of two separate locations at Sioux Avenue and Henry Wigram Drive, and being land generally bounded by RNZAF Bequest Land, Awatea Road and the former Wigram aerodrome and runway.

Historically, the zone had been part of a residential area occupied by housing and is now characterised by travellers' accommodation within or adjacent to a residential environment.

The zone recognises the importance of existing establishments which provide travellers' accommodation within the city and the continued provision of these facilities for tourists to Christchurch. It envisages the recognition of its status as a travellers' accommodation zone and thus the containing of these activities within the zone. Although it serves a metropolitan function, the character and integrity of the surrounding residential area must be retained, and be reflected in development within the zone.

While providing facilities associated with travellers' accommodation - long or short term, the standards of the Living 5 zone should exclude activities of a scale where the levels of effects generated would adversely impact on the amenities of immediately adjoining living zones.

Any future development or expansion is subject to development standards and limitations which require a reasonably high standard of visual amenity and landscaping which complement with the adjoining living zones. This is to prevent encroachment of undesirable effects into the surrounding living zones. However, if any change of use were to take place, a residential environment would be most appropriate.

Environmental results anticipated

- (a) Provision of accommodation for travellers and tourists of a high standard compatible with residential amenities.
- (b) A built environment typified by predominantly travellers' accommodation with frontage onto main roads or in close proximity to the city centre for ease of identification and convenience for travellers to Christchurch.
- (c) Containment of zone boundaries - especially where this would lead to a loss of inner city residential housing stock.
- (d) A minimum of undesirable environmental effects on adjoining living zone areas.
- (e) A zone environment with a medium density and scale of activities with minimal visual conflict with surrounding living zone areas.
- (f) A range of activities typical of living zones but with specialised provision for accommodation, conference facilities, restaurants and sale of liquor on site in hours of operation compatible with neighbouring Living Zones.
- (g) Moderate levels of traffic generation to the areas but with standards controlling and minimising effects arising from parking, location of access and manoeuvring.

- (h) Landscaping provision and tree planting complementing with the established adjoining living zone environments.
- (i) Noise levels at the living zone boundaries consistent with standards of amenity expected for a living environment.
- (j) Building height which recognises the intensive scale of travellers' accommodation buildings, but which is not incompatible with the scale of surrounding living environments.

1.12 Living Taylors Mistake Bach (TMB) Zone

Updated 14 November 2005

Zone description and purpose

Taylors Mistake has a long history as a holiday area due to its relative isolation in the past, variety of natural and rural landforms of the area, and the recreation opportunities that exist. It is recognised that the baches at Taylors Mistake are a part of the social and cultural history of Christchurch, having been there for many years, and that they are part of the character of Taylors Mistake.

Notwithstanding the above, there are 14 baches (numbers 28, 30-33, 47-49, 51, 52 and 55-58 as shown on Appendix 1 of Part 5), which are to be removed by bach owners because they are considered to impede public access and the recreational potential of this coastal area. These baches may be relocated or rebuilt in a new bach zone that has been created on private land at the rear of the existing baches at Taylors Mistake known as The Row. A further 4 baches may be accommodated in the bach zone for those owners in Hobsons Bay who wish to move because it may be unsafe for them to remain in their existing baches given the potential for rockfall, landslip and/or wave damage. Any owner who takes up this option will be required to remove their existing bach prior to commencing construction of a new bach in the zone. Controls for the Bach zone are designed to strictly limit the use, scale of buildings, promote design and amenity which is in keeping with the existing bach character and the coastal environment, and address access issues. The new or relocated baches shall also be serviced with a reticulated water and sewerage system and with underground electricity.

The establishment of the bach zone is deferred pending the transfer of land in Taylors Mistake Valley to the City Council and the preparation of a concept planting plan.

Environmental results anticipated

- (a) No net increase in the number of baches. The retention of the small scale nature of the baches within a rural and coastal setting dominated by open space rather than buildings. With landscaping and tree planting complementing the surrounding setting.
- (b) Baches which are at a moderate density, are small in scale (50m²), are low in height (4.5m high) and are in keeping with the visual and landscape qualities and character of the area.
- (c) New baches or relocated baches only where they are connected to a reticulated sewer and water supply system.
- (d) The exclusion of activities which cause adverse environmental effects, such as excessive noise, glare, odour, visual detraction, traffic and on-street parking congestion, traffic safety and other hazards.

1.13 Central City Edge Zone

Updated 14 November 2005

The Central City Edge Zone covers the three inner city blocks bounded by Madras Street, Cashel Street, Barbadoes Street and St Asaph Street, as well as properties fronting the northern side of Cashel Street. Council is seeking to revitalise the Inner City, in order to create a vibrant environment and to this end has zoned the above inner city blocks for mixed use. The zone enables a mixture of activities including a continuation of existing business activities and new activities such as medium-high density residential

development and other complementary activities. For a full description of the zone and the applicable rules, refer to Part 3 Business Zones, Section 2a - Central City Edge Zone.

1.14 Living G (Yaldhurst) Zone

Updated 8 November 2006

Zone description

The Living G (Yaldhurst) zone offers the opportunity to plan and develop a mixed density and mixed use residential neighbourhood in an integrated and comprehensive way, allowing a flexible response to the treatment of the urban/rural interface.

The Living G (Yaldhurst) zone contains approximately 89 ha of land on the north-western edge of the City. It is generally bounded by Buchanans Road to the south, Masham Road to the east (SH1 / 73), Yaldhurst Road to the north (SH 73) and to the west by land affected by the projected 50 dBA Ldn Outer Control air-noise boundary for the Christchurch International Airport.

There are significant employment centres and other community facilities in general proximity to this zone, including those at Hornby, Sockburn, Canterbury University and the Christchurch International Airport. It is considered that this area offers the opportunity for a mixed density residential neighbourhood, capable of supporting some local retail and community facilities within the zone, with easy access to public transport facilities. It is to be planned and developed in an integrated and comprehensive manner.

Zone purpose - aims and principles

(1) The purpose of the zone is to allow maximum flexibility and incentive for developing the zone for (primarily) residential activity within the framework of four documents in the appendices to this part of the City Plan:

- (a) The Outline Development Plan (Appendix 3N);
- (b) The Green Network Layer Diagram (Appendix 3O);
- (c) The Blue Network Layer Diagram (Appendix 3P);
- (d) The Movement Network Layer Diagram (Appendix 3Q).

(2) Further key structuring elements that underpin the Outline Development Plan (Appendix 3N) are set out in Appendix 3N.1.

(3) Further key principles and aims that underpin the structure of the Outline Development Plan and the layer diagrams that sit under it are set out in the appendices as the keys in the Green Network Layer Diagram (Appendix 3O), Blue Network Layer Diagram (Appendix 3P), Movement Network Layer Diagram (Appendix 3Q).

Environmental outcomes anticipated :

- An Urban form which creates a sense of place and encourages a community to develop.
- A safe, comfortable and healthy living environment.
- Integration of the roads within the new neighbourhood area with existing state highway and arterial roads and public transport routes.
- An integrated road network that supports effective and efficient public transport.
- An efficient and effective cycle and pedestrian network that connects with existing and potential facilities.
- Provision of a network of open spaces integrated with cycle and pedestrian facilities.
- Opportunities for a wide variety of residential development forms of low, medium and high residential densities.

- Medium density development including elderly persons housing located in conjunction with a core of community facilities and having ready access to public transport.
- High density buildings which relate well to each other and to adjoining public and private open space.
- A development that meets City Plan policies to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- Provisions to enable neighbourhood retail, community, or medical facilities to be located within walkable distance (400-800 metres) of any part of the zone, or be within walkable distance of a bus stop within the zone (400-500 metres).
- Provisions of neighbourhood shopping facilities.
- Provisions of community footprint and business facilities.
- A sustainable stormwater disposal system integrated with open space, reserves, pedestrian and cycle facilities.
- Provision of an urban edge defined by the projected 50dBA Ldn noise contour shown on the planning maps in this plan as at 1 June 2006 to clearly demarcate the rural/urban interface.
- The establishment of an overall development concept that provides a defined basis for integrated development of this area.
- An integrated development that recognises the presence and ongoing requirements (including access for maintenance) of the existing National Grid infrastructure and which ensures that future development avoids, remedies or mitigates adverse effects on the existing transmission lines, or adverse effects from them.
- Protection of groundwater resource from contamination.

1.15 Living G (East Belfast) Zone

Updated 12 March 2012

Zone description

The Living G (East Belfast) zone covers approximately 64.2ha of land on the north eastern edge of the City and is generally bound by Belfast Road to the north, the Northern Arterial Designation and the Kaputohe Stream to the east, existing Business 5 zoned land and the Main North Railway Line to the west and Thompsons Road to the south.

The Living G (East Belfast) zone provides the opportunity to plan and develop a mixed use community comprehensively, comprised of a range of residential densities. The zone integrates activities, infrastructure, open space and a transport network internally and with surrounding activities and communities.

The development form is to be in accordance with an Outline Development Plan which is designed to ensure that a range of resource management outcomes are achieved. These outcomes include a range of residential density areas, achieving an overall minimum net density across the zone, permeability in terms of all transport modes, a mix of uses and an urban environment responsive to the natural environment.

The zone contains a number of heritage and cultural features. The zone contains the Kaputohe Stream which is recognised as both an important natural feature of the area and as having cultural significance to local Iwi. The zone also contains Spring Grove a Category 2 Listed Heritage Building that is recognised as being an important heritage resource for the Belfast Community.

A Community Footprint Overlay has been located over Spring Grove for the purpose of enabling some community activities to establish in the future that will be sensitive to and compatible with Spring Grove and its historic and heritage values.

A Community Footprint has also been located over the buffer area identified on the Outline Development Plan for the purpose of enabling a limited range of non-residential activities, including educational, spiritual, daycare and health facilities to establish within the buffer area.

An area of Business 1 zone is located centrally within the site to accommodate a local centre which will provide for local shopping, community and services uses.

Zone purpose – aims and principles

1. The purpose of the Living G (East Belfast) zone is to develop a zone primarily for mixed density residential activity in accordance with the framework of the four documents forming the Outline Development Plan being:

- a) The Outline Development Plan (Appendix 3s)
- b) The Green Network Layer Diagram (Appendix 3s/1)
- c) The Blue Network Layer Diagram (Appendix 3s/2)
- d) The Movement Network Layer Diagrams (Appendix 3s/3a-3d)

2. The purpose in (1) above seeks to provide for:

- a) A minimum net residential density of 15 households per hectare, comprising at least 45%¹ of the residential development across the zone to be low-medium and medium density residential development. This development should be located wherever possible alongside the open space corridor or within close proximity (400m walking distance) of the local centre, community/employment 'nodes' and adjacent to the primary movement routes.
- b) Management of existing sensitive land use activities and interfaces through the use of appropriate 'like with like' buffers of density, setbacks and/or interface controls.
- c) A well-connected, comprehensive movement network within the site, which enables public transport routes and safe pedestrian and cycle movements.
- d) Blakes Road to be established as a primary movement route ('the spine road') through the site linking Belfast Road with Thompsons Road to the south.
- e) A high quality public open space network comprising a network of green linkages including esplanade reserve and neighbourhood parks within a curvi-linear corridor system including stormwater facilities and public amenity areas.

¹ The 45% figure is derived from adding the minimum density required for Density Area A (10%) and Density Area B (35%).

Environmental results anticipated

- a) An urban form which creates a sense of place and local identity and encourages a distinct community to develop.
- b) A safe, comfortable and healthy living environment.
- c) The integration of the roads within the site with the existing road network and strategic infrastructure.
- d) An integrated road network that supports effective and efficient provision of public transport.
- e) An efficient and effective cycle and pedestrian network connecting with existing and potential future facilities.
- f) The provision of a continuous open space corridor generally based on the alignment of the Kaputohe Stream and also integrated with stormwater devices, cycle and pedestrian facilities.

- g) Opportunities for a wide variety of residential development forms comprising low, low-medium and medium densities.
- h) Medium density buildings which relate well to each other as well as to adjoining public and private open space where appropriate.
- i) A development that meets City Plan policies to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- j) The provision of a central local centre including local retail services and health facilities, in a mixed use setting.
- k) A sustainable stormwater system integrated alongside open space reserves and compatible with the natural, cultural, ecological and amenity values of the site.
- l) An overall development concept that provides a defined basis for integrated development of this area.

1.16 Living G (Awatea) Zone

Updated 11 July 2011

Zone description and purpose

The Living G (Awatea) Zone provides the opportunity to plan and develop a mixed density and mixed use community comprehensively. The zone allows for and maximises the integration of activities, infrastructure, open space and green ways both internally and with the adjoining communities of Westlake to the east, Wigram to the north and Hornby to the west. The zone also provides for a flexible response to the treatment of the urban/industrial interface.

The Living G (Awatea) Zone covers approximately 130 hectares and is located on the south western edge of the urban area. The zone is generally bounded by Awatea Road, Wilmers Road, Wigram Road and Halswell Junction Road.

The land in the zone contains a variety of rural land uses and has developed into a popular rural 'life-style' area. The zone straddles the watershed between the upper portions of the Heathcote and Halswell River catchments. However, a number of non-rural activities have established over time and, to a degree, their presence has shaped the choice of zone pattern for this area. In addition, the Awatea Block has been subject to a number of potential contamination sources including landfills (formal and informal), underground and above ground storage facilities for fuel, chemicals and liquid wastes and agricultural chemicals use. However, records of the potential hazards are poor and there remains some uncertainty as to their continued presence, or otherwise, within the site. As such, site specific testing to confirm suitability for residential use will be required before urban development can occur.

The site lies closely to essential facilities and amenities including the shopping centres at Halswell and Hornby as well as having easy access to major employment nodes at Wigram and Sockburn. The area offers significant opportunities in respect of integrating an urban environment with on-site and nearby natural features and open space including Westlake Reserve to the east and Warren Park to the west. As the site is effectively severed by the Christchurch Southern Motorway, it offers an opportunity to establish strategically and culturally important linkages namely a pedestrian over bridge and underbridge and a waka trail.

There are a number of employment centres and other community facilities in general proximity given land to the east, west and to the north, has been developed for urban purposes over a number of years. The Awatea Block area offers the opportunity for a mixed density residential neighbourhood capable of supporting some local retail and community facilities within the zone, with easy access to public transport facilities.

The development form is to be undertaken in accordance with an Outline Development Plan and a series of rules designed to ensure that a range of integrated outcomes is achieved. The Outline Development Plan also encompasses an area to the south of the Christchurch Southern Motorway which has been zoned Business 7 and Open Space 3 for some time. This zoning is being maintained with an expansion to the Business 7 area. Outcomes for the Outline Development Plan include a range of residential densities, permeability in terms of all transport modes, a high degree of connectivity between open space areas and pedestrian/cycle movement ways and an urban environment responsive to the natural environment.

However, the ability to undertake development is subject to a significant infrastructural constraint. There are capacity limitations within the existing reticulated waste water system and, as such, no development can occur until this constraint can be overcome. Currently, upgrading of the main trunk line serving the south west area is not programmed in the Long Term Community Consultation Plan until 2014. Until additional capacity is made available or upgrading of the main trunk line has been undertaken, there is limited opportunity for development to occur.

Overall, it is anticipated the Living G (Awatea) Zone will provide the opportunity to consolidate and integrate existing and new development in an integrated and comprehensive manner.

Zone purpose - aims and principles

(i) The purpose of this zone is to allow maximum flexibility and incentive for developing the zone for residential activity in accordance with the framework of development plans in the Appendices to this part of the City Plan:

- (a) Outline Development Plan (Awatea) (Appendix 3T);
- (b) Fixed Structural Elements Diagram (Appendix 3T(a));
- (c) Green Network Layer Diagram (Appendix 3T(i));
- (d) Blue Network Layer Diagram (Appendix 3T(ii));
- (e) Movement Network Layer Diagrams (Appendix 3T(iii) - 3T(vi));
- (f) Tangata Whenua Layer Diagram (Appendix 3T(vii)).

(ii) The zone seeks to provide for:

- (a) Higher density terrace housing alongside open space corridors, high amenity areas, close to convenience shopping and adjacent to primary movement routes;
- (b) Medium density housing being the predominant form of residential development in the area;
- (c) Lower density housing being provided at the interface between Business 7 land and medium density residential land;
- (d) Management of existing sensitive land use interfaces;
- (e) Provision of Business 1 land to service day-to-day needs;
- (f) A well-connected, comprehensive movement network which enables public transport routes, safe pedestrian and cycle movements (Movement Network Layer Diagram);
- (g) A well-connected, comprehensive and integrated stormwater management network to manage the potential for flooding in the Heathcote catchment (Blue Network Layer Diagram);
- (h) A high quality open space network forming a connection with existing open space areas to the east and west of the site and connectivity between the north and south areas of the Awatea Block which is bisected by the Christchurch Southern Motorway (Green Network Layer Diagram). Where appropriate, the open space network will be integrated with stormwater attenuation areas thereby further enhancing public amenity areas. The area of land required for the open space network in terms of width, shape etc is not uniform throughout the Awatea Block and will vary according to the function, locality, existing land uses and quality of the surrounding environment. The final extent and design of the open space network will be determined at the time of subdivision.

(iii) The purpose in (i) is further informed by objectives and policies in Section 6 and Section 11, Volume 2 that identify the outcomes sought for this zone.

Environmental outcomes anticipated

- An urban form which creates a sense of place and encourages a community to develop.

- A safe, comfortable and healthy living environment.
- The establishment of an overall development concept that provides a defined basis for integrated development of this area.
- Integration of the roads in the new neighbourhood area with the Christchurch Southern Motorway, arterial and collector roads, and public transport routes.
- An integrated road network that supports effective and efficient public transport.
- An efficient and effective cycle and pedestrian network that connects with existing and potential facilities.
- Provision of a network of open spaces integrated with cycle and pedestrian facilities.
- A road network that discourages heavy vehicles from moving through residential neighbourhoods.
- Opportunities for a wide variety of residential development forms for low, medium and high residential densities.
- Higher density buildings which relate well to each other and also to adjoining public and private open space. Higher density residential areas which are one section deep thereby taking full advantage of high amenity characteristics, features and outlook associated with open space and stormwater basin areas, and which are closely aligned with adjacent amenity and public transport routes and are close to commercial areas.
- Medium density development, including elderly persons housing, located in conjunction with a core of community facilities and having ready access to public transport and open space areas.
- Lower density residential development, located at the residential interface with Business 7 land, that are one section deep to reduce the number of residential properties at the boundary interface as well as providing a separation buffer from more intensive residential development.
- A development that meets City Plan policies to achieve an overall increase in residential density over and above that of Living 1 densities, providing urban consolidation and a compact urban form.
- Provisions to enable neighbourhood retail that meets day-to-day needs, community and/or medical facilities to be located within walkable distance (400-800 metres) of any part of the zone, or to be within walkable distance of a bus stop in the zone (400-500 metres).
- A sustainable stormwater disposal system located alongside the open space, reserves, pedestrian and cycle facilities.
- Protection of the groundwater resource from contamination.
- A high quality public open space network through enhancement of the existing overland storm water channel alignments to enable the co-location of stormwater attenuation areas with public amenity areas.
- Suitable separation of buildings and trees from high voltage transmission lines.
- A high level of urban design and amenity for buildings established in the area.

1.17 Living G (Wigram) Zone

Updated 12 September 2011

Zone Description

The Living G (Wigram) Zone occupies approximately 120.7ha of land in the south-west of the City. It is generally bounded by Business 4 zoned land that fronts Hayton Road to the northeast, residential zones and Defence Force land to the northwest, Wigram Road to the southeast, and Conservation 3 zoned land to the southwest.

The site is strategically located close to significant employment, entertainment and shopping opportunities as well as community services and recreational facilities in the adjacent Sockburn, Hornby and Riccarton areas.

The Living G (Wigram) Zone provides the opportunity to comprehensively plan and develop a mixed use community comprising a range of residential densities. The zone integrates activities, infrastructure, open space and a transport network both internally and to the surrounding activities and communities.

The zone provides for a range of residential densities within an open landscape setting which includes substantial areas of conservation and open space zoning. The town centre and its surrounds are provided to encourage a more prominent built form associated with higher density development. Buildings with elements of additional height will be encouraged in the town centre to reinforce its role as a visual and activity focal point for the community.

The town centre will provide for local shopping, entertainment, community and service uses. Within the wider Living G (Wigram) Zone, provision is also made for a school site and district sports park.

The development form is to be in accordance with an Outline Development Plan and a series of Network Layer Diagrams designed to ensure that a range of integrated resource management outcomes can be achieved. These outcomes include a range of residential densities, good permeability in terms of all transport modes, a community and shopping focal point, and an urban environment responsive to the natural environment.

The ability to undertake development is subject to the connection to a reticulated wastewater system. Upgrading of the main trunk line serving south west Christchurch is programmed around 2012 to 2014 and until such time as additional capacity is made available there is limited opportunity for development to occur. Recognising and incorporating tangata whenua values into future development in the zone will strengthen cultural identity and wellbeing. In this regard, tangata whenua values guided the layout for this zone and in particular the open space areas which will be set aside for the enhancement of the Heathcote River and Haytons Drain. This is consistent with the provisions of the Christchurch City Council's South West Area Plan.

Zone purpose - aims and principles

(1) The purpose of the zone is to allow maximum flexibility and incentives for developing the zone for a mixed use residential community within the framework of the five documents forming the Outline Development Plan being:

- (i) Appendix 3U/1: The Outline Development Plan
- (ii) Appendix 3U/2: The Key Structuring Elements
- (iii) Appendix 3U/3: Layer Diagram - Green Network
- (iv) Appendix 3U/4: Layer Diagram - Movement Network
- (v) Appendix 3U/5: Layer Diagram - Blue Network

(2) The purpose in (1) above includes the key structuring elements that underpin the Outline Development Plan and are set out in Appendix 3U/2.

(3) The purpose in (1) above also includes the policies in Parts 6, 10 and 11, Volume 2 that underpin the structure of the Outline Development Plan and the Layer Diagrams and sit under it

Environmental outcomes anticipated:

- An urban form which creates a sense of place and encourages a community to develop.
- A safe, comfortable and healthy living environment.
- The integration of new roads within the site with the existing road network.
- An integrated road network that supports effective and efficient public transport.
- An efficient and effective cycle and pedestrian network that connects with existing and potential facilities.

- The efficient provision and integration of open spaces, cycle and pedestrian facilities, native vegetation strategies, waterways and / or storm water disposal.
- Opportunities for a wide variety of residential development forms at varied by compact densities.
- Higher density development in the centre of the site with buildings that relate well to each other and to adjoining public and private open space.
- Higher density development in close proximity to open space reserves and/or public bus stops where appropriate.
- A development that meets City Plan and Regional Policy Statement objectives to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- The provision of a town centre that acts as key focal point in the community and also provides shopping, community service and entertainment activities within easy walking distance of most dwellings or a bus stop on a route to the town centre.
- The provision of attractive larger buildings including increased height within the town centre in a manner that does not unreasonably affect the amenity of surrounding residents but helps provide a focal point for the wider site and community.
- Provision of neighbourhood shopping facilities in a mixed use setting.
- Provision of community, educational and business facilities.
- The establishment of an overall development concept that provides a defined basis for integrated development of this area.
- Protection and enhancement of the ecological values of the Heathcote River and Haytons Drain.
- A built form which achieves a high standard of urban design and amenity outcomes.
- The recognition and incorporation of tangata whenua values (including those identified in the South West Area Plan) into future development in the zone that strengthens cultural identity and wellbeing.

1.18 Living G (Prestons) Zone

Updated 1 November 2011

Zone Description

The Living G (Prestons) Zone provides the ability and opportunity to comprehensively plan and develop a mixed density and mixed use suburban centre in north-east Christchurch. The zone allows for and maximises the need for integration of activities, infrastructure, open space and green ways both internally and with the adjoining communities including Burwood, Marshland, Belfast and Parklands.

The Living G (Prestons) Zone covers approximately 200ha of land on the north east edge of the city and involves land both north and south of Prestons Road. It is bounded by Mairehau Road to the south and Lower Styx Road to the north. To the east, the site adjoins the established suburb of Burwood and residential developments such as The Limes, Tumara Park and Waitikiri. There are also two 18-hole golf courses to the north-east that link the zone to Bottle Lake Forest Park. To the west, there is mostly an area of what is considered to be more productive and versatile soils, which provides a setback and buffer to residential properties from Marshland Road.

The site is located within two kilometres of the Residential Red Zone as identified in the City's Eastern Suburbs after the 22 February 2011 Earthquake. The Red Zone is the area so badly affected by the earthquakes that it is unable to be remediated to enable housing to be repaired or rebuilt. It is envisaged that a portion of the population displaced from the Residential Red Zone will be accommodated in new housing within the Living G (Prestons) Zone.

The site lies in close proximity to essential facilities and amenities including the shopping centres at Belfast, Shirley and Northwood as well as having easy access to major employment nodes at Belfast, the Airport and the Christchurch CBD. The area offers significant opportunities in respect of integrating an urban environment with on-site and nearby natural features and open space, while at the same time developing a built form that recognises and enhances ecological outcomes and the sustainable management of natural resources.

The development form is to be undertaken in accordance with an Outline Development Plan and a series of rules that are designed to ensure that a range of integrated outcomes are achieved. Outcomes include a range of residential densities, permeability in terms of all transport modes, a mix of uses and an urban environment responsive to the natural environment.

Areas of Commercial land are located central to the zone with the purpose of accommodating local retail, business, civic and community/recreational activities. The Living G Zone will provide the opportunity to consolidate and integrate existing and potential new community facilities.

Zone purpose

(1) The purpose of the zone is to allow maximum flexibility and incentive for developing the zone for (primarily) residential activity within the framework of documents a-g in the appendices to this part of the City Plan:

- (a) The Zoning Plan (Appendix 3V);
- (b) The Outline Development Plan (Prestons) (Appendix 3V/1);
- (c) The Density Layer Diagram (Appendix 3V/2);
- (d) The Movement Network Layer Diagrams (Appendix 3V/3 (i) - (iv)).
- (e) The Blue Network Layer Diagram (Appendix 3V/4);
- (f) The Green Network Layer Diagram (Appendix 3V5);
- (g) The Planting List (Appendix 3V6)

(2) Further key structuring elements that implement the principles and aims that underpin the structure of the Outline Development Plan are:

- (a) Management of sensitive land use interfaces through the use of appropriately 'like with like' buffers of density, use, planting and setbacks.
- (b) Provision of at least 10,000m² of retail activity, incorporating a supermarket, small footprint retail activities, in addition to commercial services and community facilities.
- (c) Residential activity to be permitted throughout the commercial zone.
- (d) A well connected and comprehensive movement network within the site which enables public transport routes and safe pedestrian and cycle movements.
- (e) A high quality public open space network by enhancement and modification of the existing overland storm water channel alignments to enable the integration of stormwater attenuation areas with public amenity areas.
- (f) High density residential areas located so as they provide opportunities for residents to reside and work in areas which are well-served by retail, recreation, public transport and civic/community facilities. The locational requirements of high density areas should include:
 - (i) Access to public transport within walking distance of 500m
 - (ii) Public open space such as a playground, local park or The Domain within walking distance of 500m

- (iii) Proximity to Activity Centres such as the Prestons Road Village and/or the Supermarket within 500m or accessed by public transport
- (g) To create a mixed density residential community with differing housing typologies providing lifestyle, stage-of-life and economic options for residents

Environmental outcomes anticipated:

- (a) An urban form which creates a sense of place and encourages a community to develop.
- (b) A safe, comfortable and healthy living environment.
- (c) Integration of the roads within the new neighbourhood area with existing state highway and arterial roads and public transport routes.
- (d) An integrated road network that supports effective and efficient public transport.
- (e) An efficient and effective cycle and pedestrian network that connects with existing and potential facilities.
- (f) Provision of a network of open spaces integrated with cycle and pedestrian facilities.
- (g) Opportunities for a wide variety of residential development forms of low, medium and high residential densities.
- (h) Medium density development including elderly persons housing located in conjunction with a core of community facilities and having ready access to public transport.
- (i) High density buildings which relate well to each other and to adjoining public and private open space.
- (j) A development that meets City Plan policies to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- (k) Provisions to enable neighbourhood retail, community, or medical facilities to be located within walkable distance (400-800 metres) of any part of the zone, or be within walkable distance of a bus stop within the zone (400-500 metres).
- (l) Provision of neighbourhood shopping facilities.
- (m) Provision of community and business facilities.
- (n) A sustainable stormwater disposal system integrated with open space, reserves, pedestrian and cycle facilities.
- (o) The establishment of an overall development concept that provides a defined basis for integrated development of this area.

1.19 Living G (Halswell West) Zone

Updated 1 November 2011

Zone description

The Living G (Halswell West) Zone provides the ability and opportunity to plan and develop a mixed density and mixed use community comprehensively. The zone allows for and maximises the need for integration of activities, infrastructure, open space and green ways both internally and with the Awatea block to the north.

The Living G (Halswell West) Zone covers approximately 136ha and is located on the south western edge of the urban area. The site is generally bounded by Quaifes Road, Murphys Road and Halswell Junction Road and Knights Stream to the west. The zone also includes existing residential properties along Whincops Road.

The site is close to essential facilities and amenities including the shopping centres at Halswell and Hornby as well as having easy access to major employment nodes at Wigram and Sockburn.

There are a number of employment centres and other community facilities in general proximity given land to the east, west and to the north, has been developed for urban purposes over a number of years. This area offers the opportunity for a mixed density residential neighbourhood capable of supporting some local retail and community facilities in the zone, with easy access to public transport facilities.

The development form is to be undertaken in accordance with an Outline Development Plan and a series of rules designed to ensure that a range of integrated outcomes is achieved. Outcomes for the Outline Development Plan include a range of residential densities, a high degree of connectivity between open space areas and pedestrian/cycle movement ways and an urban environment that is responsive to the needs of residents.

The ability to undertake development is subject to a significant infrastructural constraint. There are capacity constraints in the existing reticulated waste water system and, as such, no development can occur until this constraint can be overcome. Upgrading of the main trunk line serving the south west area is programmed to be completed by 2012. Until such time as additional capacity is made available or upgrading of the main trunk line has been undertaken, there is limited opportunity for development to occur.

Overall, it is anticipated the Living G (Halswell West) Zone will provide the opportunity to consolidate and integrate existing and new development in an integrated and comprehensive manner.

Zone purpose - aims and principles

(1) The purpose of this zone is to allow maximum flexibility and incentive for developing the zone for residential activity in accordance with the framework of development plans in the Appendices to this part of the City Plan:

- (a) Outline Development Plan (Halswell West) (Appendix 3W);
- (b) Marker Buildings and Focal Points (Appendix 3W/a);
- (c) Movement Network Layer Diagram (Appendix 3W/b);
- (d) Blue Network Layer Diagram (Appendix 3W/c);
- (e) Green Network Layer Diagram (Appendix 3W/d); and
- (f) Reticulation Network Layer Diagram (Appendix 3W/e) and
- (g) Tangata Whenua Layer Diagram (Appendix 3W/f).

(2) The zone seeks to provide for:

- Higher density housing alongside open space corridors, adjacent to primary movement routes, and near focal points (the business area and wetland basin in the south eastern portion of the site);
- Medium density housing being a significant portion of the residential development in the area;
- Provision of a neighbourhood centre (subject to Business 1 Zone provisions) to service day to day needs;
- A well-connected, comprehensive movement network which enables a public transport route, as well as safe pedestrian and cycle movements;
- A well-connected, comprehensive and integrated stormwater management (Blue) network to manage the potential for flooding in the Halswell catchment;
- A high quality open space (Green) network forming a connection with the proposed open space areas to the north (Awatea block) as well as providing strong connections to the business area. Where appropriate the open space network shall be integrated with stormwater attenuation areas thereby further enhancing public amenity areas. The area of land required for the open space network in terms of width, shape etc is not uniform throughout the site and will vary according to the function,

locality, existing land uses and quality of the surrounding environment. The final extent and design of the open space (Green) network will be determined at time of subdivision.

(3) The purpose in (1) is further informed by objectives and policies in Section 6 and Section 11, Volume 2 that identify the outcomes sought for this zone.

1.20 Living G (North West Belfast) Zone

Updated 14 May 2012

Zone description

The Living G (North West Belfast) Zone provides the opportunity to comprehensively plan and develop a mixed density and mixed use community. The zone integrates activities, infrastructure, open space and green ways both internally and with the adjoining communities including the Groynes, Northwood and Belfast.

The Living G (North West Belfast) Zone covers approximately 93ha of land on the northern edge of the city and is generally bounded by Johns Road, the Main North Road, the Groynes open space and the Waimakariri stopbank.

The site lies in close proximity to essential facilities and amenities including the shopping centres at Belfast as well as having easy access to major employment nodes at Belfast and the Airport. The area offers significant opportunities in respect of integrating an urban environment with on-site and nearby natural features and open space including the Groynes Reserve, Clearwater and the adjacent walkways, while at the same time developing a built form that recognises and enhances ecological outcomes and the sustainable management of natural resources.

The development form is to accord with an Outline Development Plan and a series of rules that are designed to ensure that a range of integrated outcomes is achieved. Outcomes include a range of residential densities, permeability in terms of all transport modes, a mix of uses and an urban environment responsive to the natural environment.

An area of Business 1 Zoning and a community footprint are located close to the Main North Road intersection with Johns Road with the purpose of accommodating local retail, business, residential and some community activities.

An area of Mixed Use with very limited retail floor area is located in the Western quadrant of the development with the purpose of accommodating local tertiary services and businesses such as doctors, veterinary clinics, professional offices and community facilities. In order to ensure that the current major arterial function of Johns Road is not compromised, development in this area is deferred until physical construction is started on the Western Belfast Bypass.

Zone purpose

(1) The purpose of this zone is to enable the establishment of a new area of comprehensively designed urban development in a manner that meets open space and stormwater objectives and that is integrated with the wider Belfast community, while recognising the constraints posed by the major arterial function of Main North Road and Johns Road until a western Belfast bypass is developed.

(2) Within the confines of the purpose of the zone, to allow maximum flexibility and incentive for developing the zone for (primarily) residential activity in accordance with the framework of four documents in the appendices to this part of the City Plan which together with the rules for the zone constitute the Outline Development Plan;

- (a) The Density and Key Infrastructure Plan (Appendix 3X/1(a),(b))
- (b) The Green Network Layer Diagram (Appendix 3X/2(a),(b));
- (c) The Blue Network Layer Diagram (Appendix 3X/3);
- (d) The Movement Network Layer Diagrams (Appendix 3X/4 and 4(a) - (g)).

(3) The Outline Development Plan shall not be departed from unless that difference improves implementation of policies 11.1.17 - 11.1.27 in Section 11, Volume 2 (Objectives and Policies) of the City Plan.

(4) Other structuring policies are:

(a) The provision of a movement network layer diagram that will implement the following policies:

(i) those stated in Section 11, policies 11.1.17 - 11.1.27 of Volume 2 of the City Plan;

(b) The provision of a network layer diagram that makes provision for a primary (Spine) route. In particular the primary spine route:

(i) shall form a link between Groynes Drive and Main North Road near to Richill Street;

(ii) shall run parallel to Main North Road and Johns Road no further than 200m from these roads;

(iii) shall be designed in accordance with the appropriate cross section shown in Appendix 3X/4(a) or (c) in the layer diagrams;

(iv) can initially be in two parts (Groynes Road to Johns Road and Johns Road to Main North Road) until access is secured across the Devondale Estates Driveway;

(v) shall have its two main connections from Main North Road and Johns Road, as identified in Appendix 3X/4 and 3X/1(a) of the layer diagrams;

(vi) ensuring footpaths are clearly demarcated from main vehicular carriageways and clear of services and obstructions for the entire width;

(vii) ensuring footpaths have a minimum width of 1.5m and designed to be accessible to all wheelchair and restricted mobility uses at crossing points with the lowest curb lip possible;

(viii) ensuring footpaths develop attractive linkages to the adjoining recreation opportunities at the Groynes Recreation Area;

(ix) ensuring footpaths enhance direct and safe linkages to community and retail facilities ensuring linkages to Johns Road and Main North Road;

(x) ensuring as a minimum have a high quality visual character by:

- consistent use of street trees;
- utilising attractive street lighting and other street furniture;
- varying surface materials e.g. paving cobbles in parking areas.

(c) The provision of a network layer diagram that will provide for cyclists needs by:

(i) use of demarcated lanes along the primary (Spine) route (on Spine Road Layout 2) between A3 and the Belfast Road intersection;

(ii) use of differentiated, smooth surface materials and colours or at the least markings;

(iii) a cycle path for the entire length of the frontage along Johns Road.

(d) The provision of a network layer diagram that will provide for public transportation needs by:

(i) designing the primary (spine) route between point A3 and the Belfast Spine Road intersection to a standard that is suitable to accommodate the physical requirements of buses;

(ii) encouraging public transport bus movements to primary (Spine);

(iii) limiting walking to less than 400m to a bus stop from all residences;

- (iv) providing bus stops with shelters.

Environmental outcomes anticipated:

- An urban form which creates a sense of place and encourages a community to develop.
- A safe, comfortable and healthy living environment.
- Integration of the roads within the new neighbourhood area with existing state highway and arterial roads and public transport routes.
- An integrated road network that supports effective and efficient public transport.
- An efficient and effective cycle and pedestrian network that connects with existing and potential facilities.
- Provision of a network of open spaces integrated with cycle and pedestrian facilities.
- Opportunities for a wide variety of residential development forms of low, medium and high residential densities.
- Medium density development including elderly persons housing located in conjunction with a core of community facilities and having ready access to public transport.
- High density buildings which relate well to each other and to adjoining public and private open space.
- A development that meets City Plan policies to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- Provisions to enable neighbourhood retail, community, or medical facilities to be located within walkable distance (400-800 metres) of any part of the zone, or be within walkable distance of a bus stop within the zone (400-500 metres).
- Provision of neighbourhood shopping facilities.
- Provision of community footprint and business facilities.
- A sustainable stormwater disposal system integrated where possible with open space, reserves, pedestrian and cycle facilities.
- The establishment of an overall development concept that provides a defined basis for integrated development of this area.
- Protection of the major arterial function of Main North Road and Johns Road.

Environmental outcomes anticipated:

An urban form which creates a sense of place and encourages a community to develop.

- A safe, comfortable and healthy living environment.
- Integration of the roads in the new neighbourhood area with the adjacent network and public transport routes.
- An integrated road network that supports effective and efficient public transport.
- An efficient and effective cycle and pedestrian network that connects with existing and potential facilities.
- Provision of a network of open spaces integrated with cycle and pedestrian facilities.
- Opportunities for a wide variety of residential development forms for low, medium and high residential densities.
- Higher density buildings which relate well to each other and to adjoining public and private open space. Higher density residential areas shall be one section deep thereby taking full advantage of high amenity

characteristics, features and outlook associated with open space and stormwater basin areas. Higher density residential areas shall be closely aligned with the primary movement route (collector road), public transport node and neighbourhood centre, and wetland basin in the south eastern portion of the site.

- Medium density development, including elderly persons housing, having ready access to public transport and/or open space areas.
- A development that meets City Plan policies to achieve an overall increase in residential density over and above that of Living 1 densities, urban consolidation and a compact urban form.
- Provisions to enable neighbourhood retail that meets day-to-day needs, community and/or medical facilities to be located within a walkable distance (400-800 metres) of any part of the zone, or be within walkable distance of a bus stop in the zone (400-500 metres).
- A sustainable stormwater disposal system integrated with open space, reserves, pedestrian and cycle facilities.
- The establishment of an overall development concept that provides a defined basis for integrated development of this area.
- Protection of the groundwater resource from contamination.
- A high quality public open space network through enhancement of the existing overland storm water channel alignments to enable the integration of stormwater attenuation areas with public amenity areas.
- The section of Knights Stream bounding the development area is naturalised and restored and ecological values and connections with downstream indigenous habitat nodes enhanced.
- Ngai Tahu's traditional and contemporary relationship with the development area and surrounds is recognised and provided for in a way that strengthens cultural identity and wellbeing.
- A high level of sustainability, urban design and amenity for buildings established in the area.

(Plan Change 67)

2.0 Rules - Living 1, H, RS, RV, TMB, 2 and Deferred Zones

Updated 14 November 2005

Guide to using these rules

Step 1: Establish what zone the activity is located within (and check if it is within a special amenity area or a community footprint). If the zone is a deferred zone then refer to Clause 2.1.3.

Step 2: Establish whether the activity is a residential activity or an other activity.

Step 3: Having established the applicable zone, and category of activity, check that it complies with all of the development standards for the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity (with the exercise of the Council's discretion limited to the matter(s) subject to that standard).

(The activity may also be specified as a discretionary activity or as a controlled activity. If it is specified as a controlled activity, the proposal cannot be declined, and can only be subject to conditions and the exercise of the Council's discretion is limited to the matter(s) subject to that standard.)

Step 4: Then check that the activity complies with all of the community standards.

If the activity does not comply with any of the community standards, application will need to be made for a resource consent, assessed as a discretionary activity.

Step 5: Then check that the activity complies with all of the critical standards.

If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Step 6: Check that the activity complies with any relevant city rules (cross referenced in the standards). If not, a resource consent will be required in respect to that rule(s) not complied with.

If the activity complies with all of the zone rules and city rules, it is a permitted activity.

2.1 Categories of activities - Living 1, H, RS, RV, TMB, 2 and Deferred Zones

Updated 14 November 2005

2.1.1 Residential activities

Updated 14 November 2005

(a) Any residential activity which complies with:

- all of the development standards under Clause 2.2;
- community standard Clause 2.3.6, and
- all of the critical standards under Clause 2.4

shall be a **permitted activity** .

(b) Any residential activity which complies with all of the critical standards under Clause 2.4, but does not comply with any one or more of the development standards under Clause 2.2 shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any residential activity that does not comply with community standard Clause 2.3.6 shall be a discretionary activity.

(d) Any residential activity which does not comply with any one or more of the critical standards under Clause 2.4 shall be a **non-complying activity** .

(e) Clarification of categories of activities:

The standards may also specify that an activity is discretionary or controlled (development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(f) Developments proposed in comprehensive housing improvement areas (identified on the planning maps) that comply with the criteria in standard 2.2.19 (i) - (x) shall be a limited discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

2.1.2 Other Activities

Updated 14 November 2005

(a) Any other activity which complies with:

- all of the development standards under Clause 2.2;
- all of the community standards under Clause 2.3; and
- all of the critical standards under Clause 2.4

shall be a **permitted activity** .

(b) Any other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards under Clause 2.2 shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any other activity which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 2.3 shall be a **discretionary activity**.

(d) Any other activity which does not comply with any one or more of the critical standards under Clause 2.4 shall be a **non-complying activity**.

(e) Clarification of categories of activities:

The standards may also specify that an activity is discretionary (development standards); or controlled (development standards).

2.1.3 Deferred Zones

Updated 16 November 2009

In any part of the Living 1 Deferred Zone or Living H Deferred Zone on Planning Maps 53A and 60A, and defined in Appendix 3i, Part 2, (Cashmere and Worsley), the standards applicable to the Rural Hills Zone shall apply in the Living H Deferred Zone and the standards applicable to the Rural 2 Zone shall apply to the Deferred Living 1 Zone, until such time as a subdivision has been approved by the Council in accordance with Part 14, Clause 4.3.2 (F) (e), 5.35, 7.2.2, and 17.3.3 for that zone or part of the zone, and a certificate has been issued for a subdivision under Section 224 of the Act. Once a Section 224 certificate has been issued for a subdivision in the Living 1 Deferred Zone the standards applicable to the Living 1 Zone shall apply to that land in the subdivision. Once a Section 224 certificate has been issued for a subdivision in the Living H Deferred Zone the standards applicable to the Living H Zone shall apply to that land in the subdivision.

In the Living 1 Deferred Zone to the west of Philpotts Road and south of Winters Road on Planning Map 25A, the standards applicable to the Rural 3 Zone shall apply until a sewer outfall is available for this area. From that time, the standards applicable to the Living 1 Zone shall apply.

The Living TMB zone will be deferred pending:

(a) The transfer of the land contained in CT 35B/158 and that land contained in CT 35B/160 to the east and south of the Living TMB zone up to and in line with the edge of the western boundary of the Living TMB zone as generally indicated in the development plan - Appendix 3(k), to the Christchurch City Council for no further consideration to be vested in the Council as recreation reserve under the Reserves Act, 1977. (Legal descriptions to be amended to include all that land not included in the TMB zone.)

(b) The preparation by the Taylors Mistake Association of a planting concept plan for the whole of the TMB zone to the satisfaction of the City Council.

In the Living 1 Deferred zone on Planning Maps 17A and 18A the standards applicable in the Rural 3 zone shall apply until such time that either the pipeline from Belfast to the City Wastewater Treatment Plant commences operation or

(i) the written consent of the Christchurch City Council is obtained by all of the owners of Part Lots 2 and 3 DP 7039 and Lot 2 DP 351 or their successors in title; and

(ii) the written consent of the Director of Regulation of the Canterbury Regional Council or equivalent officer is obtained by all of the owners of Part Lots 2 and 3 DP 7039 and Lot 2 DP 351 or their successors in title and forwarded to the Christchurch City Council.

2.1.4 Reference to City Rules

Updated 14 November 2005

Attention is drawn to the provisions of the City rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

2.2 Development standards - Living 1, H, RS, RV, TMB, 2 and Deferred Zones

Updated 14 November 2005

Any application arising from Clauses 2.2.5 (a) (ii), 2.2.9, 2.2.10, 2.2.11, 2.2.12, 2.2.17 (a) and (b), and 2.2.19 will not require the written consent of other persons and shall be non-notified.

2.2.1 Residential site density - residential activities

Updated 18 January 2010

Each residential unit shall be contained within its own separate site with a minimum net area as follows:

Living 1 Zone (excluding SBCMA 1, Sams 8, 8a and 8b)	450m ²
Living H Zone	650m ²
Living 2 Zone (excluding Sam areas 6, 12 and 14)	330m ²
Living 2 Zone (Sams areas 6, 12 and 14)	450m ²

except that:

(a) in the Living 1, 2 and H Zones for any elderly persons housing unit with a gross floor area less than 80m², there shall be no minimum net area for any site;

(b) for each residential unit on any fee simple title, or vacant parts of a fee simple title where there is/are existing cross-lease(s) or company leases over other parts of such titles, or for proposed units on a unit development plan, where the creation of such sites had obtained subdivision consent before the date of the notification of the District Plan (24 June 1995) or any fee simple title, cross lease, company lease or unit title which had its certificate of title issued before the date of the notification of the District Plan there shall be no

minimum net area, provided that all other applicable development standards are complied with. The applicable development standards are:

Clause 2.2;

Part 9, Clause 5.2; and

Part 13, Clauses 2.2 and 2.3.

(c) on any fee simple title, or vacant parts of a fee simple title where there is/are existing cross-lease(s) or company leases over other parts of such titles, or for proposed units on a unit development plan, where the creation of such sites had obtained subdivision consent after the date of the notification of the District Plan (24 June 1995) and before the date of the release of decisions on the District Plan (8 May 1999) or any fee simple title, cross lease, company lease or unit title which had its certificate of title issued between these dates, each residential unit shall be contained within its own separate site with a minimum net area as follows:

Living 1 (excluding Sams 8, 8a and 8b)	420m ²
Living H	620m ²
Living 2 (except Sams 6, 12, 14)	270m ²
Living 2 (Sams 6, 12, 14)	420m ²

(d) in the Living 2 zone on 458-464 Ferry Road (as shown in Part 2, Appendix 12) there shall be no minimum net site area for any site provided that there are no more than 6 residential units on the entire area shown in Appendix 12. The restriction on the maximum number of residential units does not apply to elderly persons housing units with a gross floor area less than 80m².

provided that all other applicable development standards are complied with. The applicable development standards are:

Clause 2.2;

Part 9, Clause 5.2; and

Part 13, Clauses 2.2 and 2.3.

(Refer also to subdivision rules in Part 14 for further cross-leases which require subdivision consent.)

(Refer also to critical standards for residential site density - Clause 2.4.1.)

2.2.2 Open space - residential and other activities

Updated 18 January 2010

The maximum percentage of the net area of any site covered by buildings shall be as follows:

	Other activities and residential activities with garage provided	Residential activities without garage provided
Living 1 Zone	35%	35% less 18m ²
Living 2 Zone	40%	40% less 18m ²

except that

(a) where the height of all buildings on a site does not exceed 5.5 metres and is of a single storey the maximum shall be as follows:

Living 1 Zone	40%
Living 2 Zone	45%

- (b) for nursery and market gardens the maximum shall be 55%; and
- (c) in the Living 1, 2 and H Zones, for elderly persons housing complexes, the percentage coverage by buildings shall be calculated over the net area of the site of the entire complex rather than over the net area of the site of any part of the complex.
- (d) in the Living 2 zone on 458-464 Ferry Road (as shown in Part 2, Appendix 12) the maximum site coverage for all activities shall be 50%.

(Refer also to critical standards for open space - Clause 2.4.3.)

2.2.3 Building height - residential and other activities

Updated 14 November 2005

Maximum height of any building shall be:

Living 1 & RS Zones		8m
Living RV Zone:	- Kainga	8m
	- Riverlea Estates	5m
Living 2 Zone		8m
Living H Zone		7m
Living TMB Zone		4.5m

(Refer also to critical standards for building height - Clause 2.4.4.)

2.2.4 Sunlight and outlook for neighbours - residential and other activities

Updated 14 November 2005

- (a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above internal boundaries as shown in Part 2, Appendix 1 **except that**
- (i) in the Living H Zone the recession plane as shown in Part 2, Appendix 1 shall only apply to the mid-point of each section of wall or roof of a building;
 - (ii) where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3m above the furthest boundary of the access lot or access strip or any combination of these areas; except in Gwynfa Avenue (Cashmere) where it shall be constructed from the near side of the access;
 - (iii) where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
- (b) The level of internal boundaries in zones, other than the Living H Zone, shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

2.2.5 Street scene - residential and other activities

Updated 18 January 2010

- (a) All areas except special amenity areas

Minimum building setback from road boundaries shall be 4.5m **except that**

- (i) in the Living RV Zone at Riverlea Estates, the minimum building setback shall be 3m from the common boundary of the leased land and the internal road;

(ii) where a garage has the vehicle door generally facing a road or shared access the minimum garage setback shall be 5.5m from the road boundary or shared access, or from the internal road boundary in the case of the Living RV Zone at Riverlea Estates;

(iii) in the Living 2 zone on 458-464 Ferry Road (as shown in Part 2, Appendix 12) where any wall of a building has display windows along the full frontage at ground level no setback from road boundaries is required. Carparking shall be set back a minimum of 2m from road boundaries and shall be exempt from 2.2.5(c) 'All areas' below. Road frontages shall be landscaped along road boundaries for a minimum depth of 2m excluding areas used for vehicle access and where buildings are not set back from road boundaries. Landscaping shall include a minimum of one tree plus one additional tree for every 10m of road frontage and each tree shall not be less than 1.5 metres high at the time of planting.

(Refer also to development standard for parking spaces for residential activities, Part 13-2.2.9)

(b) Special amenity areas (Sam areas) only

Minimum building setback from road boundaries shall be as follows:

Sam Area (number)	Minimum building setback
1, 8, 8a, 8b, 17, 17a, 28 and 35	4.5m
2, 5, 6, 10, 12, 16, 18, 29, 36, 37, 40 and 41	6m except for Fisher Avenue where the minimum setback shall be 8m
3, 4, 7, 9, 10a, 11, 13, 14, 15, 34 and 39	8m

except that

(i) in special amenity areas 1, 8, 8a, 8b 17, 17a, 28 and 35, where a garage has the vehicle door generally facing a road the minimum garage setback shall be 5.5m from the road boundary;

(ii) where a garage has the vehicle door generally facing a shared access the minimum garage setback shall be 5.5m from the shared access.

(iii) where a corner site within a special amenity area adjoins a site which is not within a special amenity area, the minimum setback from the road boundary may be reduced to 4.5m on the street frontage it shares with that adjoining site.

(c) All areas

Parking and outdoor storage areas shall be screened from adjoining road(s) by either landscaping, wall(s), fence(s) or a combination, except across those parts of the road boundary used as a vehicle crossing.

(i) The minimum height of screening shall be as follows:

Residential activities	1.2m
Other activities	1.8m

(ii) Where the screening is by way of landscaping, the minimum height shall be the minimum height at the time of planting.

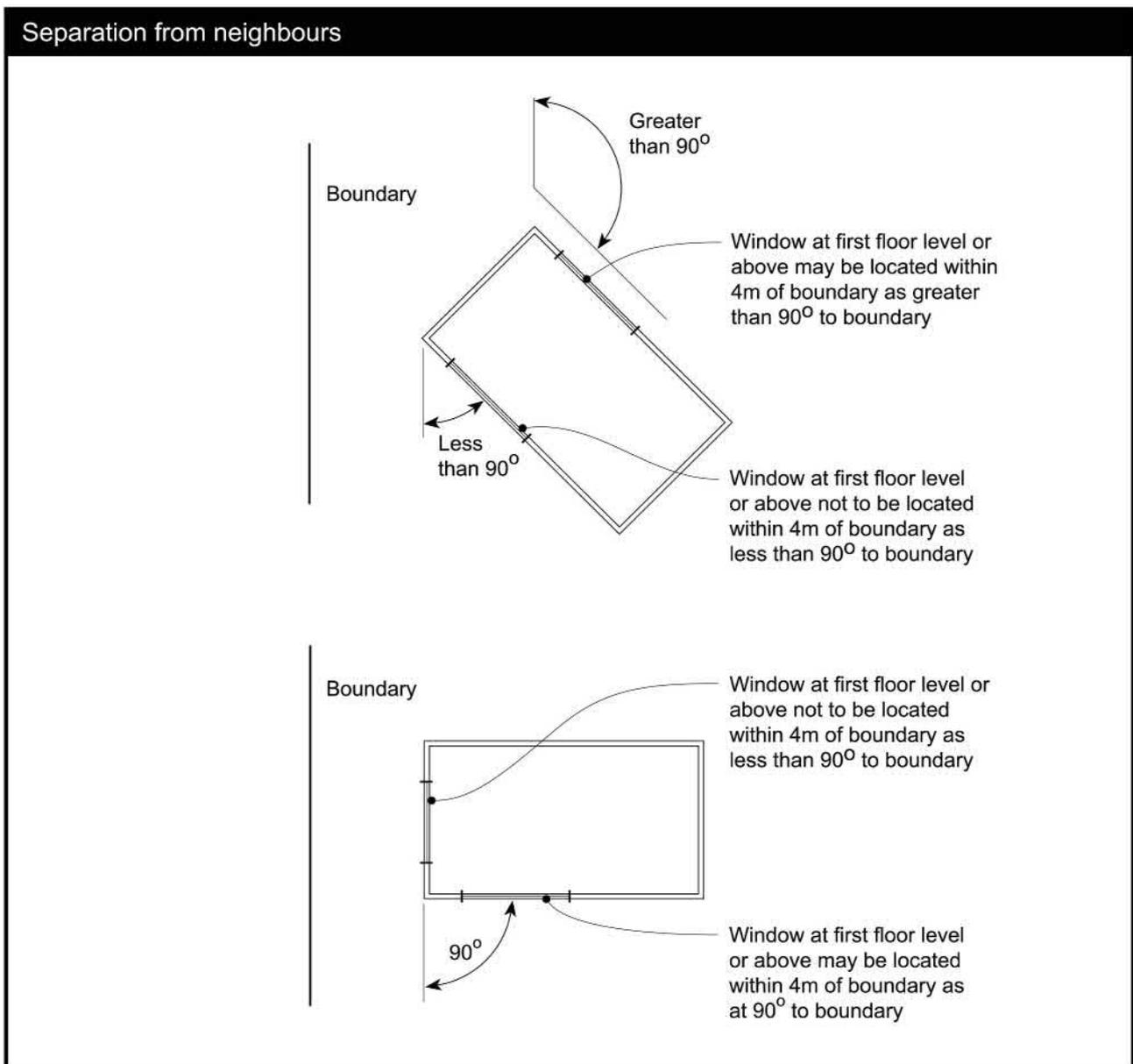
(iii) Where screening is by way of landscaping it shall be for a minimum depth of 1.5m along the road frontage(s).

2.2.6 Separation from neighbours - residential and other activities

Updated 18 January 2010

Minimum building setback from internal boundaries shall be 1.8m, **except that**

- (a) accessory buildings may be located within 1.8m of internal boundaries where the total length of walls or parts of accessory buildings facing, and located within 1.8m of each internal boundary does not exceed 9m in length;
- (b) where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m, except for Gwynfa Avenue where the minimum setback from the near side of the Gwynfa Avenue access shall be 4.5m;
- (c) where buildings on adjoining sites have a common wall along an internal boundary, no set back is required along that part of the boundary covered by such a wall;
- (d) for residential activities any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary, except for Gwynfa Avenue where any balcony or any window of a living area at first floor level or above shall not be located within 4.5m of the boundary with the Gwynfa Avenue access. This shall not apply to a window at an angle of 90° or greater to the boundary. First floor level shall not include a window or balcony which begins within 1.2m of ground level (such as above a garage which is partly below ground level). (see adjoining diagram);



- (e) for residential activities, where a window of a living area of a residential unit faces an internal boundary, the window shall be set back a minimum of 3m from the internal boundary. Where an internal boundary of a site immediately adjoins an access or part of an access, the setback shall be 1m measured from that internal boundary, except for Gwynfa Avenue where the setback measured from the near side of

the Gwynfa Avenue access shall be 4.5m. This shall not apply to a window at an angle of 90° or greater to the boundary;

(f) in the Living RV Zone at Riverlea Estates, the minimum distance between buildings used for residential activities shall be 2m;

(g) in the Living 2 Zone at Hornby (Goulding Avenue) any buildings located on 433-435 (Lot 2 DP 43227) Main South Road shall be set back a minimum of 8m from the boundary with 437 (Lot 1 DP 55379) and 439 (Lot 2 DP 55379) Main South Road.

(h) in the Living 1 Zone at Russley Road/Memorial Avenue where its eastern boundary abuts the western boundary of the Business 4T Zone the minimum setback from the eastern boundary of the Living 1 Zone where it abuts the Business 4T Zone shall be 5 metres.

(i) in the Living H (Hills) Zone on Planning Map 54, in the areas on Montgomery Spur identified in Appendix 9, no buildings shall be erected on those parts of sites within a 10 metre elevation setback from the ridgeline, as identified in Appendix 9.

(j) in the Living 2 zone on 458-464 Ferry Road (as shown in Part 2, Appendix 12) any building for Other activities shall be set back a minimum of 3m from the internal boundaries as shown in Appendix 12.

2.2.7 Continuous building length - ridgelines and parapets - residential and other activities

Updated 14 November 2005

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgeline and/or parapet to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that:

(i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary.

(ii) Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end of the building, the length of that step need only equal the remaining length of the ridgeline and / or horizontal parapet.

(Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.)

2.2.8 Continuous building length - exterior walls - residential and other activities

Updated 14 November 2005

(a) Steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
< or =20m	0
> 20m < or = 24m	1
> 24m < or= 28m	2
> 28m < or= 32m	3
> 32m	4 + 1 for every additional 10m of length over 32m

(b) Where steps are required by (a) above:

(i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.

- (ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.
- (iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
- (iv) The required steps shall be provided at all levels of the exterior wall.

except that:

- (i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.
- (ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

(Refer to Appendix 1A and the definitions of step, depth, length and ridgeline for further clarification of this rule.)

2.2.9 External appearance - residential and other activities

Updated 14 November 2005

Within special amenity areas 8b, 10a, 11, 13, 14, 17a, 18, 28, 29, 34, and 35 only, the erection of new buildings and additions or alterations to existing buildings where visible from a public place, shall be a discretionary activity with the exercise of the Council's discretion limited to their visual impact.

2.2.10 Outdoor living space - residential activities

Updated 14 November 2005

(a) Each residential unit shall be provided with an outdoor living space in a continuous area, contained within the net area of the site with a minimum area and dimension as follows:

	Minimum Area	Minimum Dimension
Living 1	90m ²	6m
Living H & RS Zones	75m ²	4.5m
Living 2 Zone	50m ²	4m
Living RV Zone:		
- Kainga	75m ²	4.5m
- Riverlea Estates	No minimum outdoor living space	

except that:

- (i) in special amenity areas 8, 8a and 8b the minimum area of outdoor living space shall be 100m² with a minimum dimension of 6m;
- (ii) residential units in the Living 2 Zone without a room on the ground floor may as an alternative to the above outdoor living space provide a balcony with a minimum area of 7m² and a minimum dimension of 1.5m. Where a balcony is provided as an alternative to ground level outdoor living space, a balustrade shall have a maximum height of 1.2m;
- (iii) for any elderly persons housing unit with a gross floor area less than 80m² the minimum requirements shall be 30m² for each unit with a minimum dimension of 3m;

(iv) in the Living H Zone, the required minimum area of outdoor living space need not be continuous and may include decking.

(b) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine at midday on the shortest day of the year.

Note for clarification: This rule only applies to structures on the same site.

(c) The required minimum area shall not be occupied by any building, access or parking space, other than;

- an outdoor swimming pool; or
- accessory building of less than 8m²; or
- any buildings or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and occupies no more than 30% of the area of the outdoor living space.

2.2.11 Family flats - residential activities

Updated 14 November 2005

Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandahs, of 65m². Once the building is no longer being used as a family flat, and where the family flat does not comply with all the standards for a residential unit and/or where it is located on a site within the Living RV Zone at Riverlea Estates:

- (a) The family flat shall be relocated from the site; or
- (b) shall have the kitchen removed so that the family flat is no longer a self-contained residential unit.

2.2.12 Coastal hazards (Living 1 Zone Only) - residential and other activities

Updated 22 May 2006

(a) South Brighton Coastal Management Area 1 (SBCMA 1)

In addition to all other applicable rules in the Living 1 Zone, any activity within the South Brighton Coastal Management Area 1, (planning Map 49A) which involves the erection of a building, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to:

- (i) The location, design, method and materials of construction of the building, its impact on infiltration, wave flow and coastal stability, and its ability to withstand coastal erosion without threat of damage or collapse.
- (ii) The potential impact of the building on neighbouring properties including any potential increase in erosion.
- (iii) The extent, nature and method of specific provisions, and any development plans provided, which are directed towards the maintenance, enhancement and protection of any foredune located on the property.
- (iv) The provision of measures to retain and enhance sand volumes particularly within the property landward of the SBCMA 1/Conservation 1A boundary.
- (v) The impact of the erection of the building and associated works, paths, driveways, gardens and accessory buildings on the natural Characteristics, vegetation and geomorphology of the dune formations.
- (vi) The habitation and construction impacts of the proposal on any part of the property seaward of the hazard 1 line (Planning Map 49B).

Note: The Council in exercising its discretion on the above matters may seek the advice and certification of suitably qualified professionals.

(Refer also to critical standards relating to residential site density and hard surface limitation specifically for this sub-zone.

(b) South Brighton Coastal Management Area 2 (SBCMA 2)

In the Living 1 Zone any activity within the South Brighton coastal management area 2 (SBCMA 2), (planning map 49) which involves the erection of a building and/or the construction of an area of impervious surfaces shall be a controlled activity with the exercise of the Council's discretion limited to the location, design, method and materials of construction of the building and/or impervious surfaces.

2.2.13 Screening from neighbours - other activities

Updated 14 November 2005

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination to at least 1.8m in height along the length of the parking or storage area. Where such screening is by way of landscaping it shall be for a minimum depth of 1.5m. Where the screening is by way of landscaping, the minimum height shall be the minimum height at the time of planting.

2.2.14 Restrictions on outdoor activities - other activities

Updated 14 November 2005

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

2.2.15 Retailing - other activities

Updated 18 January 2010

Retail activities involving the sale of goods grown or produced on the site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment except that:

- (i) this clause does not apply in the Living 2 zone on 458-464 Ferry Road (as shown in Part 2, Appendix 12).

(Refer also to critical standards for retailing - Clause 2.4.5 which means that the sale of goods other than those grown or produced on the site is a non-complying activity.)

2.2.16 Noise from pre-schools - other activities

Updated 14 November 2005

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to the location of outdoor activities and facilities.

2.2.17 Living Taylors Mistake Bach Zone - residential and other activities

Updated 14 November 2005

(a) In the Living TMB Zone (Planning Map 56A) any activity which involves the erection of a bach shall be a controlled activity with the Council's discretion limited to design and appearance, the availability and provision of services and landscaping.

Note: Landscaping of the TMB zone shall be in general accordance with the approved concept planting plan (see clause 2.1.3 (b)). Each application for a bach shall be accompanied by a landscape plan incorporating the area around the bach. The landscape plan shall be implemented within 6 months of the occupation of each bach.

(b) The construction of the vehicular access track to the Living TMB Zone, shown on the development plan in Appendix 3k, shall be a controlled activity with the Council's discretion limited to standards of construction necessary for the purposes of taking people or goods to or from the baches.

Note:

1. The cost of construction of the vehicular access track is to be met by the Taylors Mistake Association.

2. An easement in favour of land in the Living TMB zone for the purposes of vehicle access to the Living TMB zone will need to be created over Lot 1 DP42746 and Lot 1 DP52009.

3. The vehicular access is to be designed in consultation with the Council.

(c) Rules in relation to property access to the Living TMB Zone (Part 14) and to parking in the Living TMB Zone (Part 13) shall not apply.

(d) The development of land in the Living TMB Zone shall be in general accordance with the layout shown on the development plan in Appendix 3k and no more than 20% of the total TMB zone shall be covered by buildings, decks and impervious surfaces.

2.2.18 Development plan - residential activities

Updated 30 September 2008

(a) The development of land in that part of the Living 1 Zone at Styx Mill - Belfast within the development plan area "including inset A" defined in Appendix 3f (generally bounded by Main North Road, the Styx Mill Reserve, Johns Road and Englefield Road) shall be in general accordance with the layout shown on the development plan in that Appendix. ⁽¹⁾

(b) The development of land in that part of the Living 1 Zone at North Halswell within the development plan area defined in Appendix 3h (generally bounded by Dunbars, Halswell and Templeton Roads and the Southern Arterial Designation) shall be in general accordance with the layout shown on the development plan in that Appendix. ⁽¹⁾

(c) The development of land in that part of the Living 1 Zone at East Halswell within the development plan defined in Appendix 3g (generally bounded by Halswell, Sparks and Milns Roads) shall be in general accordance with the layout shown on the development plan in that Appendix. ⁽¹⁾

(d) The development of land in that part of the Living 1 Zone at Wigram within the development plan as defined in Appendix 3r (generally bounded by RNZAF Bequest Land, Awatea Road and the Wigram aerodrome and runway) shall be in general accordance with the layout shown on the development plan in that Appendix. ⁽¹⁾

⁽¹⁾ **Note:** The assessment matters in Clause 7.3.1 (for the Living 1A, 1B, 1D, 1E, HA and HB Zones) shall also apply to this land.

2.2.19 Comprehensive Housing Improvement Areas residential developments - residential activities

Updated 14 November 2005

The erection of residential units on abutting sites, within the areas identified on the planning maps for comprehensive housing improvements shall be a limited discretionary activity where all of the following criteria are met:

- (i) a total minimum net area for the comprehensive development site of 2,400m² that is within common ownership,
- (ii) a rectangle of 30 x 36m is able to be accommodated within the total net site area,
- (iii) a minimum of three new residential units,
- (iv) an average net area of 400m² per residential unit within the comprehensive development site,
- (v) no more than 35% of the total net area of the comprehensive development site is covered by buildings,
- (vi) standards 2.2.4, 2.2.6 in respect of new structures or additions, and 2.2.7 and 2.2.8 are complied with on the boundary of the comprehensive development site,
- (vii) the minimum building setback (including accessory buildings) from road boundaries for new structures and/or additions is 4.5m, with the exception of Emmett Street where the minimum building setback is 6m,
- (viii) the maximum gross floor area of any building does not exceed 550m²,
- (ix) where the maximum height of buildings is no more than 5.5m within 8m of the boundary of the comprehensive development site, and
- (x) the maximum height of any building on the site does not exceed 8m.

Plans submitted with any resource consent application will need to identify site boundaries for the purposes of this rule.

Note: If a proposed development does not comply with any one or more of the criteria then it will not be considered to be a comprehensive housing improvement and is therefore subject to the standard zone rules for residential activities.

2.2.20 Special setback provisions - residential and other activities

Updated 30 September 2008

In that part of the Living 1 Zone at Wigram (as shown on Appendix 3r), for those sites bounded by the RNZAF Bequest Land, residential units shall have their primary outdoor living area facing away from the aerodrome site. Windows to living areas which directly face the RNZAF Bequest Land shall be double glazed. In addition, a 2m wide landscape strip and a close, solid and continuous 1.8m high fence shall be placed along the boundary of the RNZAF Bequest Land and be completed before any residential units are built.

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Transport (parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

2.3 Community standards - Living 1, H, RS, RV, TMB, 2 and Deferred Zones

Updated 14 November 2005

2.3.1 Scale of activity - other activities

Updated 14 November 2005

- (a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities, shall be 40m^2 or 30% of the gross floor area of all buildings on the site, whichever is the larger; except where an activity is an educational, spiritual, day-care, or health facility.
- (b) No more than one full-time equivalent person, who permanently resides elsewhere than on the site, may be employed in undertaking any activity on the site except
- (i) where the activity is an educational, spiritual, day-care, or health facility; or
 - (ii) where the activity is located within a community footprint; or
 - (iii) for nursery and market gardens.

2.3.2 Site size - other activities

Updated 14 November 2005

Maximum net area of any site for activities other than residential activities shall be 1100m^2 **except that** this area may be exceeded

- (a) where the activity is located in a community footprint; or
- (b) where the activity occupies not more than 40m^2 of floor space and at least one person engaged in the activity resides permanently on the site; or
- (c) for nursery and market gardens ; or
- (d) for public reserves without buildings.

2.3.3 Hours of operation - other activities

Updated 14 November 2005

- (a) Maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week.

(b) Hours of operation shall be limited to between the hours:

0700 - 2300 Monday to Friday, and

0800 - 2300 Saturday, Sunday and public holidays,

except

(i) where the activity occupies not more than 40m² of floor space, and

(ii) where each person engaged in the activity outside the above hours resides permanently on the site, and

(iii) there are no visitors, clients or deliveries to or from the site outside the above hours.

(Refer also to city rules - (Part 11, Clause 1 - Noise).)

2.3.4 Traffic generation - other activities

Updated 14 November 2005

(a) Maximum number of vehicle trips per site shall be:

(i) Sites where access is shared with at least one other site:

Heavy vehicles 2 per week

Other vehicles 16 per day

(ii) Sites with frontage to local roads, other than (i) above:

Heavy vehicles 2 per week

Other vehicles 32 per day

(iii) All other sites:

Heavy vehicles 4 per week

Other vehicles 50 per day

except that

- on sites within community footprints, the maximum number of vehicle trips shall be:

Heavy vehicles 8 per week

Other vehicles 100 per day

- for educational, spiritual, daycare and health facilities the maximum number of other vehicle trips per site shall be:

Collector and arterial roads 100 per day

Community footprints 200 per day

(b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

2.3.5 Storage of heavy vehicles - other activities

Updated 14 November 2005

The maximum number of heavy vehicles stored on a site shall be one.

2.3.6 Building size and separation - residential and other activities

Updated 14 November 2005

(a) The maximum gross floor area of any single building shall be 550m² except that this area may be exceeded where the activity is located in a community footprint.

(b) Where buildings located on the same site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 3.6 metres, except where the activity is located in a community footprint.

2.3.7 Residential coherence - other activities

Updated 14 November 2005

At least one person engaged in the activity shall reside permanently on the site, except where the activity is an educational, spiritual, day-care, or health facility and is located:

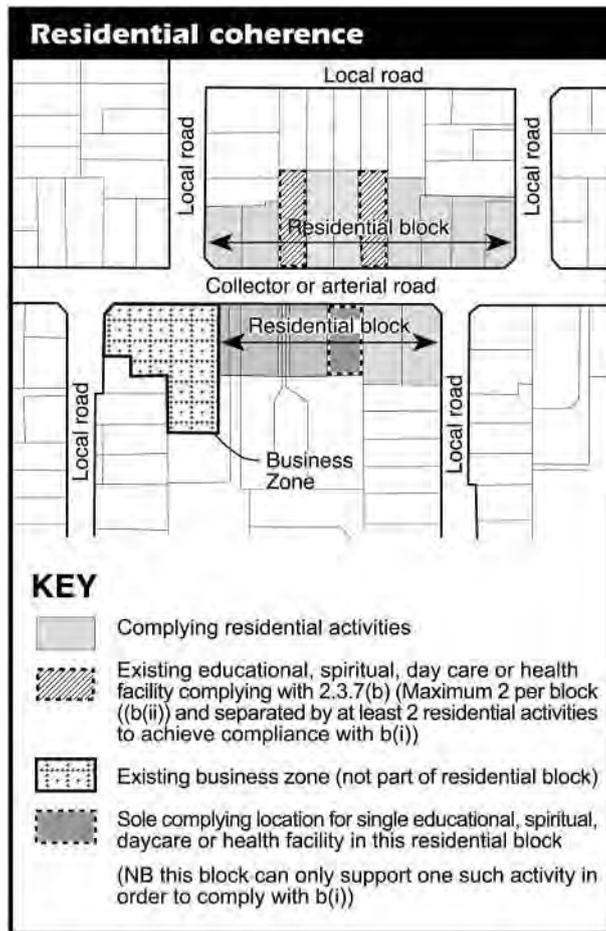
(a) within a community footprint; or

(b) on a front site, with frontage to a collector or arterial road only (except Memorial Avenue or Fendalton Road) and

(i) any residential activity on an adjoining front site or front site separated by an access with frontage to the same road is left with at least one residential neighbour. (For the purposes of this clause, the residential neighbour shall be on an adjoining front site or front site separated by an access and have frontage to the same road); and

(ii) the residential block is not left with more than two non-residential activities in that block.

Note: These exceptions do not apply to local roads



2.3.8 Other activities - 458-464 Ferry Road

Updated 18 January 2010

In the Living 2 zone on 458-464 Ferry Road (as shown in Part 2, Appendix 12)

(i) a minimum of 35% of the combined gross floor area across all buildings shall be used for residential activities;

(ii) the following clauses shall not apply to Other Activities on this site:

Clause 2.3.1 - Scale of Activities,

Clause 2.3.2 - Site Size,

Clause 2.3.3(a) - Hours of Operation,

Clause 2.3.4 - Traffic Generation,

Clause 2.3.7 - Residential Coherence.

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects

(refer part 10, Clause 1)

Protected trees

(refer Part 10, Clause 2)

Noise

(refer Part 11, Clause 1)

Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)

(refer Part 13)

2.4 Critical standards - Living 1, H, RS, RV, TMB, 2 and Deferred Zones

Updated 14 November 2005

2.4.1 Residential site density - residential activities

Updated 11 October 2010

Each residential unit shall be contained within its own separate site with a minimum net area as follows:

Living 1 Zone (excluding SBCMA 1 and Sam areas 8, 8a and 8b)	420m ²
Living 1 Zone (SBCMA 1)	450m ² , provided that provision of this minimum net area shall not include any land seaward of the SBCMA 1/ C1A boundary
Living 1 Zone (Sam areas 8, 8a and 8b)	500m ²
Living H Zone	550m ²
Living RS Zone	1000m ² , except for sites existing at date of public notification
Living 2 Zone (excluding Sam areas 6, 12 and 14)	300m ²
Living 2 Zone (Sam areas 6, 12 and 14)	420m ²
Living RV Zone:	
- Kainga	600m ²
- Riverlea Estates:	300m ² for existing residential units at date of public notification, 500m ² for residential units erected after date of public notification

except that

(a) for each residential unit on any fee simple title, or vacant parts of a fee simple title where there is/are existing cross-lease(s), or company leases over other parts of such titles, or for proposed units on a unit development plan, where the creation of such sites had obtained subdivision consent before the date of the notification of the District Plan (24 June 1995) or any fee simple title, cross lease, company lease or unit title which had its certificate of title issued before the date of the notification of the District Plan there shall be no minimum net area, provided that all other applicable critical standards in Clause 2.4 are complied with (refer also to subdivision rules in Part 14 for further cross-leases which require subdivision consent);

(b) on any fee simple title, or vacant parts of a fee simple title where there is/are existing cross-lease(s) or company leases over other parts of such titles, or for proposed units on a unit development plan, where the creation of such sites had obtained subdivision consent after the date of the notification of the District Plan (24 June 1995) and before the date of the release of decisions on the District Plan (8 May 1999) or any fee simple title, cross lease, company lease or unit title which had its certificate of title issued between these dates, each residential unit shall be contained within its own separate site with a minimum net area as follows:

Living 1 (excluding Sams 8, 8a and 8b)	330m ²
Living 1 Zone (Sam areas 8, 8a and 8b)	420m ²
Living H	425m ²
Living RS Zone	970m ² except for sites existing at date of public notification
Living 2 (except Sams 6, 12, 14)	240m ²
Living 2 Zone (Sams 6, 12, 14)	330m ²
Living RV Zone:	
- Kainga	570m ²
- Riverlea Estates:	270m ² for existing residential units at date of public notification 470m ² for residential units erected after date of public notification

provided that all other applicable critical standards in Clause 2.4 are complied with (refer also to subdivision rules in Part 14 for further cross-leases which require subdivision consent);

(c) in respect of the minimum site density for sites within the Living RS Zone (other than those existing at the date of public notification) and notwithstanding the definition of "site" in Volume 3, Part 1, "own separate site" means a physically contiguous area of land shown on a site plan with defined boundaries, whether legally or otherwise defined boundaries, and includes:

- a single legally defined parcel of land that is held in a single certificate of title or for which a single certificate of title could be issued without further consent of the Council; or
- a group of physically contiguous legally defined parcels of land that are held in a single certificate of title or for which a single certificate of title could be issued without further consent of the Council.

(d) where at least 8 residential units are to be erected on a site and at least 60% of the open space associated with all the units is permanently and legally available for use by the residents of all units, the minimum net area per residential unit may be averaged over the total site containing all residential units (note: at the time of subdivision of such residential units a consent notice pursuant to Section 221 Resource Management Act 1991 will be imposed on the titles to ensure that all open space remains available for all residents);

(e) in the Living 1, H and 2 Zones, for any elderly persons housing unit with a gross floor area less than 80m² there shall be no minimum net area for any site ;

(f) on Lots 4-8 DP 19524, Lot 1 DP 16527 and Lots 1-6 DP 82040 zoned Living H (Hills) on Moncks Spur Road the minimum net area of any site shall be 800m² .

(g) in the Living 2 zone on 458-464 Ferry Road (as shown in Part 2, Appendix 12) there shall be no minimum net site area for any site provided that there are no more than 6 residential units on the entire area shown in Appendix 12. The restriction on the maximum number of residential units does not apply to elderly persons housing units with a gross floor area less than 80m² .

(Refer also to development standards for residential site density - Clause 2.2.1.)

2.4.2 Settlement size and scale - residential activities

Updated 16 November 2009

(a) In the Living RV zone at Riverlea Estates, the maximum number of residential units shall be one per existing "lot" as identified in Appendix 2;

except that additional residential units may be erected where appropriate legal arrangements have been made to ensure that an existing residential unit, in the area known as Western Stewarts Gully and zoned Rural 1, will be demolished and the land returned to the owner on or before the completion of the residential unit in the Living RV Zone.

(b) In the Living TMB Zone

(i) the maximum number of baches shall be 18.

(ii) The gross floor area of any individual bach shall be no more than 50m². Any individual bach with a gross floor area greater than 55m² shall be a prohibited activity. For the purposes of this rule gross floor area shall only include ground floor and shall exclude any mezzanine or first floor levels.

(iii) The total area of all decks associated with a bach shall be no more than 6m².

(iv) The use of the vehicular access to the Living TMB Zone, shown on the development plan in Appendix 3k, shall be restricted to bach owners for the purposes of taking people or goods to or from their respective baches or for vehicles specifically needed for construction, maintenance or emergency purposes. Except for the loading or unloading of people and/or goods, and for the temporary parking of vehicles (other than vehicles owned by bach owners) specifically needed for construction, maintenance or emergency purposes, there shall be no parking in the Living TMB Zone.

(v) The development of any building other than a bach shall be a non-complying activity.

(vi) The construction or placement of a bach shall be prohibited unless a corresponding unscheduled bach or scheduled bach in Hobsons Bay is demolished or removed from the Conservation 1A Zone.

(vii) Any activity, other than temporary occupation of a bach, shall be a prohibited activity.

(c) The maximum number of residential units within the Development Plan Area defined in Appendix 3i, Part 2, is limited to 380. Further, it shall be a prohibited activity for the number of residential units to exceed 250 within the Development Plan Area defined in Appendix 3i, Part 2, unless the Hoon Hay, Cashmere and Worsleys Roads have been realigned to form a "cross-road" intersection and that intersection has been signalized, in accordance with Appendix 14, Part 15, or as otherwise agreed by the Council.

(Refer also to Clauses 3.4.8 (b), Part 2, and 4.3.2 (F)(e)(i) and 5.3.5 (iv), Part 14)

2.4.3 Open space - residential and other activities

Updated 18 January 2010

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

	Other activities and residential activities with garage provided	Residential activities without garage provided
Living 1 Zone	40%	40% less 18m ²
Living H Zone	35%	35% less 18m ²
Living RS & RV Zones - Kainga	25%	25% less 18m ²
Living RV Zone - Riverlea Estates	40%	40% less 18m ²
Living 2 Zone	45%	45% less 18m ²

except

(a) for nursery and market gardens; and

(b) that in the Living 1, 2 and H Zones, for elderly persons housing complexes, the percentage coverage by buildings shall be calculated over the net area of the site of the entire complex, rather than over the net area of the site of any part of the complex.

(c) in the Living 2 zone on 458-464 Ferry Road (as shown in Part 2, Appendix 12) the maximum site coverage for all activities shall be 55%.

(Refer also to development standards for open space - Clause 2.2.2.)

2.4.4 Building height - residential and other activities

Updated 14 November 2005

Maximum height of any building shall be:

Living 1, H & RS Zones	9m
Living 2 Zone	9m
Living RV Zone	
- Kainga	9m
- Riverlea Estates	6m
Living TMB Zone	5m

(Refer also to development standards for building height - Clause 2.2.3.)

2.4.5 Retailing - other activities

Updated 18 January 2010

Retail activities shall be limited to the sale of goods grown or produced on the site except that:

(i) this clause does not apply in the Living 2 zone on 458-464 Ferry Road (as shown in Part 2, Appendix 12).

(Refer also to development standards for retailing - Clause 2.2.14 which means that the sale of goods grown or produced on the site is a discretionary activity in respect of that standard.)

2.4.6 Boarding of animals - other activities

Updated 14 November 2005

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

2.4.7 Special setback provisions - residential and other activities

Updated 31 October 2008

- (a) In that part of the Living 1 zone which is;
- (i) Adjacent to the proposed expressway between Travis Road and New Brighton Road;
 - (ii) Adjacent to State Highway 73 (Southern Motorway) between Annex and Curletts Roads;
 - (iii) Adjacent to State Highway 75 (Curletts Road) between the intersection with State Highway 73 and Lincoln Road;

Building setbacks, or building location, or acoustic barriers, or other means, either singly or in combination shall be used such that the following noise insulation standards are met:

Sound levels attributable to traffic from these roads shall not exceed a level of 57 dBA L10 (18 hour) 54 dBA Leq (24 hour) in any outdoor area of the site and a design level of 60 dBA L10 (18 hour) 57 dBA Leq (24 hour) measured 1 metre from the facade of any residential unit. All measured in accordance with NZS 6801:1991 Assessment of Sound.

(b)

- (i) In that part of the Living 1 Zone at Styx Mill (as shown on Appendix 3f), except for the land in Inset 'B' in Appendix 3f, residential units shall be set back at least 40m from Johns Road or Main North Road, and at least 25m from the terrace edge along the boundary with the Styx Mill Reserve. In addition, a 5m strip of flax and other suitable dense vegetation shall be established within the Living zone along its boundary with the Styx Mill Reserve, and also along the terrace face with a predator proof fence at the base of the terrace, at the expense of the developer. The planting and fencing along the Styx Mill Reserve boundary shall be completed before any residential units are built.
- (ii) For the Living 1 land in the Inset 'B' of Appendix 3f, residential units shall be set back at least 25m from the top of the terrace edge. In addition, a 5m strip of flax and other suitable dense vegetation shall be established along the top of the terrace and also along the terrace face with a predator proof fence at the base of the terrace, at the expense of the developer. The planting and fencing shall be completed before any residential units are built. (The location of the building setback and the planting is indicated in Appendix 12 Part 14)

- (c) In the Living 1 Zone (at North Beach) the minimum building setback from the boundary with the Living 4B (North Beach) Zone shall be 20m.

2.4.8 Dismantling or repair of motor vehicles - other activities

Updated 14 November 2005

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles.

Note: Vehicles being dismantled or repaired that are owned by people who live on the same site are exempt from this standard.

2.4.9 Aircraft noise exposure - Living 1 and 2 zones

Updated 14 November 2005

Any new residential unit, or any building or part of a building including additions to a building, described in Part 4, Appendix 1, and which is within the 55 dBA Ldn noise contour shown on the planning maps, shall be insulated from the aircraft noise so as to comply with the provisions of that appendix.

2.4.10 Special flooding provision - residential activities

Updated 14 November 2005

In the Living 1 Deferred Zone to the west of Philpotts Road and south of Winters Road on Planning Map 25A:

- (a) A building erected below 15.3 metres (relative to the Christchurch Drainage Board (CBD) Datum) shall be a prohibited activity.
- (b) Floor levels of buildings shall not be less than 250mm above the minimum ground level required by (a) above.

2.4.11 Special hard-surfacing limitations - residential and other activities

Updated 22 May 2006

In the Living 1 Zone within the South Brighton Coastal Management Area 1 (SBCMA 1), only, as identified on planning map 49A, materials for the constructions of hard surfaces for driveways, paths, parking or other outdoor areas shall be limited to:

- (i) gobi blocks or similar materials designed to allow infiltration to occur: and/or
- (ii) loosely compacted uniformly graded gravel.

Reference to other critical standards

Updated 11 July 2011

Excavation and filling of land
(refer Part 9, Clause 5)

Airport protection surfaces (prohibited activity)
(refer Part 9, Clause 6)

NZDF Wigram Protection Surfaces (prohibited activity)
(refer to Part 9, NZDF Wigram Protection Surfaces, Clause 8)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision (including prohibited activities)
(refer Part 14)

Volume 3 : Part 2 Living Zones : 2.4 Critical standards - Living 1, H, RS, RV, TMB, 2 and
Deferred Zones : Reference to other critical standards

3.0 Rules - Living 1A, 1B,1D, 1E, 1F, HA, HB and Deferred Zones

Updated 30 October 2008

Guide to using these rules

Step 1: Establish what zone the activity is located within. If the zone is a deferred zone then refer to Clause 3.1.3.

Step 2: Establish whether the activity is a residential activity or an other activity.

Step 3: Having established the applicable zone, and category of activity, check that it complies with all of the development standards for the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(The activity may also be specified as a discretionary activity or as a controlled activity. If it is specified as a controlled activity, the proposal cannot be declined, and can only be subject to conditions.)

Step 4: Then check that the activity complies with all of the community standards. (This does not apply to any activity categorised as a residential activity.)

If the activity does not comply with any of the community standards, application will need to be made for a resource consent, assessed as a discretionary activity.

Step 5: Then check that the activity complies with all of the critical standards.

If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Step 6: Then check whether the activity is specified as a prohibited activity. If it is, no application can be made for this activity.

Step 7: Check that the activity complies with any relevant city rules (cross referenced in the standards). If not, a resource consent will be required in respect to that rule(s) not complied with.

If the activity complies with all of the zone rules and city rules and is not specified as a prohibited activity, it is a permitted activity.

3.1 Categories of activities - Living 1A, 1B,1D, 1E, 1F, HA, HB and Deferred Zones

Updated 31 October 2008

3.1.1 Residential activities

Updated 14 November 2005

(a) Any residential activity which complies with:

- all of the development standards under Clause 3.2 and;
- all of the critical standards under Clause 3.4

shall be a **permitted activity**

(b) Any residential activity which complies with all of the critical standards, but does not comply with any one or more of the development standards under Clause 3.2 shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any residential activity which is not a prohibited activity, but which does not comply with any one or more of the critical standards under Clause 3.4 shall be a **non-complying activity** .

(d) Clarification of categories of activities

The standards may also specify that an activity is discretionary or controlled (development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

3.1.2 Other activities

Updated 14 November 2005

(a) Any other activity which complies with:

- all of the development standards under Clause 3.2;
- all of the community standards under Clause 3.3 and;
- all of the critical standards under Clause 3.4;

shall be a **permitted activity**

(b) Any other activity, which complies with all of the community standards and critical standards,

but does not comply with any one or more of the development standards under Clause 3.2 shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any other activity which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 3.3 shall be a **discretionary activity** .

(d) Any other activity which does not comply with any one or more of the critical standards under Clause 3.4 shall be a **non-complying activity**.

(e) Clarification of categories of activities

The standards may also specify that an activity is discretionary (development standards) or controlled (development standards).

3.1.3 Deferred Zones

Updated 16 November 2009

(a) In the Living HA Deferred Zone on Planning Map 59A (Kennedys Bush/Cashmere Road) the standards applicable to the Rural H Zone shall apply until a sewer outfall is available for the area. From that time the standards applicable to the Living HA Zone (Upper Kennedys Bush defined in Appendix 3d, Part 2) shall apply, except Clause 3.4.9(b), Part 2.

(b) In the Living HA Deferred 2008 Zone on Planning Map 59A and defined in Appendix 8, Part 2, (Kennedys Bush/Cashmere Road) the standards applicable to the Rural H zone shall apply until such time as a subdivision is approved in accordance with Clause 4.3.2. (H)(c), Part 14. From that time the standards applicable to the Living HA Zone Upper Kennedys Bush (defined in Appendix 3d, Part 2) shall apply, except Clause 3.4.9 (b), Part 2.

(c) In the Living 1A Deferred Zone on Planning Maps 30, 36, 37 (Yaldhurst), the standards applicable to the Rural 5 Zone shall apply until a variation or plan change has been notified which introduces an outline development plan into the Plan for the area contained in the Deferred Zone. The outline plan shall show the following:

- indicative roading layout and access points designed to avoid or mitigate adverse effects on the surrounding road network and amenity

- setbacks from roads and power pylons in accordance with other provisions in this plan specific to this area
- areas of open space to be vested in the Council
- swales and other features designed to avoid or mitigate adverse effects of stormwater discharges on the environment and enhance amenity, recreational and cultural values.

(d) In that part of the Living 1A Deferred Zone at North Halswell (between the Southern Arterial designation and Wigram Road) on Planning Maps 44A, 45A and 51A within the development plan area defined in Appendix 3h, Part 2, the standards applicable to the Rural 2 Zone shall apply until 8 May 2002, or until the section of the Southern Arterial between Curletts Road and Halswell Junction Road has been completed, whichever is the sooner. After that, the provisions of the Living 1A Zone shall apply.

(e) In the Living HA Deferred Zone on the Planning Map 55A (Heathcote Valley), the standards applicable in the Rural 7 Zone shall apply until a Variation or Plan Change has been notified which introduces any necessary rules and outline development plans into the Plan for the area contained within the Deferred Zone.

The Variation or Plan Change shall consider the following issues and determine the necessity for the specific rules or other methods:

- setbacks from Bridle Path Road
- building line restrictions on the upper slopes of the zone for amenity or land stability purposes
- lot sizes below 1500m² fronting Bridle Path Road
- visual amenity and landscape values
- the needs of existing rural and horticultural activities including separation to prevent conflicts with potential residential activities
- the protection of listed trees

Any outline plan shall show the following:

- development access points from Bridle Path Road designed to avoid or mitigate adverse effects on the surrounding road network and amenity
- any areas of open space to be vested in the Council and linkages to the conservation area
- any setback from power lines
- any additional building line restrictions resulting from the above considerations.

(f) In any part of the Living HA Deferred Zone or Living 1A Deferred Zone on Planning Maps 53A and 60A and defined in Appendix 3i, Part 2 (Cashmere and Worsley), the standards applicable to the Rural Hills Zone shall apply in the Living HA Deferred Zone and the standards applicable to the Rural 2 Zone shall apply to the Deferred Living HA Zone, until such time as a subdivision has been approved by the Council in accordance with part 14, Clause 4.3.2 (F)(e), 5.3.5, 7.2.2 and 17.3.3 for that zone or part of the zone, and a certificate has been issued by the Council for that subdivision under Section 224 of the Act. Once a Section 224 certificate has been issued for a subdivision in the Living HA Deferred Zone the standards applicable to the Living HA Zone shall apply to that land in the subdivision. Once a Section 224 certificate has been issued for a subdivision in the Living 1 A Deferred Zone the standards applicable to the Living 1A Zone shall apply to that land in the subdivision, including sub-clause 3.4.1(b)(iv), Part 2.

(g) In any part of the Living HA Deferred Zone on Planning Map 55A (Moncks Spur/Mt. Pleasant Road) the standards applicable to the Rural H Zone shall apply until such time as the requirements in Part 14, Clauses 4.3.2 (H)(g), 5.3.6, 9.3.1, and 17.3.2 are met for that part of the zone. Once those requirements are met for any part of the Living HA Deferred Zone the standards applicable to the Living HA Zone shall apply to that part of the zone.

3.1.4 Reference to City Rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

3.2 Development standards - Living 1A, 1B,1D, 1E, 1F, HA, HB and Deferred Zones

Updated 31 October 2008

Any application arising from clauses 3.2.5 (a) (i), 3.2.9, 3.2.10, 3.2.11, 3.2.16 and 3.2.17 will not require the written consent of other persons and shall be non-notified.

3.2.1 Residential site density - residential activities

Updated 16 November 2009

In the Living 1A Zone, each residential unit shall be contained within its own separate site with a minimum net area of 450m² **except**

- (a) that for any elderly persons housing unit with a gross floor area less than 80m² there shall be no minimum net area for any site;
- (b) for front sites with frontage to Cavendish, Claridges, Buchanans or Yaldhurst Roads and Harewood Road opposite the Rural 5 Zone; front sites with frontage to Halswell Road, opposite the Rural 2 Zone, and Wigram Road opposite the SP (Wigram) Zone; and sites adjoining a Rural 2, Rural 3 or Rural 5 Zone.
- (c) on land zoned Living 1A Deferred Zone on Planning Maps 53A and in Appendix 3i, Part 2 (Cashmere and Worsleys)

(Refer also to critical standard residential site density (Clause 3.4.1 and deferred zoning Clause 3.1.3).)

3.2.2 Open space - residential and other activities

Updated 31 October 2008

In the Living 1A Zone and Living 1F the maximum percentage of the net area of the site covered by buildings shall be:

Other activities and residential activities with garage provided	35%
Residential activities without garage provided	35% less 18m ²

except :

- (a) for nursery and market gardens where the maximum shall be 55%;
- (b) where the height of all buildings on a site does not exceed 5.5 metres and is of a single storey the maximum shall be 40%;
- (c) in the Living 1A Zone and Living 1F for elderly persons housing complexes, the percentage coverage by buildings shall be calculated over the net area of the site of the entire complex rather than over the net area of the site of any part of the complex.

(Refer also to critical standards for open space - Clause 3.4.3.)

3.2.3 Building height - residential and other activities

Updated 31 October 2008

The maximum height of any building shall be:

Living 1A, 1B, 1D and 1E Zones 8m

Living HA and HB Zones 7m

except in that part of the Living HB Zone as shown in Part 2 Appendix 6

Living 1F Zone 5.5m and of a single storey only

except in that part of the Living 1F Zone identified as "Health Facility Area" as shown in Part 2 Appendix 3(e)

Note: For the purposes of determining building height in the Living 1F Zone, ground level shall be taken as the level of the ground existing when filling or excavation for new buildings on the land has been completed.

(Refer also to critical standards for building height - Clause 3.4.5.)

3.2.4 Sunlight and outlook for neighbours - residential and other activities

Updated 14 November 2005

(a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above internal boundaries as shown in Part 2, Appendix 1 **except that:**

(i) in the Living HA and HB Zones (except in that part of the Living HB Zone as shown in Part 2 Appendix 6, see 3.2.4(a)(iv)) the recession plane, as shown in Part 2, Appendix 1, shall only apply to the mid-point of each section of wall or roof of a building;

(ii) where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3m above the furthest boundary of the access lot or access strip or any combination of these areas (except in that part of the Living HB Zone as shown in Part 2 Appendix 6, see 3.2.4(a));

(iii) where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.

(iv) in that part of the Living HB Zone as shown in Part 2 Appendix 6 the recession plane shall be constructed from points 2.3 metres above a line 5 metres inside internal boundaries (whether or not the internal boundary immediately adjoins an access lot or access strip), as shown in Part 2, Appendix 1.

(b) The level of internal boundaries in zones other than the Living HA and HB Zones shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

3.2.5 Street scene - residential and other activities

Updated 14 November 2005

(a) Minimum building setback from road boundaries shall be 4.5m,

except that:

(i) where a garage has the vehicle door generally facing a road or shared access the minimum garage setback shall be 5.5m from the road boundary or shared access;

(ii) in that part of the Living HB Zone as shown in Part 2 Appendix 6 the minimum setback from road boundaries shall be 5m.

(Refer also to development standard for parking spaces for residential activities Part 13-2.2.9)

(b) Parking and outdoor storage areas shall be screened from adjoining road(s) by either landscaping, wall(s), fence(s) or a combination, except across those parts of the road boundary used as a vehicle crossing.

(i) The minimum height of screening shall be as follows:

Residential activities 1.2m

Other activities 1.8m

(ii) Where the screening is by way of landscaping, the minimum height shall be the minimum height at the time of planting.

(iii) Where screening is by way of landscaping it shall be for a minimum depth of 1.5m along the road frontage(s).

(Refer also to critical standards for special setback provisions - Clause 3.4.4.)

3.2.6 Separation from neighbours - residential and other activities

Updated 14 November 2005

Minimum building setback from internal boundaries shall be 1.8m **except that**

(a) in the Living 1B,1D, HA and HB Zones (except for that part of the Living HB Zone as shown in Part 2 Appendix 6 see (b) below), and the Living 1A Zone on front sites with frontage to Cavendish, Claridges, Buchanans or Yaldhurst Roads, and Harewood Road opposite the Rural 5 Zone; on front sites with frontage to Halswell Road, opposite the Rural 2 Zone, and Wigram Road opposite the SP (Wigram) Zone, and on sites adjoining a Rural 2, Rural 3 or Rural 5 Zone, the minimum building setback from internal boundaries shall be 3m;

(b) for that part of the Living HB Zone as shown in Part 2 Appendix 6 the minimum building setback from internal boundaries shall be 5m.

(c) where an internal boundary of a site immediately adjoins an access or part of an access the minimum building setback (except accessory buildings) from that internal boundary shall be 1m;

(d) accessory buildings may be located within the 1.8m or 3m setbacks specified above where the total length of walls or parts of accessory buildings, facing, and located within 1.8m or 3m of each internal boundary does not exceed 9m in length except for that part of the Living HB Zone as shown in Part 2 Appendix 6;

(e) where buildings on adjoining sites have a common wall along an internal boundary, no setback is required along that part of the boundary covered by such a wall;

(f) for residential activities any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary. This shall not apply to a window at an angle of 90° or greater to the boundary. First floor level shall not include a window or balcony which begins within 1.2m of ground level (such as above a garage which is partly below ground level). (For explanation see diagram in relation to Clause 2.2.6.);

(g) for residential activities where a window of a living area of a residential unit faces an internal boundary, the window shall be set back a minimum of 3m from the internal boundary. Where an internal boundary of a site immediately adjoins an access or part of an access the setback shall be 1m measured from that internal boundary. This rule shall not apply to a window located at an angle of 90° or greater to the boundary.

(Refer also to critical standards for special setback provisions - Clause 3.4.4.)

3.2.7 Continuous building length - ridgelines and parapets - residential and other activities

Updated 14 November 2005

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgeline and/or parapet to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that:

- (i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary.
- (ii) Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end of the building, the length of that step need only equal the remaining length of the ridgeline and/or horizontal parapet.

(Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.)

3.2.8 Continuous building length - exterior walls - residential and other activities

Updated 14 November 2005

- (a) Steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
< or = 20m	0
> 20m < or = 24m	1
> 24m < or = 28m	2
> 28m < or = 32m	3
> 32m	4 + 1 for every additional 10m of length over 32m

- (b) Where steps are required by (a) above:
 - (i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.
 - (ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.
 - (iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
 - (iv) The required steps shall be provided at all levels of the exterior wall.

except that:

- (i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.
- (ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

(Refer to Appendix 1A and the definitions of step, depth, length and ridgeline for further clarification of this rule.)

3.2.9 Outdoor living space - residential activities

Updated 31 October 2008

(a) Each residential unit shall be provided with an outdoor living space in a continuous area, contained within the net area of the site with a minimum area of 90m^2 and a minimum dimension of 6m

except that

(i) for any elderly persons housing unit with a gross floor area less than 80m^2 or, in the case of the Living 1F Zone a gross floor area less than 100m^2 , the minimum requirements shall be 30m^2 for each unit with a minimum dimension of 3m;

(ii) in the Living HA and HB Zones, the required minimum area of outdoor living space need not be continuous and may include decking;

(iii) in the Living HA and HB Zones the minimum area of outdoor living space contained within the net area of the site shall be 75m^2 with a minimum dimension of 4.5m.

(b) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine at midday on the shortest day of the year.

Note for clarification: This rule only applies to structures on the same site.

(c) The required minimum area shall not be occupied by any building, access, or parking space, other than;

- an outdoor swimming pool; or
- accessory building of less than 8m^2 ; or
- any buildings or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter and occupies no more than 30% of the area of the outdoor living space.

3.2.10 Family flats - residential activities

Updated 14 November 2005

All zones

Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandahs, of 65m^2 . Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:

- (a) the family flat shall be relocated from the site; or
- (b) shall have the kitchen removed so that the family flat is no longer a self-contained residential unit.

3.2.11 Development plans - residential and other activities

Updated 31 October 2008

Living 1A, 1A Deferred, 1B, 1F, HA and HB Zones only.

The development of land in those parts of the zones listed below shall be in general accordance with the layout shown on the development plan for these areas:

- (a) That part of the Living 1A Zone between Claridges Road and Sawyers Arms Road (refer Appendix 3(a)).
- (b) That part of the Living 1A Zone between Harewood Road and Wairakei Road (refer Appendix 3(b)).
- (c) That part of the Living 1A and 1B Zones south of the Northcote-Burwood expressway, between Philpotts Road and Burwood Road (refer Appendix 3(c)).

- (d) That part of the Living HA Zone in Upper Kennedy's Bush (refer Appendix 3(d)).
- (e) Those parts of the Living 1A Deferred and the Living 1A Zones between Wigram Road and Halswell Road within the development plan area defined in Appendix 3h.
- (f) That part of the Living 1B Zone on the northern side of Heathcote village (refer Appendix 3l). There shall be no through road within this area.
- (g) That part of the Living HB Zone on Worsleys Spur as shown in Part 2, Appendix 3m. The gully area shown on this plan shall be planted and maintained in native tree species indigenous to the area, except where left to regenerate by maintaining existing nursery plant cover of broom or gorse (refer also to Part 14, Clause 17.2.2).
- (h) The Living 1F Zone (refer Appendix 3(e)).

3.2.12 Screening from neighbours - other activities

Updated 14 November 2005

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination to at least 1.8m in height along the length of the parking or storage area. Where such screening is by way of landscaping it shall be for a minimum depth of 1.5m. Where such screening is by way of landscaping, the minimum height shall be the minimum height at the time of planting.

3.2.13 Restriction on outdoor activities - other activities

Updated 14 November 2005

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

3.2.14 Retailing - other activities

Updated 14 November 2005

Retail activities involving the sale of goods grown or produced on the site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment.

(Refer also to critical standards for retailing - Clause 3.4.6 which means that the sale of goods other than those grown or produced on the site is a non-complying activity.)

3.2.15 Noise from pre-schools - other activities

Updated 14 November 2005

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to the location of outdoor activities and facilities.

3.2.16 Landscaping on upper Worsleys Spur - residential activities

Updated 14 November 2005

(i) Within the upper part of the Worsleys Spur Living HB Zone as shown in Part 2, Appendix 7, the colour of any part of any building or structure or any addition or alteration to a building or structure (excluding trim which does not exceed 200mm in more than one dimension, doors which do not exceed 1.2 x 2.2m, or guttering) shall be limited to the following colours, expressed in British Standard 5252 colour range:

Colour	Reflectivity	Colour	Reflectivity
00 A 13	6%	10 B 29	3%
10 B 27	8%	02 A 11	18%
08 A 14	2%	22 B 25	12%
16 A 07	30%	18 B 23	20%
18 A 14	7%	18 B 21	30%
16 A 11	20%	10 B 23	22%
18 B 27	6%	08 B 23	19%
18 B 29	7%	12 B 29	2%
06 A 07	30%	00 A 09	20%
08 B 25	10%	12 B 27	8%
08 B 29	7%	00 A 11	12%
10 A 11	12%	12 B 23	20%
12 B 21	34%	08 B 21	27%
10 A 07	27%	02 A 07	30%
10 B 21	30%	08 B 27	8%
10 A 09	20%	18 B 25	13%
00 A 07	30%	06 A 11	12%
12 B 25	12%		

(ii) Any trim or guttering not exceeding 200mm in more than one dimension, or door which does not exceed 1.2 x 2.2m is not required to comply with the colour requirements specified in (i) above provided that its reflectivity is less than 70%.

(Explanatory note: this rule will not permit trim/doors guttering in white or near white.)

3.2.17 Landscaping - residential activities

Updated 14 November 2005

(i) Within that part of the Worsleys Spur Living HB Zone as shown in Part 2, Appendix 7, a minimum of six trees shall be planted within 20m of each residential unit. Any trees required by this rule shall be of a species capable of reaching a height at maturity of 8m and shall be not less than 1.5m high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this rule. Any tree required by this rule shall be maintained, and if dead, diseased or damaged, shall be replaced.

(ii) Notwithstanding (i) above, the following trees shall not be planted within that part of the LHB zone shown in Part 2, Appendix 7:

Fraxinus excelsior 'Aurea' (Golden Ash) (or similar yellow ash species)

Gleditsia tricanthos 'Sunburst' (Honey Locust) (or similar yellow varieties of the honey locust)

Robinia pseudoacacia 'Frisia' (Black Locust) (or similar yellow varieties of the black locust)

Ulmus procera 'Louis van Houtte' (Golden Elm) (or similar yellow elm varieties)

Arucaria heterophylla (Norfolk Pine)

Any eucalyptus (gum) species and any conifer species such as Chamaecyparis spp, Cupressocyparis leylandii spp. (eg, Golden Macrocarpa), Pinus spp, Thuja spp. but conifers which are indigenous to New Zealand (eg, rimu and totara) are not excluded from being planted under this rule.

3.2.18 Living 1F (Retirement Village - Prestons Road) Zone

Updated 31 October 2008

The following activities are not to be undertaken except with the consent of the Council as for a restricted discretionary activity, with the discretion of the Council limited to the assessment matters in clause 7.3.5. That consent may be given either in relation to an application in respect of one or more such activities or generally in relation to a Concept Plan for the entire site that indicates the proposed layout, location and/or provision of all intended facilities. If consent is given in relation to a Concept Plan then the consent will contain a condition requiring that activities associated with the provision of those facilities be such as to produce a result in general accordance with that Plan.

- (i) The provision of internal roading;
- (ii) The erection of buildings;
- (iii) Pedestrian facilities/walkways;
- (iv) The construction of facilities for stormwater management, retention and treatment;
- (v) Landscaping adjacent to roads (including internal roads), pedestrian facilities, cycleways, waterways and zone boundaries;
- (vi) The establishment of landscape features, including waterbodies.

3.2.19 Vehicular Access - Living 1F Zone

Updated 31 October 2008

Vehicular access off Prestons Road to the Living 1F Zone shall maintain an area of land on the site road frontage that remains clear of obstructions to visibility over 1m in height above carriageway level. The area of land subject to this rule is that shown on the development plan in Appendix 3e.

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Transport (parking, access and manoeuvring)

(refer Part 13)

Subdivision
(refer Part 14)

3.3 Community standards (other activities only) - Living 1A, 1B,1D, 1E, 1F, HA, HB and Deferred Zones

Updated 31 October 2008

3.3.1 Scale of activity - other activities

Updated 31 October 2008

(a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities, shall be 40m^2 or 20% of the gross floor area of all buildings on the site, whichever is the larger

except that

in the Living 1A Zone for sites other than front sites with frontage to Cavendish, Claridges, Buchanans or Yaldhurst Roads or Harewood Road opposite the Rural 5 Zone; for front sites with frontage to Halswell Road, opposite the Rural 2 zone, and Wigram Road opposite the SP (Wigram) Zone or sites adjoining a Rural 2, Rural 3 or Rural 5 Zone, the maximum shall be 40m^2 or 35% of the gross floor area of all buildings on the site, whichever is the larger.

(b) No more than one full-time equivalent person, who permanently resides elsewhere than on the site, may be employed in undertaking any activity on the site **except** for nursery and market gardens.

(c) Clauses (a) and (b) above shall not apply to rural activities in the Living HB Zone on Planning Map 55A (Moncks Spur and Mt Pleasant Roads) or any health facility associated with an elderly persons housing complex in the Living 1F Zone on Planning Maps 19 and 26 (Prestons Road).

3.3.2 Hours of operation - other activities

Updated 14 November 2005

(a) Maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week.

(b) Hours of operation shall be limited to between the hours:

0700 - 2300 Monday to Friday, and

0800 - 2300 Saturday, Sunday and public holidays

except

(i) where the activity occupies not more than 40m^2 of floor space; and

(ii) each person engaged in the activity outside the above hours resides permanently on the site; and

(iii) there are no visitors, clients or deliveries to or from the site outside the above hours.

(Refer also to city rules - (Part 11, Clause 1 - Noise).)

3.3.3 Traffic generation - other activities

Updated 14 November 2005

- (a) Maximum number of vehicle trips per site shall be:
- (i) Sites where access is shared with at least one other site:
 - Heavy vehicles 2 per week
 - Other vehicles 16 per day
 - (ii) Sites with frontage to local roads, other than (i) above
 - Heavy vehicles 2 per week
 - Other vehicles 32 per day
 - (iii) Other sites
 - Heavy vehicles 4 per week
 - Other vehicles 50 per day

(b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

3.3.4 Storage of heavy vehicles - other activities

Updated 14 November 2005

The maximum number of heavy vehicles stored on a site shall be one.

3.3.5 Residential coherence - other activities

Updated 14 November 2005

At least one person engaged in the activity shall reside permanently on the site.

3.3.6 Use of site and buildings - Living 1F Zone

Updated 31 October 2008

Any site or buildings shall only be used for elderly persons housing and ancillary health, managerial, administrative, social, professional and retail activities associated with the provision of services to elderly persons residing on site.

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer part 10, Clause 1)

Protected trees
(refer Part 10, Clause 1)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)
(refer Part 13)

3.4 Critical standards - Living 1A, 1B,1D, 1E, 1F, HA, HB and Deferred Zones

Updated 31 October 2008

3.4.1 Residential site density - residential activities

Updated 11 October 2010

(a) Each residential unit shall be contained within its own separate site with a minimum area (less any area subject to a designation for any purpose, and/or any strip of land 6m or less in width, and/or any strip of land where that land is the shared access for more than one site) as follows:

- | | | |
|-------|--|---|
| (i) | Living 1A Zone | 420m ² |
| (ii) | Living 1B Zone | 2000m ² |
| (iii) | Living 1A Zone where the sites adjoins the Rural 2, Rural 3, Rural 5 Zones | 1500m ² |
| (iv) | Living 1D Zone | 1 residential unit for each allotment existing at the date of the notification of this Plan |
| (v) | Living 1E Zone in the area to the east of the 50dBA Ldn noise contour line shown on Planning Map 17B | 1200m ² |
| (vi) | Living 1E Zone in the area to the west of the 50dBA Ldn noise contour line shown on Planning Map 17B | 2000m ² |

except that:

(i) where at least 8 residential units are to be erected on a site and where at least 60% of the open space associated with all the units is permanently and legally available for use by the residents of all units, the minimum net area per residential unit may be averaged over the total site containing all residential units (note: at the time of subdivision of such residential units a consent notice pursuant to section 221 of the Resource Management Act 1991 will be imposed on the titles to ensure that all open space remains available for all residents; and

(ii) in the Living 1A Zone, for any elderly persons housing unit with a gross floor area less than 80m² there shall be no minimum net area for any site.

(iii) in the Living 1F Zone, for any elderly persons housing unit with a gross floor area less than 100m² there shall be no minimum net area for any site.

(b) Notwithstanding (a) above, a residential activity shall be a prohibited activity for which no resource consent shall be granted in the following circumstances:

(i) in the Living 1A Zone:

on a site that adjoins the Rural 3 Zone between the Main North Railway and the Northern Arterial designation, north of Farquhars Road (Styx) where the area for a residential unit on its own separate site is less than 750m²; or

(ii) in the Living HA Zone (except on sites created prior to 24 June 1995 where the area for a residential unit on its own separate site is at least 1000m²):

(a) that is identified as Living HA Deferred on Planning Map 55A (Moncks Spur/Mt Pleasant Road) and in the Upper Kennedy's Bush area (see Appendix 3d, Part 2) where the area for a residential unit on its own separate site is less than 850m²;

(b) in the Living HA Zone on Planning Map 56A (Richmond Hill) where the area for a residential unit on its own separate site is less than 750m²; or

(c) in the Living HA Zone where the site adjoins the Rural 7 Zone on Planning Map 55A fronting Bridle Path Road (other than Pt Lot 1 DP 5026, Lot 1 DP 56503, and Lot 1 DP 61783), and where the area for a residential unit on its own separate site is less than 3000m²; or

(d) in the Living HA Low Density Subzone (Heathcote) on Planning Map 55A where the area for a residential unit on its own separate site is less than 2500m²; or

(e) in the Living HA Zone fronting Bridle Path Road just south of the intersection with Port Hills Road (see Appendix 3j), where the area for a residential unit on its own separate site is less than 850m² within 90m of Bridle Path Road, or less than 2500m² when 90m or more from Bridle Path Road. The measurement of 90m from Bridle Path Road is to be measured at right angles to that road. All sites within the land contained in Lot 2 DP 19560 shall be deemed to be within 90m of Bridle Path Road; or

(f) in the Living HA Zone on Planning Map 53A Shalamar Drive, Cashmere, where the area for a residential unit on its own separate site is less than 850m²; or

(g) on all other sites in the Living HA Zone where the area for a residential unit on its own separate site is less than 1500m².

(iii) in the Living HB Zone:

(a) in the Living HB Zone fronting Hyndhope Road (Planning Map 59A) where the area for a residential unit on its own separate site is less than 1500m²; or

(b) on all other sites in the Living HB Zone where the area for a residential unit on its own separate site is less than 3000m².

(iv) on land zoned Living 1A Deferred on Planning Map 53A and in Appendix 3i, Part 2, (Cashmere and Worsleys) where the net area of any site for a residential unit is less than 1,000m²

(c) Notwithstanding (a) above, residential activities shall be a non-complying activity in the following circumstances:

(i) in the Living 1F Zone, where residential activity is not associated with an elderly persons housing complex or ancillary managers residence.

(d) for the purposes of clause (a) (ii)-(vi) and clause (b) of this rule and notwithstanding the definition of "site" in Volume 3, Part 1, "own separate site" means a physically contiguous area of land shown on a site plan with defined boundaries, whether legally or otherwise defined boundaries, and includes:

- a single legally defined parcel of land that is held in a single certificate of title or for which a single certificate of title could be issued without further consent of the Council; or
- a group of physically contiguous legally defined parcels of land that are held in a single certificate of title or for which a single certificate of title could be issued without further consent of the Council.

except that:

- (i) in the Living HA and HB zones where one of the parcels is created for the purpose of a garageable space the parcels do not need to be adjoining.

(Refer also to development standard for residential site density - Clause 3.2.1, Deferred zoning - Clause 3.1.3, and Sewage disposal - Clause 3.4.10.)

3.4.2 Aircraft noise exposure - residential and other activities

Updated 14 November 2005

In the Living 1E Zone west of the 50 dBA Ldn airport noise contour line:

- (a) any new residential units, or additions to existing residential units shall be insulated from aircraft noise so as to comply with the provisions of Part 4, Appendix 1; and
- (b) buildings, other than residential units, shall also be insulated, where applicable, to comply with the provisions of Part 4, Appendix 1.

3.4.3 Open space - residential and other activities

Updated 14 November 2005

The maximum percentage or area of the net area of any site covered by buildings shall be as follows:

Other activities and residential activities with garage provided	40% or 300m ² , whichever is the lesser
Residential activities without garage provided	40% less 18m ² or 282m ² , whichever is the lesser

except :

- for nursery and market gardens
- in the Living HB Zone on Planning Map 55A (Moncks Spur and Mt Pleasant Roads) only the maximum percentage or area of the net area of the site covered by buildings shall also include impervious surfaces
- in that part of the Living HB Zone as shown in Part 2 Appendix 6 the maximum percentage of the net area of any site covered by buildings shall be 10%.

(Refer also to development standards for open space - Clause 3.2.2.)

3.4.4 Special setback provisions - residential and other activities

Updated 31 October 2008

The setbacks in the locations specified below shall be as follows.

- (a) In the Living 1A Zone the minimum building setback from Cavendish Road shall be 10m.
- (b) In the Living 1A and 1B Zones the minimum building setback from a limited access road listed in Part 8, Appendix 5 shall be 80m

except that

- (i) where mounding or other physical barrier to noise transmission capable of reducing traffic noise intrusion to all parts of any site by at least 10dBA is provided within 20m of the road boundary across the entire width of the site, the minimum building setback shall be 40m **provided that** such mounding or barrier shall be screened from the adjoining road by landscaping. Such landscaping shall be for a minimum depth of 1.5m, a minimum height of 1.8m and be located between the mounding or fencing

and the adjoining road. Where such screening is by way of landscaping, the minimum height shall be the minimum height at the time of planting.

(ii) where the provisions of subclause (i) above are complied with, and all external windows and doors of the residential units including those installed in the roof are acoustically treated to achieve a sound transmission loss of at least 25dBA with windows and doors closed, then the minimum building setback shall be 20m.

(Subclauses 3.4.4(b) (i) and (ii) do not apply to that section of Marshland Road between Queen Elizabeth Drive and Briggs Road.)

For the purposes of this rule the minimum building setback shall be measured from the carriageway to the residential unit.

(c) In the Living 1A Zone the minimum building setback shall be as follows:

- (i) From the boundary with Rural 2, Rural 3 or Rural 5 Zone 20m
except that on corner sites, the setback from one boundary may be reduced to a minimum of 10m
- (ii) From the boundary with the Living 1 Zone between Wairakei Road and Harewood Roads, and Sawyers Arms and Claridges Roads 10m

(d) In the Living 1B Zone the minimum building setback from the boundary with the Living 1 or 2 Zones or the boundary with Lot 1, Lot 2 or Lot 3 DP 49320 shall be 6m.

(e) In the Living HA zone on Bridle Path Road, just south of the intersection with Port Hills Road (see Appendix 3j), the minimum building setback from Bridle Path Road shall be 10m. In addition, no building shall be located further than 125m from Bridle Path Road when measured at right-angles to that road.

(f) In the Living 1F Zone the minimum building setback shall be as follows:

- (i) From Prestons Road 15m
- (ii) From the boundary with the Living 1 Zone 25m
- (iii) From the boundary with the Rural 3 Zone 10m

(Refer also to development standards for street scene (Clause 3.2.5) and for separation from neighbours (Clause 3.2.6).)

3.4.5 Building height - residential and other activities

Updated 31 October 2008

The maximum height of any building shall be:

Living 1A, 1B, 1D, 1E, HA, HB and Deferred Zones	9m
Living 1F	6.5m and of a single storey only

except in that part of the Living 1F Zone identified as "Health Facility" as shown in Part 2, Appendix 3(e), the maximum height of any health facility building shall be 13m.

Note: For the purposes of determining building height in the Living 1F Zone, ground level shall be taken as the level of the ground existing when filling or excavation for new buildings on the land has been completed.

3.4.6 Retailing - other activities

Updated 14 November 2005

Retail activities shall be limited to the sale of goods grown or produced on the site.

(Refer also to development standards for retailing - Clause 3.2.13 which means that the sale of goods grown or produced on the site is a discretionary activity in respect of that standard.)

3.4.7 Boarding of animals - other activities

Updated 14 November 2005

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

3.4.8 Settlement size and scale - residential activities

Updated 16 November 2009

(a) In the Living HA Zone (Upper Kennedys Bush) the erection of a residential unit or units which would result in a total of more than 100 additional residential units in the zone after the date of public notification of this Plan (24 June 1995) shall be a prohibited activity.

(b) The maximum number of residential units within the Development Plan Area defined in Appendix 3i, Part 2, is limited to 380. Further, it shall be a prohibited activity for the number of residential units to exceed 250 within the Development Plan Area defined in Appendix 3i, Part 2, unless the Hoon Hay, Cashmere and Worsleys Roads have been realigned to form a "cross-road" intersection and that intersection has been signalized, in accordance with Appendix 15, Part 14 or as otherwise agreed by the Council.

(Refer also to Clauses 2.4.2(c), Part 2, and 4.3.2 (F)(e)(i) and 5.3.5(iv), Part 14)

3.4.9 Sewage disposal

Updated 14 November 2005

(a) In the Living 1A Zone (Jones Road, Templeton, Part Lot 2 DP 49797, CT 37C/313), the erection of any residential units, unless connected to a reticulated sewerage system in Islington, shall be a prohibited activity.

(b) In the Living 1E Zone the erection of any residential units unless connected to a reticulated sewerage system, shall be a prohibited activity.

3.4.10 Dismantling or repair of motor vehicles - other activities

Updated 14 November 2005

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles.

Note: Vehicles being dismantled or repaired that are owned by people who live on the same site are exempt from this standard.

3.4.11 Scale of building development - Living 1F Zone

Updated 31 October 2008

The scale of building development in the zone shall not exceed:

(i) independent elderly persons housing units – maximum of 165

Where a unit shares a common wall with another unit, there shall be no more than four units in any such arrangement

(ii) serviced elderly persons housing units – maximum of 45, contained within that part of the zone identified as "Health Facility" as shown in Part 2, Appendix 10

- (iii) health facility – maximum of 1 with ground floor area less than 2,500m²

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Airport protection surfaces (prohibited activity)
(refer Part 9, Clause 6)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision (including prohibited activities)
(refer Part 14)

Volume 3 : Part 2 Living Zones : 3.4 Critical standards - Living 1A, 1B,1D, 1E, 1F, HA, HB and
Deferred Zones : Reference to other critical standards

4.0 Rules - Living 3, 4A, 4B and 4C Zones

Updated 14 November 2005

Guide to using these rules

Step 1: Establish what zone the activity is located within (and check if it is within a Special Amenity Area or a community footprint).

Step 2: Establish whether the activity is a residential activity or an other activity.

Step 3: Having established the applicable zone, and category of activity, check that it complies with all of the development standards for the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(The activity may also be specified as a discretionary activity or as a controlled activity. If it is specified as a controlled activity, the proposal cannot be declined, and can only be subject to conditions with the exercise of the Council's discretion limited to the matter(s) subject to that standard).

Step 4: Then check that the activity complies with all of the community standards. (This does not apply to any activity categorised as a residential activity.)

If the activity does not comply with any of the community standards, application will need to be made for a resource consent, assessed as a discretionary activity.

Step 5: Then check that the activity complies with all of the critical standards.

If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Step 6: Check that the activity complies with any relevant city rules (cross referenced in the standards). If not, a resource consent will be required in respect to that rule(s) not complied with.

If the activity complies with all of the zone rules and city rules, it is a permitted activity.

4.1 Categories of activities - Living 3, 4A, 4B and 4C Zones

Updated 14 November 2005

4.1.1 Residential activities

Updated 14 November 2005

(a) Any residential activity which complies with:

- all of the development standards under Clause 4.2; and;
- all of the critical standards under Clause 4.4

shall be a **permitted activity**

(b) Any residential activity which complies with all of the critical standards, but does not comply with any one or more of the development standards under Clause 4.2 shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any residential activity which does not comply with any one or more of the critical standards under Clause 4.4 shall be a **non-complying activity** .

(d) Clarification of categories of activities

The standards may also specify that an activity is discretionary or controlled (development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

4.1.2 Other activities

Updated 11 October 2010

(a) Any other activity, except as referred to in 4.1.5 below, which complies with:

- all of the development standards under Clause 4.2;
- all of the community standards under Clause 4.3; and
- all of the critical standards under Clause 4.4

shall be a **permitted activity** .

(b) Any other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards under Clause 4.2 shall be a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any other activity which complies with all of the critical standards but does not comply with any one or more of the community standards under Clause 4.3 shall be a **discretionary activity** .

(d) Any other activity which does not comply with any one or more of the critical standards under Clause 4.4 shall be a **non-complying activity** .

(e) Clarification of categories of activities.

The standards may also specify that an activity is discretionary (development standards); or controlled (development standards).

4.1.3 Clarification of rules

Updated 14 November 2005

(a) Living 4C Zone (Avon Loop)

The rules applying to the Living 4C Zone (Avon Loop) are the same as the Living 4C Zone unless specifically stated otherwise.

(b) Living 3 Zone - Tonbridge and Rastrick Streets

Attention is drawn to the provisions of the Living 5 Zone rule 5.4.4 which restricts access from the Living 5 Zone (Merivale) to Tonbridge and Rastrick Streets.

4.1.4 Reference to City Rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

4.1.5 Corner of Hagley Avenue and Moorhouse Avenue - other activities only

Updated 11 October 2010

(a) Any other activity on the site located at 420-426 Hagley Avenue (being Lots 1 & 2 DP 7835 and Lot 1 DP 8570) shall comply with all the following development, community, critical and site specific standards.

Living 4B Standards

Development

- (i) Compliance with rule 4.2.2 Sunlight and outlook for neighbours.
- (ii) Compliance with rule 4.2.4 Separation from neighbours.
- (iii) Compliance with rule 4.2.8 Outdoor living space - residential activities only.
- (iv) Compliance with rule 4.2.9 Outdoor service space - residential activities only.
- (v) Compliance with rule 4.2.11 On-site convenience - residential activities only.
- (vi) Compliance with rule 4.2.15 Restriction on outdoor activities - other activities.

Community

- (vii) Compliance with rule 4.3.3(b) Hours of operation
- (viii) Compliance with rule 4.3.5 Storage of heavy vehicles - other activities.

Critical

- (ix) Compliance with rule 4.4.6 Boarding of animals - other activities.
- (x) Compliance with rule 4.4.7 Dismantling or repair of motor vehicles - other activities.

Site Specific Critical Standards

- (xi) Retail activities and non-site related car parking of no more than 150m² of GLFA including any outdoor area.
- (xii) The hours of operation for any outdoor area associated with any retail activity shall be between 0700 hrs - 2200 hrs.
- (xiii) A maximum plot ratio of 1.3.
- (xiv) Lots 1 & 2 DP 7835 and Lot 1 DP 8570 are to be amalgamated.
- (xv) Maximum height limit of 30m.

Where a proposal does not comply with the standards identified above, it shall be assessed as a restricted discretionary activity in terms of (i) - (vi), a discretionary activity in terms of (vii) - (viii), or a non-complying activity in terms of (ix) - (xv). The relevant assessment of the L4B zone in relation to (i) - (vii) shall be applicable.

(b) Any building on the site located at 420-426 Hagley Avenue (being Lots 1 & 2 DP 7835 and Lot 1 DP 8570) is a discretionary activity with the exercise of the Council's discretion limited to the following design criteria:

- (i) The extent to which any building addresses the visual relationship of the building to its neighbours, the street scene, the Hagley Avenue/Moorhouse Avenue Corner and the adjacent Hagley Park public space.
- (ii) The extent to which any building (bulk and location) is placed on the site to address the corner location and its relationship with the Moorhouse Avenue/Hagley Avenue/Lincoln Road intersection.
- (iii) The extent to which external design and appearance of any building, including, facade modulation, material and external colour are in sympathy with the adjoining residential environment, particularly the Hagley Avenue frontage.

- (iv) The extent to which the ground level of the building interacts with the street frontage.
- (v) The extent to which residential design elements such as, balconies and windows are included in the building design and in particular, their use in the facade fronting Hagley Avenue.
- (vi) The extent to which any outdoor advertisement is visually and physically integrated into the building design.
- (vii) The extent to which any building makes provision for residential use.
- (viii) The measures taken to restrict through traffic between Hagley and Moorhouse Avenues.
- (ix) The extent to which car-parking is appropriately screened from Hagley Avenue and Hagley Park.
- (x) The extent to which any part of the site that does not contain a building is designed and landscaped to minimise any adverse visual impact on adjoining activities and spaces.

An application arising from clauses 4.1.5 (a)(iii) - (v) will not require the written consent of other persons and shall be non-notified.

Note: Relevant provisions in Chapters 9, 10, 11, 13 and 14 are applicable to this site.

4.2 Development standards - Living 3, 4A, 4B and 4C Zones

Updated 14 May 2012

Any application for resource consent for an activity that is in breach of the following rules, and does not breach any other rules, will not require the written consent of other persons and shall be non-notified:

- 4.2.3(a)(i), 4.2.3(a)(ii), and 4.2.3(a)(iii) Street scene - residential and other activities
- 4.2.4 Building overhangs - residential and other activities
- 4.2.7 Urban design, appearance and amenity - residential and other activities
- 4.2.8 Fences and screening structures - residential and other activities
- 4.2.9 Minimum unit size - residential activities
- 4.2.11 Outdoor living space - residential activities
- 4.2.12 Service and storage spaces - residential activities
- 4.2.13(b), 4.2.13(d), and 4.2.13(e) Landscaping and tree planting - residential and other activities
- 4.2.14 Screening of parking - residential and other activities
- 4.2.15 Acoustic insulation - residential and other activities

4.2.1 Building height - residential and other activities

Updated 16 November 2009

Living 3 Zone - Sumner only

The maximum height of any building shall be 8m.

(Refer also to critical standard for building height - clause 4.4.4.)

4.2.2 Sunlight and outlook for neighbours - residential and other activities

Updated 14 May 2012

(a) Buildings shall not project beyond a building envelope constructed by recession planes as shown in Part 2, Appendix 1. Recession plane measurement shall commence from points 2.3m above internal boundaries, and continue on the appropriate angle to points 14m above ground level, at which point the recession plane becomes vertical.

except that

(i) where an internal boundary of a site abuts an access lot, access strip, or access to a rear lot, the recession plane may be constructed from points 2.3m above the furthest boundary of the access lot access strip, or access to a rear lot or any combination of these areas;

(ii) where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.

(b) The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

4.2.3 Street scene and accessways - residential and other activities

Updated 14 May 2012

(a) All areas except special amenity areas

Minimum building setback from road boundaries shall be as follows:

	Minimum Setback
Living 3 Zone	4m, except that for no more than 20% of the total road frontage of the site of the building setback may be reduced to 3m, provided that that part of the building forms a habitable room/s
Living 4A Zone	2m
Living 4B (Central City) Zone	2m, except that there shall be no minimum for a maximum of 50% of the total length of the road frontage of the site.
Living 4B (North Beach) Zone	4.5m
Living 4C Zone	2m
Living 4C Zone (Avon Loop)	In accordance with Planning Map 39G

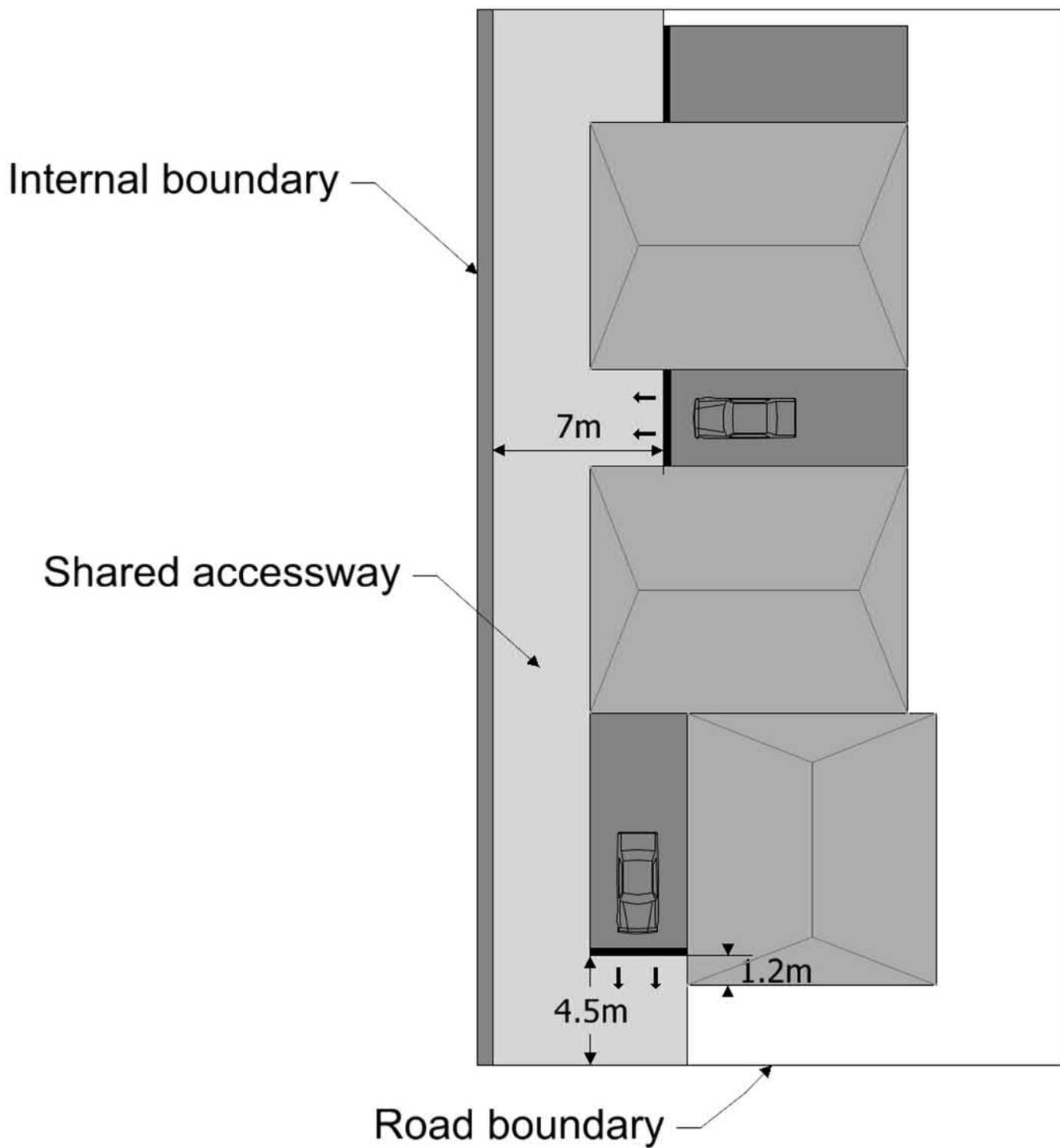
except that

(i) where a garage has the vehicle door generally facing a road the minimum setback of the garage door shall be 4.5m from the road boundary. Where the garage door provided projects outward, the minimum garage door setback shall be 5.5m;

(ii) where a garage has the vehicle door facing a shared accessway, the minimum setback of the garage door shall be 7.0m measured from the garage door to the furthest formed edge of the adjacent shared access. Where the garage door, provided projects outwards, the minimum garage door setback shall be 8m;

(iii) for street fronting units; garages, carports, and other accessory buildings (excluding basement car parking and swimming pools) shall be located at least 1.2m further from the road boundary than the front facade of any ground level habitable room of that unit; and

4.2.3 - Streetscene and accessways



Notes:

- This diagram is an illustrative example only, showing one way the rule may be applied in the L4B zone.
 - These setback distances apply where garage doors do not project outwards.
- (iv) for sites fronting Bealey Avenue, Fitzgerald Avenue or Deans Avenue south of Blenheim Road the minimum setback shall be 6m; and
- (v) for those areas shown on Planning Map 39G where no street scene setback is required for all parts of buildings within 3 metres of the road boundary the maximum height shall be reduced by 2m.

(Plan Change 53 Decision)

(b) Special amenity areas (Sam Areas) only

The minimum building setback from road boundaries shall be as follows:

Sam Area (Number)	Minimum Building Setback
26, 24	2m
27	3m
19, 21	4m
18, 38	6m
22, 23, 23a, 25, 30, 31, 32, 33	4.5m

except that

- (i) where a garage has the vehicle door generally facing a road, the minimum setback of the garage door shall be 4.5m from the road boundary. Where the garage door provided projects outward, the minimum garage door setback shall be 5.5m;
- (ii) where a garage has the vehicle door facing a shared accessway, the minimum setback of the garage door shall be 7.0m measured from the garage door to the furthest formed edge of the adjacent shared access. Where the garage door provided projects outward, the minimum garage door setback shall be 8m;
- (iii) for street fronting units; garages, carports and other accessory buildings (excluding basement car parking and swimming pools) shall be located at least 1.2m further from the road boundary than the front facade of any ground level habitable room of that unit; and
- (iv) sites shall be landscaped along road boundaries, excluding that part of a road boundary used as a vehicle crossing, for the full depth of the building setbacks stated in (i) above.
- (v) where a corner site within a special amenity area adjoins a site which is not within a special amenity area, the minimum setback from the road boundary may be reduced to the same standard as for the underlying zone as set out in Clause 4.2.3 (a), on the street frontage it shares with that adjoining site.

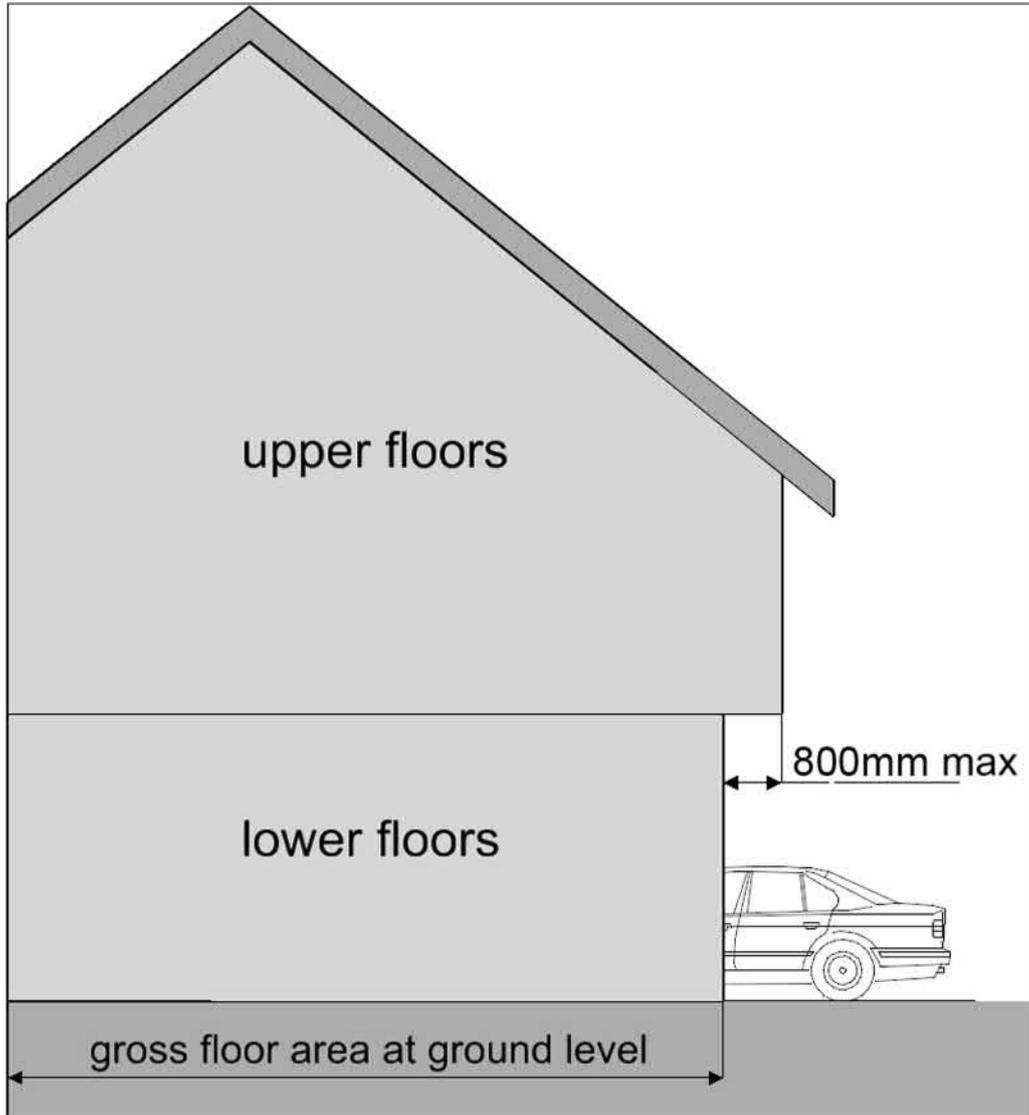
(c) In the Living 4C Zone (Avon Loop) on Lot 1 DP 72062 or that part of Lot 2 DP 67014 with a 10m maximum building height, carparking associated with other activities shall not be located between the building and the road boundary.

4.2.4 Building overhangs - residential and other activities

Updated 14 May 2012

No internal floor area located above ground floor level shall project more than 800mm horizontally beyond the gross floor area at ground level.

4.2.4 - Building overhangs



Note:

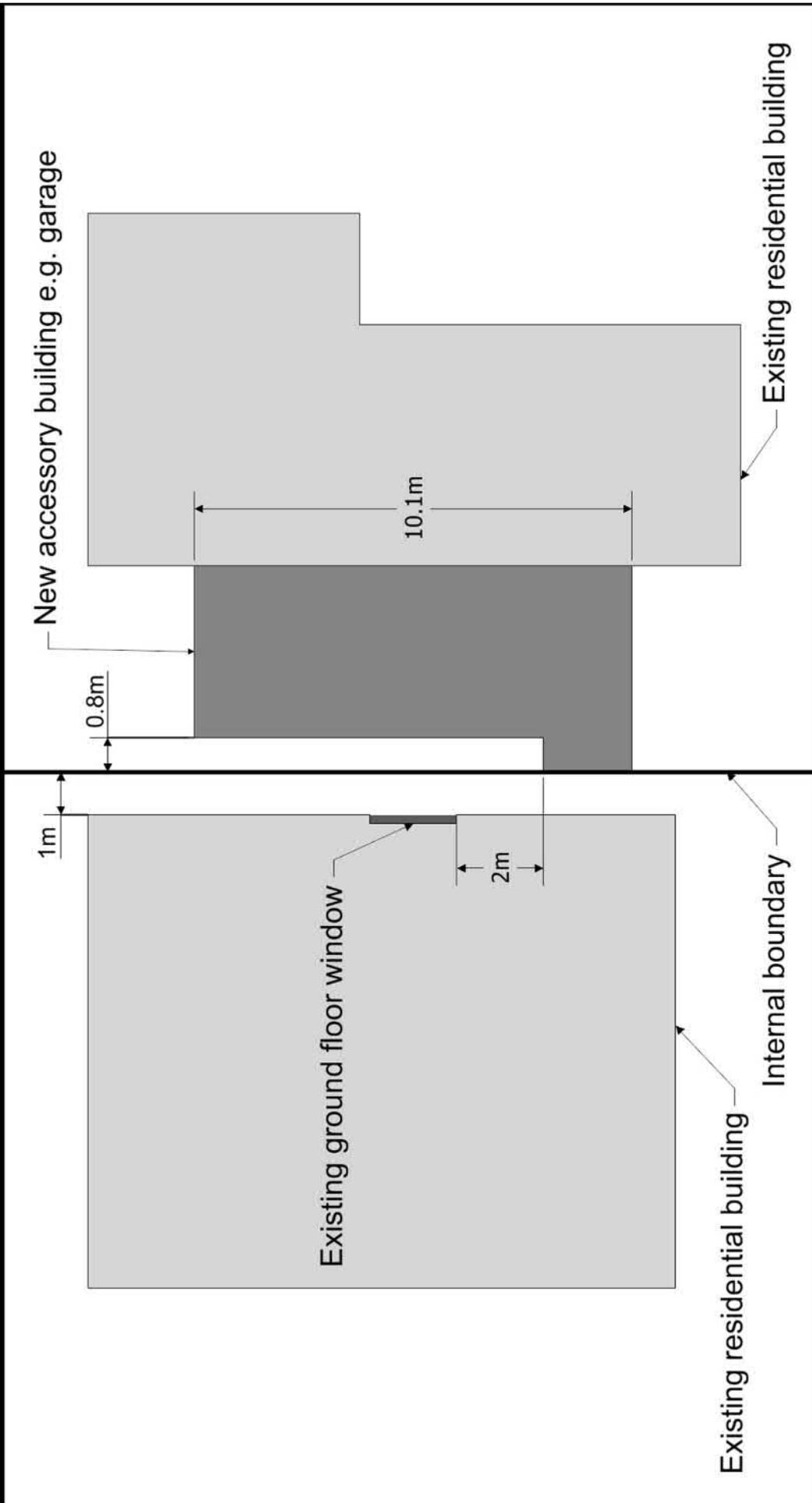
- This diagram is an illustrative example only, showing one way the rule may be applied

4.2.5 Separation from neighbours - residential and other activities

Updated 14 May 2012

- (a) the minimum building setback from internal boundaries shall be 1.8m, except that
- (i) accessory buildings may be located within 1.8m of internal boundaries where the total length of accessory buildings or parts thereof, facing, and located within 1.8m of an internal boundary does not exceed 10.1m in length. Where however residential units on adjoining sites have a ground floor window of a habitable space located within 1.8m of the common internal boundary, accessory buildings shall be set back a minimum of 1.8m from that neighbouring window for a minimum length of 2m either side of the window;

4.2.5(a)(i) - Separation from neighbours for accessory buildings



Note:

- This diagram is an illustrative example only, showing one way the rule may be applied. (Refer to full rule for application of 1.8m separation.)

(ii) buildings, excluding accessory buildings less than 10.1m in length, shall be setback a minimum of 1m from that part of an internal boundary of a site that immediately adjoins an access lot, access strip, or access to a rear site.

(iii) no setback is required where a building adjoins an access lot or access strip on the same site, provided that any windows on the ground storey facade facing and within 1m of the access lot or strip are non-opening;

(iv) no setback is required along that part of an internal boundary where buildings on adjoining sites have a common wall along the internal boundary;

(v) no setback is required for basements, provided that any part of a basement located within 1.8m of an internal boundary is wholly below ground level;

(vi) no setback is required in the Living 4B (Central City) Zone;

(vii) no setback is required in the Living 4C Zone (Avon Loop), provided that there shall be no window located closer than 1.8m from the boundary.

(b) For residential activities any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary. This shall not apply to a window at an angle of 90° or greater to the boundary. First floor level shall not include a window or balcony which begins within 1.2m of ground level (such as above a garage which is partly below ground level). (For explanation of this rule, see diagram following clause 2.2.6);

4.2.6 Continuous building length - ridgelines, parapets, and exterior walls - residential and other activities

Updated 14 May 2012

Buildings are subject to the provisions set out in rules 2 - 2.2.7 and 2 - 2.2.8.

This rule does not apply to any development subject to the urban design, appearance and amenity rule 4.2.7

4.2.7 Urban design appearance and amenity - residential and other activities

Updated 14 May 2012

(a) The erection of new buildings and alterations or additions to existing buildings, that result in:

(i) three or more residential units, or

(ii) one or two residential unit on a site smaller than 300m² gross site area, or

(iii) one or two residential units resulting in residential floor area greater than 500m² ;

(iv) over 40m² of a building used for other activities, on a site;

including all accessory buildings, fences and walls associated with that development, alteration or addition, shall be a discretionary activity, with the exercise of the Council's discretion limited to the assessment matters listed in clause 13.2.8.

(b) Within the areas shown on Planning Map 39F and 39G as special amenity areas and within special amenity areas 18, 19, 20, 21, and 38, the erection of all new buildings and additions or alterations to existing buildings and the erection of fences and walls within the required street scene setback, not covered by

clause (a) above, where visible from a public place, shall be discretionary activity with the exercise of the Council's discretion limited to their design, appearance, and amenity.

(c) Within the Living 3 and Living 4C Zones at Central New Brighton, any development (including all accessory buildings, fences and walls associated with that development) that results in buildings over 11 metres in height or provides 3 or more residential units, shall be a discretionary activity, with the exercise of the Council's discretion limited to the urban design and external appearance of the development.

(d) Within the Areas A, B and C of Living Zone 3 bounded by Madras Street, Canon Street, Packe Street and Purchas Street and shown in the development plan contained in Part 2, Appendix 11, the erection of new buildings, additions and alterations to existing buildings shall be a restricted discretionary activity. The Council's discretion is restricted to overall urban design and appearance including facade modulation, and the provision of open space between buildings.

4.2.8 Fences and Screening Structures - residential and other activities

Updated 14 May 2012

Fences and other screening structures that are located either:

- Within the road boundary setback for the zone, or
- On the boundary between a living zoned site and any land zoned conservation or open space.

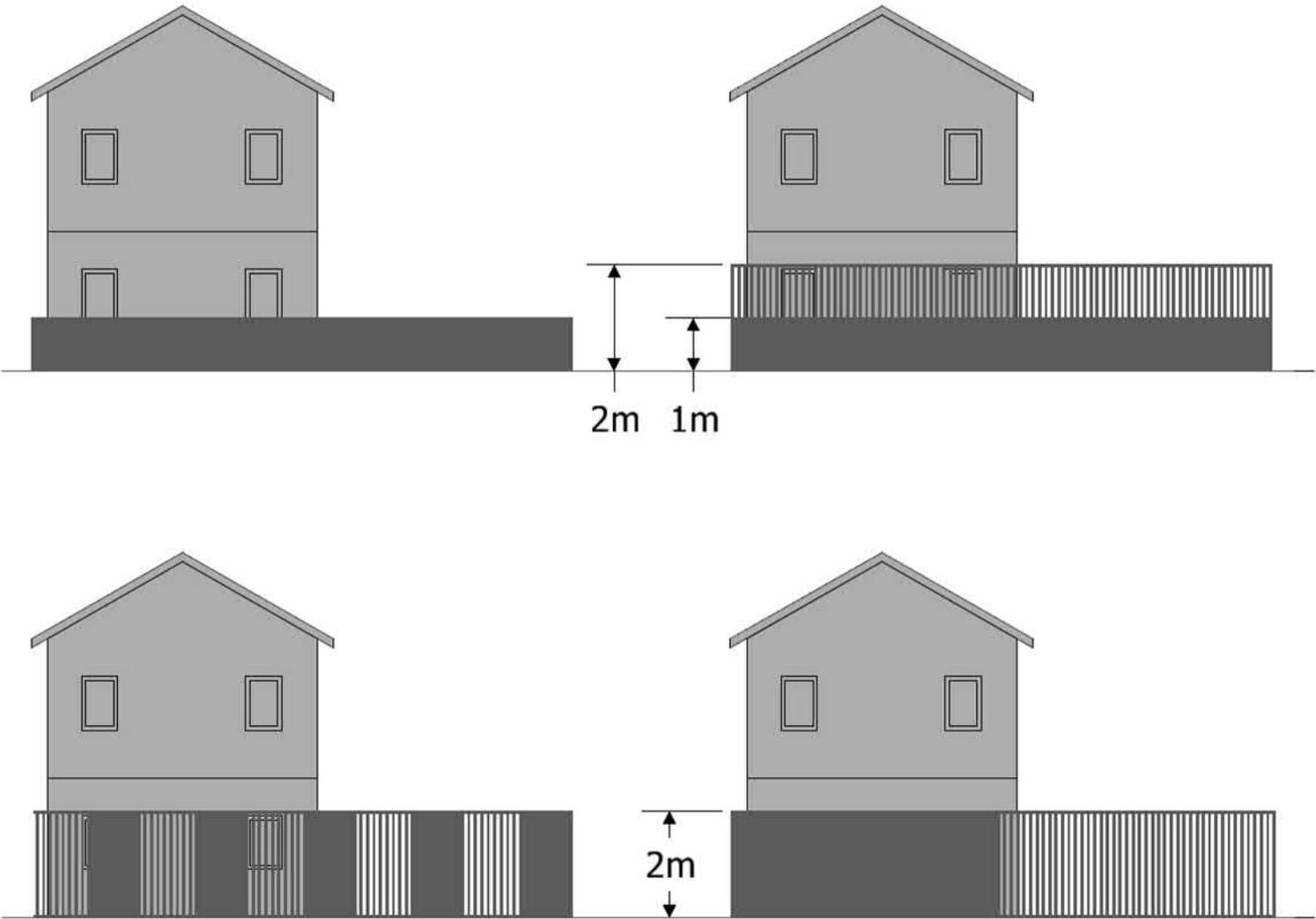
Shall not exceed 1m in height;

Except that

- Where a fence or other screening structure (including gates) is over 1m in height, then the whole of the structure/s shall be at least 50% visually transparent.
- No fence or screening structure shall exceed a height of 2m.
- This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned living or living and business.

Note: For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

4.2.8 - Fences and screening structures



Note:

- These diagrams are illustrative examples only, showing a range of ways the rule may be applied.

4.2.9 Minimum unit size - residential activities

Updated 14 May 2012

The minimum net floor area for any residential unit shall be:

Studio	35m ²
1 Bedroom	45m ²
2 Bedroom	70m ²
3 or more Bedrooms	90m ²

The minimum unit area shall not include car parking, garaging, or balconies allocated to each unit.

4.2.10 Ground floor habitable room - residential activities

Updated 14 May 2012

(a) In the Living 3, 4A and 4C Zones, where the permitted height limit is 11m or less at least 50% of all residential units within a development shall have a habitable space located at the ground level. Except that, any residential units fronting a road or public space, except those built over accessways, shall have a habitable room located at the ground level.

(b) Each of these habitable spaces located at the ground level shall have a minimum floor area of 12m² and a minimum internal dimension of 3m and be internally accessible to the rest of the unit.

(c) In the Living 3, 4A and L4C Zones, where the permitted height limit is over 11m, and 4B Zones, a minimum of 50% of the ground floor area shall be occupied by habitable spaces and/or indoor communal living space. This area may include pedestrian access to lifts, stairs and foyers.

4.2.11 Outdoor living space - residential activities

Updated 14 May 2012

(a) 30m² of outdoor living space shall be provided on site for each unit in the Living 3 and 4C Zones and 20m² of outdoor living space shall be provided on site for each unit in the Living 4A and 4B zones.

(b) In the Living 3 and Living 4C Zones this required outdoor living space can be provided through a mix of private and communal areas, at the ground level or in balconies provided, that:

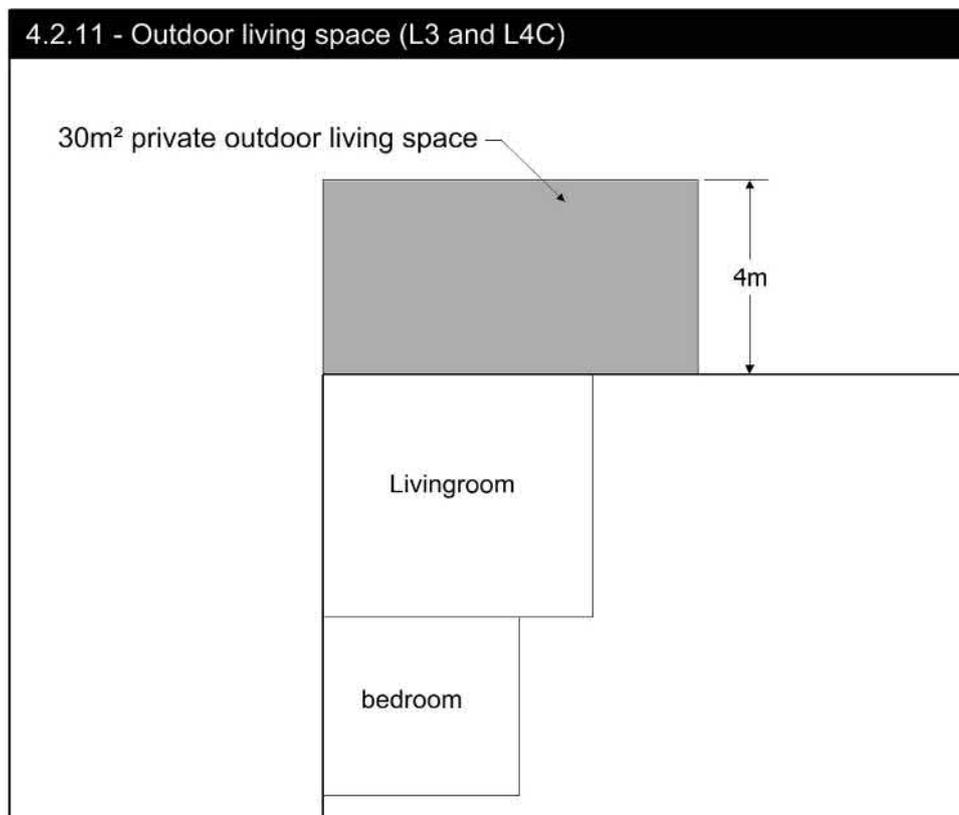
(i) Each unit shall have private outdoor living space of at least 16m² in total.

(ii) Private outdoor living space shall have a minimum dimension of 4m when provided at ground level and a minimum dimension of 1.5m when provided by a balcony with a maximum balustrade height of 1.2m.

(iii) Each private outdoor living space shall be directly accessible from a habitable space of the residential unit to which it relates and at least one private outdoor living space is to be directly accessible from a living area of that unit.

(iv) Outdoor living space provided as a communal space shall be accessible for use by all units and shall have a minimum dimension of 4m and be capable of containing a circle with a diameter of 8m;

(v) For sites where the maximum height limit is 11m or less, 50% of the outdoor living space required across the entire site shall be provided at ground level.



Notes:

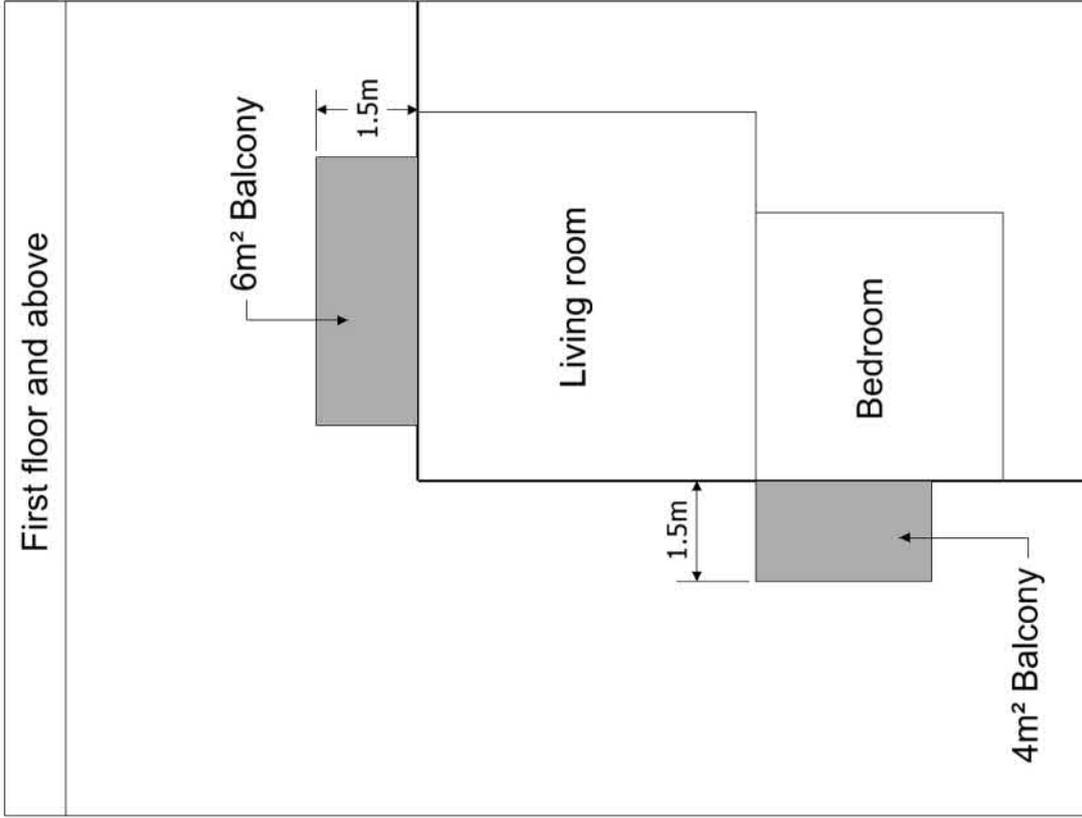
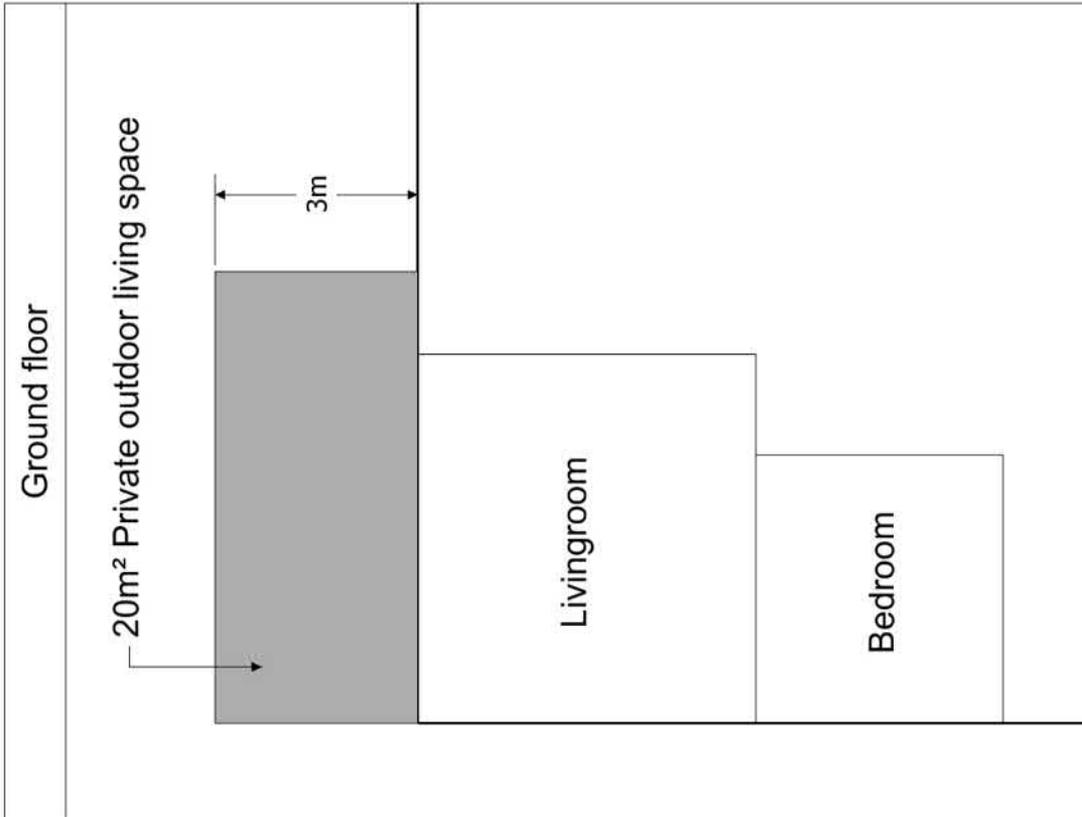
- This diagram is an illustrative example only, showing one way the rule may be applied.
- For two storey units, allocation of space could be spread over both levels, e.g. 25m² at ground level and 5m² as a balcony at first floor.

(c) In the Living 4A & 4B Zones this required outdoor living space can be provided through a mix of private and communal areas, at the ground level or in balconies, provided that:

- (i) Each unit shall have private outdoor living space of at least 10m² in total.
- (ii) Private outdoor living space shall have a minimum dimension of 3m when provided at ground level and a minimum dimension of 1.5m when provided by a balcony with a maximum balustrade height of 1.2m.
- (iii) Each private outdoor living space shall be directly accessible from a habitable room of the residential unit to which it relates and at least one private outdoor living space is to be directly accessible from a living area of that unit.

- (iv) Outdoor living space provided as a communal space shall be accessible for use by all units and shall have a minimum dimension of 4m and be capable of containing a circle with a diameter of 8m;

4.2.11 - Outdoor living space (L4A and L4B)



(remaining 10m² provided in communal space)

Notes:

- This diagram is an illustrative example only, showing one way the rule may be applied.
- For two storey units, allocation of space could be spread over both levels, e.g. 15m^2 at ground level and 5m^2 as a balcony at first floor.

(d) In the Living 3 and Living L4A, 4B, and 4C zones, any communal space may be located indoors provided its use is explicitly for a recreation activity for the exclusive use of the residents and guests of the units on the site. Where such an indoor communal space is provided it shall have a minimum dimension of 4m and be capable of containing a circle with a minimum diameter of 8m;

(e) In all cases, the required minimum area of outdoor living space provided for the private use of an individual unit, or the communal space in zones with a maximum height limit of 11m or less, shall not be occupied by any building (other than a swimming pool), access, or parking space/s

4.2.12 Service and storage spaces - residential activities

Updated 14 May 2012

- (a) Each residential unit shall be provided with
- (i) outdoor service, rubbish, and recycling space of 5m^2 with a minimum dimension of 1.5m; and
 - (ii) a single, indoor storage space of 4m^3 with a minimum dimension of 1m

Except that

if a communal outdoor service, rubbish, and recycling space with a minimum area of 10m^2 is provided within the site, the outdoor service, rubbish and recycling space may reduce to 3m^2 for each residential unit.

(b) Each outdoor service, rubbish, and recycling space shall not be located between the road boundary and any habitable room and shall be screened from adjoining sites, conservation or open space zones, roads, and adjoining outdoor living spaces to a height of 1.5 metres.

4.2.13 Landscaping and tree planting - residential and other activities

Updated 14 May 2012

(a) All sites adjoining a road boundary are required to provide trees adjacent to the road boundary as follows:

- (i) A tree shall be planted for every 10 metres of road boundary or part thereof (e.g. 10 metres of road boundary = 1 tree, 11 metres of road boundary = 2 trees).
- (ii) These trees shall be planted between the road boundary and any buildings on the site.
- (iii) Each tree shall be provided with a minimum volume of 1m^3 of soil / planting medium.

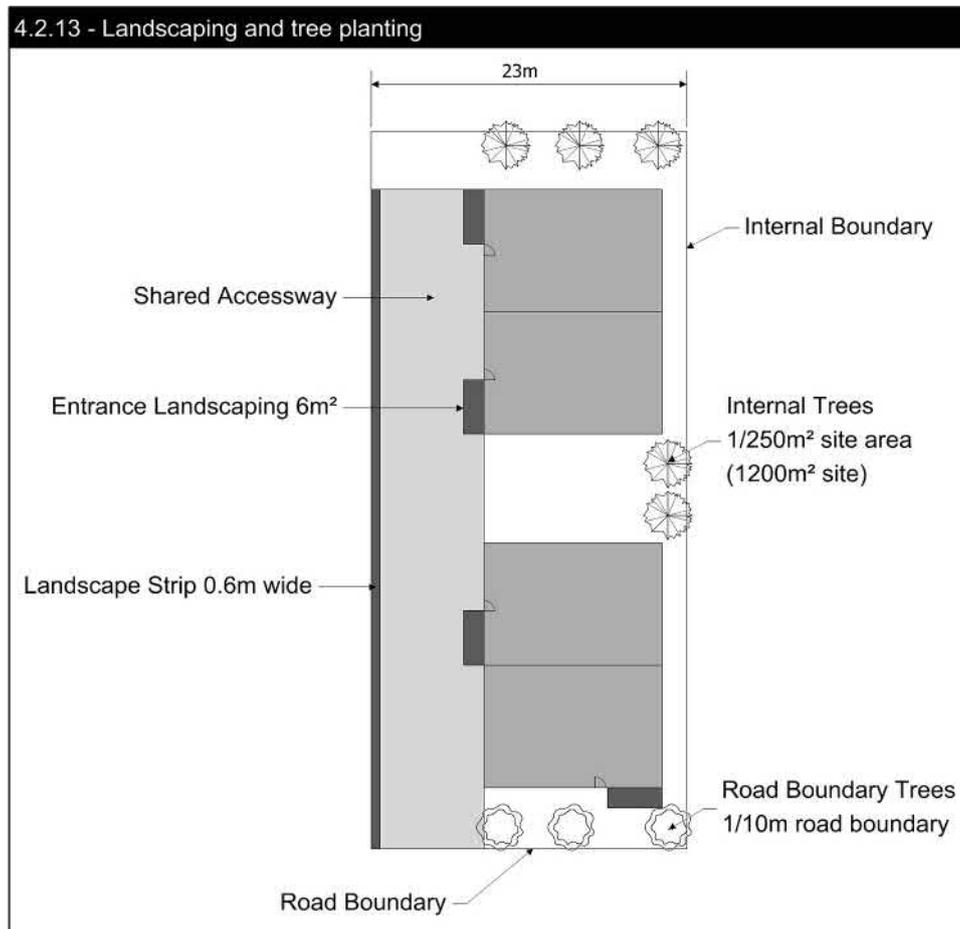
(b) In addition to the trees required by clause (a) above, all sites are required to provide trees within the site as follows:

- (i) Sites shall be planted with a minimum of one tree for every 250m^2 of gross site area (prior to subdivision), or part thereof.
- (ii) Each tree shall be provided with a minimum volume of 1m^3 of soil / planting medium.

(c) All trees required by clauses (a) and (b) of this rule shall be of a species capable of reaching a minimum height at maturity of 4 metres and shall be not less than 2 metres high at the time of planting.

- (d) For all sites, where any access way or any car parking area is located adjacent to an internal site boundary, a landscape strip shall be provided as follows:
- (i) The landscape strip shall have a minimum width of 0.6m excluding kerb;
 - (ii) The landscape strip shall run the full length of the access way or car parking area and be located adjacent to the internal site boundary; and
 - (iii) The landscape strip shall be landscaped with species capable of reaching a minimum height at maturity of at least 1.5 metres.
- (e) For all sites, there shall be an area of landscaping provided either immediately adjacent to the main entrance of each residential unit or immediately adjacent to any common pedestrian entrance to the building as follows:
- (i) Each landscaping area shall have a minimum area of 3m^2 , with a minimum dimension of 0.6m.
 - (ii) These landscape area/s can form part of the required outdoor living space where such space satisfies rule 4.2.11 Outdoor living space - residential activities.
- (f) All trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.

Note: Trees and landscaping required under the individual clauses of this rule are cumulative, apply to each boundary and may not be double counted. Trees listed in Part 3, Appendix 3 are deemed to comply with clause (c) of this rule.



Note:

- This diagram is an illustrative example only, showing one way the rule may be applied.

4.2.14 Screening of parking - residential and other activities

Updated 14 May 2012

(a) Parking areas shall be screened from conservation or open space zones, roads, and adjoining sites by landscaping, wall(s), fence(s), or a combination of these to 1.0m in height for road boundaries, or 1.5m in height for any other boundary.

(b) Where screening is by way of landscaping it shall be for a minimum depth of 1.5m and the minimum height shall be the minimum height at the time of planting.

4.2.15 Acoustic insulation - residential and other activities

Updated 14 May 2012

Any new habitable space within any residential unit, traveller' accommodation, or elderly persons' housing complex:

- (a) Within 20 metres of the edge of the nearest marked traffic lane of a Collector Road, or
- (b) Within 40 metres of the edge of the nearest marked traffic lane of a Minor Arterial, or Major Arterial Road

shall achieve a minimum external to internal noise reduction of 30 dBA (Dtr, 2m, nT).

Note: Compliance with this rule may be achieved by ensuring any construction is in accordance with the acceptable solutions listed in Part 3, Appendix 8. In the Living 3 and Living 4 Zones no alternative ventilation is required in situations where the rule is only met with windows closed. Alternatively, compliance with the rule can be achieved through certification by a qualified acoustic engineer that the design is capable of achieving compliance with the performance standard.

Where no traffic lane is marked, the distances stated shall be measured from 2m on the roadward side of the formed kerb. The location of Collector Roads and Minor and Major Arterial Roads is identified in Appendices 3 and 4 to Part 8.

4.2.16 Roading and access - residential and other activities

Updated 14 May 2012

Sites having frontage to Dean Avenue south of PT Lot 4 DP 14711 shall not have access to Deans Avenue other than via the proposed road to be located between 100m and 110m from the intersection of Moorhouse and Deans Avenue.

(Refer Appendix 5, Part 3.)

4.2.17 Restriction on outdoor activities - other activities

Updated 31 August 2011

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

4.2.18 Retailing - other activities

Updated 31 August 2011

Retail activities involving the sale of goods grown or produced on the site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment except in the Living 4C Zone (Avon Loop) on Lot 1 DP 72062 or that part of Lot 2 DP 67014 with a 10m maximum building height.

(Refer also to critical standards for retail sales - Clause 4.4.5.)

4.2.19 Noise from pre-schools - other activities

Updated 31 August 2011

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to the location of outdoor activities and facilities.

4.2.20 Development plans - Residential and other activities

Updated 31 August 2011

(a) The development of land in that part of the Living 3 Zone at Styx Mill - Belfast within the development plan area defined in Appendix 3f (generally bounded by Main North Road, the Styx Mill Reserve, Johns Road and Englefield Road), shall be in general accordance with the layout shown on the development plan in that Appendix.

Note: The assessment matters in Clause 10.3.1 (for the Living 1A, 1B, 1D, 1E, HA, HB, TMB and G Zones) shall also apply to this land.

(b) The development of land in that part of the Living 3 Zone at North Halswell within the development plan area defined in Appendix 3h (generally bounded by Dunbars, Halswell, Templetons and the Southern Arterial) shall be in general accordance with the layout shown on the development plan in that Appendix.

Note: The assessment matters in Clause 10.3.1 (for the Living 1A, 1B, 1D, 1E, HA, HB, TMB and G Zones) shall also apply to this land.

(c) Within the Living 3 Zone bounded by Deans Avenue, Blenheim Road, Lester Lane and the railway line, the development of land shall be in general accordance with the development plan contained in Appendix 5, Part 3. Any development not in conformity with the development plan shall be a controlled activity with the exercise of the Council's discretion limited to access and open space links. Assessment matters and Reasons for the rule are contained in Part 3, Business Zones.

(d) The development of land in that part of the Living 3 Zone at Wigram within the development plan as defined in Appendix 3r Wigram (generally bounded by RNZAF Bequest Land, Awatea Road and Wigram aerodrome and runway) shall be in general accordance with the layout shown on the development plan in that Appendix.

(e) Within the Area A, B and C of Living 3 zone bounded by Madras Street, Canon Street, Packe Street and Purchas Street the development of land and vehicular access to that land shall be in accordance with the development plan contained in Part 2, Appendix 11.

Note: This access location requirement overrides Rule 13-2.3.6 of the City Plan.

(f) Any development within the Areas A, B and C of the development plan contained in Part 2, Appendix 11 shall be a discretionary activity with the Council's discretion restricted to:

- conformity with the detail contained in the development plan
- vehicular, cycle and pedestrian access
- conformity with the concept plan required under (g) below
- any wider transport network effects from any associated transport generation caused by development not in accordance with the development plan

- the maintenance of permeability within the block for internal pedestrian and cycle circulation including the connections with that part of the block within the Business 1 Zone
- the integration and mix of activities provided, including facilities for resident's recreation and other non-residential activities

(g) Should the development proposed be the first development within the Areas A, B and C of the development plan contained in Part 2, Appendix 11 (including that part within the Business 1 zone), that the application be accompanied by a concept plan covering the development of the whole area within the said development plan, such concept plan to show in outline:

- the bulk and location of all buildings
- the nature of each activity and the integration of the mix of activities
- access, circulation (vehicular/pedestrian/cycle) and parking areas overall landscaping concepts
- overall landscaping concepts
- areas of open space, including the degree to which such spaces are private, shared by onsite residents or available for wider public use
- stormwater capture and management, including first flush

4.2.21 Special setback provisions - residential and other activities

Updated 31 August 2011

In that part of the Living 3 Zone at Wigram (as shown on Appendix 3r), for those sites bounded by the RNZAF Bequest Land, residential units shall have their primary outdoor living area facing away from the aerodrome site. Windows to living areas which directly face the RNZAF Bequest Land shall be doubled glazed. In addition, a 2m wide landscape strip and a close, solid and continuous 1.8m high fence shall be placed along the boundary of the RNZAF Bequest Land and be completed before any residential units are built.

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Transport (parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

4.3 Community standards (other activities only) - Living 3, 4A, 4B and 4C Zones

Updated 14 November 2005

4.3.1 Scale of activity - other activities

Updated 14 November 2005

(a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities, shall be 40m^2 or 30% of the gross floor area of all buildings on the site, whichever is the larger;

except

(i) in the Living 3 Zone for educational, spiritual, day-care or health facilities;

(ii) in the Living 3 Zone for travellers' accommodation on a site with frontage and vehicular access exclusively from an arterial road (excluding Deans Avenue north of Blenheim Road and Rossall Street);

(iii) in the Living 4A Zone for educational, spiritual, day-care, health facilities or travellers' accommodation on sites with access to Bealey Avenue, Montreal Street, Durham Street North, Colombo Street, Manchester Street (north of Salisbury Street) and the south side of Hereford Street between Madras and Barbadoes Streets.

(iv) In the Living 4C Zone (Avon Loop) on Lot 1 DP 72062 or that part of Lot 2 DP 67014 with a 10m maximum building height, the maximum gross floor area of buildings plus the area of any outdoor storage used for activities other than residential activities, shall be 70m^2 or 30% of the gross floor area of all buildings on the site, whichever is the smaller.

(b) In the Living 3 zone no more than one full time equivalent person, who permanently resides elsewhere than on the site, may be employed in undertaking any activity on the site.

except

(i) for educational, spiritual, day-care or health facilities;

(ii) for travellers' accommodation, on a site with frontage to and vehicular access exclusively from an arterial road (excluding Deans Avenue north of Blenheim Road, and Rossall Street);

(iii) where the activity is located within a community footprint.

(c) In the Living 4A and 4B Zones no more than one full time equivalent person, who permanently resides elsewhere than on the site, may be employed in undertaking any activity on the site except in the Living 4A Zone for educational, spiritual, day-care, health facilities or travellers' accommodation on sites with access to Bealey Avenue, Montreal Street, Durham Street North, Colombo Street, Manchester Street (north of Salisbury Street), and the south side of Hereford Street between Madras and Barbadoes Streets.

(d) In the Living 4C Zone (Avon Loop) on Lot 1 DP 72062 or that part of Lot 2 DP 67014 with a 10m maximum building height, the activity shall be located in a building except outdoor areas for a restaurant or tavern which shall occupy not more than 20m^2 outside of a building.

4.3.2 Site size - other activities

Updated 14 November 2005

Maximum net area of any site for activities other than residential activities shall be:

Living 3 Zone	1100m ²
Living 4A, 4B and 4C Zones	800m ²

except that this site area may be exceeded:

- (a) in the Living 3 Zone
 - (i) where the activity is located in a community footprint; or
 - (ii) where the activity occupies not more than 40m² of floor space and at least one person engaged in the activity resides permanently on the site; or
 - (iii) for travellers' accommodation on a site with frontage to and vehicular access exclusively from an arterial road (excluding Deans Avenue north of Blenheim Road and Rossall Street); or
 - (iv) for public reserves without buildings;
- (b) in the Living 4A, 4B and 4C Zones
 - (i) where the activity occupies not more than 40m² of floor space and the person(s) engaged in the activity reside permanently on the site; or
 - (ii) for educational, spiritual, daycare, health facilities or travellers' accommodation on sites within the Living 4A zone with access to Bealey Avenue, Montreal Street, Durham Street North, Colombo Street, Manchester Street (north of Salisbury Street), and the south side of Hereford Street between Madras and Barbadoes Streets; or
 - (iii) for public reserves without buildings.
- (c) in the Living 4C Zone (Avon Loop) on Lot 1 DP 72062 or that part of Lot 2 DP 67014 with a 10m maximum building height
 - (i) where the activity occupies not more than 70m² of floor space; and
 - (ii) where the activity is located in a building, except outdoor areas for a restaurant or tavern which shall occupy not more than 20m² outside of a building.

4.3.3 Hours of operation - other activities

Updated 14 November 2005

- (a) The maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week, **except**
 - (i) apartment blocks greater than 3 storeys shall not be open to visitors, clients, or deliveries associated with activities other than residential
 - (ii) in the Living 4C Zone (Avon Loop) on Lot 1 DP 72062 or that part of Lot 2 DP 67014 with a 10m maximum building height.
- (b) Hours of operation shall be limited to between the hours:
 - 0700 - 2300 Monday to Friday, and
 - 0800 - 2300 Saturday, Sunday and public holidays

except

- (i) in the Living 4C Zone (Avon Loop) on Lot 1 DP 72062 or that part of Lot 2 DP 67014 with a 10m maximum building height; or
- (ii) where the activity occupies not more than 40m² of floor space; and
- (iii) each person engaged in the activity outside the above hours resides permanently on the site; and
- (iv) there are no visitors, clients or deliveries to or from the site outside the above hours; or
- (v) travellers accommodation in the Living 3 Zone on a site with frontage to and vehicular access exclusively from an arterial road (excluding Deans Avenue north of Blenheim Road and Rossall Street); or
- (vi) travellers accommodation in the Living 4A Zone on sites with access to Bealey Avenue, Montreal Street, Durham Street North, Colombo Street, Manchester Street (north of Salisbury Street), and the south side of Hereford Street between Madras and Barbadoes Streets.

(Refer also to city rules - Part 11, Clause 1, noise.)

4.3.4 Traffic generation - other activities

Updated 14 November 2005

- (a) Maximum number of vehicle trips per site shall be:
 - (i) Sites where access is shared with at least one other site:
 - Heavy vehicles 2 per week
 - Other vehicles 16 per day
 - (ii) Sites with frontage to local roads, other than (i) above.
 - Heavy vehicles 2 per week
 - Other vehicles 32 per day
 - (iii) Other Sites:
 - Heavy vehicles 4 per week
 - Other vehicles 50 per day

except that

- on sites within community footprints, the maximum number of vehicle trips shall be:
 - Heavy vehicles 8 per week
 - Other vehicles 100 per day
- for educational, spiritual, daycare and health facilities in the Living 3 Zone only the maximum number of other vehicle trips per site shall be:
 - Collector and arterial roads 100 per day
 - Community footprints 200 per day

- travellers accommodation in the Living 3 Zone only on a site with frontage to and vehicle access exclusively from an arterial road (excluding Deans Avenue north of Blenheim Road and Rossall Street) the maximum number of other vehicle trips per site shall be 200 per day.
- for educational, spiritual, daycare, health facilities, and travellers accommodation in the Living 4A Zone on sites with access to Bealey Avenue, Montreal Street, Durham Street North, Colombo Street, Manchester Street (north of Salisbury Street), and the south side of Hereford Street between Madras and Barbadoes Streets the maximum number of vehicle trips per site shall be 200 per day.

(b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

4.3.5 Storage of heavy vehicles - other activities

Updated 14 November 2005

The maximum number of heavy vehicles stored on a site shall be one.

4.3.6 Residential coherence - other activities

Updated 14 November 2005

(a) Living 3 zone

At least one person engaged in the activity shall reside permanently on the site except where the activity is an educational, spiritual, day-care, or health facility and is located:

- (i) within a community footprint; or
- (ii) on a front site, with frontage to a collector or arterial road, only and
 - any residential activity on an adjoining front site or front site separated by an access with frontage to the same road is left with at least one residential neighbour. (For the purposes of this clause, the residential neighbour shall be on an adjoining front site or front site separated by an access and have frontage to the same road).
 - The residential block is not left with more than two non-residential activities in that block (for an explanation of this rule see the diagram following clause 2.3.7)

Note: These exceptions do not apply to local roads.

(b) Living 4A and 4B Zones (except for apartment blocks greater than 3 storeys)

At least one person engaged in the activity shall reside permanently on the site except in the Living 4A Zone for educational, spiritual, day-care, health facilities or travellers' accommodation on sites with access to Bealey Avenue, Montreal Street, Durham Street North, Colombo Street, Manchester Street (north of Salisbury Street), and the south side of Hereford Street between Madras and Barbadoes Streets.

(c) Living 4A and 4B Zones (apartment blocks over 3 storeys only) and Living 4C Zone except for Lot 1 DP 72062 or that part of Lot 2 DP 67014 with a 10m maximum building height in the Living 4C Zone (Avon Loop).

Only the person(s) residing permanently on the site shall be engaged in the activity.

(Refer also to community standard for scale of activity - clause 4.3.1.)

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 1)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)
(refer Part 13)

4.4 Critical standards - Living 3, 4A, 4B and 4C Zones

Updated 14 November 2005

4.4.1 Residential site density - residential activities

Updated 16 November 2009

The maximum residential floor area ratio per site shall be:

Living 3 Zone	0.8
Living 4A Zone	1.2
Living 4B Zone	1.4
Living 4C Zone excluding L4C Zone (Avon Loop)	1.2

except that

- (a) in Sam areas 25, 26 and 27 the maximum residential floor area ratio per site shall be 0.9; and
- (b) in Sam area 21 the site density standards of the Living 2 Zone shall apply (refer to Clause 2.2.1 and 2.4.1); and
- (c) in the Living 3 Zone bounded by Deans Avenue, Blenheim Road, Lester Lane and the railway line, the plot ratio per site shall be 1.0.
- (d) In the Living 3 zone at central New Brighton, balconies and decks up to a maximum of 20m² per unit shall not be included in floor areas when calculating the residential floor area ratio.

Note for clarification: The residential floor area ratios indicated above will be calculated for the site immediately prior to any proposed subdivision of the site.

4.4.2 Site density - other activities

Updated 14 November 2005

The maximum plot ratio per site shall be:

Living 3 Zone	0.5
Living 4A Zone	0.8
Living 4B Zone	0.8
Living 4C Zone	0.8

except that

- (a) in Sam areas 24, 25, 26 and 27 the maximum plot ratio shall be 0.5; and
- (b) in Sam area 21 the maximum plot ratio per site shall be 0.4; and
- (c) in the Living 3 Zone bounded by Deans Avenue, Blenheim Road, Lester Lane and the railway line, the maximum plot ratio per site shall be 0.8.

Note for clarification: The plot ratios indicated above will be calculated for the site immediately prior to any proposed subdivision of the site.

4.4.3 Open Space - residential activities - Living 4C Zone (Avon Loop)

Updated 14 November 2005

The maximum percentage of the net area of any site covered by buildings (excluding underground car parking and basements not protruding above ground level) shall be as follows:

Sites subject to a maximum height limit of up to 8m	45%
Sites subject to a maximum height limit greater than 8m	50%

Note: Heights are indicated on Planning Map 39G.

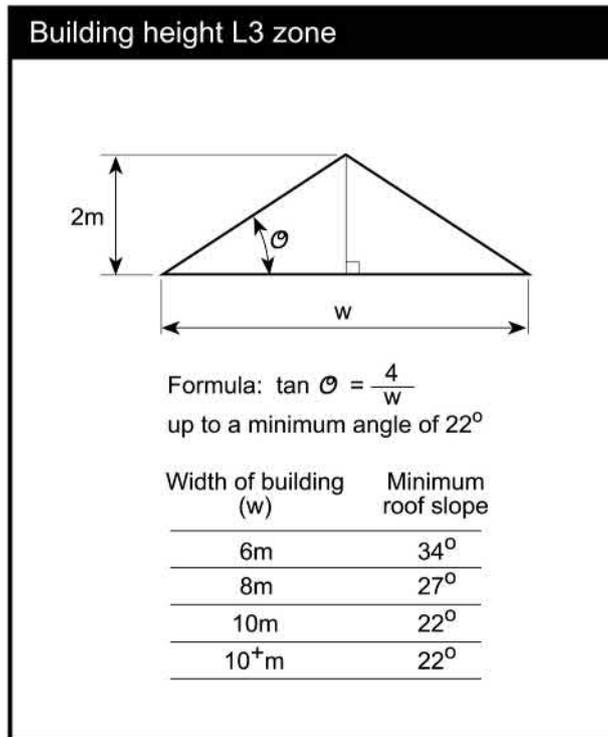
4.4.4 Building height - residential and other activities

Updated 26 October 2010

The maximum height of any building shall be:

- (a) Living 3 Zone (area bounded by Riccarton and Blenheim Roads, Mandeville and Wainui Streets) 8m
- (b) Living 3 Zone bounded by Deans Avenue, Blenheim Road, Lester Lane and the railway line 20m
- (c) Sam area 21 8m
- (d) Living 3 Zone (Sumner) 9.5m
- (e) Sam area 20 11m for no more than 20% of the net area of the site covered by buildings, otherwise 8m
- (f) Within the Living 3 zone bounded by Madras Street, Canon Street, Packe Street and Purchas Street and shown as Area A on the development plan contained in Part 2 Appendix 11 the maximum height of any building shall be 14m
- (g) All other parts of the Living 3 zone except for central New Brighton (see below) 11m

except where the roof of the building has a slope less than the minimum slope determined by the diagram below, the maximum height shall be 9m.



- | | |
|---|--|
| (h) Living 3 Zone at central New Brighton | 15m provided that any building shall not exceed 5 storeys above ground level. For the purpose of clarification a storey excludes internal mezzanine levels and those parts of any underground car parking areas of basements which extend less than 1m above ground level. |
| (i) Living 4A and 4C Zones (Central City) | in accordance with planning maps 39B, 39D and 39G |
| (j) Living 4B Zone (Central City) | in accordance with planning map 39B and 39D |
| (k) Living 4B Zone (North Beach) | 14m |
| (l) Living 4C Zone (central New Brighton) | 20m |

Note: When assessing height in the Living 4 Zones refer also to the definition of 'Height' in Volume 3, Part 1, which provides an exception that allows the roof area to exceed the maximum height.

(Refer also to development standard building height - Clause 4.2.1 for Living 3 Zone at Sumner.)

4.4.5 Retailing - other activities

Updated 14 November 2005

Retail activities shall be limited to the sale of goods grown or produced on the site except in the Living 4C Zone (Avon Loop) on Lot 1 DP 72062 or that part of Lot 2 DP 67014 with a 10m maximum building height.

Refer also to development standards for retail sales - Clause 4.2.15 which means that the sale of goods grown or produced on the site is a discretionary activity in respect of that standard with the exercise of the Council's discretion limited to the impact of the surrounding living environment.

4.4.6 Boarding of animals - other activities

Updated 14 November 2005

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

4.4.7 Dismantling or repair of motor vehicles - other activities

Updated 14 November 2005

There shall be no dismantling or repair of motor vehicles including the storage of such vehicles.

Note: Vehicles being dismantled or repaired that are owned by people who live on the same site are exempt from this standard.

4.4.8 Special setback provisions - residential and other activities

Updated 14 November 2005

In that part of the Living 3 Zone at Styx Mill (as shown on Appendix 3f) residential units shall be set back at least 40m from Johns Road or Main North Road, and at least 25m from the terrace edge along the boundary with the Styx Mill Reserve. In addition, a 5m strip of flax and other suitable dense vegetation shall be established within the Living zone along its boundary with the Styx Mill Reserve, and also along the terrace face with a predator proof fence at the base of the terrace, at the expense of the developer. The planting and fencing along the Styx Mill Reserve boundary shall be completed before any residential units are built.

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Airport protection surfaces (prohibited activities)
(refer Part 9, Clause 6)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision (including prohibited activities)
(refer Part 14)

5.0 Rules - Living 5 Zone

Updated 14 November 2005

Guide to using these rules

Step 1: Establish whether the activity is defined as a travellers' accommodation activity.

Step 2: If the activity is not defined as a travellers accommodation activity refer to clause 5.1.1 for the appropriate zone rules that apply.

Step 3: If the activity is defined as a travellers' accommodation activity check that it complies with all of the development standards for the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(The activity may also be specified as a discretionary activity or as a controlled activity. If it is specified as a controlled activity, the proposal cannot be declined and can only be subject to conditions).

Step 4: Then check that the travellers' accommodation activity complies with all of the community standards.

If the activity does not comply with any of the community standards, application will need to be made for a resource consent, assessed as a discretionary activity.

Step 5: Then check that the travellers' accommodation activity complies with all of the critical standards.

(If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Step 6: Check that the travellers' accommodation activity complies with any relevant city rules (cross referenced in the standards). If not, a resource consent will be required in respect to that rule(s) not complied with.

If the travellers' accommodation activity complies with all of the zone rules and city rules, it is a permitted activity.

5.1 Categories of activities - Living 5 Zone

Updated 14 November 2005

5.1.1 Residential activities and other activities (except travellers' accommodation) - all standards (Living 5 Zone)

Updated 30 September 2008

All standards for the above activities shall be those for the zones specified below:

Peterborough	As for L4A Zone
Avon	As for L4C Zone
Riccarton, Kilmarnock, Raceway and Merivale	As for L3 Zone
Wigram (Sioux Avenue)	As for L3 Zone
Papanui	As for L2 Zone
Memorial Avenue, Shirley, Russley and Upper Riccarton	As for L1 Zone
Wigram (Henry Wigram Drive)	As for L1 Zone

5.1.2 Travellers' accommodation activities (Living 5 Zone)

Updated 14 November 2005

(a) Any travellers' accommodation activity which complies with:

- all of the development standards under Clause 5.2;
- all of the community standards under Clause 5.3 and;
- all of the critical standards under Clause 5.4

shall be a **permitted activity** .

(b) Any travellers' accommodation activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards under Clause 5.2 shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any travellers' accommodation activity which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 5.3 shall be a **discretionary activity** .

(d) Any travellers' accommodation activity which does not comply with any one or more of the critical standards under Clause 5.4 shall be a **non-complying activity**

(e) Clarification of categories of activities

The standards may also specify that an activity is discretionary or controlled (development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

5.1.3 Reference to City Rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

5.2 Development standards - travellers' accommodation activities - Living 5 Zone

Updated 14 November 2005

Any application arising from clauses 5.2.6 and 5.2.7 (only on sites other than those adjoining or across a road from a living, cultural or open space zone) will not require the consent of other persons and shall be non-notified.

5.2.1 Site density

Updated 30 September 2008

The maximum plot ratio per site shall be:

Peterborough	0.8
Riccarton, Kilmarnock, Raceway, Wigram (Sioux Avenue) and Merivale:	0.5

(Refer also to critical standard - site density 5.4.1.)

5.2.2 Open space

Updated 30 September 2008

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

Memorial Avenue, Shirley, Russley, Wigram (Henry Wigram Drive) and Upper Riccarton:	35%
Papanui: (Refer also to critical standard - open space 5.4.2.)	40%

5.2.3 Sunlight and outlook for neighbours

Updated 30 September 2008

(a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above internal boundaries as shown in Part 2, Appendix 1 as follows:

Diagram F - Merivale and Papanui, Memorial Avenue, Shirley, Upper Riccarton, Wigram (Henry Wigram Drive) and Russley

Diagram C - Riccarton, Kilmarnock, Wigram (Sioux Avenue) and Raceway

Diagram D - Peterborough

Diagram E - Avon

(b) The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

(c) Where an internal boundary of a site abuts a lot or access strip the recession plane may be constructed from points 2.3m above the furthest boundary of the access lot or access strip or any combination of these areas.

5.2.4 Street scene

Updated 14 November 2005

The minimum setback from road boundaries for buildings and outdoor storage areas shall be 4.5 metres **except that:**

(a) the minimum setback for the L5 Zone Avon where street scene setbacks are required, shall be 2m except for those parts of the site used for car parking adjoining Hurley Street where the setback shall be 5m, and all setbacks shall be landscaped. A solid fence with a minimum height of 1.8m shall be provided to the rear of the setback area on Hurley Street for that part of the site used for car parking.

(b) the minimum setback from Bealey Avenue shall be 6m.

(c) for those areas shown on Planning Map 39G where no street scene setback is required for all parts of buildings within 3 metres of the road boundary the maximum height shall be reduced by 2m.

(d) the minimum setback from Deans Avenue, Kilmarnock, Darvel and Matai Streets shall be 15 metres.

5.2.5 Landscaping

Updated 14 November 2005

(a) Area to be landscaped

The minimum percentage of the area of the site to be set aside as a landscaped area shall be 10%.

(b) Location of landscaped area

On sites other than rear sites, all required landscaped areas shall be located along the road frontage of the site. Such landscaping shall include a landscaping strip with a minimum average width of 1.5m and a minimum width of 0.6m along the road frontage except across vehicle crossings **except that** on sites, or parts of sites, on the opposite side of a road to a living zone, the landscaping strip shall have a minimum average width of 4.5m and a minimum width of 1.5m along the road frontage, except across vehicle crossings.

Note: The minimum average width of a landscape strip shall be calculated by excluding any part of the strip that is further back than the minimum required building setback for the site.

(c) Trees

(i) Sites with road frontages of at least 10m, shall be planted with a minimum of one tree, plus one additional tree for every 10m of road frontage (e.g. 10m frontage - 2 trees, 20m - 3 trees etc).

(ii) Where three or more trees are required these trees shall be planted no more than 15m apart, or closer than 5m apart.

(iii) Any trees required shall be planted along the road frontage and in front of any buildings on the site.

(iv) In addition to (i) above, one tree shall be planted for every 5 parking spaces required on the site. Trees shall be planted within or adjacent to the carparking area.

(v) Any trees required by this rule shall be of a species capable of reaching a minimum height at maturity of 8 metres and shall be not less than 1.5m high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this rule.

(d) Protection of trees and landscaping

(i) Any trees required under Clause (c) above shall be located within a landscaping strip (see Clause (b)) or within a planting protection area around each tree, with a minimum dimension or diameter of 1.5m.

(ii) No more than 10% of any landscaping strips (see Clause (b)) and planting protection areas shall be covered with any impervious surfaces.

(iii) Landscaping strips and planting protection areas adjacent to a road boundary or adjacent to or within a carparking area, shall be provided with wheel-stop barriers to prevent damage from vehicles. Such wheel-stop barriers shall be located at least 1m from any tree.

(e) Maintenance of landscaping

Any landscaping or trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.

5.2.6 Visual amenity

Updated 14 November 2005

Parking and outdoor storage areas shall be screened from adjoining roads or adjoining sites in a living zone (other than a Living 5 Zone), cultural or open space zone, by either landscaping, wall(s), fence(s) or a combination, to a minimum height of 1m for parking areas and 1.8m for outdoor storage areas along the zone or road boundary, except across those parts of the road boundary used as a vehicle crossing. Where screening is by way of landscaping, it shall be for a minimum depth of 1.5m along the zone or road boundary. Where such screening is by way of landscaping, the minimum height shall be the minimum height at the time of planting.

5.2.7 Separation from neighbours

Updated 30 September 2008

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

Peterborough, Avon, Riccarton, Kilmarnock, Raceway, Wigram (Sioux Avenue) and Merivale: 3 metres

Memorial Avenue, Papanui, Shirley, Russley, Wigram (Henry Wigram Drive) and Upper Riccarton: 6 metres

(b) Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination to at least 1.8 metres in height along the length of the parking or storage area. Where such screening is by way of landscaping it shall be for a minimum depth of 1.5 metres.

5.2.8 External appearance

Updated 14 November 2005

(a) Peterborough: Within special amenity areas 31 and 32 only, the erection of new buildings and additions or alterations to existing buildings, where visible from a public place, shall be a discretionary activity with the exercise of the Council's discretion limited to their visual impact.

(b) Kilmarnock: Any reconstruction or alteration to existing buildings or addition of new buildings where visible from a public place shall be a discretionary activity with the exercise of the Council's discretion limited to the design being in sympathy with the existing character and architectural style; maintaining similar roof pitch, exterior cladding and exterior colour.

(c) Avon: the erection of new buildings and additions or alterations to existing buildings shall be a controlled activity with the exercise of the Council's discretion limited to their visual impact.

5.2.9 Continuous building length - ridgelines and parapets - travellers' accommodation, residential and other activities

Updated 14 November 2005

For sites adjoining a Living Zone which is not Living 5, any part of a building facing such a Living Zone shall comply with the following:

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgeline and/or parapet to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that:

(i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary.

(ii) Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end of the building, the length of that step need only equal the remaining length of the ridgeline and/or horizontal parapet.

(iii) This rule shall not apply to the Living 5 (Avon) Zone.

(Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.)

5.2.10 Continuous building length - exterior walls - travellers' accommodation, residential and other activities

Updated 14 November 2005

For sites adjoining a Living Zone which is not Living 5, any part of a building facing such a Living Zone shall comply with the following:

(a) Steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
< or = 20m	0
> 20m < or = 24m	1
> 24m < or = 28m	2
> 28m < or = 32m	3
> 32m	4 + 1 for every additional 10m of length over 32m

(b) Where steps are required by (a) above:

- (i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.
- (ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.
- (iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
- (iv) The required steps shall be provided at all levels of the exterior wall.

except that:

- (i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.
- (ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.
- (iii) This rule shall not apply to the Living 5 (Avon) Zone.

(Refer to Appendix 1A and the definitions of step, depth, length and ridgeline for further clarification of this rule.)

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings

(refer Part 10, Clause 6)

Transport (parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

5.3 Community standard - travellers' accommodation activities - Living 5 Zone

Updated 14 November 2005

5.3.1 Retailing

Updated 14 November 2005

Any retailing shall only consist of the sale of liquor and/or food for consumption on the premises, and other goods provided that they are ancillary to the travellers' accommodation activity on that site.

Reference to other community standards

Updated 14 November 2005

Protected trees
(refer Part 10, Clause 2)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)
(refer Part 13)

5.4 Critical standards - travellers' accommodation activities - Living 5 Zone

Updated 14 November 2005

5.4.1 Site density

Updated 30 September 2008

The maximum plot ratio per site shall be:

Peterborough:	0.9
Riccarton, Kilmarnock, Raceway, Wigram (Sioux Avenue), Wigram (Henry Wigram Drive) and Merivale:	0.6

(Refer also to development standard - site density 5.2.1.)

5.4.2 Open space

Updated 14 November 2005

The maximum percentage of the net area of any site to be covered by buildings shall be:

Memorial Avenue, Russley, and Upper Riccarton:	40%
Papanui:	45%
Avon:	55%

(Refer also to development standard - open space 5.2.2.)

5.4.3 Building height

Updated 31 October 2008

The maximum height of any building shall be:

Peterborough and Avon	In accordance with planning maps 39D and 39G
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Note: When assessing height in the Living 5 (Avon) Zone refer also to the definition of 'Height' in Volume 3, Part 1, which provides an exception that allows the roof area to exceed the maximum height.

Riccarton, Kilmarnock, Raceway, Wigram (Sioux Avenue), Wigram (Henry Wigram Drive) and Merivale	11 metres
Papanui, Shirley, Russley, Memorial Avenue and Upper Riccarton	11 metres

5.4.4 Access restriction

Updated 14 November 2005

- (a) In the Living 5 Zone (Avon) there shall be no vehicle access to Hurley Street or Bangor Street.
- (b) In the Living 5 Zone (Merivale) there shall be no vehicle access to Rastrick and Tonbridge Streets.
- (c) In the Living 5 Zone (Kilmarnock) there shall be no vehicle access to Deans Avenue.

5.4.5 Aircraft noise exposure

Updated 14 November 2005

Any new residential unit, or any building or part of a building including additions to a building described in Part 4, Appendix 1, and which is within the 55 dBA Ldn noise contour shown on the planning maps, shall be insulated from aircraft noise so as to comply with the provisions of that appendix.

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Airport protection surfaces (prohibited activities)
(refer Part 9, Clause 6)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

Volume 3 : Part 2 Living Zones : 5.4 Critical standards - travellers' accommodation activities -
Living 5 Zone : Reference to other critical standards

6.0 Rules - Living G (Yaldhurst) Zone

6.1 Categories of activities

Updated 8 November 2006

6.1.1 Residential activities

Updated 8 November 2006

(a) Any residential activity which complies with:

- all of the development standards under Clause 6.2;
- all of the community standards under Clause 6.3; and
- all of the critical standards under Clause 6.4

and is not a prohibited activity, shall be a **permitted activity** .

(b) Any residential activity which complies with all of the critical standards under Clause 6.4, but does not comply with any one or more of the development standards under Clause 6.2 shall be a restricted **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any residential activity that does not comply with any one or more of the community standards under Clause 6.3 shall be a **discretionary activity** .

(d) Any residential activity which does not comply with any one or more of the critical standards under Clause 6.4, shall be a **non-complying activity** .

(e) Clarification of Categories of activities:

The standards may also specify that an activity is discretionary or controlled (where non-compliance is with development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

6.1.2 Other activities

Updated 8 November 2006

(a) Any other activity which complies with:

- all of the development standards under Clause 6.2;
- all of the community standards under Clause 6.3; and
- all of the critical standards under Clause 6.4

and is not a prohibited activity, shall be a **permitted activity** .

(b) Any other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards under Clause 6.2 shall be a restricted **discretionary activity** with the exercise of the Council's discretionary limited to the matter(s) subject to that standard.

(c) Any activity other than a prohibited activity, which complies all of the critical standards, but does not comply with any one or more of the community standards under Clause 6.3 shall be **discretionary activity** .

(d) Any other activity other than a prohibited activity, which does not comply with any one or more of the critical standards under Clause 6.4, shall be a **non-complying activity** .

6.2 Development Standards

Updated 8 November 2006

6.2.1 Residential site density

Updated 8 November 2006

Where the terms 'High Density (A) or (B)'; 'Medium Density', or 'Low Density' are used in the development, community, or critical standards they shall have the meanings set out below:

'High Density' (A) residential site:	average lot size: to be contained within a range of 275m ² to 325m ² . Minimum net site area of 250m ² .
'High Density' (B) residential site:	average lot size: to be contained within a range of 450m ² to 500m ² . Minimum net site area of 330m ² .
'Medium Density' residential site:	average lot size: to be contained within a range of 600m ² to 650m ² . Minimum net site area of 550m ² .
'Low Density' residential site:	minimum net site area of 800m ² .

(a) To ensure a mix of residential densities in the zone overall, any development for residential activity shall provide for the range of residential densities in locations as shown on Appendix 3N Development Plan (Yaldhurst), Part 2 , Volume 3 so as to yield an appropriate number of dwellings in those areas.

Each residential unit shall be within its own separate site.

Although not a required outcome of every individual application for part only of the land contained with the whole zone, an application should not frustrate the intention that development should ultimately yield the following mix of residential density ranges across the Living G (Yaldhurst) zone as a whole:

2% - 5% at either 'High Density (A)' or 'High Density (B)' within the Mixed Business / Residential (Community Footprint) area

25% - 35% at 'High Density (A)'

25% - 30% at 'High Density (B)'

30% - 40% at 'Medium Density'

5% - 10% at 'Low Density'.

(b) For any proposed development that does not achieve the residential densities set out in the locations shown in Appendix 3N Development plan (Yaldhurst), Part 2, Volume 3, details shall be provided to show alternative locations within the zone where compliance with the overall density provisions of 3N Development plan (Yaldhurst) Part2, Volume 3, on land where the applicant is the registered proprietor are to be otherwise achieved.

(c) Notwithstanding the above, where a proposed dwelling complies with either of Rules 6.2.5(a) or 6.2.6(c) the average and minimum lot size is able to be reduced by a further 25 square metres from the density shown above.

Note:

a site plan shall be supplied with any application for a Project Information Memorandum pursuant to the Building Act 1991, specifying for each site which density range the site is within.

6.2.2 Open space - residential and other activities

Updated 8 November 2006

The maximum percentage of:

(a) The net area of any site coverage by buildings shall be:

	Residential activities with garage provided	Other activities, and residential activities without garage provided
Low Density residential sites	35%	35% less 18m ²
Medium Density residential sites	40%	40% less 18m ²
High Density (A) and (B) residential sites	50%	50% less 18m ²

(b) The site coverage by paved impermeable surface shall be 25% excluding the dwelling and garage.

Except that where a Living G (Yaldhurst) site abuts an existing Living 1 zoned site, the site coverage standard for the Living 1 zone shall apply to that site

Refer also to critical standards for open space - Clause 6.4.1

6.2.3 Building height - residential and other activities

Updated 8 November 2006

The maximum height of any buildings shall be:

Low density residential sites:	8m
Medium density residential sites:	8m
High Density (A) and (B) residential sites:	10m

except that

(i) where there is an internal boundary between two Living G (Yaldhurst) sites that are within different density ranges as specified in clause 6.2.1 the more restrictive maximum height shall apply to both sites.

(ii) Where a Living G (Yaldhurst) site directly abuts an existing Living 1 zoned site or sites the Living 1 zone **Building height - residential and other activities** rules shall apply to that site.

(iii) Where the circumstances in both paragraphs (i) and (ii) above apply, the Living 1 zone **Building height - residential and other activities** rules shall apply to that site.

Refer also to critical standards for building height - Clause 6.4.2

6.2.4 Sunlight and outlook for neighbours - residential and other activities

Updated 8 November 2006

(a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above ground level on internal boundaries, as shown in Part 2, Appendix 1, as follows:

Low density residential sites - Part 2, Appendix 1, diagram A

Medium density residential sites - Part 2, Appendix 1, diagram A

High Density (a) and (b) residential sites - Part 2, Appendix 1, diagram D

except that

- (i) where an internal boundary of a site immediately adjoins an access or part of an access, the recession planes shall be constructed from points 2.3m above the far side of the access;
 - (ii) where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
 - (iii) where buildings are on adjoining High Density (a) or (b) sites, recession planes shall not apply along that part of the boundary between those sites covered by either a common party wall or immediately adjoined by a zero building setback boundary wall.
 - (iv) Other than where (iii) above applies where there is an internal boundary between two Living G (Yaldhurst) sites that are within different density ranges specified in clause 6.2.1 the more restrictive recession plan shall apply to both sites.
 - (v) Where a Living G (Yaldhurst) sites directly abuts an existing Living 1 zoned site or sites, the Living 1 zone Sunlight and outlook for neighbours - residential and other activities rules shall apply to that site.
- (b) The level of internal boundaries, shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.
- (c) Where there are boundaries between high density (a) and (b) areas and low density areas (as identified by consent notice or shown on the Outline Development Plan Appendix 3N), there shall be a minimum building set-back within the high density areas of 11.0m, or alternatively the minimum setback may be reduced to 7.0m, provided that the length of any single building in the high density area facing the low density area does not exceed 20.0m and that a minimum separation of 3.6m between such buildings in the high density area is provided.

6.2.5 Street scene - residential and other activities

Updated 8 November 2006

- (a) Minimum building setback from road boundaries shall be 3.0m except that
- (i) where a garage has a vehicle door generally facing a road or shared access the minimum garage setback shall be 5.5m from the road boundary or shared access;
 - (ii) On any High Density residential site on the north side of a local road which runs at 90° (+ or - 20°) to the True North the minimum setback shall be 2 metres provided that the ground level of the entire front yard of the building up to the road boundary is raised by landscaping so that it achieves a height of 450mm above the level of the street frontage to the site.
- (b) Street frontage and street frontage landscaping
- (i) Subject to rule 6.2.5(a), the full length of the road frontage shall be landscaped to a depth of 2m except across those parts of the road boundary used as vehicles or pedestrian crossing, or where necessary to ensure safety / visibility or security surveillance of public spaces.
 - (ii) Domestic driveways shall be a maximum width of 4.5m at the property boundary for a depth of at least 2m at the entrance (in order to facilitate landscaping) and allow clear visibility above 1m for a width of 1.5m either side of the entrance.
 - (iii) Garage doors and carport entrance ways on attached or detached garages and carports shall not comprise more than 50% of any ground floor elevation viewed from any one road boundary on any one site.

6.2.6 Separation from neighbours - residential and other activities

Updated 8 November 2006

Minimum building setback from internal boundaries shall be 1.8m, **except that**

- (a) accessory buildings may be located within 1.8m of internal boundaries where the total length of walls or part of accessory building facing, and located within 1.8m of each internal boundary does not exceed 10.1m in length;
- (aa) within sites that have been identified by consent notice or are shown on the Outline Development Plan Appendix 3N as high density (a) or (b) sites up to a zero building set back from either one internal eastern or southern side boundary may be permitted on any such site provided that there shall be no living area windows at ground floor level permitted in any such building wall and that any windows at upper levels shall be non-opening and glazed with obscure glass. An eastern or southern boundary is defined by the diagram in Part 2 Appendix 10;
- (ab) where there are boundaries between density (a) and (b) sites, (as identified by consent notice or are shown on the Outline Development Plan Appendix 3N) and low and medium density sites, up to a zero building set back may be permitted within the high density (a) and (b) site from either one internal eastern or southern side boundary, provided that the total aggregate length of wall of any such building on that boundary does not exceed 10.0m in length within 1.8m of that boundary, and that there shall be no living area windows at ground level permitted in any such building / wall, and that any windows at upper levels shall be non-opening and glazed with obscure glass. An eastern or southern boundary is defined by the diagram in Part 2 Appendix 10;
- (b) where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m;
- (c) where buildings on adjoining sites have a common wall along an internal boundary no set back is required along that part of the boundary covered by such a wall;
- (d) for residential activities any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary. This shall not apply to a window at an angle of 90 ° or greater to the boundary first floor level shall not include a window or balcony which begins within 1.2m if ground level (such as above a garage which is partly below ground level). (For explanation see diagram in relation to clause 2.2.6 in this part of the City Plan).
- (e) for residential activities, where a window of a ground floor living area of a residential unit faces an internal boundary, the window shall be set back a minimum of 3m from the internal boundary. Where an internal boundary of a site immediately adjoins an access or part of an access, the setback shall be 1m measured from the internal boundary. This shall not apply to a window at an angle of 90 ° or greater to the boundary.(For explanation see diagram in relation to clause 2.2.6 in this part of the City Plan).

6.2.7 Continuous building length - ridgelines and parapets - residential and other activities

Updated 8 November 2006

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgelines and/or parapets to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that :

- (i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary;
- (ii) Where a stop occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end building, the length of that step need only equal to the remaining length of the ridgeline and or horizontal parapet.

Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

6.2.8 Continous building length - exterior walls - residential and other activities

Updated 8 November 2006

(a) Steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
< or =20m	0
> 20m < or = 24m	1
> 24m < or = 28m	2
> 28m < or = 32m	3
>32m	4 + 1 for every additional 10m of length over 32m

(b) Where steps are required by (a) above:

(i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.

(ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.

(iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.

(iv) The required steps shall be provided at all levels of the exterior walls.

except that :

(i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.

(ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

6.2.9 Outdoor living space - residential activities

Updated 8 November 2006

(a) Each residential unit with a room or garage on the ground floor shall be provided with an outdoor living space in a contiguous area, contained within the net area of the site with a minimum area and dimension as follows:

	Minimum area	Minimum Dimension
Low Density residential sites	90m ²	6m
Medium Density residential sites	75m ²	4.5m
High Density (A) and (B) residential sites	40m ²	4m

except that :

(b) Each residential unit without a room or garage on the ground floor shall be provided with a balcony with a minimum area and dimension as follows:

	Minimum area	Minimum Dimension
Low Density residential sites	6m ²	1.5m
Medium Density residential sites	5m ²	1.5m
High Density (A) and (B) residential sites	5m ²	1.5m

and

Where a balcony is provided a balustrade shall have a maximum height of 1.2m.

(c) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine on the shortest day of the year.

Note for clarification: This rule only applies to structures on the same site.

(d) The required minimum area shall not be occupied by any building, access or parking space, other than:

- An outdoor swimming pool; or
- Accessory building of less than 8m²; or
- Any building or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and occupies no more than 30% of the area of the outdoor living space.

6.2.10 Family flats - residential activities**Updated 8 November 2006**

Family flats shall have a maximum gross floor area, excluding terraces, garages, sun decks and verandahs, of 65m². Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:

- (a) the family flat shall be relocated from the site; or
- (b) the family flat shall have the kitchen removed so that the flat is no longer a self-contained residential unit.

6.2.11 Screening from neighbours - other activities**Updated 8 November 2006**

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination to at least 1.8m in height along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.8m maximum height standard is to be achieved at the time of planting.

6.2.12 Restrictions on outdoor activities - other activities**Updated 8 November 2006**

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

6.2.13 Road and access - residential and other activities**Updated 8 November 2006**

Sites having frontage to Yaldhurst Road shall not have access to Yaldhurst Road other than via the Intersection marked (A) as shown on Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3, that intersection to be located a minimum distance of 600m to the west of the intersection between Yaldhurst Road and Russley Road.

6.2.14 Other activities - Noise from pre-schools

Updated 8 November 2006

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to consideration of the effects of noise from location of outdoor activities and facilities associated with this activity.

6.2.15 1100 residential unit maximum

Updated 8 November 2006

The maximum number of residential units across the Living G (Yaldhurst) zone shall be 1100. The creation of any residential unit or units in excess of 1100 residential units shall be a discretionary activity with the exercise of the Council's discretion limited to the effects on the safety, efficiency and sustainability of the transportation network both inside and outside the Living G (Yaldhurst) zone, and the water supply and sanitary sewer networks.

For the purpose of section 94D(2) and (3) of the Resource Management Act 1991 an application arising from this clause does not need to be notified; and need only be served on New Zealand Transport Agency, as the sole affected party, unless it has given its written approval to the activity.

References to other developments standards

Updated 8 November 2006

Clarification of rules

(refer Part 9, Clause 2)

Excavation and filling of land

(refer Part 9, Clause 5)

Financial contributions on land use activities

(refer Part 9, Clause 7)

Outdoor advertising

(refer Part 10, Clause 3)

Sale of liquor

(refer Part 10, Clause 4)

Relocated buildings

(refer Part 10, Clause 6)

Transport (parking, access and manoeuvring)

(refer Part 13)

Subdivision

(refer Part 11, clause 18)

6.3 Community Standards

Updated 8 November 2006

6.3.1 Scale of activity - other activities

Updated 8 November 2006

- (a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities shall be 40m² **except** where an activity is an educational, spiritual, day-care, health or retail facility and is located within the areas indicated for Commercial activities in Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3.
- (b) No more than one full-time equivalent person, who permanently resides elsewhere than on the site may be employed in undertaking any activity on the site, other than as excepted above, or where the activity is an educational, spiritual, day-care, or health facility, and is located within the area indicated in Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3, as a Community Footprint.
- (c) Within the area shown as 'Commercial' in Appendix 3N Development plan (Yaldhurst) Part 2 Volume 3, the Business 2 zones rules shall apply,

except that

- (i) clause 3.2(a) Part 3, Volume 3, shall not apply to the ground floor of any building; and
- (ii) for the purposes of assessment under clause 3.3 of Part 11 of this plan this area shall be in the group 1 zone grouping specified in schedule 2 of Part 11.
- (iii) there shall be no direct vehicular access from this part of the zone onto Yaldhurst Road, other than via the Intersection marked (A) as shown on Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3.

6.3.2 Site size - other activity

Updated 8 November 2006

The maximum net area of any site for activities other than residential activities shall be 1100m² **except** :

- (a) Where the activity occupies not more than 40 square metres of floor space and at least one person engaged in the activity resides permanently on the site, the maximum net area of any site for activities other than residential activities shall be 1375 square metres.

or

- (b) where the activity is located within the area shown as either 'Commercial' or 'Community footprint' in Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3.

6.3.3 Hours of operation - other activities

Updated 21 September 2007

- (a) The maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week.
- (b) Hours of operation shall be limited to between the hours:

0700 - 2000 Monday to Friday, and

0800 - 2300 Saturday, Sunday and public holidays

except

(i) where the activity is located within the 'Commercial area' or 'Community footprint' in Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3: or

(ii) where the activity occupies not more than 40m² of floor space, and

(iii) where each person engaged in the activity outside the above hours resides permanently in the site, and

(iv) there are no visitors, clients or deliveries to or from the site outside the above hours.

Refer also to city rules - (Part 11, Clause 1 - Noise)

6.3.4 Traffic generation - other activities

Updated 21 September 2007

(a) Maximum number of vehicle trips per site shall be:

(i) Sites where access is shared with at least one other site:

Heavy vehicles 2 per week

Other vehicles 16 per day

(ii) Sites with frontage to local roads, other than (i) above:

Heavy vehicles 2 per week

Other vehicles 32 per day

(iii) All other sites:

Heavy vehicles 4 per week

Other vehicles 50 per day

except :

(iv) where the site is located within the area shown as 'Commercial' in Appendix 3N Development plan (Yaldhurst), Part 2, Volume 3.

or

(v) for educational, spiritual, daycare and health facilities that maximum number of vehicle trips per site shall be:

Collector and arterial roads: 100 per day

Community footprint: 200 per day

(b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

6.3.5 Building size and separation - residential and other activities

Updated 8 November 2006

(a) The maximum gross floor area of any single building shall be 550m².

(b) Where buildings located on the site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 3.6 metres except where the building is located in Height Density (A) or High Density (B) areas shown in Appendix 3N Development plan (Yaldhurst), Part 2, Volume 3 in which cases such setback shall be not less than 1.8 metres from site boundaries, unless such dwellings share common party walls or zero building boundaries can be achieved.

6.3.6 Residential coherence - other activities

Updated 8 November 2006

At least one person engaged in the activity shall reside permanently on the site, **except** where the activity is within the area shown as 'Commercial' in Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3; or is an educational, spiritual, day-care, health or retail facility, and is located within the area indicated for community footprint activities on Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3.

Note: These exceptions do not apply to activities having their sole frontage to local roads.

Reference to other community standards

Updated 8 November 2006

Noise

(refer Part 11, Clause 1)

Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)

(refer Part 13)

6.4 Critical standards

Updated 8 November 2006

6.4.1 Open space - residential activities

Updated 21 September 2007

(a) In the Living G (Yaldhurst) zone the maximum percentage of the net area of the site covered by buildings shall be:

	Residential activities with garage provided	Residential activities and Other activities without garage provided
Low Density residential sites	40%	40% less 18m ²
Medium Density residential sites	45%	45% less 18m ²
High Density (A) and (B) residential sites	60%	60% less 18m ²

(i) in the 'Low' and 'Medium' density lots, for elderly persons' housing complexes, the percentage coverage by buildings shall be calculated over the net area of the site of any part of the complex.

(b) For Low Density or Medium Density residential sites the maximum percentage of the site covered by paved impermeable surface shall be 30%.

(c) For High Density (A) and (B) residential sites the maximum percentage of the site covered by paved impermeable surface and buildings shall be 80%.

Refer also to development standards for open space - Clause 6.2.2

6.4.2 Building height - residential and other activities

Updated 8 November 2006

Maximum height of any building shall be:

'Low density' residential sites	9m
'Medium density' residential sites	9m
'High density' (A) and (B) residential sites	11m

except that :

(i) where there are boundaries between high density (a) or (b) sites and low or medium density sites (as identified by consent notice or shown on the Outline Development Plan Appendix 3N), the more restrictive (critical standard) maximum height shall apply to sites abutting both sides of such boundaries.

(ii) where a site (or sites) in the Living G (Yaldhurst) zone directly abut(s) an existing site or sites zoned Living 1, the **Living 1 zone - Building height - residential and other activities rules** shall apply to the abutting site(s) in the Living G zone.

6.4.3 Boarding of animals - other activities

Updated 8 November 2006

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

6.4.4 Dismantling or repair of motor vehicles - other activities

Updated 8 November 2006

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles.

Note: Vehicles being dismantled or repaired that are owned by people who live on the same site are exempted from this standard.

6.4.5 Protection of ground-water quality

Updated 8 November 2006

(a) Any individual activity other than a health facility, located within that part of the zone shown as 'Commercial' in Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3 involving the manufacturing, use, storage, or disposal of hazardous substances specified in Schedule 1 (classification of hazardous substances) of part 11 of this Plan as part of or associated with any retail or commercial activity, and which exceeds the quantities specified for Group 1 zones in Column B of Schedule 2 for any site, shall be a non-complying activity.

(b) Any activities (other than a health facility) in any part of the Living G (Yaldhurst) zone identified in Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3, for high, medium or low density living activity, involving the manufacturing, use, storage, or disposal of hazardous substances specified in Schedule 1 (classification of hazardous substances) of part 11 of this Plan, which exceed the quantities for group 1 zones specified in Column B of Schedule 2 for any site but excluding the storage and provision of Liquid Petroleum Gas (LPG) for reticulation to households within the Living G (Yaldhurst) zone, shall be a non-complying activity.

6.4.6 Special set back provisions - residential and other activities

Updated 8 November 2006

In the Living G (Yaldhurst) zone the minimum building set back from a limited access road listed in Part 8, Appendix 5, shall be 80m.

except that

(i) where mounding or other physical barrier to noise transmission capable of reducing traffic noise intrusion to all parts of any site by at least 10dBA is provided within 20m of the road boundary across the entire width of the site, the minimum building set back shall be 40m, provided that such mounding or barrier shall be screened from the adjoining road by landscaping. Such landscaping shall be for a minimum depth of 1.5m, a minimum height of 1.8m and be located between the mounding or fencing and the adjoining road. Where such screening is by way of landscaping, the minimum height shall be the minimum height at the time of planting.

(ii) where the provisions of sub-clause (i) above are complied with, and all external windows and doors of the residential units including those installed in the roof are acoustically treated to achieve a sound transmission loss of at least 25dBA with windows and doors closed, then the minimum building set back shall be 20m.

(iii) this clause shall not apply to any development within the commercial area shown in Appendix 3N - Development plan (Yaldhurst), Part 2, Volume 3, that does not contain living accommodation.

6.4.7 Other set back provision

Updated 8 November 2006

In the Living G (Yaldhurst) zone between Buchanans and Yaldhurst Roads, the minimum building set back from any of the conductors on the high voltage transmission lines shall be 20.0m.

Reference to other critical standards

Updated 8 November 2006

Excavation and filling of land

(refer Part 9, Clause 5)

Outdoor advertising

(refer Part 10, Clause 3)

Fortified sites

(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Subdivision (including prohibited activities)

(refer Part 11 Clause 3.3.5)

7.0 Rules - Living G (East Belfast) Zone

7.1 Categories of activities

Updated 12 March 2012

7.1.1 Residential activities

Updated 12 March 2012

(a) Any residential activity which complies with:

- All of the development standards under Clause 7.4; and
- All of the community standards under Clause 7.5; and
- All of the critical standards under Clause 7.6.

shall be a permitted activity.

(b) Any residential activity which complies with all of the critical standards in Clause 7.6, but does not comply with any one or more of the development standards in Clause 7.4 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any residential activity that does not comply with any one or more of the community standards under Clause 7.5 shall be a discretionary activity.

(d) Any residential activity which does not comply with any one or more of the critical standards in Clause 7.6 shall be a non-complying activity.

(e) Clarification of Categories of Activities:

The standards may also specify that an activity is discretionary or controlled (where non-compliance is with development standards) with the exercise of Council's discretion limited to the matter(s) subject to that standard.

7.1.2 Other activities

Updated 12 March 2012

(a) Any other activity which complies with:

- All of the development standards under Clause 7.4; and
- All of the community standards under Clause 7.5; and
- All of the critical standards under Clause 7.6.

shall be a permitted activity.

(b) Any other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards in Clause 7.4 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any other activity which complies with all of the critical standards, but does not comply with any one or more of the community standards in Clause 7.5 shall be a discretionary activity.

(d) Any other activity which does not comply with any one or more of the critical standards in Clause 7.6 shall be a non-complying activity.

7.2 Application of Rules

Updated 12 March 2012

7.2.1

Updated 12 March 2012

Where part of the open space areas, including the Kaputone Open Space Corridor, are not required by the Council for public open space the land shall then be treated as a continuation of the immediately adjacent Density Area and the standards for that Density Area shall apply unless otherwise stated in a consent notice under Section 221 of the Resource Management Act (or similar mechanism) for that land.

7.2.2

Updated 12 March 2012

Where any part of the Northern Arterial Designation is uplifted the Density Area C rules shall apply unless otherwise stated in a consent notice under Section 221 of the Resource Management Act (or similar mechanism) for that land.

7.3 Deferment

Updated 12 March 2012

In the Living G (East Belfast) Zone that the standards applicable to the Rural 3 zone shall apply until a footpath has been constructed on the southern side of Belfast Road between the railway line and Blakes Road.

7.4 Development Standards

Updated 12 March 2012

Any application arising from Clauses 7.4.6(a)(i), 7.4.10, 7.4.11 and 7.4.15 will not require the written consent of other persons and shall be non-notified.

7.4.1 Residential site density - residential activity

Updated 12 March 2012

In accordance with subclauses (a) to (c) below, any residential activity shall provide for a mix of residential densities from within a range of average site sizes, and for a minimum number of residential sites within Blocks A to D as shown on the Outline Development Plan East Belfast contained in Appendix 3s, Part 2, Volume 3 and shall not frustrate the achievement of a minimum net residential density of 15 averaged over the whole of the Living G (East Belfast) zone:

(a) Each residential unit shall be contained on its own separate site in accordance with the average net areas, defined in the Density Range Consent Notice attached to its title in accordance with Part 14, Clause 19.3.2 or in the absence of a Consent Notice as set out below. Where the terms 'Density Area A', 'Density Area B' or 'Density Area C' are used they shall have the following meanings:

'Density Area A' residential sites	The average site size to be within the range of 220-325m ²
'Density Area B' residential sites	The average site size to be within the range of 350-450m ²
'Density Area C' residential sites	The average site size to be within the range of 550-700m ²

except that:

- i. Where densities have been permitted to be transferred to another density area in accordance with Critical Standard 7.6.8 (c).
- ii. For elderly persons housing units with a gross floor area of less than 80m², there shall be no minimum net area for any site in Density Areas A, B and C.
- iii. For the Spring Grove historic homestead site the minimum lot size shall be 3500m².

b) A site plan shall be provided with any application for a Project Memorandum pursuant to the Building Act 1991, specifying in the case of each site in which density range the site falls.

(c) The minimum number of residential sites within Blocks A to D shall be:

Block A	75 residential sites
Block B	147 residential sites
Block C	203 residential sites
Block D	217 residential sites

Except that:

- i. If one Block has been fully developed and has achieved a greater number of residential sites than shown above, the minimum number of sites for the remaining Blocks can be proportionately reduced.
- ii. If the net residential density area within a Block changes, the requirement for a minimum number of residential sites within the Block shall be proportionately changed.

Note: The Block labels do not indicate the order in which subdivision or development shall proceed.

(Refer to the explanation for Policy 11.7A(i), Section 11, Volume 3 for the definition of net density)

7.4.2 Open space - residential and other activities

Updated 12 March 2012

The maximum percentage of:

a) The net area of any site covered by buildings shall be:

	Other activities and residential activities with garage provided	Residential activities without garage provided
'Density Area A'	50%	50% less 18m ²
'Density Area B'	40%	40% less 18m ²
'Density Area C'	35%	35% less 18m ²

b) The maximum net area of any site, excluding dwelling and garage covered by impervious surfaces shall not exceed 25%.

(Refer also to critical standards for open space - Clause 7.6.2)

7.4.3 Building height - residential and other activities

Updated 12 March 2012

The maximum height of any building shall be:

'Density Area A'	11m
'Density Areas B and C'	8m

except that:

Where there is an internal boundary between two sites that are in different Density Areas as specified under 7.4.2 the more restrictive maximum height shall apply to both sites.

(Refer also to critical standards for building height - Clause 7.6.3)

7.4.4 Sunlight and outlook for neighbours - residential and other activities

Updated 12 March 2012

a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above ground level on internal boundaries, as shown in Part 2, Appendix 1, as follows:

'Density Area A'	Part 2, Appendix 1, Diagram C
'Density Area B'	Part 2, Appendix 1, Diagram B
'Density Area C'	Part 2, Appendix 1, Diagram A

except that

- i. Where an internal boundary of a site immediately adjoins an access, or access strip or access to a rear site, the recession planes shall be constructed from points 2.3m above the furthest boundary of the access lot or access strip or any combination of these areas.
- ii. Where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
- iii. Where there is an internal boundary between two Living G (East Belfast) sites that are in different density areas the more restrictive recession plane shall apply to both sites.

b) The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

7.4.5 Street scene - residential and other activities

Updated 12 March 2012

a) Minimum building setback from road boundaries shall be 3.0m except that

- i. Where a garage has a vehicle door generally facing a road or shared access, the minimum garage setback shall be 5.5m from the road boundary or shared access;

b) Street frontage and street frontage landscaping and fencing.

- i. The full length of the road frontage shall be landscaped to a depth of 2m except across those parts of the road boundary used as a vehicle or pedestrian crossing, or where necessary to ensure safety/visibility or natural surveillance of public spaces.
- ii. Garage doors and carport entranceways on attached or detached garages and carports shall not comprise more than 50% of any ground floor elevation as viewed from any one road boundary on any one site.
- iii. Any fence within the minimum building setback specified in Rule 7.3.6(a) where the height is greater than 1.2 metres, shall be more than 50% visually transparent, except where required for screening of outdoor storage areas.

c) For residential units with boundaries facing the open space corridor, the height of any fence within 3m of that boundary facing the open space corridor shall be limited to 1m where the fence is solid, or up to 1.8m in height where at least 50% of the fence is visually transparent.

Note: "50% visually transparent" means visibility is achieved through 50% of the fence.

7.4.6 Separation from neighbours - residential and other activities

Updated 12 March 2012

Minimum building setback from internal boundaries shall be 1.8m, except that

- a) Buildings within Density Areas A and B may be located up to 1.0m from one internal side boundary. (Note: where one side boundary abuts an access or part of an access, building may be located up to 1.0 from both internal side boundaries);
- b) Accessory buildings may be located within 1.8m (Density Area C) or 1.0m (Density Areas A & B) of internal boundaries where the total length of walls or part of accessory building facing, and located within 1.8m (Density Area C) or 1.0m (Density Areas A and B) of each internal boundary does not exceed 9m in length;
- c) Where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m;
- d) Where buildings on adjoining sites have a common wall along an internal boundary no setback is required along that part of the boundary covered by such wall;
- e) For residential activities any part of any balcony or window of a living area at first floor level or above shall not be located within 4m of any internal boundary provided that:
 - i. This shall not apply to a window at an angle of 90° or greater to the boundary; and
 - ii. The first floor level shall not include a window or balcony which begins within 1.2m of ground level (such as above a garage which is partly below ground level). For further explanation see diagram in relation to clause 2.2.6 in this part of the City Plan).
 - iii. This shall not apply to windows, which comprise of fixed opaque glass.
- f) For residential activities, where a window of a ground floor living area of a residential unit faces an internal boundary, the window shall be set back a minimum of 3m from the internal boundary provided that:
 - i. Where an internal boundary of a site immediately adjoins an access or part of an access, the setback shall be 1m measured from the internal boundary.
 - ii. This shall not apply to a window at an angle of 90 degrees or greater to the boundary. (For explanation see diagram in relation to clause 2.2.6 in this part of the City Plan).
 - iii. Where there is an intervening fence or wall of 1.8m or greater in height, this shall not apply to windows of a living area, which comprise of fixed glass, and where such a wall or fence does not exist, this shall not apply to windows of a living area, which comprise of fixed and opaque glass.

7.4.7 Continuous building length - ridgelines and parapets - residential and other activities

Updated 12 March 2012

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgelines and/or parapets to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that:

- i. This rule shall not apply to any part of a ridgeline and/or horizontal parapet, which is more than 10m from every internal boundary and more than 6m from every road boundary;
- ii. Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end building, the length of that step need only be equal to the remaining length of the ridgeline and or horizontal parapet.

(Refer to Part 2, Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule).

7.4.8 Continuous building length - exterior walls - residential and other activities

Updated 12 March 2012

a) Subject to (b) and (c) steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
< or =20m	0
> 20m < or = 24m	1
> 24m < or = 28m	2
> 28m < or = 32m	3
> 32m	4 + 1 for every additional 10m of length over 32m

b) Where steps are required by (a) above:

- i. One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.
- ii. One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.
- iii. No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
- iv. The required steps shall be provided at all levels of the exterior walls.

except that:

- i. This rule shall not apply to any part of an exterior wall, which is more than 10m from every internal boundary and more than 6m from every road boundary.
- ii. Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

(Refer to Part 2, Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule).

7.4.9 Outdoor living space - residential activities

Updated 12 March 2012

a) Each residential unit with a room or garage on the ground floor shall be provided with an outdoor living space in a contiguous area, contained within the net area of the site with the outdoor living space having a minimum area and dimensions as follows:

	Minimum area	Minimum Dimension
'Density Area A'	40m ²	4.0m
'Density Area B'	75m ²	4.5m
'Density Area C'	90m ²	6m

b) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine at midday on the shortest day of the year.

Note for clarification: This rule only applies to structures on the same site.

c) The required minimum area shall not be occupied by any building, access or parking space, other than:

- An outdoor swimming pool; or
- Accessory building of less than 8m²; or
- Any building or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and occupies no more than 30% of the area of the outdoor living space.

7.4.10 Family flats - residential activities

Updated 12 March 2012

- a) Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandas, of 65m².
- b) Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:
 - i. The family flat shall be relocated from the site; or
 - ii. The family flat shall have the kitchen removed so that the flat is no longer a self-contained residential unit.

7.4.11 Screening from neighbours - other activities

Updated 12 March 2012

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination of those, to at least 1.8m in height along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.8m maximum height standard is to be achieved at the time of planting.

7.4.12 Restrictions on outdoor activities - other activities

Updated 12 March 2012

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

7.4.13 Other activities - Noise from pre-schools

Updated 12 March 2012

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to consideration of the effects of noise from location of outdoor activities and facilities associated with this activity.

7.4.14 Dwelling orientation to the street - Density Area A - residential activities

Updated 12 March 2012

Dwellings on Density Area A sites shall have a kitchen or dining room or living room or combination thereof, with a total area of windows of at least 3m² facing the road boundary.

7.4.15 Retailing - other activities

Updated 12 March 2012

Retail activities involving the sale of goods grown or produced on site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment.

(Refer also to critical standards for retailing - Clause 7.6.7 which means that the sale of goods other than those grown or produced on site is a non-complying activity).

7.4.16 Creation of stormwater drainage swales and water basins - residential and other activities

Updated 12 March 2012

Creation of stormwater drainage swales and water basins in the Living G (East Belfast) zone shall be a restricted discretionary activity with the Council's discretion limited to:

- a) The efficient and effective operation of the stormwater system as part of the Draft Styx Integrated Catchment Management Plan for the Belfast Area thereby ensuring a complete treatment train for rain waters;
- b) Compliance with the Blue Network Layer Diagram (Appendix 3s/2); and
- c) The need to maximise open space and pedestrian/cycle access opportunities in the locations shown on the Green Network Layer Diagram (Appendix 3s/1).

Note: The ODP plans show indicative stormwater management areas and, as such, the ODP allows a degree of flexibility whereby subsequent subdivision and development plans may include refined stormwater management areas (in terms of location, boundaries and areas) so as to reflect the outcome of any future agreements with the Council and/or any advances in the design of stormwater management areas that may result in a smaller area being required.

7.4.17 Walkable blocks - residential and other activities

Updated 12 March 2012

The length of any one urban development block (the area of land enclosed by public space or streets) shall not exceed 250m. Refer to Appendix 3s/3 Movement Network for diagram showing how to measure urban development blocks.

Except that: This shall not apply to any urban development blocks that abut the northern arterial or rail corridor designations.

7.4.18 Design and appearance - Density Area A - residential activities

Updated 12 March 2012

In Density Area A any residential development shall be a restricted discretionary activity, with the exercise of Council's discretion limited to the urban design and external appearance of the development.

References to other development standards

Clarification of rules

(refer Part 9, Clause 2)

Excavation and filling of land

(refer Part 9, Clause 5)

Financial contributions on land use activities

(refer Part 9, Clause 7)

Outdoor advertising

(refer Part 10, Clause 3)

Sale of liquor

(refer Part 10, Clause 4)

Relocated buildings

(refer Part 10, Clause 6)

Transport (parking, access and manoeuvring)

(refer Part 13)

Subdivision

(refer Part 11, Clause 18)

7.5 Community Standards

Updated 12 March 2012

7.5.1 Scale of activity - other activities

Updated 12 March 2012

- a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities shall be 40m^2 or 30% of the gross floor area of all buildings on the site, whichever is larger, except where an activity is an educational, spiritual, day-care, health or retail facility or is located within a Community Footprint.
- b) No more than one full-time equivalent person, who permanently resides elsewhere than on the site may be employed in undertaking any activity on the site except where the activity is located within an educational, spiritual, day care, health facility or the activity is located within a 'Community Footprint'.

7.5.2 Site size - other activities

Updated 12 March 2012

The maximum net area of any site for activities other than residential activities shall be 1100m^2 except that this area may be exceeded:

- a) Where the activity is located in a 'Community Footprint'; or
- b) Where the activity occupies not more than 40m^2 of floor space and at least one person engaged in the activity resides permanently on the site.
- c) For nursery and market gardens;
- d) For public reserves without buildings.

7.5.3 Hours of operation - other activities

Updated 12 March 2012

- a) The maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week.

b) Hours of operation shall be limited to between the hours:

0700 - 2300 Monday to Friday, and

0800 - 2300 Saturday, Sunday and public holidays

except

- i. Where the activity is located within a 'Community Footprint', or
- ii. Where the activity occupies not more than 40m² of floor space, and
- iii. Where each person engaged in the activity outside the above hours resides permanently on the site, and
- iv. There are no visitors, clients or deliveries to or from the site outside the above hours.

(Refer also to General City Rules - (Part 11, Clause 1 - Noise)

7.5.4 Traffic generation - other activities

Updated 12 March 2012

a) Maximum number of vehicle trips per site shall be:

i. Sites where access is shared with at least one other site:

Heavy vehicles 2 per week

Other vehicles 16 per day

ii. Sites with frontage to local roads, other than (i) above:

Heavy vehicles 2 per week

Other vehicles 32 per day

iii. All other sites:

Heavy vehicles 4 per week

Other vehicles 50 per day

except that:

- On sites within a 'Community Footprint', the maximum number of vehicle trips shall be:

Heavy vehicles 8 per week

Other vehicles 100 per week

- For educational, spiritual, day care and health facilities the maximum number of other vehicle trips per site shall be:

Collector and arterial roads 100 per day

Community Footprint 200 per day

b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

7.5.5 Storage of heavy vehicles - other activities

Updated 12 March 2012

The maximum number of heavy vehicles stored on a site shall be one.

7.5.6 Building size and separation - residential and other activities

Updated 12 March 2012

- a) The maximum gross floor area of any single building shall be 550m² except this area may be exceeded where the activity is located in a 'Community Footprint'.
- b) Where buildings located on the site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 3.6 metres, except where the building is located in a Community Footprint.

7.5.7 Residential coherence - other activities

Updated 12 March 2012

At least one person engaged in the activity shall reside permanently on the site, except where the activity is an educational, spiritual, day-care, health facility and is located:

- a) Within a 'Community Footprint'; or
- b) On a front site, with frontage to a Collector or Arterial road and
 - i. Any residential activity on an adjoining front site or front site separated by an access with frontage to the same road is left with at least one residential neighbour. (For the purposes of this clause, the residential neighbour shall be on an adjoining front site or front site separated by an access and have frontage to the same road); and
 - ii. The residential block is not left with more than two non-residential activities in that block.

Note: With the exception of the community footprint for Spring Grove, these exceptions do not apply to local roads.

Reference to other community standards

Noise

(refer Part 11, Clause 1)

Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)

(refer Part 13)

7.6 Critical Standards

Updated 12 March 2012

7.6.1 Residential site density

- a) Where the terms 'Density Area A', 'Density Area B' or 'Density Area C' are used they shall have the meanings set out below.

b) Each residential unit shall be contained on its own site. The minimum net area of the site shall be as follows for those areas identified in the Outline Development Plan (East Belfast) Appendix 3s, Part 2, Volume 3.

'Density Area A' Residential Sites	Minimum net site area of 200m ²
'Density Area B' Residential Sites	Minimum net site area of 330m ²
'Density Area C' Residential Sites	Minimum net site area of 450m ²

except where densities have been permitted to be transferred in accordance with Critical Standard 7.6.8 (c).

c) For the Spring Grove historic homestead sites, in the Living G (East Belfast) zone the minimum lot size shall be 3000m².

7.6.2 Open space - residential activities

Updated 12 March 2012

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

	Other activities and residential activities with garage provided	Residential activities without garage provided
'Density Area A'	60%	60% less 18m ²
'Density Area A'	45%	60% less 18m ²
'Density Area A'	40%	60% less 18m ²

i. In Density Areas B and C for housing complexes for the elderly, the percentage coverage by buildings shall be calculated over the net area of the site of any part of the complex.

b) For Density Areas B and C residential sites the maximum percentage of the site covered by impervious surfaces shall be 30%.

c) For Density Area A residential sites the maximum percentage of the site covered by impervious surfaces and buildings shall be 80%.

(Refer also to Development Standards for Open Space - Clause 7.4.2)

7.6.3 Building height - residential and other activities

Updated 12 March 2012

Maximum height of any building shall be:

'Density Area A'	14m
'Density Areas B and C'	9m

except that:

i. Where there is an internal boundary between two sites that are within different Density Areas as specified in 7.4.1 the more restrictive maximum height shall apply to both sites.

(Refer also to Development Standards for Height - Clause 7.4.3).

7.6.4 Boarding of animals - other activities

Updated 12 March 2012

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

7.6.5 Dismantling or repair of motor vehicles - other activities

Updated 12 March 2012

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles, provided that vehicles being dismantled or repaired that are owned by people who live on the same site, are exempted from this standard.

7.6.6 Special setback provisions - residential and other activities

Updated 12 March 2012

a) The minimum residential unit setback from the left edgeline of the nearest traffic lane of the Northern Arterial shall be 40m.

Except that:

If the Northern Arterial has not been built when the application is made for building consent then the minimum residential unit setback shall be 20m from the Northern Arterial designation boundary.

b) The minimum distance between any residential buildings, including family flats, and the nearest edge of a track of the Main North Railway Line shall be 20m.

c) Any rooms used for living or sleeping purposes within a residential unit, family flat or accessory building, or internal area of other noise sensitive activities, and situated within 100m of the left edgeline of the nearest traffic lane of the Northern Arterial (or within 80m of the Northern Arterial designation boundary if the Northern Arterial has not been built when the application is made for building consent), shall be acoustically insulated so that traffic noise within any dwelling or other habitable room is limited to the levels below, with all external doors and windows closed.

Within bedrooms 35dBA (Leq 9 hour) From 2200-0700

Within any living area 45dBA (Leq 24 hour)

d) Any rooms used for living or sleeping purposes within a residential unit, family flat or accessory building, or internal area of other noise sensitive activities, and situated within 40m of the Main North Railway track shall be acoustically insulated so that traffic noise within any dwelling or other habitable room is limited to the levels specified below, with all external doors and windows closed.

Within bedrooms Within bedrooms 35dBA (Leq 1 hour)

Within any living area Within any living area 45dBA (Leq 1 hour)

e) A report from an accredited acoustic expert specifying the type and extent of sound insulation required to meet (c) and (d) shall be provided to Council before the houses are built.

For the purposes of this rule:

'Living and sleeping' means any room in a residential unit other than a room used principally as a laundry, bathroom or toilet.

'Other noise sensitive activities' means:

Education activities including preschool places or premises, travellers' accommodation, hospitals, healthcare facilities and any elderly persons' housing or complex.

7.6.7 Retailing - other activities

Updated 12 March 2012

Retail activities shall be limited to the sale of goods grown or produced on the site.

(Refer also to development standards for retailing – Clause 7.4.16 which means that the sale of goods grown or produced on site is a discretionary activity in respect of that standard).

7.6.8 Conformity with Outline Development plan - residential and other activities

Updated 12 March 2012

a) Any development shall be in accordance with the following parts of the Outline Development Plan (East Belfast):

- i. The Outline Development Plan (Appendix 3s, Part 2 Volume 3)
- ii. The Green Network Layer Diagram (Appendix 3s/1)
- iii. The Blue Network Layer Diagram (Appendix 3s/2)
- iv. The Movement Network Layer Diagram (Appendix 3s/3)

Except that

Where any part of the Northern Arterial Designation is uplifted the Density Area C rules shall apply unless otherwise stated in a consent notice under Section 221 of the Resource Management Act (or similar mechanism) for that land. Any development shall provide for the extension of the "park edge" road around the perimeter of the residential sites and for the extension of the local roads to intersect with the "park edge" road.

Where stormwater management areas are refined (in terms of location, boundaries and areas) so as to reflect the outcome of any future agreements with the Council and/or any advances in the design of stormwater management areas that may result in a smaller area being required.

Where altering the location of residential density areas as provided for in Clause 7.6.8(c) below.

b) Any development shall not frustrate the achievement of the following minimum mix of residential sites in the Living G (East Belfast) zone:

Density Area A	10%
Density Area B	35%
Density Area C	35%

c) For any development that does not achieve the residential densities in the locations shown in Appendix 3s, Outline Development Plan (East Belfast), Part 2, Volume 3 details shall be provided to show alternative locations for that density on other land within the zone where the applicant is the registered proprietor, where compliance with the density provisions of Appendix 3s, Outline Development Plan (East Belfast), Part 2, Volume 3 are to be otherwise be achieved provided that the following sub-paragraphs (i), (ii), (iii), (iv) and (v) are met:

- i. The development is in accordance with the Network Layer Diagrams Appendix 3s/1, 3s/2 and 3s/3, Part 2, Volume 3.
- ii. Both of the sites involved are adjacent to other land with the same net area requirements as the new net area requirements proposed for each site, or are separated by a road no greater than a local road.
- iii. Where any Density Area A residential development is proposed for alternative location(s) to those identified in Appendix 3s, Outline Development Plan (East Belfast), Part 2, Volume 3, it shall also be located within 200m walking distance from an open space/reserve area and either a public transport route or the local centre.
- iv. A consent notice or other mechanism such as a memorandum of encumbrance to secure the achievement of the densities in alternative location(s) in the zone shall be registered on the Title of the land on which that density will be required.

- v. Any application under paragraph (c) shall be accompanied by a subdivision consent application for development on the proposed new lot(s) at the alternative location, which shall be processed jointly with the land-use consent application.

7.6.9 Staged Development

Updated 12 March 2012

(a) The Council shall not issue a section 224 RMA certificate for any residential subdivision at the Living G (East Belfast) until such time as a footpath has been constructed on the southern side of Belfast Road between the railway line and Blakes Road;

and

(b) Residential lots at the Living G (East Belfast) zone shall be limited to the areas identified as Stage 1 on Appendix 3s/3a, Part 2, Volume 3 until such time as a pedestrian and cycle connection across the railway line at Thompsons Road has been approved, constructed and commissioned or until such time as financial provision has been made for these works within the Council's Capital Works Programme and Development Contributions Policy, whichever is the earlier;

and

(c) No more than:

- (i) 200 residential allotments shall be created until such time as Blakes Road (from Belfast Road to Radcliffe Road) has been upgraded to a minimum 9m wide sealed carriageway or until such time as financial provision has been made for these works within the Council's Capital Works Programme and Development Contributions Policy, whichever is the earlier.

7.6.10 Residential Activity and Travellers Accommodation - Buffer Area

Updated 12 March 2012

No residential activity or travellers accommodation shall establish within the buffer area identified on the Outline Development Plan (Appendix 3s, Part 2, Volume 3).

Reference to other critical standards

Excavation and filling of land

(refer Part 9, Clause 5)

Outdoor advertising

(refer Part 10, Clause 3)

Fortified sites

(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Subdivision (including prohibited activities)

(refer Part 14 Clause 3.3.5)

8.0 Rules - Living G (Awatea) Zone

8.1 Categories of activities

Updated 11 July 2011

8.1a Bulk and Location Controls and Design and Appearance Controls - Special Area A.

The following bulk and location, and design and appearance controls do not apply to Special Area A. The corresponding Density B rules for the Wigram Development Area as set out in Living G (Wigram) Zone rules apply to Special Area A.

8.1.1 Residential activities

Updated 11 July 2011

(a) Any residential activity which complies with:

- all of the development standards under Clause 8.2; and
- all of the community standards under Clause 8.3; and
- all of the critical standards under Clause 8.4

and is not a prohibited activity, shall be a permitted activity.

(b) Any residential activity which complies with all of the critical standards in Clause 8.4, but does not comply with any one or more of the development standards in Clause 8.2 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to these development standards.

(c) Any residential activity that does not comply with any one or more of the community standards in Clause 8.3 shall be a discretionary activity.

(d) Any residential activity which does not comply with any one or more of the critical standards in Clause 8.4 shall be a non complying activity,

(e) Clarification of categories of activities:

The standards may also specify that an activity is discretionary or controlled (where non-compliance is with development standards) with the exercise of the Council's discretion limited to the matter(s) subject to the development standard.

8.1.2 Other activities

Updated 11 July 2011

(a) Any other activity which complies with:

- all of the development standards under Clause 8.2; and
- all of the community standards under Clause 8.3; and
- all of the critical standards under Clause 8.4

and is not a prohibited activity shall be a permitted activity,

(b) Any other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards in Clause 8.2 shall be a restricted

discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that development standard.

(c) Any activity other than a prohibited activity, which complies all of the critical standards, but does not comply with any one or more of the community standards in Clause 8.3 shall be a discretionary activity.

(d) Any other activity other than a prohibited activity, which does not comply with any one or more of the critical standards in Clause 8.4 shall be a non complying activity.

8.2 Development Standards - All Residential Areas

Updated 11 July 2011

(a) Any application arising solely from the following clauses will not require the written consent of other persons and shall be non-notified:

8.2.5 Street Scene - residential and other activities

8.2.6 Street frontage landscaping and fencing.

8.2.10 Outdoor living space - residential activities

8.2.12 Screening from neighbours - residential and other activities

8.2.13 Service and storage spaces for Density A Residential Sites

8.2.14 Fencing on sites adjoining the Green Network and Blue Network - residential and other activities

8.2.17 Ground floor habitable room and dwelling orientation to the street

8.2.19 Urban design and amenity for Density A residential sites - residential and other activities

8.2.22 Pedestrian and Cycle Overbridge and Embankment.

(b) The development standard rules do not apply to that area of land identified as Business 1 Commercial Area on the Outline Development Plan (Awatea) (Appendix 3T). For this area, the Business 1 Zone rules shall apply.

8.2.1 Residential site density

Updated 11 July 2011

(a) For residential units located in areas marked 'Density A' residential areas shown on the Outline development Plan (Awatea) (Appendix 3T, Part 2), the minimum net site area shall be 200m² and the maximum net site area shall be 350m².

(b) For residential units located in areas marked 'Density B' residential areas shown on the Outline development Plan (Awatea) (Appendix 3T, Part 2), the minimum net site area shall be 450m² and the maximum net site area shall be 800m².

(c) For residential units located in areas marked 'Density C' residential areas shown on the Outline development Plan (Awatea) (Appendix 3T, Part 2), the minimum net site area shall be 750m² and the maximum net site area shall be 900m².

(d) Each residential unit shall be contained within its own separate site.

See also Clause 8.4.1 - Critical Standards

8.2.2 Open space - residential and other activities

Updated 11 July 2011

The maximum percentage of:

(a) The net area of any site covered by buildings shall be:

	Residential activities with garage provided	Other activities and residential activities without garage provided
Density B and C residential areas	40%	40% less 18m ²
Density A residential area	50%	50% less 18m ²

(b) The portion of the site covered by paved impermeable surfaces (excluding garage and dwelling) shall be no more than 25%.

(Refer also to critical standards for open space - Clause 8.4.2)

8.2.3 Building height - residential and other activities

Updated 11 July 2011

The maximum height of any buildings shall be:

Density B and C residential areas	8m
Density A residential area	11m

except that:

(i) Where there is an internal boundary that is within a different density area as specified in Clause 8.2.1 the more restrictive maximum height shall apply to both sites

Refer also to critical standards for building height - Clause 8.4.3

8.2.4 Sunlight and outlook for neighbours - residential and other activities

Updated 11 July 2011

(a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above ground level on internal boundaries, as shown in Part 2, Appendix 1, as follows:

Density B and C Residential areas - Part 2, Appendix 1, Diagram A

Density A Residential area - Part 2, Appendix 1, Diagram C

except that:

(i) Where an internal boundary of a site immediately adjoins an access or part of an access the recession planes shall be constructed from points 2.3m above the far side of the access.

(ii) Where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such as wall.

(iii) Where buildings are on adjoining Density A residential sites, recession planes shall not apply along that part of the boundary between those sites covered by either a common party wall or immediately adjoined by a zero building setback boundary wall.

(iv) Other than where (iii) above applied where there is an internal boundary that directly abuts a different density area as specified in clause 8.2.1 the more restrictive recession plane shall apply to both sites.

(b) The level of internal boundaries shall be measured from filled ground level except where the sites on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

8.2.5 Street scene - residential and other activities

Updated 11 July 2011

Minimum buildings setbacks from road boundaries shall be as follows:

Density A residential area	2m
Density B residential area	4.5m
Density C residential area	4.5m

except that

- (i) In Density A and C areas where a garage has a vehicle door generally facing a road or shared access, the minimum setback of the garage door shall be 5.5m from the road boundary or shared access
- (ii) The minimum setback from road boundaries on allotments directly abutting Halswell Junction Road shall be 9.5m; and
- (iii) In Density A areas, garages, carports and other accessory buildings (excluding basement garaging and swimming pools) shall be located at least 1.2m further from the road boundary than the front facade of any level habitable room of a residential unit.

8.2.6 Street frontage landscaping and fencing

Updated 11 July 2011

- (a) The full length of the road frontage shall be landscaped to a depth of 2m except across those parts of the road boundary used as a vehicle or pedestrian crossing, or where necessary to ensure safety/visibility or security surveillance of public spaces.
- (b) Except where required for screening of outdoor storage areas, any fence located on the road boundary or within the minimum building setback specified in Rule 8.2.11 shall have a maximum height of 12m.
- (c) Residential driveways shall be a maximum width of 4.5m at the property boundary for a depth of at least 2m at the entrance (in order to facilitate landscaping) and allow clear visibility above 1m for a width of 1.5m either side of the entrance.
- (d) Garage doors and/or carport entranceways on attached or detached garages and carports shall not comprise more than 50% of any ground floor elevation viewed from any one road boundary on any one site and shall not be more than 6m wide.

8.2.7 Separation from neighbours - residential and other activities

Updated 11 July 2011

The minimum building setback from internal boundaries shall be 1.8m, except that

- (a) In all Density areas except Density A accessory buildings may be located within 1.8m of internal boundaries where the total length of walls or parts of accessory buildings facing, and located within 1.8m of each internal boundary, does not exceed 10.1m in length.
- (b) On sites that have been identified on the Outline Development Plan (Awatea) (Appendix 3T, Part 2) as Density A all residential units, including units with attached garages, shall be built to the internal boundaries. Except that:
 - (i) Where the end facades of a row of terrace residential units face internal boundaries no part of the building shall be located within 1.8m of those internal boundaries.

- (ii) Where the end facade of a row of terrace residential units faces a front or rear boundary the applicable front and rear boundary setback shall apply.
 - (iii) There shall be no living area windows at ground floor level on the wall at the internal boundary permitted in any such building.
 - (iv) Where the back facade of a residential unit faces a rear boundary no part of the building shall be located within 12m of that rear boundary.
- (c) On sites that have been identified on the Outline Development Plan (Awatea) (Appendix 4T, Part 2) as Density A no accessory buildings, except garages attached to residential units, shall be located within 1m of an internal boundary.
- (d) Where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m. For the Density A residential area, no setback is required where a building adjoins an access lot or access strip on the same site, provided that any windows on the ground storey facade facing and within 1m of the access lot or strip are non-opening.
- (e) Where buildings on adjoining sites have a common wall along an internal boundary, no setback is required along that part of the boundary covered by such a wall.
- (f) For all residential activities any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary provided that:
- (i) this shall not apply to a window at an angle of 90° or greater to the internal boundary and
 - (ii) the first floor level shall not include any part of a window or balcony within 1.2m of ground level (such as above a garage which is partly below ground level. For explanation see the diagram in relation to Clause 2.2.6 on this part of the City Plan).
- (g) For all residential activities, where a window of a ground floor living area of a residential unit faces an internal boundary, the window shall be setback a minimum of 3m from the internal boundary provided that:
- (i) where an internal boundary of a site immediately adjoins an access or part of an access, the setback shall be 1m measured from the internal boundary; and
 - (ii) this shall not apply to a window at an angle of 90° or greater to the boundary. For explanation see the diagram in relation to Clause 2.2.6 in this part of the City Plan.

8.2.8 Continuous building length - ridgelines and parapets - residential and other activities

Updated 11 July 2011

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgelines and/or parapets to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of any step shall be 6m.

except that:

- (i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary;
- (ii) Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end of the building, the length of that step need equal only the remaining length of the ridgeline and or horizontal parapet.

Refer to Part 2, Appendix 1A and the definition of "step", "length" and "ridgeline" for further clarification of this rule.

This rule does not apply to any development in the Density A Residential area subject to the urban design and amenity Rule 8.2.19.

8.2.9 Continuous building length - exterior walls - residential and other activities

Updated 11 July 2011

(a) Subject to (b) below, steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
< or = 20m	0
> 20m < or = 24m	1
> 24m < or = 28m	2
> 28m < or = 32m	3
> 32m	4 + 1 for every additional 10m of length over 32m

(b) Where step are required by (a) above:

- (i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.
- (ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.
- (iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
- (iv) The required steps shall be provided at all levels of the exterior wall.

except that:

- (i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.
- (ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

Refer to Appendix 1A and the definition of "step", "length" and "ridgeline" for further clarification of this rule.

This rule does not apply to any development in the Density A Residential area subject to the urban design and amenity Rule 8.2.19

8.2.10 Outdoor living space - residential activities

Updated 11 July 2011

(a) Each residential unit with a room or garage on the ground floor shall be provided with an outdoor living space in a contiguous area, contained within the net area of the site with a minimum area and dimension as follows:

	Minimum area	Minimum Dimension
Density C residential area	90m ²	6m
Density B residential area	75m ²	4.5m
Density A residential area	30m ²	4m

(b) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine on the shortest day of the year.

Note for clarification: This rule applies only to structures on the same site. Outdoor living spaces in the Density A area are also subject to assessment criteria under Rule 8.2.19.

(c) The required minimum area shall not be occupied by any building, access or parking space, other than;

- An outdoor swimming pool; or
- An accessory building of less than 8m^2 ; or
- Any building or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and which occupies no more than 30% of the area of the outdoor living space.

8.2.11 Family flats - residential activities in Density B and C only

Updated 11 July 2011

(a) Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandahs, of 65m^2 .

(b) Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:

- (i) the family flat shall be relocated from the site; or
- (ii) the family flat shall have the kitchen removed so that the flat is no longer a self-contained residential unit.

8.2.12 Screen from neighbours - other activities

Updated 11 July 2011

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination thereof to a height of at least 1.5m along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.5m minimum height standard is to be achieved at the time of planting.

8.2.13 Service and storage spaces for Density A Residential Area - residential activities

Updated 11 July 2011

(a) Each residential site in Density A residential area shall be provided with:

- (i) outdoor service, rubbish and recycling space of 5m^2 with a minimum dimension of 1.5m; and
- (ii) a single, indoor storage space of 4m^3 with a minimum dimension of 1m.

Except that if a communal outdoor service, rubbish and recycling space with a minimum area of 10m^2 is provided on the site, the outdoor service, rubbish and recycling space may be reduced to 3m^2 for each unit.

(b) Each outdoor service, rubbish and recycling space shall not be located between the road boundary and any habitable room and shall be screened to a height of 1.5 metres from adjoining sites, conservation or open space zones, roads, and adjoining outdoor living spaces.

8.2.14 Fencing on sites adjoining the Green Network and Blue Network - residential and other activities

Updated 11 July 2011

Fencing of sites that adjoin the Green Network and Blue Network, other than fencing for the purpose of noise attenuation as required in Rule 8.4.6, shall have a maximum height of 1.2m

8.2.15 Restrictions on outdoor activities - other activities

Updated 11 July 2011

All manufacturing, altering, repairing, dismantling or processing of any materials goods or articles shall be carried out inside a building.

8.2.16 Other activities - Noise from pre-schools

Updated 11 July 2011

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to consideration of the effects of noise from the location of outdoor activities and facilities associated with this activity.

8.2.17 Ground floor inhabitable room and orientation to the street - residential activities

Updated 11 July 2011

- (a) Each residential building shall have a habitable room located at the ground level.
- (b) Each of the habitable rooms located at ground level shall have a minimum floor area of 12m², a minimum internal dimension of 3m and be internally accessible to the rest of the unit.
- (c) The ground floor habitable rooms shall provide a total window area of at least 3m² that overlooks the setback, if any, from the road boundary.
- (d) On front sites the primary pedestrian entrance door for the residential building shall be at ground level and directly face the road boundary. For the purpose of this rule a 'front site' is a site that falls within the definition of "Site-Front".

8.2.18 Development Plan - residential and other activities

Updated 11 July 2011

- (a) Any development of land shall be in accordance with:
 - (i) Outline Development Plan (Awatea) (Appendix TS);
 - (ii) Fixed Structural Elements Diagram (Appendix 3Ta);
 - (iii) Green Network Layer Diagram (Appendix 3T(i));
 - (iv) Blue Network Layer Diagram (Appendix 3T(ii));
 - (v) Movement Network Layer Diagrams (Appendix 3T(iii) - (vi));
 - (vi) Tangata Whenua Layer Diagram (Appendix 3T(vii)).
- (b) For development of land identified as Business 1 Commercial Area on the Outline Development Plan (Awatea) (Appendix 3T), the Business 1 Zone rules shall apply.

Refer also to critical standards for Development Plans - Clause 8.4.7

8.2.19 Urban design and amenity for Density A Residential Area - residential and other activities

Updated 11 July 2011

(a) Except where new buildings have been included as part of the subdivision consent granted pursuant to clause 20.3(a), Part 14, Volume 3, the erection of new buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the urban design and amenity of the site and development thereon.

(b) Alterations, including those in breach of rule 8.2.17 above, or additions to existing buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the urban design and amenity of the site and development thereon.

8.2.20 Retailing - other activities

Updated 11 July 2011

Retail activities involving the sale of goods grown or produced on the site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment.

This rule does not apply to the land identified as Business 1 Commercial Area on the Outline Development Plan (Awatea) (Appendix 3T).

(Refer also to the critical standards for retailing - Clause 8.4.8 which means that the sale of goods other than those grown or produced on the site is a non-complying activity).

8.2.21 Road Access - residential and other activities

Updated 11 July 2011

Sites having frontage to Awatea Road identified on the Outline Development Plan (Awatea) (Appendix 3T, Part 2) as being "Limited Access" shall not have direct vehicle access from that road.

8.2.22 Pedestrian and Cycle Overbridge and Embankment

Updated 11 July 2011

The construction of the pedestrian and cycle overbridge and embankment identified on the Outline Development Plan (Awatea) (Appendix 3T, Part 2) shall be a controlled activity with the exercise of the Council's discretion limited to matters concerning design, construction management and connectivity with other elements and networks identified in the Outline Development Plan (Awatea) (Appendix 3T, Part 2).

Note: The General City Rules, Part 9, pertaining to Filling and Excavation do not apply to the construction of this pedestrian and cycle overbridge and embankment.

8.2.23 Contaminated land - residential activities

Updated 11 July 2011

The construction of any habitable building on land that is or may be contaminated shall be a restricted discretionary activity with the Council's discretion limited to health and safety, adequacy of site investigation, and the proposed mitigation and remediation measures.

Note 1: The investigation of individual building lots shall be carried out in accordance with the Ministry for the Environment's Contaminated Land Management 9 Guidelines or any relevant National Environmental Standard for assessing and managing contaminants in or on land. An investigation shall also be carried out to evaluate the extent of and potential effects on health and safety of occupants that may be caused by landfill gas migration from other land.

These investigations shall be carried out by persons with recognised expertise and experience. In the event that soil contamination is identified and/or landfill gas is detected at levels which require remedial and/or site management measures to be undertaken to make the land suitable for its intended purpose, such measures

shall be undertaken and recorded, and copies of the investigation and remediation/site management reports shall accompany the building consent application.

Note 2: This clause does not apply where the site has been investigated to the satisfaction of the Council as part of a subdivision consent application in accordance with Part 14, Subdivision Rule 18A.12 Site Contamination and a subdivision consent has been granted with or without conditions regarding the necessary land mitigation and/or remediation measures.

8.2.24 Vehicle Access - Special Area A

Updated 11 July 2011

When a road connection from the Wigram Development Area (refer Part 2, Appendices, Living G (Wigram) Outline Development Plan) becomes available any existing vehicle access point to Wigram Road shall be closed and existing development in Special Area A shall be provided with vehicle access from the Wigram Development Area.

8.2.25 Development and Redevelopment of sites marked as controlled on tangata whenua layer diagram Appendix 3T(vii)

Updated 11 July 2011

(i) Works to develop or redevelop any of the sites marked as controlled on the tangata whenua layer diagram Appendix 3T (vii), where a cultural assessment has been supplied with resource consent application, shall be a controlled activity with the Council's control limited to:

- Ensuring consultation has been undertaken with appropriate tangata whenua representatives in the design phase of the works and preparation of the cultural assessment
- Appropriate recognition has been given to the findings of the cultural assessment in the design and implementation of the works
- Ensuring appropriate recognition has been given to the objectives of Goal 5 of the South West Area Plan.

(ii) Works to develop or redevelop any of the sites marked as controlled on tangata whenua layer diagram Appendix 3T(vii), where a cultural assessment has not been prepared under 8.2.25(i) shall be a discretionary activity.

References to other development standards

Updated 11 July 2011

Clarification of rules

(refer Part 9, Clause 2)

Excavation and filling of land

(refer Part 9, Clause 5)

Financial contributions on land use activities

(refer Part 9, Clause 7)

Outdoor advertising

(refer Part 10, Clause 30)

Sale of liquor

(refer Part 10, Clause 4)

Relocated buildings

(refer Part 10, Clause 6)

Transport (parking, access and manoeuvring)

(refer Part 13)

Subdivision

(refer Part 14, Clause 18)

8.3 Community Standards

Updated 11 July 2011

The Community Standard Rules do not apply to the land identified as being Business 1 Commercial Area on the Outline Development Plan (Awatea) (Appendix 3T). For that area, the Business 1 Zone rules shall apply.

8.3.1 Scale of activity - other activities

Updated 11 July 2011

- (a) The maximum gross floor area of building or the area of any outdoor storage, used for activities other than residential activities, shall be 40m² except where an activity is an educational, spiritual, day-care, or health facility.
- (b) No more than one full-time equivalent person who resides permanently elsewhere than on the site may be employed in undertaking any activity on the site, where the activity is an educational, spiritual, day-care, or health facility.

8.3.2 Site size - other activities

Updated 11 July 2011

The maximum net area of any site for activities other than residential activities shall be 1100m² except:

- (a) Where the activity occupies no more than 40m² of floor space and at least one person engaged in the activity resides permanently on the site, the maximum net area of any site for activities other than residential activities shall be 1375m².

Or

- (b) Where the activity is located in the area shown as Business 1 Commercial Area in Outline Development Plan (Awatea) (Appendix 3T, Part 2).

8.3.3 Hours of operation - other activities

Updated 11 July 2011

- (a) The maximum total number of hours the site shall be open to visitor, clients or deliveries for an activity other than a residential activity shall be 50 hours per week.
- (b) Hours of operation, including all related visitors, clients and deliveries to the site, shall be limited to between the hours:

0700-2000 Monday to Friday, and

0800-2300 Saturday, Sunday and public holidays

except

- (i) where the activity occupies not more than 40m² of floor space and
- (ii) where each person engaged in the activity outside the above hours resides permanently on the site, and
- (iii) there are no visitors, clients or deliveries to or from the site outside the above hours.

Refer also to city rules - (Part 11, Clause 1 - Noise)

8.3.4 Traffic generation - other activities

Updated 11 July 2011

(a) The maximum number of vehicle trips per site shall be:

- (i) Sites where access is shared with at least one other site:

Heavy vehicles	2 per week
Other vehicles	16 per day

(ii) Sites with frontage to local roads, other than (i) above: :

Heavy vehicles	2 per week
Other vehicles	32 per day

(iii) All other sites:

Heavy vehicles	4 per week
Other vehicles	50 per day

Except for educational, spiritual, daycare and health facilities the maximum number of vehicle trips per site shall be:

Collector and arterial roads:	100 per day
Community footprint:	200 per day
Movement Network Layer Diagram (Appendix 3T(iii), Part 2)	100 per day

(b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

8.3.5 Building size and separation - residential and other activities

Updated 11 July 2011

(a) The maximum gross floor area of any single residential unit shall be 550m².

(b) Where buildings located on the same site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 6.3 metres except where the building is located in the Density A area shown on Outline Development Plan (Awatea) (Appendix 3T, Part 2) in which case the setback shall be not less than 1.8 metres from the site boundaries, unless such buildings share common party walls or zero buildings boundaries can be achieved.

8.3.6 Residential coherence - other activities

Updated 11 July 2011

At least one person engaged in the activity shall reside permanently on the site, except where the activity is an educational, spiritual, day-care or health facility and is located:

- (a) On a front site with frontage to a collector, arterial road or a road identified on the Movement Network Layer Diagram (Appendix 3T(iii), Part 2); and
- (b) Any residential activity on an adjoining front site or front site separated by an access with the frontage to the same road is left with at least one residential neighbour. For the purpose of this clause, the residential neighbour shall be on an adjoining front site or a front site separated by an access and have frontage to the same road.
- (c) The residential block is not left with more than two non-residential activities in that block (for an explanation of this Clause, see the diagram in Part 2, Clause 2.3.7)

References to other community standards

Updated 30 April 2011

Noise

(refer Part 11, Clause 1)

Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)

(refer Part 13)

8.4 Critical Standards

Updated 11 July 2011

The Critical Standard Rules do not apply to that area of land identified as Business 1 Commercial Area on the Outline Development Plan (Awatea) (Appendix 3T). For that area, the Business 1 Zone rules apply.

8.4.1 Residential site density

Updated 11 July 2011

- (a) Notwithstanding Clause 8.2.1, any residential activity located within an area marked 'Density A', 'Density B', and 'Density C' as shown on the Outline Development Plan (Awatea), Appendix 3T, Part 2, where the minimum net site area and the maximum site area are not complied with, shall be a non-complying activity.
- (b) Each residential unit shall be contained within its own separate site.

8.4.2 Open space - residential activities

Updated 11 July 2011

(a) In the Living G (Awatea) Zone the maximum percentage of the net area of the site covered by buildings shall be:

	Residential activities with garage provided	Residential activities and Other activities without garage provided
Density B and C residential areas	45%	45% less 18m ²
Density A residential area	60%	60% less 18m ²

(i) For elderly persons housing complexes located in the Density B and C residential areas, the percentage coverage by buildings shall be calculated over the net area of the site of the entire complex, rather than over the net area of the site of any part of the complex.

(b) For residential sites in Density B and C residential areas, the maximum percentage of the site covered by paved impermeable surface shall be 30%.

(c) For residential sites in Density A residential areas. the maximum percentage of the site coverage by paved impermeable surface and buildings shall be 80%.

Refer also to the development standards for open space - Clause 8.2.2

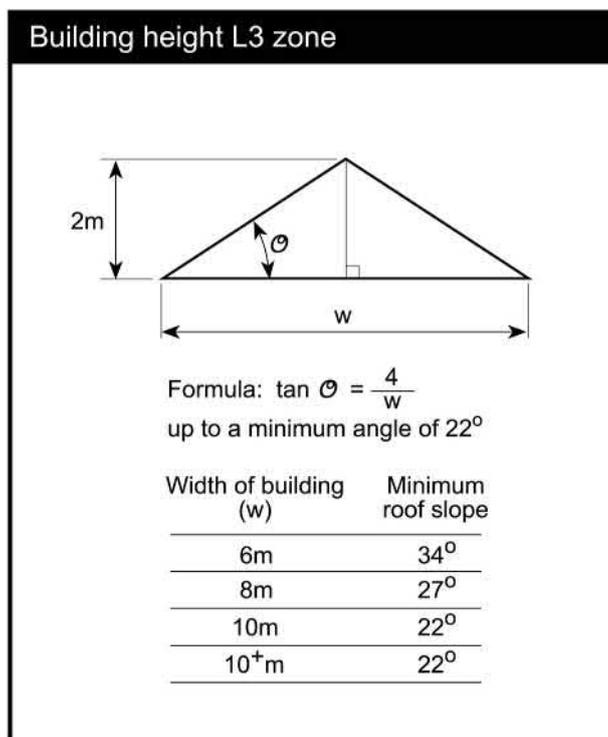
8.4.3 Building height - residential and other activities

Updated 11 July 2011

Maximum height of any building shall be:

Density B and C residential areas	9m
Density A residential area	14m

Except that for site in the Density A residential area where the roof of the building has a slope less than the minimum slope determined by the diagram below, the maximum height shall be 13m.



Refer also to the development standards for building height - Clause 8.2.3

8.4.4 Boarding of animals - other activity

Updated 11 July 2011

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical and surgical purposes only.

8.4.5 Dismantling or repair of motor vehicles - other activities

Updated 11 July 2011

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles.

Note: Vehicles being dismantled or repaired that are privately owned and used by people who live permanently on the same site are exempt from this standard.

8.4.6 Special setback provisions - residential and other activities.

Updated 11 July 2011

(a) In relation to building on sites adjacent to the Christchurch Southern Motorway:

(i) In the Living G (Awatea) Zone, any rooms used for living or sleeping purposes in a residential unit, family flat or accessory building, or internal areas of other noise sensitive activities, shall be located no closer than 20m from the edge of the Christchurch Southern Motorway.

(ii) In the Living G (Awatea) Zone, any rooms used for living or sleeping purposes in a residential unit, family flat or accessory building, or internal area of other noise sensitive activities (e.g. in a preschool), located closer than 80m from the edge of the land designated for the Christchurch Southern Motorway, shall be protected from excessive noise effects by acoustic insulation or a combination of acoustic insulation, external mounding and/or other physical noise attenuation measures so that the internal noise levels in such rooms with all external doors and windows closed, resulting from traffic using the Christchurch Southern Motorway, is no greater than the noise levels set out in Table 1: Internal Noise Levels below.

Table 1: Internal Noise Levels

	Daytime (0700-2200 hours)	Night-time (2200-0700 hours)
Within Bedrooms	35dBA (Leq 1 hours)	30dBA (Leq 1 hours)
Within any Living Area	40dBA (Leq 1 hours)	35dBA (Leq 1 hours)
Noise Sensitive Activities	40dBA (Leq 1 hours)	35dBA (Leq 1 hours)

and

(iii) Prior to the construction of any building subject to (ii) above, a report from an accredited acoustic expert specifying the type and extent of sound insulation required to meet the internal noise levels shall be provided to the Christchurch City Council.

(b) In relation to buildings on site adjoining the Green Network that, in turn, adjoins the Christchurch Southern Motorway:

(i) In the Living G (Awatea) Zone, any rooms used for living or sleeping purposes in a residential unit, family flat or accessory building, or internal areas of other noise sensitive activities, shall be located no closer than 20m from the edge of the land designated for the Christchurch Southern Motorway.

(ii) In the living G (Awatea) Zone, any rooms used for living or sleeping purposes in residential unit, family flat or accessory building, or internal area of other noise sensitive activities (e.g. in a preschool), located closer than 80m from the edge of the land designated for the Christchurch Southern Motorway, shall be protected from excessive noise effects by acoustic insulation or a

combination of acoustic insulation, external mounding and/or other physical noise attenuation measures barriers so that the internal noise levels in such rooms, with all external doors and windows closed, resulting from traffic using the Christchurch Southern Motorway is not greater than the noise levels set out in Table 1: Internal Noise Levels above.

For the purposes of (a)(i) and (ii) and (b)(i) and (ii) of this rule:

- (a) "living and sleeping" means any room in a residential unit other than a room used principally as a laundry, bathroom or toilet.
- (b) "other noise sensitive activities" means
 - (i) Education activities including pre-school places or premises;
 - (ii) Travellers accommodation;
 - (iii) Hospitals, healthcare facilities and any elderly persons housing or complex.

8.4.7 Development Plan - residential activities

Updated 11 July 2011

Any development of land shall be in accordance with the fixed structural elements identified in the Outline Development Plan (Awatea) (Appendix 3Ta, Part 2).

8.4.8 Retailing - other activities

Updated 11 July 2011

Retail activities shall be limited to the sale of goods grown or produced on the site.

(Refer also to the development standard for retailing - Clause 8.2.20 which means that the sale of goods grown or produced on the site is a discretionary activity in respect of that standard).

8.4.9 Residential Activities

Updated 11 July 2011

- (a) For land north of the Christchurch Southern Motorway, residential activities shall be a non-complying activity where provision is not made for the following:
 - (i) the disposal of waste water system via the Christchurch City Council waste water system; and
 - (ii) connecting to a potable water supply via the Christchurch City Council urban reticulated system via a service main.
- (b) For land south of the Christchurch Southern Motorway, residential activities shall be a non-complying activity where provision is not made for the following:
 - (i) the disposal of waste water system via the Christchurch City Council urban reticulated system via a service main; and
 - (ii) connecting to a potable water supply via the Christchurch City Council urban reticulated system via a service main; and
 - (iii) the relocation or closure of the Carrs Road Kart Club.

Sub-clauses (a)(i), (a)(ii), (b)(i), and b(ii) regarding servicing constraints shall ease to apply when the capacity and servicing constraints within the Christchurch City Council waste water system and water service main have been overcome, and the Unit Manager-Asset and Network Planning (or equivalent Council

Officer) is satisfied that there is capacity in the reticulated waste water system for further development to occur and further development can be adequately provided with safe, potable water supply.

With regard to the land south of the Christchurch Southern Motorway, sub-clause (b)(iii) shall ease to have effect upon the relocation or closure for the Carrs Road Kart Club.

Reference to other critical standards

Updated 11 July 2011

Excavation and filling of land

(refer Part 9, Clause 5)

Outdoor advertising

(refer Part 10, Clause 3)

Fortified sites

(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Subdivision (including prohibited activities)

(refer Part 14)

Hazardous Substances

(refer Part 11 Clause 3.3.5)

9.0 Rules - Living G (Wigram) Zone

Updated 12 September 2011

9.1 Categories of activities

Updated 12 September 2011

9.1.1 Residential activities in Density ATC, A, B and C areas

Updated 12 September 2011

Refer to Appendix 3U/1 for the allocation of density areas unless otherwise stated in a consent notice (or other similar mechanism) for that land.

(a) Any residential activity which complies with:

- all of the development standards under Clause 9.2:
- all of the community standards under Clause 9.3; and
- all of the critical standards under Clause 9.4

and is not a prohibited activity, shall be a permitted activity

(b) Any residential activity which complies with all of the critical standards under Clause 9.4, but does not comply with any one or more of the development standards under Clause 9.2 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard

(c) Any residential activity that does not comply with any one or more of the community standards under Clause 9.3 shall be discretionary activity.

(d) Any residential activity which does not comply with any one or more of the community standards under Clause 9.4 shall be a non complying activity.

(e) Clarification of Categories of activities:

The standards may also specify that an activity is discretionary or controlled (where non-compliance is with development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

9.1.2 Other activities in Density A, B and C Areas

Updated 12 September 2011

Refer to Appendix 3U/1 for the allocation of density areas unless otherwise stated in a consent notice (or other similar mechanism) for that land.

(a) Any other activity which complies with:

- all of the development standards under Clause 9.2;
- all of the community standards under Clause 9.3; and
- all of the critical standards under 9.4

and is not a prohibited activity, shall be a permitted activity

- (b) Any other activity which complies with all of the community standards and critical standards but does not comply with any one or more of the development standards under Clause 9.2 shall be a restricted discretionary activity with the exercise of the Council's discretionary limited to the matter(s) subject to that standard.
- (c) Any activity other than a prohibited activity, which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 9.3 shall be discretionary activity.
- (d) Any other activity other than a prohibited activity, which does not comply with any one or more of the critical standards under Clause 9.4, shall be a non-complying activity.

9.1.3 School activities on the Education Site

Updated 12 September 2011

Refer to Appendix 3U/1 for the location of the school site unless otherwise stated in a consent notice (or other similar mechanism) for that land.

Should the education site identified in Appendix 3U/1 be developed for a primary, intermediate, secondary or composite school the categories and associated rules of the Cultural 3 (Schools) zone (Part 7, Volume 3) shall apply. For the purposes of interpreting clause 3.6 (Part 7, Volume 3) the zone that is applicable to Column B is Living 1.

If the education site is not developed as a school the Living G (Wigram) Zone, categories and rules shall apply as if the land was a Density C site unless otherwise stated in a consent notice or other similar mechanism.

9.1.4 Other activities in Town Centre

Updated 12 September 2011

Refer to Appendix 3U/1 for the location of the Town Centre (Density ATC) unless otherwise stated in a consent notice (or other similar mechanism) for that land.

The categories and associated rules of the Business 1 Zone (Part 3, Volume 3) shall apply to other activities in the Town Centre (Density ATC) subject to the following variations:

- (a) Clauses 9.2.2 Open Space, 9.2.3 Building height, 9.2.19 Ground Floor Frontage and 9.2.20 Restricted Retail Area in Town Centre, 9.22 Restrictions on the Scale of Larger Buildings (Part 2, Volume 3) shall also apply as development standards.
- (b) Clauses 3.5.1 Height, 3.5.2 Site Density and 3.4.3(b) Visual Amenity - (Part 3, Volume 3) shall not apply.

9.2 Development standards - residential activity

Updated 12 September 2011

Any application arising from the following clauses will not require the written consent of other persons and shall be non-notified:

- 9.2.5 Street scene - residential and other activities.
- 9.2.9 Outdoor living space - residential activities.
- 9.2.11 Screening from neighbours - other activities.

- 9.2.12 Service and storage spaces for Density A and Density ATC Residential Sites - residential activities
- 9.2.13 Fencing on sites adjoin the Green Network - residential and other activities.
- 9.2.16 Ground floor habitable room and orientation to the street.
- 9.2.19 Ground floor frontage in Density ATC/Town Centre.
- 9.2.22 Restrictions on the Scale of Larger Buildings.

9.2.1 Residential site density - residential activity

Updated 12 September 2011

Where the terms 'Density A', 'Density B' or 'Density C' are used in the development, community, or critical standards they shall have the meanings set out below:

Density A residential sites: A maximum net area of 250m².

Density B residential sites: A minimum net area of 250m², a maximum average net area of 350m² and a maximum net area of 450m²

Density C residential sites: A minimum net area of 450m², a maximum average net area of 600m² and a maximum net area of 750m²

(a) As a technical standard to ensure a mix of residential densities in the zone overall, any development for residential activity shall provide for the range of residential densities in locations as shown on Appendix 3U/1 Part 2, Volume 3 so as to yield an appropriate number of dwellings in those areas.

Each residential unit shall be contained within its own separate site, except in the Town Centre and Density A areas where a strata title or residential unit is proposed to be erected above another residential unit in the manner detailed in subclause 6 of the definition of site in Part 1, Volume 3.

Although not a required outcome of an individual application for part only of the land contained with the whole zone, an application should not frustrate the intention that development should ultimately yield a minimum of 1,300 residential units with the following minimum mix of residential density ranges across the Living G (Wigram) zone as a whole:

Density A	10%
Density B	20%
Density C	40%

Note: A site plan shall be supplied with any application for a Project Information Memorandum pursuant to the Building Act 1991 specifying on each site which density range the site is within.

(b) For any development that does not achieve the residential densities set out in the locations shown in Appendix 3U/1 Outline Development Plan (Wigram) Part 2, Volume 3, information shall be provided to show alternative locations within the zone on land where the applicant is the registered proprietor where compliance with the overall density provisions of Appendix 3U/1 Development Plan (Wigram) Part2, Volume 3, can be otherwise achieved.

9.2.2 Open Space - residential and other activities

Updated 12 September 2011

The maximum percentage of:

(a) The net area of any site covered by buildings shall be:

	Residential activities with garage provided	Other residential activities without garage provided
Density ATC	100%	100% less 18m ²
Density A	80%	80% less 18m ²
Density B	60% and not exceed 180m ²	60% less 18m ² and not exceed 162m ²
Density C	35% and not exceed 300m ²	35% less 18m ² and not exceed 282m ²

(b) The proportion of the site covered by paved impermeable surface shall be less than 25% (excluding dwelling and garage) and for Density C sites not more than 225m².

9.2.3 Building height - residential and other activities

Updated 12 September 2011

The maximum height of any buildings shall be:

Density C Sites	9m
Density B Sites	9m
Density A Sites outside special building height area	13m
Density ATC and A Sites within the special building height area	15m

Except that:

- (a) Within the special building height area Appendix 3U/1 (Part 2, Volume 3) two buildings are permitted up to a maximum building height of 32 metres.
- (b) Where there is an internal boundary between two Living G (Wigram) sites that are within different density ranges are specified in clause 9.2.1 the more restrictive maximum height shall apply to both sites.
- (c) Where a Living G (Wigram) site density abuts an existing Living 1 zoned site or sites the Living 1 Zone building height - residential and other activities rule shall apply to that site.
- (d) Where in the Density A areas, the roof of the building has a slope less than the minimum slope determined by the diagram below, the maximum height shall be 11m.

9.2.4 Sunlight and outlook for neighbours - residential and other activities

Updated 12 September 2011

(a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above ground level on internal boundaries, as shown in Part 2 (of volume 3) Appendix 1 as follows:

Density C - Part 2, Appendix 1 diagram A

Density B - Part 2, Appendix 1, diagram B

Density A - Part 2, Appendix 1, diagram C

Density ATC - Part 2, Appendix 1, diagram D

except that:

- (i) where an internal boundary of a site immediately adjoins an access or part of an access, that recession planes shall be constructed from points 2.3m above the far side of the access;
- (ii) where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall;
- (iii) where buildings are on adjoining Density ATC, A or B sites, recession planes shall not apply along that part of the boundary between those sites covered by either a common party wall or immediately adjoined by a zero building setback boundary wall;
- (iv) Other than where (iii) above applies where there is an internal boundary between two Living G (Wigram) sites that are within different density areas the more restrictive recession plane shall apply to both sites;
- (v) Where a Living G (Wigram) site directly abuts an existing Living 1 zoned site or sites, the Living 1 Zone Sunlight and outlook for neighbours - residential and other activities rules shall apply to that site; and
- (vi) Subject to (v) where a building is on the north side of a street that runs east-west ($\pm 20^\circ$) then there shall be no recession plane to the south.
- (vii) In the Town Centre (Density ATC) no recession plane requirement will apply where a site within the Town Centre (Density ATC) adjoins another site in the Town Centre (Density ATC).

(b) The level of internal boundaries, shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

9.2.5 Street Scene - residential and other activities

Updated 12 September 2011

(a) Minimum building setback from road boundaries shall be:

Density ATC (residential activities at ground level)	1m
Density ATC (residential activities above ground level)	0m
Density A	2m
Density B	4.5m
Density C	4.5m

except that:

(i) where a garage has a vehicle door generally facing a road or shared access the garage door shall be setback from the closest point of the front facade of the associated residential unit to the road or shared access by 1m.

(b) Street frontage and landscaping.

(i) Subject to rule 9.2.5(a), the full length of the road frontage shall be landscaped to a depth of 2m for Density B and C sites and 1m for Density A Sites except across those parts of the road boundary used as vehicles or pedestrian crossing, or where necessary to ensure safety / visibility or security surveillance of public spaces.

(ii) Domestic driveways shall be a maximum width of 4.5m at the property boundary for a depth of at least 2m at the entrance (in order to facilitate landscaping) and allow clear visibility above 1m for a width of 1.5m either side of the entrance.

(iii) Garage doors and carport entrance ways on attached or detached garages and carports shall:

- not compromise more than 50% of any ground floor elevation viewed from any one road boundary on any one site and shall not be more than 6m wide and
- be constructed so that they open (including any arc on the door) entirely with the site they are located on

Except:

- where required for screening of outdoor storage areas, any fence located on the road boundary or within the minimum building setback specified in Rule 9.2.11 shall have a maximum height of 1.2 metres, except that where a fence or other screening structure is over 1.2m in height, and the whole of that structure shall be at least 50% visually transparent. No fencing or other screening structure shall exceed a height of 2m: and
- On a corner site the maximum height of a fence located on the road boundary or within the minimum building setback specified in Rule 9.2.11 on the secondary frontage (i.e. not the primary frontage to which the front of the associated building faces) shall be 2m.

9.2.6 Separation from neighbours - residential and other activities

Updated 12 September 2011

Minimum building setback from internal boundaries shall be 1.8m, except that

- accessory buildings may be located within 1.8m of internal boundaries where the total length of walls or part of accessory building facing, and located within 1.8m of each internal boundary does not exceed 10.1m in length;
- within sites that have been identified as Density A, ATC or B sites up to a zero building set back from either one internal eastern or southern side boundary (as defined by the diagram in Part 2 Appendix 10) may be permitted on any such site provided that first there shall be no living area windows at ground floor level permitted in any such building wall; and secondly that any windows at upper levels shall be non-opening and glazed with opaque glass;
- where there are boundaries between Density A and ATC site and Density B and C sites, up to a zero building set back may be permitted within the Density A, or Density B site from either one internal eastern or southern side boundary (as defined by the diagram by the diagram in Part 2 Appendix 10) provided:
 - that the total aggregate length of wall of any such building on that boundary does not exceed 10.0m in length within 1.8m of that boundary,
 - that there shall be no living area window at ground level permitted in any such building wall, and
 - that any windows at upper levels shall be non-opening and glazed with opaque glass;
- where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m;
- where buildings on adjoining site have a common wall along an internal boundary no setback is required along that part of the boundary covered by such a wall;
- for residential activities any part of any balcony or window of a living area at first floor level or above shall not be located within 4m of any internal boundary provided that
 - This shall not apply to a window at any angle of 90° or greater to the boundary;
 - The first floor level shall not include a window or balcony which begins within 1.2m of ground level (such as above garage which is partly below ground level). For further explanation see diagram in relation to clause 2.2.6 in this part of this City Plan; or

- (g) for residential activities, where a window of a ground floor living area of a residential unit faces an internal boundary, the window shall be set back a minimum of 3m from the internal boundary provided that:
 - (i) Where an internal boundary of a site immediately adjoins an access or part of an access the setback shall be 1m measured from the internal boundary.
 - (ii) This shall not apply to a window at an angle of 90o or greater to the boundary. For further explanation see diagram in relation to clause 2.2.6 in this part of the City Plan.
- (h) no minimum setback applies between the boundaries of Density ATC sites.

9.2.7 Continuous building length - ridgelines and parapets - residential and other activities

Updated 12 September 2011

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgelines and / or parapets to ridgelines and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that:

- (i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary;
- (ii) Where a stop occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end building, the length of that step need only equal to the remaining length of the ridgeline and or horizontal parapet.

Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

This rule does not apply to any development in Density A or ATC sites.

9.2.8 Continuous building length - exterior walls - residential and other activities

Updated 12 September 2011

(a) Subject to (b) below, steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
< = 20m	0
>20m < = 24m	1
>24m < = 28m	2
>28m < = 32m	3
>32m < =	4 +1 for every additional 10m of length over 32m

(b) Where steps are required by (a) above:

- (i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.
- (ii) One step shall have a minimum depth of 2m. Any steps required there after shall have a minimum depth of 4m.
- (iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
- (iv) The required steps shall be provided at all levels of the exterior walls.

except that:

- (i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.
- (ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

This rule does not apply to any development subject to urban design and amenity Rule 9.2.18.

9.2.9 Outdoor living space - residential activities

Updated 12 September 2011

(a) Each residential unit with a room or garage on the ground floor shall be provided with an outdoor living space in a contiguous area, contained within the net area of the site with a minimum area and dimension as follows:

	Minimum area	Minimum Dimension
Density C sites	90m ²	6m
Density B sites	50m ²	4m
Density A sites	30m ²	3m
Density ATC sites	5m ²	1.5m

except that:

- (b) Each residential unit without a room or garage on the ground floor shall be provided with a balcony:
 - (i) with a minimum area and dimension as follows:

	Minimum area	Minimum Dimension
Density C sites	6m ²	1.5m
Density B sites	5m ²	1.5m
Density A sites	5m ²	1.5m
Density ATC sites	5m ²	1.5m

and

- (ii) with the maximum height of any balustrade being 1.2m

(c) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine on the shortest day of the year.

Note for clarification: This rule only applies to structures on the same site.

- (d) The required minimum area shall not be occupied by any building, access or parking space, other than:
 - An outdoor swimming pool; or
 - Any building or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and occupies no more than 30% of the area of the outdoor living space.

9.2.10 Family flats - residential activities

Updated 12 September 2011

- (a) Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandahs, of 65m^2 .
- (b) Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:
 - (i) the family flat shall be relocated from the site; or
 - (ii) the family flat shall have the kitchen removed so that the flat is no longer a self-contained residential unit.

9.2.11 Screening from neighbours - other activities

Updated 12 September 2011

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination to at least 1.8m in height along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.8m maximum height standard is to be achieved at the same time of planting.

9.2.12 Service and storage spaces for Density A and Density ATC Residential Sites - residential activities

Updated 12 September 2011

- (a) Each Density A and Density ATC residential unit shall be provided with
 - (i) outdoor service, rubbish and recycling space of 5m^2 with a minimum dimension of 1.5m; and
 - (ii) a single, indoor storage spaces of 4m^3 with a minimum dimension of 1m

Except that if a communal outdoor service, rubbish, and recycling space with a minimum area of 10m^2 is provided within the site, the outdoor service, rubbish and recycling space may reduce to 3m^2 for unit.

- (b) Each outdoor service, rubbish, and recycling space shall not be located between the road boundary and any habitable room and shall be screened from adjoining sites, conservation or open space zones, roads, and adjoining outdoor living spaces to a height of 1.5 metres.

9.2.13 Fencing on sites adjoin the Green Network - residential and other activities

Updated 12 September 2011

Fences within 1.8m of the boundary of open space as detailed in Appendix 3U/3: Layer Diagram - Green Network or any other open space reserve shall either:

- (i) Not obtain a maximum height of more than 1.2m; or
- (ii) Be of a metal rail design with a minimum gap of 100mm between rails, up to 2m in height.

9.2.14 Restrictions on outdoor activities - other activities

Updated 12 September 2011

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

9.2.15 Other activities - Noise from pre-schools

Updated 12 September 2011

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to consideration of the effects of noise from location of outdoor activities and facilities associated with this activity.

9.2.16 Ground floor habitable room and orientation to the street - Residential activities

Updated 12 September 2011

All residential activities in Density A and B sites:

- (a) Each residential building shall have a habitable room located at the ground level.
- (b) Each of these habitable rooms located at the ground level shall have a minimum floor area of 12m² and a minimum internal dimension of 3m and be internally accessible to the rest of the unit.
- (c) The ground floor habitable rooms shall provide a total area of windows of at least 3m² that overlook the setback, if any, from the road boundary.

9.2.17 Development Plan - residential and other activities

Updated 12 September 2011

Any development shall be in accordance with the following parts of the Outline Development Plan:

- i. Appendix 3U/1: Outline Development Plan
- ii. Appendix 3U/2: Key Structuring Elements
- iii. Appendix 3U/3: Layer Diagram – Green Network
- iv. Appendix 3U/4: Layer Diagram – Movement Network
- v. Appendix 3U/5: Layer Diagram – Blue Network

Except that smaller neighbourhood parks identified in Appendix 3U/3 – Layer Diagram - Green Network are not required to be provided.

9.2.18 Retailing - other activities

Updated 12 September 2011

Retail activities involving the sale of goods grown or produced on the site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment.

(Refer also to critical standards for retailing - Clause 9.4.3 which means that the sale of goods other than those grown or produced on the site is a non complying activity).

9.2.19 Ground floor frontage in Density ATC (Town Centre)

Updated 12 September 2011

The use of the front 10 metres of the ground floor of every building or any part of a site not undertaken in a building, fronting onto those streets within the Town Centre (Density ATC) shall be limited to retail activities, commercial services, places of entertainment, reception areas of hotels and travellers accommodation, educational activities, spiritual facilities, daycare facilities, health facilities or entrance ways only for other activities.

9.2.20 Restricted Retail Area in Town Centre

Updated 12 September 2011

The total area of retail floor space in Retail activities in the Town Centre (Density ATC) shall be limited to 6,000m² of gross leasable floor area.

9.2.21 Restricted Supermarket Floor Area Town Centre

Updated 12 September 2011

The total area of supermarket retail floor space in the Town Centre (Density ATC) shall be limited to 2600m² of gross leasable floor area.

9.2.22 Restrictions on the Scale of Larger Buildings

Updated 12 September 2011

Any part of a building over 15m in height which is located in the special building height area and that complies with rule 9.2.3(a), shall not have a single floor level with a gross floor area greater than 800m². Refer to Appendix 3U/1 Outline Development Plan (Part 2, Volume 3) for the location of the special building height area.

References to other developments standards

Updated 12 September 2011

Clarification of rules

(refer Part 9, Clause 2)

Excavation and filling of land

(refer Part 9, Clause 5)

Financial contributions on land use activities

(refer Part 9, Clause 7)

Outdoor advertising

(refer Part 10, Clause 3)

Sale of liquor

(refer Part 10, Clause 4)

Relocated buildings

(refer Part 10, Clause 6)

Transport (parking, access and manoeuvring)

(refer Part 13)

Subdivision

(refer Part 11, clause 18)

9.3 Community Standards

Updated 12 September 2011

9.3.1 Scale of activity - other activities

Updated 12 September 2011

(a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities shall be 40m^2 except where an activity is an educational, spiritual, day-care, health or retail facility and is located within the areas indicated for Density A in Appendix 3U/1 Outline Development Plan (Wigram), Part 2, Volume 3.

(b) No more than one full-time equivalent person, who permanently resides elsewhere than on the site, may be employed in undertaking any activity on the site, other than excepted above, or where the activity is an educational, spiritual, day-care or health facility, and is located within the area indicated in Appendix 3U/1 Outline Development Plan Part 2, Volume 3 as Density A.

9.3.2 Site size - other activity

Updated 12 September 2011

The maximum net area of any site for activities other than residential activities shall be 1100m^2 except:

(a) where the activity occupies not more than 40m^2 of floor space and at least one person engaged in the activity resides permanently on the site, the maximum net area of any site for activities other than residential activities shall be 1375m^2 .

or

(b) Where the activity is located within the area shown as Density A in Appendix 3U/1 Outline Development Plan Part 2, Volume 3.

9.3.3 Hours of operation - other activities

Updated 12 September 2011

(a) The maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week.

(b) Hours of operation shall be limited to between the hours:

0700 - 2000 Monday to Friday, and

0800 - 2300 Saturday, Sunday and public holidays.

Except:

- (i) where the activity occupies not more than 40m² of floor space, and
- (ii) where each person engaged in the activity outside the above hours resides permanently on the site, and
- (iii) there are no visitors, clients or deliveries to or from the site outside the above hours.

Refer also to city rules - (Part 11, Clause 1 - Noise)

9.3.4 Traffic generation - other activities

Updated 12 September 2011

- (a) Maximum number of vehicle trips per site shall be:
 - (i) Sites where access is shared with at least one other site:

Heavy vehicles	2 per week
Other vehicles	16 per day

- (ii) Sites with frontage to local roads, other than (i) above:

Heavy vehicles	2 per week
Other vehicles	32 per day

- (iii) All other sites:

Heavy vehicles	4 per week
Other vehicles	50 per day

except for educational, spiritual, daycare and health facilities that maximum number of vehicle trips per site shall be:

Collector and arterial roads	100 per day
Density A areas	200 per day

- (b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

9.3.5 Building size and separation - residential and other activities

Updated 12 September 2011

- (a) The maximum gross floor area of any single building shall be 550m².
- (b) Where buildings located on the site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 3.6 metres except for residential units that are not required to be setback 1.8m from an internal boundary pursuant to Clause 9.2.6.

9.3.6 Residential coherence - other activities

Updated 12 September 2011

At least one person engaged in the activity shall reside permanently on the site, except where the activity is an educational, spiritual, day-care or health facility and is located:

- (a) within a community footprint (i.e. Density A areas); or
- (b) on a front site, with frontage to a collector or arterial road only and
 - (i) any residential activity on an adjoining front site or front site separated by an access with frontage to the same road is left with at least one residential neighbour. (For the purposes of this clause, the residential neighbour shall be on an adjoining front site or front site separated by an access and have frontage to the same road); and
 - (ii) the residential block is not left with more than two non-residential activities in that block.

Notes:

- (a) These exceptions do not apply to local roads
- (b) For an explanation of this rule, see diagram in Part 2, Clause 2.3.7)

9.3.7 Storage of heavy vehicles - other activities

Updated 12 September 2011

The maximum number of heavy vehicles stored on a site shall be one.

Reference to other community standards

Updated 12 September 2011

Noise

(refer Part 11, Clause 1)

Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)

(refer Part 13)

9.4 Critical Standards

Updated 12 September 2011

9.4.1 Boarding of animals - other activities

Updated 12 September 2011

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

9.4.2 Dismantling or repair of motor vehicles - other activities

Updated 12 September 2011

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles provided that vehicles being dismantled or repaired that are owned by people who live on the same site are exempted from this standard.

9.4.3 Retailing - other activities

Updated 12 September 2011

Retail activities shall be limited to the sale of goods grown or produced on the site.

(Refer also to development standards for retailing - Clause 2.2.14 which means that the sale of goods grown or produced on the site is a discretionary activity in respect of that standard.)

9.4.4 Residential Activities

Updated 12 September 2011

Residential activities shall be a non-complying activity where provision is not made for the disposal of waste water system via the Christchurch City Council waste water system. This clause shall cease to apply when the capacity and servicing constraints within the Christchurch City Council waste water system have been overcome, and the Unit Manager-Asset and Network Planning (or equivalent Council Officer) is satisfied that there is capacity in the reticulated waste water system for further development to occur.

Reference to other critical standards

Updated 12 September 2011

Excavation and filling of land

(refer Part 9, Clause 5)

Outdoor advertising

(refer Part 10, Clause 3)

Fortified sites

(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Subdivision (including prohibited activities)

(refer Part 11 Clause 3.3.5)

10.0 Rules - Living G (Prestons) Zone

Updated 1 November 2011

10.1 Categories of activities

Updated 1 November 2011

10.1.1 Residential activities

Updated 1 November 2011

(a) Any residential activity which complies with:

- all of the development standards under Clause 10.2;
- all of the community standards under Clause 10.3; and
- all of the critical standards under Clause 10.4

and is not a prohibited activity, shall be a permitted activity.

(b) Any residential activity which complies with all of the critical standards under Clause 10.4, but does not comply with any one or more of the development standards under Clause 10.2 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any residential activity that does not comply with any one or more of the community standards under Clause 10.3 shall be a discretionary activity.

(d) Any residential activity which does not comply with any one or more of the critical standards under Clause 10.4, shall be a non complying activity.

(e) Clarification of categories of activities:

The standards may also specify that an activity is discretionary or controlled (where non-compliance is with development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

10.1.2 Other activities in Density A, B C & D Areas

Updated 1 November 2011

(a) Any other activity which complies with:

- all of the development standards under Clause 10.2;
- all of the community standards under Clause 10.3; and
- all of the critical standards under Clause 10.4

and is not a prohibited activity, shall be a permitted activity.

(b) Any other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards under Clause 10.2 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any activity other than a prohibited activity, which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 10.3 shall be a discretionary activity.

(d) Any other activity other than a prohibited activity, which does not comply with any one or more of the critical standards under Clause 10.4, shall be a non complying activity.

10.1.3 Business Activity - Urban Village and Commercial Development

Updated 1 November 2011

Within the areas identified as 'Urban Village / Commercial', 'Commercial' and 'Commercial A & B' in Appendix 3V/1 Outline Development Plan (Prestons) Part 2, Volume 3, the Business 2 Zone rules shall apply in place of the Living G Development, Community and Critical Standards. The exception to this being that:

- Development Standard 10.2.15 (regarding design and appearance of new buildings);
- Community Standard 10.3.8(e) (regarding setbacks along the Prestons Commercial / Rural Zone Boundary); and 10.3.9 (regarding staging requirements); and
- Critical Standards 10.4.7(b) (regarding maximum retail activity floor space within Prestons) and 10.4.8 (regarding staging requirements)

shall also apply.

10.1.4 Green Links / Linear Park and Neighbourhood Parks

Updated 1 November 2011

a) Within the areas identified as 'Green Links/Linear Park' and 'Neighbourhood Park' in Appendix 3V/1 Outline Development Plan (Prestons) Part 2, Volume 3, the Open Space 1 Zone rules shall apply in place of the following Living G Development, Community and Critical Standards. The exception to this being that:

- Marshland Domain shall be subject to its existing Open Space 2 zoning.

b) All areas shown as 'Green Links/Linear Park' and 'Neighbourhood Park' on Appendix 3V/5 Green Network Layer Diagram (Prestons) Part 2 Volume 3 shall be accessible to the public (whether vested in Council or not).

10.1.5 Dunlop Grove

Updated 1 November 2011

(a) Within the areas identified as 'Dunlop House Heritage / Residential' in Appendix 3V/1 Outline Development Plan (Prestons) Part 2, Vol 3, the Prestons 'Density D' Development, Community and Critical Standards shall apply. The exception to this being that the following critical standard shall apply in place of rule 8.2.1 Residential site density being that:

- The minimum allotment size shall be 1.5ha.

(b) Any alterations to any existing buildings or structures or the construction of any new building within the area identified as "Dunlop House Heritage / Residential" in Appendix 3V/1 Outline Development Plan (Prestons) Part 2, Volume 3, must be undertaken in accordance with the Accidental Discovery Protocol contained in Appendix 3V/8.

10.2 Development Standards

Updated 1 November 2011

10.2.1 Residential site density

Updated 1 November 2011

Where the terms 'Density A', 'Density B', 'Density C', or 'Density D' are used in the development, community, or critical standards they shall have the meanings set out below:

'Density A' residential site:	A minimum net area of 200m ² and a maximum net area of 250m ² .
'Density B' residential site:	A minimum net area of 450m ² and a maximum net area of 500m ² .
'Density C' residential site:	A minimum net area of 600m ² and a maximum net area of 650m ² .
'Density D' residential site:	A minimum net area of 800m ² and a maximum net area of 1000m ²

(a) As a technical standard to ensure a mix of residential densities in the zone overall, any development for residential activity shall provide for the range of residential densities in locations as shown on the Density Layer Diagram (Appendix 3V/2); (Prestons) Part 2 Volume 3 so as to yield an appropriate number of dwellings in those areas.

Each residential unit shall be contained within its own separate site.

Although not a required outcome of an individual application for only part of the land contained with the whole zone, an application should not frustrate the intention that development should ultimately yield a minimum of 2200 residential units within the following mix of residential density ranges across the Living G (Prestons) Zone as a whole:

'Density A' within the Urban Village/Commercial, Commercial and Commercial A & B areas	a minimum of 2%
'Density A'	a minimum of 20%
'Density B'	a minimum of 20%
'Density C'	a minimum of 20%
'Density D'	a minimum of 2%

(b) Notwithstanding the above, where a proposed dwelling complies with either of Rules 10.2.6(a) or 10.2.6(c) the average and minimum lot size is able to be reduced by a further 25 square metres from the density shown above.

Note: A site plan shall be supplied with any application for a Project Information Memorandum pursuant to the Building Act 1991 specifying on each site which density range the site is within.

(c) Any proposed development that does not achieve the residential densities set out above, in the locations shown in the Density layer Diagram (Appendix 3V/2) Prestons Part 2, Volume 3, shall be a discretionary activity provided that details are supplied of alternative locations to be provided within the zone which ensure that the total land area of each density type indicated in the Density Layer Diagram (Appendix 3V/2)(Prestons) Part 2 Volume 3 is maintained, and the alternative location is land where the applicant is the registered proprietor, subject to the following requirements:

- (i) the densities being transferred shall directly adjoin the same density in another location (separated by no road greater than a local road);
- (ii) for Density A sites, they are located within 400m of the following:
 - A public transport (bus) route (as shown on Appendix 3V/1)
 - Public open 'green' space such as a playground, local park or The Domain (note - for the purposes of this clause ' public open green space' includes green links and the linear park but does not include roads)
 - Activity centres, such as the Prestons Road Village or Commercial areas
- (iii) the transfer involves land in which the developer is the registered proprietor of all the land involved. In such cases consent notices shall be attached to that land.

10.2.1A Development Plan - residential activities

Updated 1 November 2011

Any development of land shall be in general accordance with Living G (Prestons) Layer Diagrams in Appendix 3V to 3V/8.

10.2.2 Open space - residential and other activities

Updated 1 November 2011

(a) The maximum percentage of the net area of any site covered by buildings shall be:

	Residential activities with garage provided	Other activities and residential activities without garage provided
Density D residential sites	35%	35% less 18m ²
Density C residential sites	40%	40% less 18m ²
Density A residential sites	80%	80% less 18m ²
Density B residential sites	60%	60% less 18m ²

(b) For Density C & D sites, the maximum percentage of the site covered by paved impermeable surface shall be 25% excluding the dwelling and garage.

(c) Notwithstanding Clause 10.2.2(a), for Density A & B sites, the maximum percentage of the site covered by paved impermeable surface and buildings shall be 80%.

except that:

Where a Living G (Prestons) site abuts an existing Living 1 zoned site the site coverage standard for the Living 1 Zone shall apply to that site.

Refer also to critical standards for open space - Clause 10.4.3

10.2.3 Building height - residential and other activities

Updated 1 November 2011

The maximum height of any buildings shall be:

Density A residential sites:	11m
Density B residential sites:	10m
Density C residential sites:	8m
Density D residential sites:	8m

except that

(i) Where there is an internal boundary between two Living G (Prestons) sites that are within different density ranges as specified in clause 10.2.1 the more restrictive maximum height shall apply to both sites.

(ii) Where a Living G (Prestons) site directly abuts an existing Living 1 zoned site or sites the Living 1 Zone Building height - residential and other activities rules shall apply to that site.

(iii) Where the circumstances in both paragraphs (i) and (ii) above apply, the Living 1 Zone Building height - residential and other activities rules shall apply to that site.

Refer also to critical standards for building height - Clause 10.4.4

10.2.4 Sunlight and outlook for neighbours - residential and other activities

Updated 1 November 2011

(a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above ground level on internal boundaries, as shown in Part 2, Appendix 1, as follows:

Density A residential sites: Part 2, Appendix 1, diagram C

Density B residential sites: Part 2, Appendix 1, diagram B

Density C residential sites: Part 2, Appendix 1, diagram A

Density D residential sites: Part 2, Appendix 1, diagram A

except that

i where an internal boundary of a site immediately adjoins an access or part of an access the recession planes shall be constructed from points 2.3m above the far side of the access;

ii where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.

iii where buildings are on adjoining Density A sites, recession planes shall not apply along that part of the boundary between those sites covered by either a common party wall or immediately adjoined by a zero building setback boundary wall.

iv Other than where (iii) above applies where there is an internal boundary between two Living G (Prestons) sites that are within different density ranges specified in clause 10.2.1 the more restrictive recession plane shall apply to both sites.

v Where a Living G (Prestons) site directly abuts an existing Living 1 zoned site or sites the Living 1 Zone Sunlight and outlook for neighbours - residential and other activities rules shall apply to that site.

(b) The level of internal boundaries, shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

(c) Where a Density A residential site shares an internal boundary with a Density B, Density C or Density D residential site (as identified by consent notice or shown on Density Layer Diagram (Appendix 3V/2), there shall be a minimum building set-back within the Density A residential site of 11.0m, or alternatively the minimum setback may be reduced to 7.0m, provided that the length of any single building on the Density A residential site facing a Density C or Density D residential site does not exceed 20.0m and that a minimum separation of 3.6m between such buildings in the Density A residential site is provided.

10.2.5 Street scene - residential and other activities

Updated 1 November 2011

(a) Minimum building setback from road boundaries shall be 3.0m except that:

(i) where a garage has a vehicle door generally facing a road or shared access the minimum garage setback shall be 5.5m from the road boundary or shared access,

(ii) On any Density A residential site on the north side of a local road which runs at 90°(+ or - 20°) to the True North the minimum setback shall be 2 metres provided that the ground level of the entire front yard of the building up to the front boundary is raised by a minimum of 450 mm above the level of the street frontage.

(b) Street frontage and street frontage landscaping and fencing

(i) Subject to rule 10.2.5 (a), the full length of the road frontage shall be landscaped to a depth of 2m except across those parts of the road boundary used as a vehicles or pedestrian crossing, or where necessary to ensure safety/visibility or security surveillance of public spaces.

(ii) Domestic driveways shall be a maximum width of 4.5m at the property boundary for a depth of at least 2m at the entrance (in order to facilitate landscaping) and allow clear visibility above 1m for a width of 1.5m either side of the entrance.

(iii) Garage doors and carport entrance ways on attached or detached garages and carports shall not comprise more than 50% of any ground floor elevation viewed from any one road boundary on any one site.

(iv) Any fence within the minimum building setback specified in rule 10.2.5(a) shall have a maximum height not exceeding.

(a) 2m where the whole of the fence is at least 50% transparent; or

(b) 1m where the whole of the fence is less than 50% transparent

except for any site where Rule 10.3.8 (b) - 10.3.8 (e) applies, in which case the maximum height shall be 1.2m

10.2.6 Separation from neighbours - residential and other activities

Updated 1 November 2011

Minimum building setback from internal boundaries shall be 1.8m, except that

(a) accessory buildings may be located within 1.8m of internal boundaries where the total length of walls or parts of accessory buildings facing, and located within 1.8m of each internal boundary does not exceed 10.0m in length;

(b) within sites that have been identified by consent notice or are shown on the Density Layer Diagram (Appendix 3V/2) as Density A sites up to a zero building set back from either one internal eastern or southern side boundary may be permitted on any such site and that there shall be no living area windows at ground floor level permitted in any such building wall and that any windows at upper levels shall be non-opening and glazed with obscure glass. An eastern or southern boundary is defined by the diagram in Part 2 Appendix 10;

(c) where there are boundaries between Density A sites, Density B and C sites, up to a zero building set back may be permitted within the Density A site from either one internal eastern or southern side boundary (as defined by the diagram in Part 2 Appendix 10) provided:

(i) that the total aggregate length of wall of any such building on that boundary does not exceed 10.0m in length within 1.8m of that boundary,

(ii) that there shall be no living area windows at ground level permitted in any such building / wall, and

(iii) that any windows at upper levels shall be non-opening and glazed with opaque glass;

(d) where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m;

(e) where buildings on adjoining sites have a common wall along an internal boundary no set back is required along that part of the boundary covered by such a wall;

(f) for residential activities any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary. This shall not apply to a window at an angle of 90° or greater to the boundary. First floor level shall not include a window or balcony which begins within 1.2m of ground level (such as above a garage which is partly below ground level). (For explanation see diagram in relation to Clause 2.2.6 in this part of the City Plan)

(g) for residential activities, where a window of a ground floor living area of a residential unit faces an internal boundary, the window shall be set back a minimum of 3m from the internal boundary. Where an internal boundary of a site immediately adjoins an access or part of an access, the setback shall be 1m measured from the internal boundary. This shall not apply to a window at an angle of 90° or greater to the boundary. (For explanation see diagram in relation to Clause 2.2.6 in this part of the City Plan)

10.2.7 Continuous building length - ridgelines and parapets - residential and other activities

Updated 1 November 2011

Within Density B, Density C and Density D sites no length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgelines and/or parapets to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that:

- (i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary;
- (ii) Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end building, the length of that step need only equal to the remaining length of the ridgeline and or horizontal parapet.

Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

10.2.8 Continuous building length - exterior walls - residential and other activities

Updated 1 November 2011

Within Density B, Density C and Density D sites

- (a) Steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
< or = to 20m	0
> 20m < or = to 24m	1
> 24m < or = to 28m	2
> 28m < or = to 32m	3
> 32m	4 + 1 for every additional 10m of length over 32m

- (b) Where steps are required by (a) above:

- (i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.
- (ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.
- (iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
- (iv) The required steps shall be provided at all levels of the exterior wall,

except that:

- (i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.
- (ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

10.2.9 Outdoor living space - residential activities**Updated 1 November 2011**

a) Each residential unit with a room or garage on the ground floor shall be provided with an outdoor living space in a contiguous area, contained within the net area of the site with a minimum area and dimension as follows:

	Minimum Area	Minimum Dimension
Density A residential sites	30m ²	3m
Density B and Density C residential sites	75m ²	4.5m
Density D residential sites	90m ²	6m

except that

(i) each residential unit without a room or garage on the ground floor shall be provided with a balcony with a minimum area and dimension as follows:

	Minimum area	Minimum Dimension
Density A residential sites	5m ²	1.5m
Density B and Density C residential sites	5m ²	1.5m
Density D residential sites	6m ²	1.5m

and

(ii) where a balcony is provided a balustrade shall have a maximum height of 1.2m.

b) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine at mid-day on the shortest day of the year.

Note for clarification: This rule only applies to structures on the same site.

c) The required minimum area shall not be occupied by any building, access or parking space, other than;

- An outdoor swimming pool; or
- Accessory building of less than 8m²; or
- Any building or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and occupies no more than 30% of the area of the outdoor living space.

10.2.10 Family flats - residential activities**Updated 1 November 2011**

Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandahs, of 65m². Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:

- a) the family flat shall be relocated from the site; or
- b) the family flat shall have the kitchen removed so that the flat is no longer a self-contained residential unit.

10.2.11 Screening from neighbours - other activities**Updated 1 November 2011**

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination to at least 1.8m in height along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.8m minimum height standard is to be achieved at the time of planting.

10.2.12 Restrictions on outdoor activities - other activities

Updated 1 November 2011

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

10.2.13 Other activities - Noise from pre-schools

Updated 1 November 2011

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to consideration of the effects of noise from location of outdoor activities and facilities associated with this activity.

10.2.14 Retailing - other activities

Updated 1 November 2011

Retail activities involving the sale of goods grown or produced on the site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment.

(Refer also to critical standards for retailing - Clause 10.4.7 which means that the sale of goods other than those grown or produced on the site is a non complying activity.)

10.2.15 Urban design and amenity for Density A Residential Areas, Commercial Areas and the Urban Village - residential and other activities

Updated 1 November 2011

With the areas identified as 'Density A Residential', 'Commercial', and 'Urban Village/Commercial' in Appendix 3V/2, Part 2 Volume 3, the erection of new buildings and alterations or additions to existing buildings, include all accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the urban design, appearance and amenity of the development,

Any application arising from Clause 10.2.15 shall not require the written consent of other persons and shall be non-notified.

10.2.16 Fencing on site adjoining the Green Network - residential and other activities

Updated 1 November 2011

Where any sites adjoins the Green Network / Linear Park (shown on Appendix 3V/5), the height of any fencing on that site shall not exceed:

- (a) 2m where the whole of the fence is at least 50% transparent; or
- (b) 1m where the whole of the fence is less than 50% transparent

Except for any site where Rules 10.3.8(b) - 10.3.8(e) apply, in which case the maximum height shall be 1.2m.

References to other development standards

Clarification of rules

(refer Part 9, Clause 2)

Excavation and filling of land

(refer Part 9, Clause 5)

Financial contributions on land use activities

(refer Part 9, Clause 7)

Protected buildings, places and objects

(refer Part 10, Clause 1)

Outdoor advertising

(refer Part 10, Clause 30)

Sale of liquor

(refer Part 10, Clause 4)

Relocated buildings

(refer Part 10, Clause 6)

Transport (parking, access and manoeuvring)

(refer Part 13)

Subdivision

(refer Part 11, Clause 18)

10.3 Community Standards

Updated 1 November 2011

10.3.1 Scale of activity - other activities

Updated 1 November 2011

(a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities, shall be 40m².

(b) No more than one full-time equivalent person, who permanently resides elsewhere than on the site may be employed in undertaking any activity on the site.

10.3.2 Site size - other activity

Updated 1 November 2011

The maximum net area of any site for activities other than residential activities shall be 1100m².

10.3.3 Hours of operation - other activities

Updated 1 November 2011

(a) The maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week.

(b) Hours of operation shall be limited to between the hours:

0700 - 2000 Monday to Friday, and

0800 - 2300 Saturday, Sunday and public holidays

except that:

(i) where the activity occupies not more than 40m² of floor space, and

(ii) where each person engaged in the activity outside the above hours resides permanently in the site, and

(iii) there are no visitors, clients or deliveries to or from the site outside the above hours.

Refer also to city rules - (Part 11, Clause 1 - Noise)

10.3.4 Traffic generation - other activities

Updated 1 November 2011

(a) Maximum number of vehicle trips per site shall be:

(i) **Sites where access is shared with at least one other site:**

Heavy vehicles 2 per week

Other vehicles 16 per day

(ii) **Sites with frontage to local roads, other than (i) above:**

Heavy vehicles 2 per week

Other vehicles 32 per day

(iii) All other sites:

Heavy vehicles 4 per week

Other vehicles 50 per day

Except that:

(i) where the site is located within the area shown as 'Urban Village/Commercial', 'Commercial' or 'Commercial A & B' in Appendix 3V/1 Outline Development plan (Prestons) Part 2 Volume 3.

or

(ii) for educational, spiritual, daycare and health facilities the maximum number of vehicle trips per site shall be:

Collector and arterial roads: 100 per day

Community footprint: 200 per day

(b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

10.3.5 Storage of Heavy Vehicles - residential and other activities

Updated 1 November 2011

The maximum number of heavy vehicles stored on a site shall be one.

10.3.6 Building size and separation - residential and other activities

Updated 1 November 2011

- (a) The maximum gross floor area of any single building shall be 550m².
- (b) Where buildings located on a single site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 3.6 metres except where the building is located in Density A areas shown in the Density Layer Diagram (Appendix 3V/2) (Prestons) Part 2 Volume 3 or is identified by consent notice as being a Density A site, where the separation may be reduced to 1.8 metres.
- (c) In the Density A areas shown in the Density Layer Diagram (Appendix 3V/2) (Prestons) Part 2 Vol 3, buildings shall be setback not less than 1.8 metres from site boundaries, except for any portion of the building of the buildings that share common party walls with a building on another site or where there is to be zero building setback for the equivalent portion of site boundary on the adjoining site..

10.3.7 Residential coherence - other activities

Updated 1 November 2011

At least one person engaged in the activity shall reside permanently on the site.

10.3.8 Setbacks and screening from neighbours - residential and other activities

Updated 1 November 2011

The following landscaping and setback provisions shall apply to the Living G (Prestons) site boundaries:

- (a) Living G (Prestons) Residential allotments / all Rural Zone Boundaries (excluding those areas identified in 10.3.8 (d) and (e) below)
 - (i) A minimum 15m building setback from the Rural Zone boundary.
 - (ii) Prior to or concurrently with the construction of the first building on any allotment, a solidly clad boundary fence shall be erected, having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- (b) The following shall apply on all sites adjoining Lower Styx Road
 - (i) A 10m deep landscape strip shall be planted along the frontage with Lower Styx Road with native shrubs and small trees selected from the Planting List (Appendix 3V/6).
 - (ii) 1 large native tree selected from The Planting List (Appendix 3V/6) shall be provided per 40m² of required landscape strip and shall be planted within the 10m landscape strip.
 - (iii) A minimum 15m building setback from Lower Styx Road.
 - (iv) Fencing along the boundary with Lower Styx Road, and fencing along first 10m of internal boundaries back from Lower Styx Road, shall not exceed a maximum height of 1.2m and shall be at least 50% visually transparent.
- (c) The following shall apply on all sites adjoining Mairehau Road Boundary
 - (i) A 3m landscape strip shall be planted along with Mairehau Road with native shrubs and small trees selected from The Planting List (Appendix 3V/6).

- (ii) 1 tree selected from The Planting List (Appendix 3V/6) shall be provided per 20m² of required landscaping strip and shall be planted within the 3m landscape strip. A Minimum 50% of required trees shall be native.
 - (iii) A minimum 10m building setback from Mairehau Road.
 - (iv) Fencing on the boundary with Mairehau Road, and fencing along first 3m of internal boundaries, back from Mairehau Road shall not exceed a maximum height of 1.2m and shall be at least 50% visually transparent.
- (d) The following shall apply on all its sites adjoining the Windsor or Waitikiri Golf Course Boundary (as identified on Appendix 3V/1: Outline Development Plan (Prestons), Part 2 Volume 3
- (i) A 10m landscape strip shall be provided adjacent to boundary with the Waitikiri and Windsor Golf Courses and shall be maintained as turf.
 - (ii) 1 large tree selected from The Planting List (Appendix 3V/6) shall be provided per site adjoining golf courses plus 1 additional large tree selected from The Planting List (Appendix 3V/6) per 100m² of required landscaping strip and shall be planted within the 10m landscape strip.
 - (iii) A minimum 10m building setback from the boundary with the Waitikiri and Windsor Golf Courses.
 - (iv) Fencing on the boundary with Waitikiri and Windsor Golf Courses, and fencing along first 10m of internal boundaries back from Waitikiri and Windsor Golf Courses, shall not exceed a maximum height of 1.2m and shall be at least 50% visually transparent..
- (e) The following shall apply on sites within the areas identified as 'Urban Village / Commercial', 'Commercial A & B' in Appendix 3V/2 Outline Development Plan (Prestons) Part 2, Volume 3, adjoining Rural Zone boundaries
- (i) along the boundary of the area identified as 'Commercial B' adjacent to the Rural Zone to the South, a minimum 3m building setback shall apply. Along the length of that boundary, the tree planting required for Business 2 Zone road frontages in, Part 3, Clauses 3.4.3(c), (d) and (e) shall also apply.
 - (ii) screening to a minimum height of 1.8m shall be provided for boundaries with a residential site.
 - (iii) The minimum building setback from Marshland Road shall be 10m.

10.3.9 Staged Development - residential and other activities

Updated 1 November 2011

- (a) No non-residential activities and not more than 400 residential units shall occur in the Living G Prestons Zone until upgrades of the Marshland Road / Mairehau Road, Marshland Road / Prestons Road, Mairehau Road / Burwood Road, and Lower Styx Road / Marshland Road intersections (including traffic signals) in accordance with Figures .1, .2, .3 and .5 (respectively), as shown in Appendix 3V/7 (i) - (v) have commenced.
- (b) No more than:
 - (i) 1700 residential unit within the areas identified as 'Density Area A-D' sites and 'Urban Village / Commercial'; and
 - (ii) 7200m² of non-residential activities (comprising of 4000m² for a supermarket and 3200m² for other non-residential activities) within the areas identified as 'Urban Village / Commercial', 'Commercial' and 'Commercial A and B' in Appendix 3V/1 Outline Development Plan (Prestons) Part 2, Volume 3.

shall occur until such time as

- construction of the Northern Arterial and the 4-laning of QEII Drive between Main North Road and Innes Road together with either the Northern Arterial extension or the Hills Road extension has commenced; and
- the Mairehau Road /Burwood Road intersection is upgraded in accordance with Figure .4 as shown in Appendix 3V/4 (iv); and
- the portion of the main primary road (as shown in Appendix 3V/1 - Outline Development Plan (Prestons)) linking Prestons Road to Mairehau Road in the Living G (Prestons) Zone is open to traffic

Note: the 7200m² of non-residential development referred to in this sub-clause is inclusive of existing commercial activities contained within the Living G (Prestons) Zone (as at 27 March 2010). For the purposes of this rule, the Northern Arterial is defined as being one of the New Zealand Transport Agency Roads of National Significance, and is a new road extending the existing Christchurch Northern Motorway from just north of Belfast (Chaney's) to connect with QEII Drive. The scheme also includes an extension being progressed by Christchurch City Council from QEII Drive to Cranford Street. The Hills Road Extension is a Christchurch City Council roading scheme, extending Hills Road from Innes Road to join QEII Drive east of Philpotts Road.

Reference to other community standards

Updated 1 November 2011

Protected buildings, places and objects

(refer Part 10, Clause 1)

Noise

(refer Part 11, Clause 1)

Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)

(refer Part 13).

10.4 Critical standards

Updated 1 November 2011

10.4.1 Residential Site Density

Updated 1 November 2011

The minimum and maximum allotment sizes for the 'Density A', 'Density B', 'Density C', or 'Density D' shall be:

'Density A' residential site:	A minimum net area of 200m² and a maximum net area of 250m².
'Density B' residential site:	A minimum net area of 450m² and a maximum net area of 500m²
'Density C' residential site:	A minimum net area of 600m² and a maximum net area of 650m²
'Density D' residential site:	A minimum net area of 800m² and a maximum net area of 1000m²

10.4.2 Location of Density A sites and residential activities in the Urban Village

Updated 1 November 2011

(a) Notwithstanding that any development of land shall be in general accordance with the Living G (Prestons) Layer Diagrams in Appendix 3V to 3V/8, all Density A sites and any residential activity located in the Urban Village shall be located so as to provide convenient access within a 500 metre radius of:

- (i) A potential public transport route (as shown on Appendix 3V/1); and/or
- (ii) Public open space such as a playground, local park or The Domain; and/or
- (iii) Retail, commercial or community facilities

10.4.3 Open space - residential activities

Updated 1 November 2011

(a) In the Living G (Prestons) Zone the maximum percentage of the net area of the site covered by buildings shall be:

	Residential activities with garage provided	Residential activities and Other activities without garage provided
Density A residential sites	85%	85% less 18m ²
Density B residential sites	65%	65% less 18m ²
Density C residential sites	45%	45% less 18m ²
Density D residential sites	40%	40% less 18m ²

except that in the Density B, Density C and Density D lots, for elderly housing complexes, the percentage coverage by buildings shall be calculated over the net area allocated for each elderly persons housing unit.

(b) Notwithstanding Clause 10.4.3 (a), for Density A and Density B residential sites the maximum percentage of the site covered by paved impermeable surface and buildings shall be 85%.

(c) For Density C and Density D residential sites the maximum percentage of the site covered by paved impermeable surface shall be 30%, excluding the dwelling and garage.

Refer also to development standards for open space - Clause 10.2.2

10.4.4 Building height - residential and other activities

Updated 1 November 2011

Maximum height of any building shall be:

Density A residential sites:	13m
Density A residential sites:	11m
Density A residential sites:	9m
Density A residential sites:	9m

except that:

- (i) where there is an internal boundary between two Living G (Prestons) sites that are within different density ranges as specified in clause 10.2.1 the more restrictive maximum height shall apply to both sites.
- (ii) where a site (or sites) in the Living G (Prestons) Zone directly abut(s) an existing site or sites zoned Living 1, the Living 1 Zone - Building Height – residential and other activities rules shall apply to the abutting site(s) in the Living G Zone.

10.4.5 Boarding of animals - other activity

Updated 1 November 2011

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

10.4.6 Dismantling or repair of motor vehicles - other activities

Updated 1 November 2011

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles.

Note: Vehicles being dismantled or repaired that are owned by people who live on the same site are exempt from this standard.

10.4.7 Retailing

Updated 1 November 2011

(a) Retail activities, other than those located within 'Urban Village/Commercial', 'Commercial' or 'Commercial A & B' areas, as identified on Appendix 3W (Outline Development Plan), shall be limited to the sale of goods grown or produced on the site.

(Refer also to development standards for retailing - Part 2, Volume 3, Clause 2.2.15 which means that the sale of goods grown or produced on the site is a discretionary activity in respect of that standard).

(b) Retail activities located within 'Urban Village/Commercial', 'Commercial' or 'Commercial A & B' areas, as identified on Appendix 3V/1 (Outline Development Plan), shall be subject to the following restrictions:

- (i) The maximum gross leasable floor area within the 'Urban Village/Commercial', 'Commercial' or 'Commercial A & B', as identified on Appendix 3V/1 (Outline Development Plan) shall be no greater than 12,000m².

Note: This includes all existing lawfully established retail activity as at (27 March 2010)

- (ii) The maximum gross leasable retail floor area for retail activities of any single tenancy in the 'Urban Village/Commercial' 'Commercial' or 'Commercial B' areas, as identified on Appendix 3V/1 (Outline Development Plan), shall be 150m².

- (iii) Rule 10.4.8 (b) (ii) shall not apply to that area identified as 'Commercial A', as identified on Appendix 3V/1 (Outline Development Plan - Prestons)

10.4.8 Staged Development

Updated 1 November 2011

- (a) No residential or non-residential development shall occur within the Living G (Prestons) Zone until
 - (i) either:

- (a) a comprehensive plan which shows the overall wastewater system for all activities allowed by the entire Living G (Prestons) Zone is provided; or
- (b) it is demonstrated that such a plan has already been provided to Council pursuant to Rule 10.4.8(a)(i)(a) or Rule 24.3.4(a)(i).

and

- (ii) either:

- (a) an approved wastewater system is established, both within the Living G (Prestons) zone and as required beyond the zone to service the activity; or
- (b) it is demonstrated that such an approved wastewater system has already been established.

and

- (iii) the QEII Drive/Marshland Road, Marshland Road/Mairehau Road, and Marshland Road/Prestons Road intersections are upgraded (including traffic signals) in accordance with Figures .1, .2 and .3 (respectively), as shown in Appendix 3V/7.

- (b) No more than:

- (i) 1560 residential units within the areas identified as 'Density Area A-D' sites and 'Urban Village / Commercial'; and
- (ii) 7200m² of non-residential activities (comprising of 4000m² for a supermarket and 3200m² for other non-residential activities) within the areas identified as 'Urban Village / Commercial', 'Commercial' and 'Commercial A & B' in Appendix 3V/1 Outline Development Plan (Prestons) Part 2, Volume 3,

shall occur until such time as construction of the Northern Arterial and 4-laning of QEII Drive between Main North Road and Innes Road together with either the Northern Arterial extension or the Hills Road extension has commenced.

Note: the 7,200m² of non-residential development referred to in this sub-clause is inclusive of existing commercial activities contained within the Living G (Prestons) zone (as at 27 March 2010). For the purposes of this rule, the Northern Arterial is defined as being one of the New Zealand Transport Agency Roads of National Significance, and is a new road extending the existing Christchurch Northern Motorway from just north of Belfast (Chaney's) to connect with QEII Drive. The scheme also includes an extension being progressed by Christchurch City Council from QEII Drive to Cranford Street. The Hills Road Extension is a Christchurch City Council roading scheme, extending Hills Road from Innes Road to join QEII Drive east of Philpotts Road.

10.4.9 Access to Mairehau Road from Residential Allotments

Updated 1 November 2011

No direct vehicle access from any residential allotment shall be granted to Mairehau Road.

10.4.10 Heritage and Archaeological Matters

Updated 1 November 2011

In the event of the accidental discovery of any archaeological site within the Living G (Prestons) Zone, the procedures listed in Appendix 3V/8 shall be carried out.

Reference to other critical standards

Updated 1 November 2011

Excavation and filling of land

(refer Part 9, Clause 5)

(refer Part 11 Clause 3.3.5)

Outdoor advertising

(refer Part 10, Clause 3)

Fortified sites

(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Subdivision (including prohibited activities)

(refer Part 14)

Hazardous Substances

11.0 Rules - Living G (Halswell West) Zone

Updated 1 November 2011

11.1 Categories of activities

Updated 1 November 2011

11.1.1 Residential activities

Updated 1 November 2011

(a) Any residential activity which complies with:

- all of the development standards under Clause 11.2; and
- all of the community standards under Clause 11.3; and
- all of the critical standards under Clause 11.4

and is not a prohibited activity, shall be a permitted activity.

(b) Any residential activity which complies with all of the critical standards under Clause 11.4, but does not comply with any one or more of the development standards in Clause 11.2 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any residential activity that does not comply with any one or more of the community standards in Clause 11.3 shall be a discretionary activity.

(d) Any residential activity which does not comply with any one or more of the critical standards in Clause 11.4 shall be a non complying activity.

(e) Clarification of categories of activities:

The standards may also specify that an activity is discretionary or controlled (where non-compliance is with development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

11.1.2 Other activities

Updated 1 November 2011

(a) Any other activity which complies with:

- all of the development standards under Clause 11.2; and
- all of the community standards under Clause 11.3; and
- all of the critical standards under Clause 11.4

and is not a prohibited activity, shall be a permitted activity.

(b) Any other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards in Clause 11.2 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any activity other than a prohibited activity, which complies all of the critical standards, but does not comply with any one or more of the community standards in Clause 11.3 shall be a discretionary activity.

(d) Any other activity other than a prohibited activity, which does not comply with any one or more of the critical standards in Clause 11.4, shall be a non complying activity.

11.2 Development Standards - All Residential Areas

Updated 1 November 2011

(a) Any application arising from the following clauses will not require the written consent of other persons and shall be non-notified:

11.2.5 Street scene - residential and other activities.

11.2.6 Street frontage landscaping and fencing.

11.2.10 Outdoor living space - residential activities.

11.2.12 Screening from neighbours - residential and other activities.

11.2.13 Service and storage spaces for Density A Residential Sites.

11.2.14 Fencing on sites adjoining the Green Network and Blue Network - residential and other activities.

11.2.17 Ground floor habitable room and dwelling orientation to the street.

11.2.19 Urban design and amenity for Density A residential sites - residential and other activities.

(b) The Development Standard Rules do not apply to that area of land identified as Business 1 on the Outline Development Plan (Halswell West)(Appendix 3W). For this area the Business 1 Zone rules shall apply.

11.2.1 Residential site density

Updated 1 November 2011

(a) For residential units located in areas marked 'Density A' residential area as shown on the Outline Development Plan (Halswell West)(Appendix 3W, Part 2), the minimum net site area shall be 150m² and the maximum net site area shall be 300m².

(b) For residential units located in areas marked 'Density B' residential area as shown on the Outline Development Plan (Halswell West)(Appendix 3W, Part 2), the minimum net site area shall be 200m² and the maximum net site area shall be 450m².

(c) For residential units located in areas marked 'Density C' residential area as shown on the Outline Development Plan (Halswell West)(Appendix 3W, Part 2), the minimum net site area shall be 450m² and the maximum net site area shall be 800m².

(d) Each residential unit shall be contained within its own separate site.

(e) The location of the residential units within the density ranges specified in clauses 11.2.1(a to c) shall be located in accordance with the Outline Development Plan (Halswell West)(Appendix 3W Part 2).

See Clause 11.4.1 - Critical Standards

11.2.2 Open space - residential and other activities

Updated 1 November 2011

The maximum percentage of:

(a) The net area of any site covered by buildings shall be:

	Residential activities with garage provided	Other activities and residential activities without garage provided
Density A residential areas	50%	50% less 18m ²
Density B residential area	40%	40% less 18m ²
Density C residential area	35%	35% less 18m ²

(b) The portion of the site covered by paved impermeable surface (excluding garage and dwelling) shall be no more than 25%.

Refer also to critical standards for open space - Clause 11.4.2

11.2.3 Building height - residential and other activities

Updated 1 November 2011

The maximum height of any buildings shall be:

Density A and Density B residential areas	11m
Density C residential area	8m

except that:

(i) Where there is an internal boundary that is along or different density areas as specified in Clause 11.2.1 the more restrictive maximum height shall apply to both sites.

(ii) In any Density A or B site with frontage to Murphys Road the maximum height shall be no greater than 9m.

Refer also to critical standards for building height - Clause 11.4.3

11.2.4 Sunlight and outlook for neighbours - residential and other activities

Updated 1 November 2011

(a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above ground level on internal boundaries, as shown in Part 2, Appendix 1, as follows:

Density A and Density B Residential areas - Part 2, Appendix 1, Diagram D

Density C Residential area - Part 2, Appendix 1, Diagram A

except that:

(i) Where an internal boundary of a site immediately adjoins an access or part of an access the recession planes shall be constructed from points 2.3m above the far side of the access.

(ii) Where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.

(iii) Where buildings are on adjoining Density A and Density B residential sites, recession planes shall not apply along that part of the boundary between those sites covered by either a common party wall or immediately adjoined by a zero building setback boundary wall.

(iv) Other than where (iii) above applies where there is an internal boundary between sites that are in different density areas as specified in Clause 11.2.1 the more restrictive recession plane shall apply to both sites.

(b) The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

11.2.5 Street scene - residential and other activities

Updated 1 November 2011

Minimum building setback from road boundaries shall be as follows:

Density A residential area	2m
Density B residential area	3m
Density C residential area	3m

except that:

(i) Where a garage has a vehicle door generally facing a road or shared access, the minimum setback of the garage door shall be 5.5m from the road boundary or shared access; and

(ii) In Density A area, garages, carports and other accessory buildings (excluding basement carparking and swimming pools) shall be located at least 1.5m further from the road boundary than the front facade of any ground level habitable room of residential unit; and

(iii) In Density A areas the maximum building setback from the road boundary for the front facade of buildings, excluding garages, carports and other accessory buildings shall be 4m.

11.2.6 Street frontage landscaping and fencing

Updated 1 November 2011

(a) Except within Density A areas, the full length of the road frontage shall be landscaped to a depth of 2m except across those parts of the road boundary used as a vehicles or pedestrian crossing, or where necessary to ensure safety/visibility or security surveillance of public spaces.

(b) Except where required for screening of outdoor storage areas, any fence located on the road boundary or in the minimum building setback specified in Rule 11.2.5 shall have a maximum height of 1m, except that where a fence or other screening structure is over 1m in height, then the whole of that structure shall be at least 50% visually transparent. No fencing or other screening structure shall exceed a height of 2m.

(c) Residential driveways shall be a maximum width of 4.5m at the property boundary for a depth of at least 2m at the entrance (in order to facilitate landscaping) and allow clear visibility above 1m for a width of 1.5m either side of the entrance.

(d) Garage doors and carport entrance ways on attached or detached garages and carports shall not comprise more than 50% of any ground floor elevation viewed from any one road boundary on any one site and shall not be more than 6m wide.

11.2.7 Separation from neighbours - residential and other activities

Updated 1 November 2011

The minimum building setback from internal boundaries shall be 1.8m, except that

- (a) In all Density areas except Density A accessory buildings may be located within 1.8m of internal boundaries where the total length of walls or parts of accessory buildings facing, and located within 1.8m of each internal boundary, does not exceed 10.1m in length:
- (b) On sites that have been identified on the Outline Development Plan (Halswell West) (Appendix 3W, Part 2) as Density A all residential units, including units with attached garages, shall be built to the internal side boundaries (i.e. boundaries other than the road and near boundaries). Except that:
- (i) Where the end facades of a row of terrace residential units face internal boundaries no part of the building shall be located within 1.8 m of those internal boundaries.
 - (ii) Where the end facade of a row of terrace residential units faces a front or rear boundary the applicable front and rear boundary setbacks shall apply.
 - (iii) There shall be no living area windows at ground floor level on the wall at the internal boundary permitted in any such building.
- (c) On sites that have been identified on the Outline Development Plan (Halswell West) (Appendix 3W, Part 2) as Density A no accessory buildings, except garages attached to residential units, shall be located within 1m of an internal boundary.
- (d) Where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m. For Density A residential area, no setback is required where a building adjoins an access lot or access strip on the same site, provided that any windows on the ground storey facade facing and in 1m of the access lot or strip are non-opening.
- (e) Where buildings on adjoining sites have a common wall along an internal boundary, no set back is required along that part of the boundary covered by such a wall.
- (f) For all residential activities any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary provided that:
- (i) this shall not apply to a window at an angle of 90° or greater to the boundary; and
 - (ii) first floor level shall not include any part of a window or balcony within 1.2m of ground level (such as above a garage which is partly below ground level. For explanation see the diagram in relation to Clause 2.2.6 in this part of the City Plan).
- (g) For all residential activities, where a window of a ground floor living area of a residential unit faces an internal boundary, the window shall be set back a minimum of 3m from the internal boundary provided that:
- (i) where an internal boundary of a site immediately adjoins an access or part of an access, the setback shall be 1m measured from the internal boundary; and
 - (ii) this shall not apply to a window at an angle of 90o or greater to the boundary. For explanation see diagram in relation to Clause 2.2.6 in this part of the City Plan.
- (h) No set-back is required for basements, provided that any part of a basement located within 1.8m of an internal boundary is wholly below ground level.

11.2.8 Continuous building length - ridgelines and parapets - residential and other activities

Updated 1 November 2011

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgelines and/or parapets to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that:

- (i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary;
- (ii) Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end of the building, the length of that step need equal only the remaining length of the ridgeline and or horizontal parapet.

Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

This rule does not apply to any development in the Density A Residential area subject to the urban design and amenity Rule 11.2.19.

11.2.9 Continuous building length - exterior walls - residential and other activities

Updated 1 November 2011

- (a) Subject to (b) below, steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
<=20m	0
>20m<=24m	1
>24m<=28m	2
>28m<=32m	3
>32m 32m	4 + 1 for every additional 10m of length over 32m

- (b) Where steps are required by (a) above:

- (i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.
- (ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.
- (iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
- (iv) The required steps shall be provided at all levels of the exterior wall,

except that:

- (i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.
- (ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

This rule does not apply to any development in the Density A Residential area subject to the urban design and amenity Rule 11.2.19.

11.2.10 Outdoor living space - residential activities

Updated 1 November 2011

(a) Each residential unit with a room or garage on the ground floor shall be provided with an outdoor living space in a contiguous area, contained in the net area of the site with a minimum area and dimension as follows:

	Minimum area	Minimum Dimension
Density A residential area	30m ²	4m
Density B residential area	30m ²	4m
Density C residential area	75m ²	4.5m

(b) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine on the shortest day of the year.

Note for clarification: This rule applies only to structures on the same site. Outdoor living spaces in the Density A area are also subject to assessment criteria under Rule 11.2.19.

(c) The required minimum area shall not be occupied by any building, access or parking space, other than;

- An outdoor swimming pool; or
- An accessory building of less than 8m²; or
- Any building or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and which occupies no more than 30% of the area of the outdoor living space.

11.2.11 Family flats - residential activities in Density B and C only

Updated 1 November 2011

(a) Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandahs, of 65m².

(b) Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:

- (i) the family flat shall be relocated from the site; or
- (ii) the family flat shall have the kitchen removed so that the flat is no longer a self-contained residential unit.

11.2.12 Screening from neighbours - other activities

Updated 1 November 2011

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination thereof to a height of at least 1.5m along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.5m minimum height standard is to be achieved at the time of planting.

11.2.13 Service and storage spaces for Density A Residential Area - residential activities

Updated 1 November 2011

(a) Each residential site in Density A residential area shall be provided with:

- (i) outdoor service, rubbish, and recycling space of 5m^2 with a minimum dimension of 1.5m; and
- (ii) a single, indoor storage space of 4m^3 with a minimum dimension of 1m;

Except that if a communal outdoor service, rubbish, and recycling space with a minimum area of 10m^2 is provided in the site, the outdoor service, rubbish and recycling space may reduce to 3m^2 for each unit.

(b) Each outdoor service, rubbish, and recycling space shall not be located between the road boundary and any habitable room and shall be screened to a height of 1.5 metres from adjoining sites, conservation or open space zones, roads, and adjoining outdoor living spaces.

11.2.14 Fencing on sites adjoining the Green Network - residential and other activities

Updated 1 November 2011

Fencing of sites that adjoin the Green Network, shall have a maximum height of 1m, except that where a fence is over 1m in height, then the whole of that fence shall be at least 50% visually transparent. No fencing shall exceed a height of 2m.

11.2.15 Restrictions on outdoor activities - other activities

Updated 1 November 2011

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out inside a building.

11.2.16 Other activities - Noise from pre-schools

Updated 1 November 2011

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to consideration of the effects of noise from the location of outdoor activities and facilities associated with this activity.

11.2.17 Ground floor habitable room and orientation to the street, Density A and Density B Residential Area - residential activities

Updated 1 November 2011

- (a) Each residential building shall have a habitable room located at the ground level.
- (b) Each of the habitable rooms located at ground level shall have a minimum floor area of 12m^2 , a minimum internal dimension of 3m and be internally accessible to the rest of the unit.
- (c) The ground floor habitable rooms shall provide a total window area of at least 3m^2 that overlook the setback, if any, from the road boundary.

11.2.18 Development Plan - residential and other activities

Updated 1 November 2011

- (a) Any development of land shall be in accordance with:

- (i) Outline Development Plan (Halswell West) (Appendix 3W);
- (ii) Marker Buildings and Focal Points (Appendix 3W/a);
- (iii) Movement Network Layer Diagram (Appendix 3W/b);
- (iv) Blue Network Layer Diagram (Appendix 3W/c);
- (v) Green Network Layer Diagram (Appendix 3W/d); and
- (vi) Reticulation Network Layer Diagram (Appendix 3W/e).

Refer to critical standards for Development Plans - Clause 11.4.7

11.2.19 Urban design and amenity for Density A Residential Area, the Community Footprint and Neighbourhood Centre as identified on Marker Buildings and Focal Points (Appendix 3W/a) - residential and other activities

Updated 1 November 2011

(a) Except where new buildings have been included as part of a subdivision consent granted pursuant to clause 20.3.1(a) Part 14, Volume 3, the erection of new buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to matters of urban design and amenity of the site and development thereon as set out in Assessment Matters 12.2.42 to 12.2.45.

(b) Alterations or additions to existing buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the urban design and amenity of the site and development thereon as set out in Assessment Matters 12.2.42 to 12.2.45.

Note: Refer also to Assessment Matters 12.2.42 for a description of how applications under this rule will be assessed.

11.2.20 Retailing - other activities

Updated 1 November 2011

Retail activities involving the sale of goods grown or produced on the site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment.

This rule does not apply to those areas of land identified as Business 1 or in the Community Footprint on the Outline Development Plan (Halswell West) (Appendix 3W).

(Refer also to the critical standards for retailing - Clause 11.4.8 which means that the sale of goods other than those grown or produced on the site is a non-complying activity).

11.2.21 Road Access - residential and other activities.

Updated 1 November 2011

Sites having frontage to Quaifes Road identified on the Outline Development Plan (Halswell West) (Appendix 3W) as being 'Limited Access' shall not have direct vehicle access from this road.

References to other development standards

Updated 1 November 2011

Clarification of rules

(refer Part 9, Clause 2)

Excavation and filling of land

(refer Part 9, Clause 5)

Financial contributions on land use activities

(refer Part 9, Clause 7)

Outdoor advertising

(refer Part 10, Clause 30)

Sale of liquor

(refer Part 10, Clause 4)

Relocated buildings

(refer Part 10, clause 6)

Transport (parking, access and manoeuvring)

(refer Part 13)

Subdivision

(refer Part 11, clause 18)

11.3 Community Standards

Updated 1 November 2011

The Community Standard Rules do not apply to the land identified as being Business 1 on the Outline Development Plan (Halswell West)(Appendix 3W). For that area of land, the Business 1 Zone rules shall apply.

11.3.1 Scale of activity - other activities

Updated 1 November 2011

(a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities, shall be 40m² or 30% of the gross floor area of all buildings on the site, whichever is the larger, except where an activity is an educational, spiritual, day-care, or health facility.

(b) No more than one full-time equivalent person, who resides permanently elsewhere than on the site may be employed in undertaking any activity on the site except where the activity is an educational, spiritual, day-care, or health facility; or where the activity is undertaken in a community footprint.

11.3.2 Site size - other activities

Updated 1 November 2011

The maximum net area of any site for activities other than residential activities shall be 1100m² except:

(a) Where the activity occupies not more than 40 square metres of floor space and at least one person engaged in the activity resides permanently on the site, the maximum net area of any site for activities other than residential activities shall be 1375m².

Or

(b) Where the activity is located in a community footprint.

11.3.3 Hours of operation - other activities

Updated 1 November 2011

(a) The maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week except where located in a community footprint.

(b) Hours of operation, including all related visitors, clients and deliveries to the site, shall be limited to between the hours:

0700 - 2300 Monday to Friday, and

0800 - 2300 Saturday, Sunday and public holidays

except

(i) where the activity occupies not more than 40m² of floor space, and

(ii) where each person engaged in the activity outside the above hours resides permanently on the site, and

(iii) there are no visitors, clients or deliveries to or from the site outside the above hours.

Refer also to city rules - (Part 11, Clause 1 - Noise)

11.3.4 Traffic generation - other activities

Updated 1 November 2011

(a) The maximum number of vehicle trips per site shall be:

(i) Sites where access is shared with at least one other site:

Heavy vehicles 2 per week

Other vehicles 16 per day

(ii) Sites with frontage to local roads, other than (i) above:

Heavy vehicles 2 per week

Other vehicles 32 per day

(iii) All other sites:

Heavy vehicles 4 per week

Other vehicles 50 per day

Except that for educational, spiritual, daycare and health facilities, and all other activities in a community footprint the maximum number of vehicle trips per site shall be:

Collector and arterial roads: 100 per day

Community footprint: 200 per day

(b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

11.3.5 Building size and separation - residential and other activities

Updated 1 November 2011

(a) The maximum gross floor area of any single residential unit shall be 550m².

(b) Where buildings located on the same site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 3.6 metres except where the building is located in the Density A areas shown on Outline Development Plan (Halswell West)(Appendix 3W, Part 2) in which cases the setback shall be not less than 1.8 metres from the site boundaries, unless such buildings share common party walls or zero building boundaries can be achieved.

11.3.6 Residential coherence - other activities

Updated 1 November 2011

At least one person engaged in the activity shall reside permanently on the site, except where the activity is an educational, spiritual, day-care or health facility and is located:

(i) On a front site with frontage to a collector, arterial road or a road identified on the Movement Network Layer Diagram (Appendix 3W/b), Part 2); and

(ii) Any residential activity on an adjoining front site or front site separated by an access with the frontage to the same road is left with at least one residential neighbour. For the purpose of this clause, the residential neighbour shall be on an adjoining front site or front site separated by an access and have frontage to the same road.

(iii) The residential block is not left with more than two non-residential activities in that block (for an explanation of this Clause, see the diagram in Part 2, Clause 2.3.7).

Reference to other community standards

Updated 1 November 2011

Noise

(refer Part 11, Clause 1)

8. Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)

(refer part 13).

11.4 Critical standards

Updated 1 November 2011

The Critical Standard Rules do not apply to that area of land identified as Business 1 on the Outline Development Plan (Halswell West)(Appendix 3W). For this area, the Business 1 Zone rules apply.

11.4.1 Residential site density

Updated 1 November 2011

- (a) Notwithstanding Clause 8.2.1, any residential activity located within an area marked 'Density A', 'Density B' and 'Density C' as shown on the Outline Development Plan (Halswell West) Appendix 3W, Part 2, where the minimum net site area or the maximum site area are not complied with, shall be a non-complying activity.
- (b) Each residential unit located in an area marked 'Density A', 'Density B' and 'Density C' as shown on the Outline Development Plan (Halswell West) Appendix 3W, Part 2 shall be contained in its own separate site.

11.4.2 Open space - residential activities

Updated 1 November 2011

- (a) In the Living G (Halswell West) zone the maximum percentage of the net area of the site covered by buildings shall be:

	Residential activities with garage provided	Residential activities and Other activities without garage provided
Density A residential areas	60%	60% less 18m ²
Density B residential area	45%	45% less 18m ²
Density C residential area	40%	60% less 18m ²

- (i) For elderly persons housing complexes located in the Density B and C residential areas, the percentage coverage by buildings shall be calculated over the net area of the site of the entire complex, rather than over the net area of the site of any part of the complex.
- (b) For residential sites in Density B and C residential areas, the maximum percentage of the site covered by paved impermeable surface shall be 30%.
- (c) For residential site in Density A residential areas, the maximum percentage of the site covered by paved impermeable surface and buildings shall be 80%.

Refer also to the development standards for open space - Clause 11.2.2

11.4.3 Street Scene

Updated 1 November 2011

The minimum setback from the road boundary with Halswell Junction Road shall be 9.5m.

11.4.4 Building height - residential and other activities

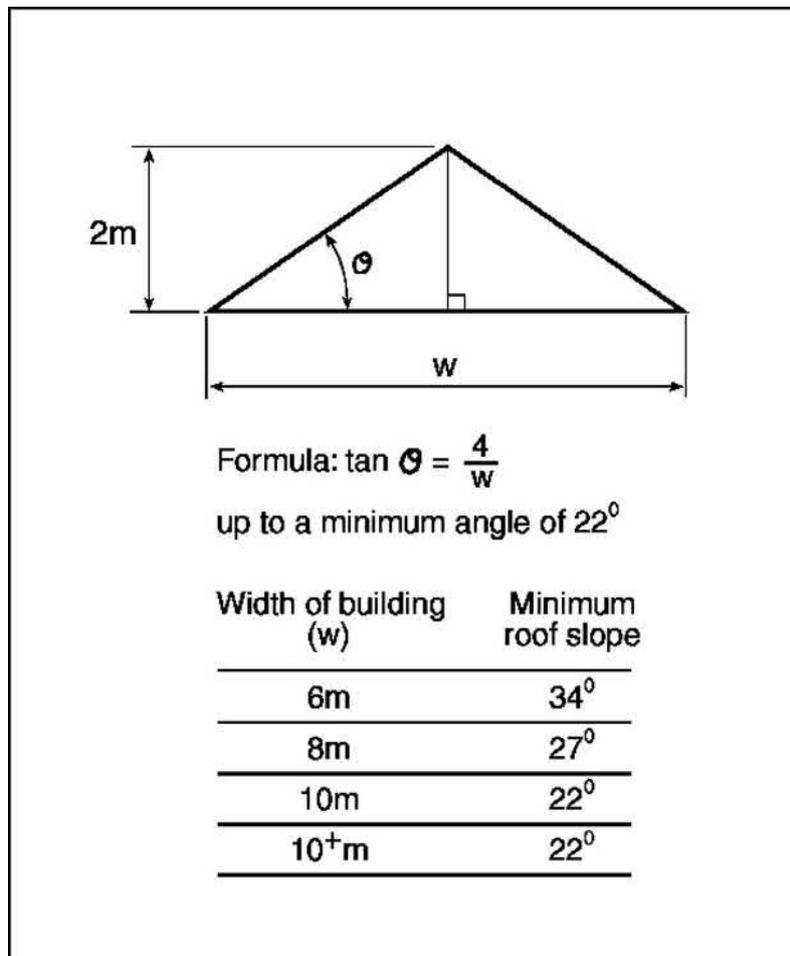
Updated 1 November 2011

Maximum height of any building shall be:

Density A and B residential areas 14m

Density C residential area 9m

Except that for sites in Density A and B residential areas where the roof of the building has a slope less than the minimum slope determined by the diagram below, the maximum height shall be 13m.



Refer also to the development standards for building height - Clause 11.2.3

11.4.5 Boarding of animals - other activity

Updated 1 November 2011

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

11.4.6 Dismantling or repair of motor vehicles - other activities

Updated 1 November 2011

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles.

11.4.7 Development Plan - residential activities

Updated 1 November 2011

Any development of land shall be in accordance with the fixed structural elements identified in the Outline Development Plan (Halswell West)(Appendix 3W, Part 2):

11.4.8 Retailing - other activities

Updated 1 November 2011

Retail activities shall be limited to the sale of goods grown or produced on the site except where located in a community footprint.

(Refer also to the development standards for retailing - Clause 11.2.20 which means that the sale of goods grown or produced on the site is a discretionary activity in respect of that standard.)

11.4.9 Residential Activities

Updated 1 November 2011

- (a) Residential activities shall be a non-complying activity where provision is not made for the following:
- (i) the disposal of waste water system via the Christchurch City Council waste water system; and
 - (ii) connecting to a potable water supply via the Christchurch City Council urban reticulated system via a service main.

With regards to servicing constraints, this clause shall cease to apply when the capacity and servicing constraints in the Christchurch City Council waste water system and water service main have been overcome, and the Unit Manager-Asset and Network Planning (or equivalent Council Officer) is satisfied that there is capacity in the reticulated waste water system for further development to occur and further development can be adequately provided with a safe, potable water supply.

Reference to other critical standards

Updated 1 November 2011

Excavation and filling of land

(refer Part 9, Clause 5)

Outdoor advertising

(refer Part 10, Clause 3)

Fortified sites

(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Subdivision (including prohibited activities)

(refer Part 14)

Hazardous Substances

(refer Part 11 Clause 3.3.5)

12.0 Rules - Living G (North West Belfast) Zone

Updated 14 May 2012

12.1 Categories of activities

Updated 14 May 2012

12.1.1 Residential activities

Updated 14 May 2012

(a) Any residential activity which complies with:

- all of the development standards under Clause 12.2;
- all of the community standards under Clause 12.3; and
- all of the critical standards under Clause 12.4

and is not a prohibited activity, shall be a permitted activity.

(b) Any residential activity which complies with all of the critical standards under Clause 12.4, but does not comply with any one or more of the development standards under Clause 12.2 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any residential activity that does not comply with any one or more of the community standards under Clause 12.3 shall be a discretionary activity.

(d) Any residential activity which does not comply with any one or more of the critical standards under Clause 12.4, shall be a non-complying activity.

(e) Clarification of categories of activities:

The standards may also specify that an activity is discretionary or controlled (where non-compliance is with development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

12.1.2 Other activities

Updated 14 May 2012

(a) Any other activity which complies with:

- all of the development standards under Clause 12.2;
- all of the community standards under Clause 12.3; and
- all of the critical standards under Clause 12.4

and is not a prohibited activity, shall be a permitted activity.

(b) Any other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards under Clause 12.2 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any activity other than a prohibited activity, which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 12.3 shall be a discretionary activity.

(d) Any other activity other than a prohibited activity, which does not comply with any one or more of the critical standards under Clause 12.4, shall be a non-complying activity.

12.2 Development Standards

Updated 14 May 2012

12.2.1 Business 1 Area

Updated 14 May 2012

(a) Within the areas shown as Business 1 and Mixed Use in Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast), Part 2, Volume 3, the Business 1 zone rules shall apply in place of Living G Development, Community and Critical Standards, except that clause 3.2 (c) Part 3, Volume 3 shall not apply to the ground floor of any building.

(b) Within the area identified as deferred Business 1 on the Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast) Part 2, Volume 3, any use and development of land in accordance with the Business 1 (other than a residential activity) shall be a restricted discretionary activity with the Council's discretion limited to effects on the owners of Lots 27-28 DP 20313.

Note: Except where written approvals have been obtained any application under Development Standard 12.2.1(b) shall be limited notified to the owners of Lots 27 - 28 DP 20313.

Note also Development Standard 3.4.14 and Critical Standard 3.6.2, Part 3, Volume 3.

12.2.2 Residential site density

Updated 14 May 2012

Where the terms 'Density A', 'Density B', or 'Density C' are used in the development, community, or critical standards they shall have the meanings set out below:

'Density A' (High) residential site:	average lot size: to be contained within a range of 220m ² to 325m ² . Minimum net site area of 200m ² .
'Density B' (Medium) residential site:	average lot size: to be contained within a range of 600m ² to 650m ² . Minimum net site area of 550m ² .
'Density C' (Low) residential site:	average lot sizes to be contained with a range of 2000m ² to 5000m ² . Minimum net site area of 2000m ² .

(a) As a technical standard to ensure a mix of residential densities in the zone overall, any development for residential activity shall provide for the range of residential densities in locations as shown on Appendix 3X/1(a) Densities and Key Infrastructure (North West Belfast) Part 2 Volume 3 so as to yield an appropriate number of dwellings in those areas.

Each residential unit shall be contained within its own separate site.

Although not a required outcome of an individual application for part only of the land contained with the whole zone, an application should not frustrate the intention that development should ultimately yield a minimum of 1300 residential units with the following mix of residential density ranges across the Living G (North West Belfast) zone as a whole:

2% - 5% at 'Density A' within the Business 1 Zone

42% - 60% at 'Density A' refer to Policy 11.1.17

<2% at 'Density C'

The balance shall be Density B.

(b) For any proposed development that does not achieve the residential densities set out in the locations shown in Appendix 3X/1(a) Densities and Key Infrastructure (North West Belfast) Part 2 Volume 3, details shall be provided to show alternative locations within the zone on land where the applicant is the registered proprietor where compliance with the overall density provisions of Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast) ,Part 2, Volume 3, can be otherwise achieved.

Note:

A site plan shall be supplied with any application for building consent pursuant to the Building Act 1991 specifying on each site which density range the site is within.

12.2.3 Open space - residential and other activities

Updated 14 May 2012

The maximum percentage of:

(a) The net area of any site covered by buildings shall be:

	Residential activities with garage provided	Other activities and residential activities without garage provided
Density C residential sites	35%	35% less 18m ²
Density B residential sites	40%	40% less 18m ²
Density A residential sites	50%	50% less 18m ²

(b) The portion of the site covered by paved impermeable surface shall be less than 25% (excluding the dwelling and garage).

Except that where a Living G (North West Belfast) site abuts an existing Living 1 zoned site the site coverage standard for the Living 1 zone shall apply to that site.

(Refer also to critical standards for open space - Clause 12.4.2)

12.2.4 Building height - residential and other activities

Updated 14 May 2012

The maximum height of any buildings shall be:

Density C residential sites: 8m

Density B residential sites: 8m

Density A residential sites: 11m

except that:

- (i) Where there is an internal boundary between two Living G (North West Belfast) sites that are within different density ranges as specified in clause 12.2.2 the more restrictive maximum height shall apply to both sites.
- (ii) Where a Living G (North West Belfast) site directly abuts an existing Living 1 zoned site or sites the Living 1 zone Building height - residential and other activities rules shall apply to that site.
- (iii) Where the circumstances in both paragraphs (i) and (ii) above apply, the Living 1 zone building height - residential and other activities - rules shall apply to that site.

(Refer also to critical standards for building height - Clause 12.4.2)

12.2.5 Sunlight and outlook for neighbours - residential and other activities

Updated 14 May 2012

- (a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above ground level on internal boundaries, as shown in Part 2, Volume 3, Appendix 1, as follows:

Density C residential sites - Part 2, Appendix 1, diagram A

Density B residential sites - Part 2, Appendix 1, diagram A

Density A residential sites - Part 2, Appendix 1, diagram D

except that:

- (i) Where an internal boundary of a site immediately adjoins an access or part of an access the recession planes shall be constructed from points 2.3m above the far side of the access;
 - (ii) Where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
 - (iii) Where buildings are on adjoining Density A sites, recession planes shall not apply along that part of the boundary between those sites covered by either a common party wall or immediately adjoined by a zero building setback boundary wall.
 - (iv) Other than where (iii) above applies where there is an internal boundary between two Living G (North West Belfast) sites that are within different density ranges specified in clause 12.2.2 the more restrictive recession plane shall apply to both sites.
 - (v) Where a Living G (North West Belfast) site directly abuts an existing Living 1 zoned site or sites the Living 1 zone Sunlight and outlook for neighbours - residential and other activities rules shall apply to that site.
 - (vi) Subject to (v) where a building is on the north side of a street that runs east-west (+ or - 20 degrees) then there shall be no recession plane to the south.
- (b) The level of internal boundaries, shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

12.2.6 Street scene - residential and other activities

Updated 14 May 2012

- (a) Minimum building setback from road boundaries shall be 3.0m except that:
 - (i) Where a garage has a vehicle door generally facing a road or shared access the minimum garage setback shall be 5.5m from the road boundary or shared access;

- (ii) On any Density A residential site on the north side of a local road which runs at 90°(+ or - 20°) to the True North there shall be no minimum setback excluding a garage (for which 12.2.6(a)(i) applies).
- (b) Street frontage and street frontage landscaping and fencing.
 - (i) Subject to the exception in rule 12.2.6(a)(ii), the full length of the road frontage shall be landscaped to a depth of 2m except across those parts of the road boundary used as a vehicles or pedestrian crossing, or where necessary to ensure safety/visibility or security surveillance of public spaces.
 - (ii) Domestic driveways shall be a maximum width of 4.5m at the property boundary for a depth of at least 2m at the entrance (in order to facilitate landscaping) and allow clear visibility above 1m for a width of 1.5m either side of the entrance.
 - (iii) Garage doors and carport entrance ways on attached or detached garages and carports shall not comprise more than 50% of any ground floor elevation viewed from any one road boundary on any one site.
 - (iv) Any fence within the minimum building setback specified in rule 12.2.6(a) shall have a maximum height of 1 metre, except where required for screening of outdoor storage areas.

12.2.7 Separation from neighbours - residential and other activities

Updated 14 May 2012

Minimum building setback from internal boundaries shall be 1.8m, except that

- (a) Accessory buildings may be located within 1.8m of internal boundaries where the total length of walls or parts of accessory buildings facing, and located within 1.8m of each internal boundary does not exceed 10.1m in length;
- (b) Within sites:
 - (i) that have been identified by consent notice; or
 - (ii) are shown on the Outline Development Plan Appendix 3X/1 as Density A sitesup to a zero building set back from either one internal eastern or southern side boundary (as defined by the diagram in Part 2, Appendix 10) may be permitted on any such site provided that first there shall be no living area windows at ground floor level permitted in any such building wall; and secondly that any windows at upper levels shall be non-opening and glazed with opaque glass;
- (c) Where there are boundaries between Density A sites (as identified by consent notice or as shown on the Densities and Key Infrastructure Plan Appendix 3X/1(a)) and Density C and Density B sites up to a zero building set back may be permitted within the Density A site from either one internal eastern or southern side boundary (as defined by the diagram in Part 2, Appendix 10) provided:
 - (i) that the total aggregate length of wall of any such building on that boundary does not exceed 10.0m in length within 1.8m of that boundary;
 - (ii) that there shall be no living area windows at ground floor level permitted in any such building / wall; and
 - (iii) that any windows at upper levels shall be non-opening and glazed with opaque glass;
- (d) Where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m;
- (e) Where buildings on adjoining sites have a common wall along an internal boundary no set back is required along that part of the boundary covered by such a wall;

(f) For residential activities any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary provided that:

- (i) this shall not apply to a window at an angle of 90° or greater to the boundary; and
- (ii) 'first floor level' shall not include a window or balcony which begins within 1.2m of ground level (such as above a garage which is partly below ground level – for explanation see diagram in relation to Clause 2.2.6 in this part of the City Plan)

(g) For residential activities, where a window of a ground floor living area of a residential unit faces an internal boundary, the window shall be set back a minimum of 3m from the internal boundary provided that:

- (i) where an internal boundary of a site immediately adjoins an access or part of an access, the setback shall be 1m measured from the internal boundary; and
- (ii) this shall not apply to a window at an angle of 90° or greater to the boundary. (for explanation see diagram in relation to Clause 2.2.6 in this part of the City Plan)

12.2.8 Continuous building length - ridgelines and parapets - residential and other activities

Updated 14 May 2012

Note: This rule does not apply to any development in Density A Residential area subject to the urban design and amenity Rule 12.2.17.

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgelines and/or parapets to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that:

- (i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary;
- (ii) Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end building, the length of that step need only equal the remaining length of the ridgeline and or horizontal parapet.

Refer to Part 2, Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

12.2.9 Continuous building length - exterior walls - residential and other activities

Updated 14 May 2012

Note: This rule does not apply to any development in Density A Residential area subject to the urban design and amenity Rule 12.2.17.

(a) Subject to (b) and (c) steps shall be provided along the length of exterior walls in accordance with the following table:

Lenth of exterior wall	Minimum number of steps
less than or equal to 20m	0
greater than 20m but less than or equal to 24m	1
greater than 24m but less than or equal to 28m	2
greater than 28m but less than or equal to 32m	3
greater than 32m	4 + 1 for every additional 10m of length over 32m

(b) Where steps are required by (a) above:

- (i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.
- (ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.
- (iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
- (iv) The required steps shall be provided at all levels of the exterior wall,

(c) except that:

- (i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.
- (ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

Refer to Part 2, Appendix 1A (pages A and B) and the definitions of step, length and ridgeline for further clarification of this rule.

12.2.10 Outdoor living space - residential activities

Updated 14 May 2012

(a) Each residential unit with a room or garage on the ground floor shall be provided with an outdoor living space in a contiguous area, contained within the net area of the site with a minimum area and dimension as follows:

	Minimum area	Minimum Dimension
Density C residential sites	90m ²	6m
Density B residential sites	75m ²	4.5m
Density C residential sites	40m ²	4m

except that:

- (b) Each residential unit without a room or garage on the ground floor shall be provided with a balcony:
 - (i) with a minimum area and dimension as follows:

	Minimum area	Minimum Dimension
Density C residential sites	6m ²	1.5m
Density B residential sites	5m ²	1.5m
Density A residential sites	5m ²	1.5m

and

(ii) with the maximum height of any balustrade being 1.2 metres.

(c) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine on the shortest day of the year.

Note for clarification: This rule only applies to structures on the same site.

(d) The required minimum area shall not be occupied by any building, access or parking space, other than:

- An outdoor swimming pool; or
- Accessory building of less than 8m²; or
- Any building or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and which occupies no more than 30% of the area of the outdoor living space.

12.2.11 Family flats - residential activities

Updated 14 May 2012

(a) Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandahs, of 65m².

(b) Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:

- (i) the family flat shall be relocated from the site; or
- (ii) the family flat shall have the kitchen removed so that the flat is no longer a self-contained residential unit.

12.2.12 Screening from neighbours - other activities

Updated 14 May 2012

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination to at least 1.8m in height along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.8m minimum height standard is to be achieved at the time of planting.

12.2.13 Restrictions on outdoor activities - other activities

Updated 14 May 2012

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

12.2.14 Other activities - Noise from pre-schools

Updated 14 May 2012

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to the consideration of the effects of noise from the location of outdoor activities and facilities associated with this activity.

12.2.15 Density A dwelling orientation to the street.

Updated 14 May 2012

Dwellings on Density A sites shall have a kitchen or dining room or living room or combination thereof, with a total area of windows of at least 3m² that overlook the setback (if any) from the road boundary, or in the case of no setback, the road itself.

12.2.16 Creation of Stormwater Drainage Swales

Updated 14 May 2012

Creation of stormwater drainage swales and water bodies in the Living G (North West Belfast) zone shall be a restricted discretionary activity with the Council's discretion limited to:

- (a) the efficient and effective operation of the stormwater system as part of a complete treatment train from rainfall to discharge to the Waimakariri River (or its tributaries);
- (b) compliance with Appendix 3X/3, Part 2, Volume 3 (the Blue Network) and associated policy 11.1.19;
- (c) the extent to which the design, layout and plant species proposed have been undertaken and selected having consideration to the operations of the Christchurch International Airport and the need to minimise potential bird strike; and
- (d) the need to maximise open space in the locations as shown on the Outline Development Plan layer diagrams (Appendix 3X, Part 2, Volume 3).

12.2.17 Urban design and amenity for Density A Residential Area - residential and other activities

Updated 14 May 2012

- (a) Except where new buildings have been included as part of a subdivision consent granted pursuant to clause 29.2.2, Part 14, Volume 3, the erection of new buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the urban design and amenity of the site and development thereon.
- (b) Iterations or additions to existing buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the urban design and amenity of the site and development thereon.

12.2.18 Contaminated land - residential activities

Updated 14 May 2012

The construction of any building involving human occupancy shall be a restricted discretionary activity with the Council's discretion limited to health and safety, adequacy of site investigation, mitigation and remediation.

Note 1: The investigation of individual building lots should be carried out in accordance with the Ministry of the Environment's Contaminated Land Management 9. Guidelines or any relevant National Environmental Standard for assessing and managing contaminants in soil. An investigation shall also be carried out to evaluate the extent and potential effects to health and safety of occupants caused by landfill gas migration from other land.

These investigations should be carried out by persons with recognised expertise and experience. In the event that soil contamination is identified or landfill gas is detected at levels which require remedial and/or site management measures to be undertaken to make the land suitable for its intended purpose, such measures shall be undertaken and recorded, and copies of the investigation and remediation/site management reports shall accompany the building consent application.

Note 2: This clause does not apply where the site has been investigated by way of a subdivision consent application in accordance with Subdivision Rule 29.2.4 Part 14 Volume 3 Site Contamination.

12.2.19 Walkable Blocks

Updated 14 May 2012

In the Density A and Business zones, every building block of residential or business development shall be entirely enclosed by land legally accessible to the general public and the circumference of each building block shall not exceed 320 metres.

For the purposes of this rule legally accessible means land that any member of the public may legally occupy at any time. This may include legal roads, road reserves, recreation reserves, and local purpose reserves.

12.2.20 Bypass Corridor Concept Plan Area

Updated 14 May 2012

(i) Prior to any development within the area shown as the Bypass Corridor Concept Plan Area in Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast) Part 2, Volume 3, a concept plan shall be submitted to the Council.

The concept plan shall specify:

- (a) the alignment of the Western Belfast Bypass as confirmed as final by a NZTA Notice of Requirement; and
- (b) areas of density to give effect to rule 12.2.2; and
- (c) appropriate setbacks from the Western Belfast Bypass Corridor for noise attenuation purposes; and
- (d) stormwater attenuation; and
- (e) roads, cycle and pedestrian routes; and
- (f) areas of open space

And shall as closely as practicable give effect to the Densities and Key Infrastructure Plan and layer diagrams (Appendix 3X/1-4, Part 2 Volume 3), whilst taking into account the limitations imposed by the Western Belfast Bypass. The Council shall consult with the NZTA on the relevant Concept Plan details as outlined in sub-clauses (a), (c), (d) and (e) below.

The concept plan shall be assessed as a controlled activity with the Council's control restricted to :

- (a) integration of land use with the alignment of the Western Belfast Bypass as confirmed as final by a NZTA Notice of Requirement and
- (b) areas of density to give effect to rule 12.2.2; and
- (c) appropriate setbacks from the Western Belfast Bypass Corridor for noise attenuation purposes; and
- (d) stormwater attenuation; and
- (e) roads, cycle and pedestrian routes; and

(f) areas of open space

(ii) Upon approval of the concept plan pursuant to rule 29.1.5(i) it shall substitute the development shown within the Bypass Corridor Concept Plan Area in Appendix 3X/1-4, Part 2, Volume 3 and all applicable Living G (North West Belfast) objective, policy and rule provisions in this Plan shall be read as applying to the development within the Concept Plan area.

References to other development standards

Clarification of rules

(refer Part 9, Clause 2)

Excavation and filling of land

(refer Part 9, Clause 5)

Financial contributions on land use activities

(refer Part 9, Clause 7)

Outdoor advertising

(refer Part 10, Clause 30)

Sale of liquor

(refer Part 10, Clause 4)

Relocated buildings

(refer Part 10, clause 6)

Transport (parking, access and manoeuvring)

(refer Part 13)

Subdivision

(refer Part 14, clause 18)

12.3 Community Standards

Updated 14 May 2012

12.3.1 Scale of activity - other activities

Updated 14 May 2012

(a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities, shall be 40m² except where an activity is an educational, spiritual, day-care, health or retail facility and is located within the areas indicated for Business 1 activities and Community Footprint in Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast) Part 2, Volume 3.

(b) No more than one full-time equivalent person, who permanently resides elsewhere than on the site may be employed in undertaking any activity on the site, other than as excepted above, or where the activity is an educational, spiritual, day-care, or health facility, and is located within the area indicated in Appendix 3X/1 (a) Densities and Key Infrastructure Plan (North West Belfast) Part 2, Volume 3, as a Community Footprint.

- (c) Within the area shown as Business 1 in Appendix 3X/1 (a) Densities and Key Infrastructure Plan (North West Belfast) Part 2, Volume 3, the Business 1 zone rules shall apply, except that clause 3.2 (c) Part 3, Volume 3 shall not apply to the ground floor of any building.

12.3.2 Site size - other activity

Updated 14 May 2012

The maximum net area of any site for activities other than residential activities shall be 1100m² except:

- (a) where the activity occupies not more than 40 square metres of floor space and at least one person engaged in the activity resides permanently on the site, the maximum net area of any site for activities other than residential activities shall be 1375 square metres;

or

- (b) where the activity is located within the area shown as either Business 1 or 'Community footprint' in Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast) Part 2, Volume 3.

12.3.3 Hours of operation - other activities

Updated 14 May 2012

- (a) The maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week.

- (b) Hours of operation shall be limited to between the hours:

0700 - 2000 Monday to Friday, and

0800 - 2300 Saturday, Sunday and public holidays

except

- (i) where the activity is located within the Business 1 or 'Community footprint' in Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast) Part 2, Volume 3; or
- (ii) where the activity occupies not more than 40m² of floor space, and
- (iii) where each person engaged in the activity outside the above hours resides permanently on the site, and
- (iv) where there are no visitors, clients or deliveries to or from the site outside the above hours.

Refer also to Part 11, Clause 1 - Noise rules

12.3.4 Traffic generation - other activities

Updated 14 May 2012

- (a) Maximum number of vehicle trips per site shall be:

- (i) Sites where access is shared with at least one other site:

Heavy vehicles 2 per week

Other vehicles 16 per day

- (ii) Sites with frontage to local roads, other than (i) above:

Heavy vehicles 2 per week

Other vehicles 32 per day

(iii) All other sites:

Heavy vehicles 4 per week

Other vehicles 50 per day

except:

(iv) where the site is located within the areas shown as Business 1, deferred Business 1 and the Mixed Use Zone in Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast) Part 2 Volume 3.

or

(v) for educational, spiritual, daycare and health facilities the maximum number of vehicle trips per site shall be:

Collector and arterial roads:100 per day

Community footprint:200 per day

(b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

12.3.5 Building size and separation - residential and other activities

Updated 14 May 2012

(a) The maximum gross floor area of any single building shall be 550m².

(b) Where buildings located on the site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 3.6 metres except where the building is located in Density A areas shown in Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast), Part 2, Volume 3 or is identified by consent notice as being a high density site, in which cases such setback shall be not less than 1.8 metres from site boundaries, unless such dwellings share common party walls or zero building boundaries can be achieved.

12.3.6 Residential coherence - other activities

Updated 14 May 2012

At least one person engaged in the activity shall reside permanently on the site, except where the activity is within the area shown as Business 1 in Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast), Part 2, Volume 3; or is an educational, spiritual, day-care, health or retail facility, and is located within the area indicated for community footprint activities on Appendix 3X/1 (a) Densities and Key Infrastructure Plan (North West Belfast), Part 2, Volume 3.

Reference to other community standards

Noise

(refer Part 11, Clause 1)

Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)

(refer Part 13).

12.4 Critical standards

Updated 14 May 2012

12.4.1 Residential site density

Updated 14 May 2012

Notwithstanding Rule 12.2.1, any development for residential activity where the average lot size is larger than the higher of the range specified in that rule for the location to which the development applies, as shown on Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast) Part 2, Volume 3, shall be a non-complying activity unless the development complies with 12.2.1 (b) and a consent notice is registered in accordance with Rule 29.2.1(c)(iii).

12.4.2 Open space - residential activities

Updated 14 May 2012

(a) In the Living G (North West Belfast) zone the maximum percentage of the net area of the site covered by buildings shall be:

	Residential activities with garage provided	Residential activities and Other activities without garage provided
Density C residential sites	40%	40% less 18m ²
Density B residential sites	45%	45% less 18m ²
Density A residential sites	60%	60% less 18m ²

(i) in the Density C and Density B lots, for housing complexes for the elderly, the percentage coverage by buildings shall be calculated over the net area of the site.

(b) For Density C or Density B residential sites the maximum percentage of the site covered by paved impermeable surface shall be 30%.

(c) For Density A residential sites the maximum percentage of the site covered by paved impermeable surface and buildings shall be 80%.

Refer also to development standards for open space - Clause 12.2.2

12.4.3 Building height - residential and other activities

Updated 14 May 2012

Maximum height of any building shall be:

Density C residential sites	9m
Density B residential sites	9m
Density A residential sites	14m

12.4.4 Boarding of animals - other activity

Updated 14 May 2012

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

12.4.5 Dismantling or repair of motor vehicles - other activities

Updated 14 May 2012

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles provided that vehicles being dismantled or repaired that are owned by people who live on the same site are exempt from this standard.

12.4.6 Special setback provisions - residential and other activities.

Updated 14 May 2012

Development of land adjacent to the Devondale Driveway, as marked on the Densities and Key Infrastructure Plan in Appendix 3X/1(a), Part 2, Volume 3 shall be subject to:

- (i) a site boundary setback of 15 metres from the Devondale Driveway; and
- (ii) the area within the setback shall be held in common ownership and shall be of high amenity design with:
 - (a) consistent design of permeable fences; and
 - (b) the placement of key trees and shrubs within this 15m [Driveway] setback, where the lot is Density C and east of the Devondale Driveway.

Setbacks for residential activities on the Spine Road shall be:

- (i) Density A - buildings shall be setback 2 metres, except for housing on the southern side of the road when parallel with Johns Road
- (ii) Density B - buildings shall be setback of 2 metres.

Setbacks on the north side of roads running east-west:

- (i) Density A and B there shall be a maximum setback of 3 metres, unless;
- (ii) where vehicle access from the street is required, garages shall be setback a minimum of 5.5 metres

12.4.7 Fencing - Residential activities

Updated 14 May 2012

Where a residential building is set back 3 metres or less the maximum fence height shall be 1.2 metres.

Future access off Devondale Driveway is limited to one additional allotment.

12.4.8 Vehicular access

Updated 14 May 2012

- (i) Residential and other activities shall have no direct vehicular access to Johns Road other than via intersections identified as A2 and A3 on Appendix 3X/1(a) Densities and Key Infrastructure Plan, Part 2, Volume 3 while, between Groynes Drive and Main North Road, Johns Road is defined as a major arterial road in this Plan or until the state highway status of this part of Johns Road is revoked, whichever occurs the earlier.

- (ii) For the intersections shown as X and Y on Appendix 3X/1(a) Densities and Key Infrastructure Plan :
- (a) A single intersection is to be formed either directly on the Richill Street intersection with Main North Road or in the vicinity of one of the two locations marked as X on Darroch Street, at a safe distance from the intersection of Darroch Street and Main North Road, in consultation with the relevant road controlling authority; and
- (b) Any intersection formed in the location marked as Y on Appendix 3X/1(a) Densities and Key Infrastructure Plan shall be left in, left out only and shall be designed in consultation with the relevant controlling authority.
- (iii) Where vehicular access to a site is available by service lane, access strip, access lot, private road or private way, all vehicular access onto and off the site shall be via that access.
- (iv) In Density A areas access to garages from the Spine Road shall be via rear lane access only and rear lane accesses shall be a minimum of 60 meters apart.

Reference to other critical standards

Excavation and filling of land

(refer Part 9, Clause 5)

Outdoor advertising

(refer Part 10, Clause 3)

Fortified sites

(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Subdivision (including prohibited activities)

(refer Part 14)

Hazardous Substances

(refer Part 11 Clause 3.3.5)

(Plan Change 67)

13.0 Assessment matters for resource consents

13.1 General

Updated 30 April 2011

- (a) The matters contained in Sections 104 and 105 and Part II of the Act apply to the consideration of resource consents for land use activities.
- (b) In addition to these matters, the Council shall also have regard to the relevant specific assessment matters set out in Clause 9.2 below in considering whether or not to grant consent or impose conditions.
- (c) In the case of controlled activities, and activities which are discretionary in respect of a particular standard only, the assessment matters taken into account shall only be those relevant to that standard.

(d) In the case of controlled activities, the assessment matters shall only apply in respect to conditions that may be imposed on a consent.

13.2 Living 1, 1F, H, RS, RV, TMB, 2, 3, 4A, 4B, 4C and G Zones

Updated 30 April 2011

13.2.1 Site density and open space

Updated 14 May 2012

(a) In the Living 1, H, RS, RV and 2 Zones, the extent to which the site will remain characterised by generous areas of open space and garden plantings, rather than buildings.

(b) The ability to provide adequate opportunity for garden and tree planting around buildings.

(c) The extent to which any proposed buildings will be compatible with the scale of other buildings in the surrounding area and will not result in visual domination as a result of building coverage which is out of character with the local environment.

(d) The ability to provide adequate vehicle parking and manoeuvring space on site.

(e) The extent to which decreased site size or increased building coverage would have any adverse effects on adjoining properties in terms of dominance by buildings, loss of privacy, access to sunlight and daylight and loss of opportunities for views.

(f) In the case of a comprehensive residential development which does not comply with all other applicable development standards, the degree to which the non-compliance involves only a minor relaxation of other standards.

(g) The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site.

(h) The ability to mitigate any adverse effects of increased coverage or site density.

(i) In the Living 1, H, RS, RV and 2 Zones, in the case of existing vacant cross lease and unit titles, the degree to which the owners of the titles would have had an expectation of being permitted to erect a residential building on the site.

(j) In addition to the above, for special amenity areas, the extent to which the decreased site size or increased building coverage will have an adverse affect on the consistency of the area and/or the presence of mature on-site vegetation.

(k) In the case of elderly persons housing complexes the extent to which decreased open space on the site is out of character with the local environment.

(l) In the Living G (Yaldhurst) (Awatea) (Wigram) (Prestons) (Halswell West), (East Belfast) and the Living G (North West Belfast) Zones, the extent to which the site density and 'green network' provisions indicated in the Outline Development Plan and supporting principles or objectives and policies for these zones are given effect to. **(Plan Change 67)**

(m) In the Living G (Yaldhurst), (Awatea), (Wigram), (Prestons), (East Belfast), (Halswell West) and the Living G (North West Belfast) Zones the extent to which high density (A) or (B) (Yaldhurst) areas, Density A areas and residential activities in the Urban Village (Prestons), Density A areas (Awatea), Density A and B areas (Wigram), Density A areas (East Belfast), Density A and B areas (Halswell West), and Density A (North West Belfast) are located adjacent to areas of green space so as to provide for compensating open space amenity. **(Plan Change 67)**

(n) In the case of the Spring Grove homestead site in the Living G (East Belfast) zone, the extent to which decreased lot size would have an adverse effect on the building's heritage values and/or potential for reverse sensitivity from adjacent residential activity.

(o) In the case of the Living G (East Belfast) Zone, the extent to which the application:

(i) achieves the overall minimum net residential density required by Policy 11.7A (noting that the net residential density requirement does not need to be achieved at every stage of the development, provided it is achieved overall) and the mix of densities specified in Part 2, Clause 7.4.1; and

(ii) contributes to enabling the most sustainable use of the land and to creating a compact urban area which is efficiently and effectively served by strategic infrastructure.

13.2.1A Urban design, appearance and amenity - Living G Prestons Zone

Updated 1 November 2011

These matters seek to maintain levels of amenity on developments in Density A Areas, Commercial Areas and the Urban Village where, due to scale, density and form of development anticipated, design decisions become more important in achieving a high quality 'live, work, play' environment for the occupants, neighbours and the wider community.

The matters allow for an assessment to be undertaken of each development on a case by case basis, allowing design flexibility whilst controlling developments to avoid design. It is not anticipated that all developments will achieve the intent of each assessment matter. Moreover, some criteria area specific to residential activities, and other more catered to commercial uses (for example, those activities where high vehicle generation are anticipated. For example, the criteria which are more catered to achieving high levels of residential amenity, may not be relevant for large scale commercial activities. In the event that competing or conflicting design objectives arise, compromise may have to be made between assessment matters to achieve a better overall balance of development outcomes.

Any proposal shall be assessed against the extent to which the development (where practicable and desirable) addresses the following principles:

(1) Design Coherence and Collective Pattern

- (a) that the development considers local environmental conditions;
- (b) that development responds positively to the context and existing site features of value;
- (c) that the development achieves a collective pattern and form, including coordination and appropriate relationship with surrounding and/or supporting buildings and public space environments;
- (d) that buildings on corner sites orientate towards all adjacent streets and public open spaces and emphasise these corners, including legible location of pedestrian accessways.

Explanation

Proposals will need to demonstrate how the development responds to constraints and opportunities within and beyond the site. To achieve developments which are sympathetic to the surrounding neighbourhood, due consideration should be given to the uses immediately adjoining the site, and how the relationship with adjoining uses can be enhanced.

Access to and through a site should contribute to a network of routes that link new development to key neighbourhood destinations such as community facilities, local shopping centres, public open spaces and public transport. Primary pedestrian entrances should be located along main pedestrian routes linking to key destinations to help improve their safety and vitality.

Poor building location and design at street corners can undermine the overall structure and legibility of an area. Corner sites are important as they orientate people and aid decision making for those moving around a neighbourhood, particularly when viewed across a public open space or at the end of a street.

(2) Frontages

- (a) that buildings be oriented toward the street and positioned close to the road boundary;

- (b) that the development places active areas of buildings (including habitable rooms of residential activities and entrances) along the street and public open spaces, particularly at ground level;
- (c) that buildings have pedestrian entrances which are identifiable, well articulated and directly accessible from the street or, in the case of rear units, shared access ways;
- (d) facades facing the street should have a reasonable degree of glazing that is evenly distributed, particularly at ground level;
- (e) fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground levels views, and are encouraged to be complementary to building design;
- (f) for commercial and other non-residential uses in the Urban Village and Commercial Areas, that pedestrian shelter is provided to and along retail frontages and entrances

Explanation

Boundary treatments have an impact on adjacent streets and public open spaces. A coordinated approach to buildings, landscaping and boundary edges is important to help set the overall appearance for the neighbourhood. It is also important that developments enhance the definition of the street through the continuity of the building edge and height to promote a sense of enclosure and establish a comfortable well structured public space. Minor modulation and variance of the building frontage is acceptable to retain site features or avoid architectural monotony, provided that the overall continuity of the frontage is not compromised.

The positioning of main entrances and primary activities (e.g. habitable rooms) along streets and public open spaces increases pedestrian safety, visual interest and social interaction. This is most effective at ground level where views and access points are most direct. Large windows and balconies will maximise the opportunities for surveillance of the street and public open spaces. Reasonable levels of glazing across these building frontages should be on the order of 20 - 25% in residential areas and higher in commercial areas.

Near streets and public open spaces, front fences, walls and gates should be designed to discourage illegitimate entry but maximise surveillance and safety. The location of fully private outdoor living spaces or dense planting along road boundaries and reserves is discouraged at ground level to promote greater community ownership and responsibility of these public spaces.

In areas where high concentrations of commercial use are anticipated, safe and comfortable pedestrian access should be enhanced where practicable by the provision of sheltered or covered accessways and footpaths.

(3) Building Form and Articulation

- (a) buildings should be of an appropriate scale and avoid excessive repetition of building forms;
- (b) buildings should avoid facades and elevations whose length or bulk is visually excessive or blank;
- (c) that the development is not visually dominated by car parking and garaging, particularly when viewed from the street or other public spaces;
- (d) the use of high quality, durable and easily maintained materials on the exterior of buildings is encouraged.

Explanation

It is important to respect the character of the surrounding environment when considering the size and scale of new buildings. In addition, overly repetitive building forms ought to be avoided with the design of each building creating a distinctive and varied environment. Repetition can be accommodated through mechanisms such as variable setbacks.

Blank facades, particularly those facing the street or open spaces, can be avoided through the addition of architectural features (e.g. entrance porches, bay windows and shade screens in residents areas) which

provide relief, texture or colour. Architectural features, integrated roofs and landscaping can all contribute to breaking up and softening the visual bulk of a development.

Provision of carparking can lead to visual dominance if not managed appropriately. There is a need to provide appropriate levels of carparking for both residential and commercial activities; however where parking areas and garaging are visible from public spaces, visual dominance should be addressed through methods such as appropriate screening or landscaping mitigation.

Developments are encouraged to use high quality, durable materials and fixings. Use of these materials and fixings will contribute to reduced maintenance costs and responsibilities for residents and foster a sense of ownership by residents.

(4) Residential Amenity

For new developments comprising residential activities:

- (a) the location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
- (b) windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings and their outdoor living spaces;
- (c) developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households.
- (d) outdoor living spaces should be located in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- (e) the provision of communal open space and facilities within the development is encouraged for any multi-level apartment - type developments.

Explanation

All residential units should provide a high standard of amenity with regard to size, purpose, layout, acoustic insulation and privacy. This includes the configuration of balconies to minimise views between upper level residential units and down to ground level private spaces.

The Living G (Prestons) Density strategy reflects the need to cater for a diversity of living types in order to maintain variety in housing choice and vitality in neighbourhoods. This mix of unit sizes could include studio or one bedroom units through to multi bedroom units within detached, semi-detached, terraced or apartment housing types.

Where communal spaces are provided, they should be easily accessible from each unit, while minimising disturbance to adjacent residents. Where possible, they should offer an area of open space that is sited and developed to provide a positive amenity outlook for residents.

Communal spaces should be of a size and dimension that is appropriate to the total number of residential units and residents in the development and incorporate facilities that make them attractive, inviting and safe to use, whilst being cost-effective to manage and maintain.

(5) Landscaping and site amenity

- (a) that car parking (including garages for residential activities), side boundaries and service areas should be softened by planting.
- (b) that lighting, planting, fences and other structures should be designed to maximise the safety of occupants and visitors.
- (c) where possible, provision of appropriately sized mature vegetation is encouraged;
- (d) generous distribution of landscaping throughout the site is encouraged;

Explanation

Safety is a key consideration throughout developments and should conform to Crime Prevention Through Environmental Design (CPTED) principles. A clear hierarchy of spaces, from public through to private, with well defined transitions between them and no "left-over" spaces, needs to be established within developments.

Soft and hard landscaping should be designed in a way that does not prevent informal surveillance of common or public areas and maintains clear sightlines by avoiding blind corners, hiding places and dark recesses. Design of entrance landscaping in front of ground level residential units should be treated in a similar way to those fronting the street to ensure good visibility.

Lighting for safety and amenity purposes should be an integral part of any development, and should be carefully designed and positioned to light all common areas and buildings entrances without creating a nuisance for occupants of adjoining properties. A balanced landscape coverage adds to the Garden City image and the visual outlook of residents and neighbours. Vegetation softens building bulk and boundary fencing, breaks up large paving areas and improves screening for privacy. Use of deeper planting borders allows for larger vegetation, including trees.

(6) Access, vehicle parking, service areas and utilities

- (a) developments should be laid out to ensure the safe and efficient movement of pedestrians, cyclists and vehicles.
- (b) developments should be designed to minimise the number of service and vehicle accessways from the street to reinforce pedestrian priority along the footpath and within the site, whilst ensuring that vehicle servicing requirements are not compromised.
- (c) parking in residential areas within buildings is encouraged to be located behind habitable rooms to minimise visibility from streets or public open spaces.
- (d) well designed underground car parking is encouraged.
- (e) service areas should be positioned within a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.
- (f) for residential activities, rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
- (g) building services, such as external accessways and mechanical, electrical and communications equipment should be integrated within buildings to minimise their visual impact, particularly from streets and public open spaces

Explanation

Convenient and safe access for pedestrians and cyclists is an important design consideration that begins within developments. Good visibility around access ways from the street and within manoeuvring areas of a development is particularly important. Within developments, where pedestrian and vehicle accessways are shared, the layout and (where relevant) paving should clearly signal to drivers that they are entering a slow traffic, pedestrian priority area. This means narrowing site entrances (but maintaining visibility), using high quality paving materials and providing clear sightlines and direct access to front door without car parking interruptions. Within larger developments, raised pedestrian footpaths and traffic calming measure may be considered more appropriate.

Visual dominance of car parking and vehicle access ways should be minimised. Consideration should be given to the discreet location and screening of car parking, loading and servicing areas, particularly those visible from streets or public open space. Underground car parking is encouraged to enable a more efficient use of the site and reduce the visual dominance of garaging and hard stand areas. It is preferred that buildings with active internal uses will be provided between the street and car parking areas.

13.2.2 Building height and sunlight and outlook for neighbours

Updated 14 May 2012

- (a) In the Living 1, H, RS, RV, TMB and 2 Zones, the extent to which the character of the site and the surrounding area remains dominated by open space, rather than by buildings, with buildings at low heights and low densities of building coverage.
- (b) The extent to which the proposed buildings will be compatible with the scale of other buildings in the surrounding area.
- (c) The effect of the increased height or recession plane exceedance in terms of visual dominance by buildings of the outlook from other sites, roads and public open space in the surrounding area, which is out of character with the local environment, including special amenity areas.
- (d) The extent to which the proposed building will overshadow adjoining sites and result in reduced sunlight and daylight admission to internal and external living spaces beyond that anticipated by the recession plane, and where applicable the horizontal containment requirements for the zone.
- (e) The extent to which development on the adjoining site, such as large building setbacks, location of outdoor living spaces, or separation by land used for vehicle access, reduces the need for protection of adjoining sites from overshadowing.
- (f) The extent to which the increased height would have any adverse effect on other sites in the surrounding area in terms of loss of privacy through being over-looked from neighbouring buildings.
- (g) In the Living H Zone, the extent to which the increased building height will result in decreased opportunities for views from properties in the vicinity.
- (h) In the Living H Zone, whether it would be unreasonable to require the development standard for height to be complied with given the height of existing buildings in the surrounding locality.
- (i) The ability to mitigate any adverse effects of increased height or exceedance of the recession planes, such as through increased separation distances between the building and adjoining sites or the provision of screening.
- (j) Any potential loss of sunlight admission to internal living spaces in winter, particularly in the Living 1, 1A and 1B zones, with regard to energy utilisation.
- (k) The extent to which an intrusion into any applicable recession plane is necessary in order to avoid, remedy or mitigate adverse effects on the building resulting from a natural hazard for example effects from inundation or flooding.
- (l) In the Living G (Yaldhurst), (Awatea), (Wigram), (Prestons), (East Belfast), (Halswell West), and the Living G (North West Belfast) Zones, the extent to which the character of the living areas surrounding high density (A) or (B) (Yaldhurst), the High Density A (Awatea), the Density ATC and A (Wigram), Density A areas and residential activities in the Urban Village (Prestons), Density A and B (Halswell West), and Density A (North West Belfast) development remains reasonably open rather than being dominated by buildings. **(Plan Change 67)**
- (m) Whether in the Living G (Wigram) Zone, the additional height would result in a built form which would consolidate the Town Centre (Density ATC) as the physical, visual and activity centre for the community.

13.2.3 Street scene

Updated 14 May 2012

- (a) All street scene resource consents.
 - (i) The extent to which the intrusion into the street scene is necessary in order to allow more efficient, practical and/or pleasant use of the remainder of the site or the long-term protection of significant trees or natural features on the site.
 - (ii) The extent to which alternative practical locations are available on the site for the location of the garage, without intruding into the street scene.

- (iii) The extent to which the proposed building, parking or outdoor storage area will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites and/or from the city's "garden-city" image.
- (iv) The ability to provide adequate opportunity for garden and tree planting in the vicinity of road boundaries.
- (v) Whether or not the site has more than one road frontage.
- (vi) The adverse effects of the building intrusion into the street scene or reduction of screening on the outlook and privacy of people on adjoining sites.
- (vii) The ability to provide adequate parking and manoeuvring space for vehicles clear of the road in respect of traffic and pedestrian safety.
- (viii) The extent to which the building, parking or outdoor storage area will be compatible with the appearance, layout and scale of other buildings and sites in the surrounding area, including within special amenity areas, and in particular the setback of existing buildings in the vicinity from road boundaries.
- (ix) The extent to which the proposed building will have a size, form, proportions, roof line, style, external materials and colour, which are similar to or in keeping with those of existing buildings on the site.
- (x) The ability to mitigate any adverse effects of the proposal on the street scene; and the effectiveness of other factors in the surrounding environment in reducing the adverse effects, such as existing wide road widths, street plantings and the orientation of existing buildings on adjoining sites.
- (xi) The ability to screen parking and outdoor storage areas from adjoining roads by alternative means.
- (xii) In the Living G (Yaldhurst), (East Belfast), (Awatea), (Wigram), (Prestons), (Halswell West) and the Living G (North West Belfast) Zones, the provision of street trees on both sides of roads, corresponding in scale to the significance of the road in the roading hierarchy for interest and differentiation.
- (xiii) In the Living G (Yaldhurst), (East Belfast), (Awatea), (Wigram), (Prestons), (Halswell West) Zones and the Living G (North West Belfast) Zone, the extent to which the street scene is not dominated by fenced areas, and/or access drives to rear lots.
- (xiv) In the Living G (Halswell West) Zone the extent to which species are included in Appendix A - Plant Species for Living G (Halswell West) Zone.
- (xv) In the Living G (Wigram) Zone:
 - the ability of private development to provide street activity and natural surveillance opportunities.
 - the extent to which garages and access dominant the front of development and general street scene.
 - maintaining high levels of visual transparency between the front of dwellings and the street
 - preventing fencing from presenting a blank solid facade to the street.

(Plan Change 67)

(b) Special amenity areas only

- (i) In the case of special amenity areas where a garage, with its door facing the street, will intrude into the required setback, the extent to which the intrusion is necessary to maintain the character of the site or is compatible with other developments within the special amenity area.

- (ii) In the case of special amenity areas 17 and 17a, the ability to mitigate any adverse effects of the proposal on the street scene such as through the retention of rock and stone fences and retaining walls.

13.2.4 Building overhangs - Living 3, 4A, 4B and 4C Zones

Updated 14 May 2012

- (a) The extent to which an increase in building overhang is visually acceptable and does not cause any adverse amenity effects on present or future residents of the site or on the visual outlook from the street or neighbouring sites.
- (b) The extent to which the overhang does not create a long, dark covered driveway area.
- (c) The extent to which clearly defined pedestrian entrances, front doors, and associated landscaping are clearly visible from the driveway area.
- (d) The extent to which any increase in building overhang is mitigated by other factors eg design, screening, landscaping, etc.
- (e) The extent to which any increase in building overhang is necessary to enable the efficient development of the site, whilst still mitigating any adverse visual effects.

13.2.5 Separation from neighbours

Updated 14 May 2012

- (a) The extent to which the intrusion is necessary to enable more efficient, practical and/or pleasant use of the remainder of the site or the long term protection of significant trees or natural features on the site.
- (b) Any adverse effects of the proximity or bulk of the building, in terms of visual dominance by buildings of the outlook from adjoining sites and buildings, which is out of character with the local environment including any adverse effects on special amenity areas.
- (c) Any adverse effects on adjoining sites of the proximity of the building, window or balcony, in terms of reduced privacy through being overlooked from or being in close proximity to neighbouring buildings, to an extent which is inconsistent with the respective living environments including any adverse effects on special amenity areas.
- (d) Any adverse effects of the proximity or bulk of the building in terms of loss of access to daylight on adjoining sites.
- (e) Where the total length of walls of accessory buildings comprises more than one building, the distance between the buildings and the extent to which this reduces any adverse effects on adjoining sites.
- (f) The ability to provide adequate opportunities for garden and tree plantings around buildings.
- (g) The ability to mitigate any adverse effects of the proposal on adjoining sites.
- (h) In the case of non-residential activities, the extent to which the proposed parking or outdoor storage area will detract from the pleasantness, coherence and attractiveness of the site as viewed from adjoining sites.
- (i) In the case of non-residential activities, the extent to which the proposed parking and outdoor storage area will be compatible with the appearance, layout and scale of other sites in the surrounding area.
- (j) In the case of non-residential activities, the ability to screen the parking and outdoor storage area from adjoining sites by alternative means.
- (k) In the case of the larger setback at Goulding Avenue (Hornby), the extent to which buildings in the setback will effect the overall spaciousness of the site when viewed from the specified adjoining sites.

- (l) In the case of the larger setback from Gwynfa Avenue, the extent to which building in the setback will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from Gwynfa Avenue and adjoining sites; the opportunity for garden and tree planting in the vicinity of the boundary with this access; and on the outlook and privacy of people on adjoining sites.
- (m) In the case of the setback requirement on Montgomery Spur, in the areas identified in Appendix 9, the extent to which building development will be visually dominant and prominent when viewed from adjoining sites and from the City.
- (n) In the Living G (Yaldhurst), the Living G (East Belfast), the Living G (Awatea), the Living G (Wigram), the Living G (Prestons), the Living G (Halswell West) Zones and the Living G (North West Belfast), the extent to which buildings designed to achieve High Densities (A) or (B) (Yaldhurst) and High Density A (Awatea) and Density ATC, A or B (Wigram) and Density A areas and residential activities in the Urban Village (Prestons) and High Density A and B (Halswell West) and high density (North West Belfast) may dictate that setbacks are either unnecessary and/or may be dispensed with. Provided that this clause shall not apply in the case of the 9.5m setback from Halswell Junction Road required under Rule 8.2.5 and Rule 11.4.3. **(Plan Change 67)**

In addition to the matters to be assessed above, in the Living 3, 4A, 4B and 4C Zones the following apply:

- (o) Where the intrusion is adjacent to a residential unit on an adjoining site that has a ground floor window of a habitable space located within 1.8m of the common internal boundary, the extent to which other factors may mitigate the effects of the reduced setback.
- (p) Whether the windows or balconies that are within a reduced setback distance adjoin areas that are not, and will not be, used for residential activity e.g. neighbouring driveway areas, in such a way that the amenity of those spaces will not be adversely affected.
- (q) Where there are unique or exceptional site specific circumstances that would result in a situation where compliance with the window and balcony setback distances would have an unduly restrictive impact on the ability to develop the site.
- (r) Whether the window/balcony located within the required setback distance continues to have an adequate separation distance from any direct facing windows/balconies on adjoining sites or within the site, such that appropriate levels of privacy are maintained.

13.2.6 Continuous building length

Updated 14 May 2012

- (a) Any unusual aspects relating to the size and shape of the site, or irregular boundaries which might make it unreasonable to expect compliance in the circumstances.
- (b) The extent to which other rules, such as setbacks and recession planes are complied with, and "over development" of the site avoided.
- (c) Any other mitigation measures which may be offered to reduce the monotony of a long ridgeline, parapet or wall.
- (d) Whether the site adjoins a less sensitive environment (eg, a business zone).
- (e) Any adverse visual effects of continuous walls, parapets or ridgelines on the outlook from a street or from adjoining sites.

13.2.7 External appearance

Updated 14 May 2012

- (a) General matters for Special Amenity Areas
 - (i) The extent to which the development takes account of and acknowledges its relationship with the recognised historical character and/or architectural style of adjoining and/or nearby buildings within the special amenity area, particularly in respect of:

- the use and qualities of existing materials and colours;
- the effect of facade modulation, depth and shadowing on decorative or structural features;
- the balance or relationship between horizontal and vertical features of the facade;
- the relative relationship and proportion of solid, window and void in the facade;
- facade continuity and its contribution to the overall streetscape.

(ii) Where sites have been aggregated, or the building(s) is on a large site, the extent to which the design elements of the building are in scale with the individual site development characteristic of the special amenity area.

(iii) The extent to which the development takes account of and acknowledges the vegetation and landscape characteristics of the site in which it is located and of adjoining sites within and adjacent to the special amenity area.

Note:

(i) The above general matters do not apply to the L3, L4A, L4B, and L4C Zones.

(ii) The Council has produced booklets (Special Amenity Area Booklets) for each Special Amenity Area. The Special Amenity Area Booklets identify key building and site elements which contribute to the amenity and special character for the respective special amenity areas. These booklets are available from the Council's offices and the Council's website:
www.ccc.govt.nz

(b) Specific matters for Special Amenity Areas

In addition to the above general matters, the following specific matters shall apply where indicated.

Special amenity area 33

Special amenity area 18

(i) The extent to which the development maximises the potential for views and enjoyment of the sea and seafront.

(ii) The extent to which the development enhances the attractiveness of the area by giving attention to detail which softens bulk, particularly roof line and pitch.

Special amenity area 34

(iii) The extent to which the development complements the unity of design and materials, street layout and landscaping typical of this early state housing area.

Special amenity area 35

(iv) The extent to which the development complements the original site layout as designed by Samuel Hurst Seager (particularly orientation and views) and the overall philosophy of a garden city hill suburb.

Kilmarnock

(v) The extent to which the development is in sympathy with the existing character and architectural style of buildings on the site, in particular maintaining similar roof pitch, exterior cladding and exterior colour.

13.2.8 Urban design, appearance and amenity - Living 3, 4A, 4B and 4C Zones

Updated 14 May 2012

(a) General matters

General matters set out expectations for the design of new multi-unit residential development and ensure the whole development is considered. They provide an assessment framework for consenting officers and expert advisers when considering resource consent applications.

These matters seek to maintain levels of amenity on larger developments where, due to their scale and density, design decisions become much more important in achieving a high quality living environment for the occupants, neighbours and the wider community.

General matters allow for an assessment to be undertaken of each development on a case by case basis. This allows flexibility of design whilst controlling developments to avoid poor design. It is expected that as a minimum, developments will fulfil the matters that are 'shoulds', except where some competing or conflicting design objectives arise, in which case compromises may have to be made between assessment matters to achieve a better overall balance of development outcomes.

Under each section heading an explanation provides additional information on meaning and intent behind the assessment matters. Applicants are encouraged to provide written and graphic evidence of their design rationale to accompany site specific proposals.

Any proposal shall be assessed against the extent to which the development addresses the following principles:

(i) Site and context

- a. Developments should consider local environmental conditions.
- b. Developments should be sympathetic to nearby listed heritage items.
- c. Developments should connect to the street network with vehicle, cycle, and pedestrian routes that maintain or enhance physical and visual links to key destinations.
- d. Developments are encouraged to adapt and/or renovate existing character buildings and retain existing trees
- e. Developments are encouraged to support prominent vistas and view shafts.

Explanation

Proposals will need to demonstrate how the development responds to constraints and opportunities within and beyond the site. Developments should consider amenity for residents, neighbours and the wider community.

Christchurch's climate is temperate with distinctive weather patterns (e.g. prevailing winds and cool, damp winters). Building design should respond to these conditions to ensure comfort for residents.

Access to and through a site should contribute to a network of routes that link new development to key neighbourhood destinations such as community facilities, local shopping centres, public open spaces and public transport.

Christchurch residential development is diverse and the Living 3 and 4 Zones are in a period of transition toward a more intensive urban form. It is important, for the continuity of these neighbourhoods, that developments utilise existing features where possible. Developments near listed heritage items should have regard to their location, form and character. This requires consideration of heritage elements and patterns, noting that contemporary form and detail may be used to respect, not simply replicate, these patterns and elements. Retention of existing vegetation assists developments to integrate into neighbourhoods.

On the flat topography of Christchurch, view shafts and vistas to prominent features such as the Port Hills, Southern Alps and Central City skyline create reference points that contribute to the visual amenity of residents.

(ii) Relationship with street and public open spaces

- a. Buildings should be oriented toward the street and positioned close to the road boundary.

- b. Developments should place active areas of buildings, such as habitable rooms and entrances, along the street and public open spaces, particularly at ground level.
- c. Buildings should have pedestrian entrances that are identifiable, well articulated and directly accessible from the street or, in the case of rear units, shared access ways.
- d. Facades facing the street should have a generous extent of glazing that is evenly distributed.
- e. Fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views.
- f. Fences are encouraged to be of high quality materials and complement the building design.

Explanation

Boundary treatments have an impact on adjacent streets and public open spaces. A coordinated approach to buildings, landscaping and boundary edges is important to help set the overall appearance for the neighbourhood. It is also important that developments enhance the definition of the street through the continuity of the building edge and height to promote a sense of enclosure and establish a comfortable, well-structured public space. Minor modulation and variation of the building frontage is acceptable to retain site features or avoid architectural monotony, provided that the overall continuity of the frontage is not compromised.

The positioning of main entrances and primary activities (e.g. habitable rooms) along streets and public open spaces increases pedestrian safety, visual interest and social interaction. This is most effective at ground level where views and access points are most direct. Large windows and balconies will maximise the opportunities for surveillance of the street and public open spaces. A minimum of 25% glazing distributed across these building frontages is a rule of thumb.

Near streets and public open spaces, front fences, walls and gates should be designed to discourage illegitimate entry but maximise surveillance and safety. The location of fully private outdoor living spaces or dense planting along road boundaries and reserves is discouraged at ground level to promote greater sense of community ownership and responsibility of these public spaces.

Fences should complement the development and avoid poor quality or inappropriate materials like razor wire or broken glass.

(iii) Corner sites

- a. Buildings on corner sites should orientate towards all adjacent streets and public open spaces and emphasise these corners.
- b. Pedestrian entrances are encouraged to be located along main pedestrian routes.

Explanation

Poor building location and design at street corners can undermine the overall structure and legibility of the City. Corner sites are important as they orientate people and aid decision making for those moving around a neighbourhood, particularly when viewed across a public open space or at the end of a street.

Primary pedestrian entrances should be located along main pedestrian routes linking to key destinations to help improve their safety and vitality.

(iv) Building form and articulation

- a. Development layout and form should reflect the predominant pattern of subdivision within a neighbourhood.
- b. Buildings should be of a domestic scale and avoid excessive repetition of building forms.
- c. Buildings should avoid façades and elevations whose length or bulk is visually excessive or blank.

- d. Roofs should be designed to limit continuous ridgelines and minimise the visual bulk of a building.
- e. The separation of buildings within sites is encouraged to reduce perceived building bulk.
- f. Architectural features and a variety of materials and colours are encouraged to provide human scale and visual interest.
- g. The use of high quality, durable and easily maintained materials on the exterior of buildings is encouraged.

Explanation

Accepting that there are a variety of building styles, developments should have façade lengths and separation between buildings that maintain continuity with historic residential and subdivision patterns. New developments will better integrate into neighbourhoods when the width of their front facades are consistent with other buildings on the street. Similarly, redevelopment of long, narrow sites have encouraged 'sausage block' style development that is undesirable because of the buildings' excessively long facades and disproportionate bulk. Overly repetitive building forms ought to be avoided with the design of each building creating a distinctive and varied environment.

Blank facades, particularly those facing the street or open spaces, can be avoided through the addition of architectural features (e.g. entrance porches, bay windows and shade screens) which provide relief, texture or colour. Architectural features, integrated roofs and landscaping can all contribute to breaking up and softening the visual bulk of a development. Separating large buildings to allow views through sites can make new development less intrusive, particularly for neighbours. A rule of thumb for the maximum length of a building façade is 15 metres before a recess of at least two metres or separation of buildings is needed.

Developments are encouraged to use high quality, durable materials and fixings. Use of these materials and fixings will contribute to reduced maintenance costs and responsibilities for residents and foster a sense of ownership by residents.

(v) Access and car parking

- a. Developments should be laid out to ensure the safe and efficient movement of pedestrians, cyclists and vehicles.
- b. Developments should be designed to minimise the number of service and vehicle access ways from the street to reinforce pedestrian priority along the footpath and within the site.
- c. Car parking and garage areas should not dominate the development, particularly as viewed from the street or neighbouring properties.
- d. Parking areas at ground and upper levels within buildings are encouraged to be located behind habitable rooms to minimise visibility from streets or public open spaces.
- e. Well designed underground car parking is encouraged.

Explanation

Convenient and safe access for pedestrians and cyclists is an important design consideration that begins within developments. Good visibility around accessways from the street and within manoeuvring areas of a development is particularly important. Within developments, where pedestrian and vehicle accessways are shared, the layout and paving should clearly signal to drivers that they are entering a slow traffic, pedestrian priority area. This means narrowing site entrances (but maintaining visibility), using high quality paving materials and providing clear sightlines and direct access to front doors without car parking interruptions. Within larger developments, raised pedestrian footpaths and traffic calming measures may be considered more appropriate.

The creation of new vehicle crossings across site frontages that are used by high numbers of pedestrians is discouraged, particularly where practical alternative vehicle access is available.

Visual dominance of car parking and vehicle access ways should be minimised. Consideration needs to be given to the discreet location and screening of all car parking, loading and servicing areas, particularly those

visible from streets or public open spaces. Underground or semi-basement car parking is encouraged to enable a more efficient use of the site and reduce the visual dominance of garaging and hard stand areas. It is expected that buildings with active internal uses will be provided between the street and car parking areas.

(vi) Landscaping and site amenity

- a. Car parking, garages, side boundaries and service areas should be softened by planting.
- b. Lighting, planting, fences and other structures should to be designed to maximise the safety of occupants and visitors.
- c. The distribution of landscaping throughout the development and provision for larger vegetation is encouraged.
- d. Landscape design is encouraged to use locally appropriate plants, including those that minimise water and maintenance requirements and promote biodiversity.

Explanation

Safety is a key consideration throughout developments and should conform to Crime Prevention Through Environmental Design (CPTED) principles. A clear hierarchy of spaces, from public through to private, with well defined transitions between them and no “left-over” spaces, needs to be established within developments.

Soft and hard landscaping should be designed in a way that does not prevent informal surveillance of common or public areas and maintains clear sightlines by avoiding blind corners, hiding places and dark recesses. Design of entrance landscaping in front of ground level residential units should to be treated in a similar way to those fronting the street to ensure good visibility.

Lighting for safety and amenity purposes should be an integral part of the development that is carefully designed and positioned to light all common areas and building entrances without creating a nuisance for occupants of adjoining properties. A balanced landscape coverage adds to the Garden City image and the visual outlook of residents and neighbours. Vegetation softens building bulk and boundary fencing, breaks up large paving areas and improves screening for privacy. Use of deeper planting borders allows for larger vegetation, including trees.

An even distribution of landscaping and provision of larger trees throughout the development can help reduce the visual dominance of taller buildings and other structures; provide visual interest from a range of view points; and generally provide for population health benefits.

Use of locally appropriate plants is encouraged to enhance the neighbourhood character and establish planting which is robust and easily maintained within local climatic conditions. The use of locally sourced native plants is encouraged to promote biodiversity.

(vii) Outdoor Living Spaces

- a. Outdoor living spaces should be located in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- b. Private outdoor living spaces, including balconies and terraces, should link directly to main living areas within the residential unit.
- c. Communal outdoor living spaces should be consolidated and designed to be accessible, usable and attractive whilst avoiding noise, light spill and loss of privacy for residents and neighbours.
- d. The provision of communal open space and facilities within the development is encouraged for multi-level apartment developments.

Explanation

The sensitive location and screening of outdoor living spaces, including balconies and terraces, is important to maximise solar aspect and shelter from predominant winds.

It is important that outdoor living spaces are accessible and complementary to the main living areas within each unit. Linking outdoor and indoor living areas together encourages their use, improves outlook and provides greater flexibility for smaller private spaces.

Where communal spaces are provided, they should be easily accessible from each unit, while minimising disturbance to adjacent residents. Where possible, they should offer an area of open space that is sited and developed to provide a positive amenity outlook for residents.

Communal spaces should be of a size and dimension that is appropriate to the total number of residential units and residents in the development and incorporate facilities that make them attractive, inviting and safe to use (e.g. outdoor seating area, barbecue area, play area, tennis court), while being cost-effective to manage and maintain.

(viii) Service Areas and Utilities

- a. Service areas should be positioned within a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.
- b. Rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
- c. Building services, such as external access ways and mechanical, electrical and communications equipment should be integrated within buildings to minimise their visual impact, particularly from streets and public open spaces
- d. Storage space should be easily accessible to residents and provide for a range of recreational and maintenance equipment.

Explanation

Service areas (e.g. for clothes lines, wheelie bin storage) are often unsightly and can generate adverse noise and odours. The screening or location of these areas away from primary views, along with consideration for containment of noise and odours, is important. The configuration of these areas should enable site facilities that are adequately sized, have a practical use and are conveniently located to each residential unit and service providers.

Any service facilities within close proximity to a street or public open space, which cannot be placed elsewhere, need to be concealed or of a complementary design to building and streetscape to minimise the visual impact.

Other building service elements (e.g. drainage pipes, lift plant) can add to the visual clutter of developments and should be integrated within overall building design or screened, yet allow for servicing access and future additions. This includes external stairs and access decks which should generally be avoided.

Elements which could be added post-completion (e.g. satellite dishes, heat exchangers) should be allowed for through provision of communal facilities at the outset of development or via appropriate provision of space for these additions at a later stage.

The provision of storage space should accommodate a range of recreational and maintenance equipment, particularly those related to children's toys, sports equipment, bicycles and gardening tools, and be positioned close to their end use.

(ix) Residential Amenity

- a. The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
- b. Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space and the private outdoor living space of other units within the same development. With regard to effects on adjacent properties, compliance with the 4m setback required by Development Standard 4.2.5(b) may not be sufficient to satisfy this assessment matter.

- c. Developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households.

Explanation

All residential units should provide a high standard of amenity with regard to size, purpose, layout, acoustic insulation and privacy. This includes the configuration of balconies to minimise views between upper level residential units and down to ground level private spaces both within the development site and into neighbouring properties.

Residential accommodation within the City needs to cater for a diversity of living types in order to maintain variety housing choice and the vitality of the City. This mix of unit sizes could include studio or one bedroom units through to multi bedroom units within detached, semi-detached, terraced or apartment housing types.

(x) Environmental Efficiency

- a. The design, orientation and layout of developments is encouraged to minimise energy use.
- b. Developments are encouraged to use materials that minimise resource consumption.
- c. On-site measures to reduce, treat or re-use storm water runoff are encouraged.

Explanation

It is important that individual developments at the local level positively contribute to the sustainability objectives of the City as a whole. Integrating the initial design of a development with its later use and management is important for achieving environmental efficiencies over the long-term. Methods of laying out buildings may include maximising solar gain for water and space heating, locating window openings for natural cross ventilation and daylight admission. Building design should consider sustainable mechanisms, such as adjustable shade screens, that allow residents to control the internal conditions. Other construction techniques include the use of: durable low maintenance materials; insulation to reduce winter heat loss; and the incorporation of mechanical and electrical systems that optimise energy efficiency.

Christchurch has many urban waterways and is generally sited on low-lying, flood prone areas where the quality and treatment of surface water drainage is a significant issue. On-site control methods designed to facilitate infiltration of stormwater runoff close to source need to be used in an integrated way that may include optimising unpaved landscape areas; use of permeable paving to reduce run-off; inbuilt swales or rain gardens to collect and treat run-off; and the collection and re-use of storm water for irrigation or toilet flushing.

(b) Specific matters

In addition to the above general matters, the following specific matters shall apply where indicated.

Special amenity area 22

(i) The extent to which the proposed development is in accordance with the following characteristics of Special Amenity Area 22: Copying of these characteristics is not necessarily required and the use of modern building methods and materials is accepted.

- a. Victorian and Edwardian two storey townhouses which are or have:
 - Weatherboard cladding and pitched hip and gable corrugated iron roofs;
 - A simple overall form that is generally rectangular, square or L shaped;
 - Traditionally proportioned window and door treatments and proportions of solid to void;
 - In some cases simple verandas;
 - Eaves that are mostly very narrow
 - Setback of between 3m and 15m;

- Front gardens with large established trees and other plantings that frame the houses;
- Fences that are mostly less than 1.5m high;
- Principal orientation to the street.

And particularly in respect of these characteristics:

- b. the orientation to the street and setback of existing buildings in the special amenity area.
- c. the building shape, colour and roofline of existing buildings that contribute to the consistency of the streetscape within the special amenity area.
- d. the material, style, ornamentation and texture of existing buildings within the special amenity area;
- e. the orientation of existing windows and doors to the street;
- f. the placement of garages within the special amenity area.

Note : strong and simple forms similar in scale and height to existing buildings within the special amenity area are appropriate.

Special amenity area 30

(ii) The extent to which the proposed development is in accordance with the most applicable one of the following sets of characteristics of Special Amenity Area 30: Copying these characteristics is not necessarily required.

- a. With one exception the buildings in this special amenity area are over 100 years old and are:

One storey Victorian hipped roofed workers cottages which are or have:

- Simple in style and construction and are sited close to the street;
- Predominantly weather board or plaster cladding with corrugated iron roofs;
- Symmetrical front facades with two windows either side of a recessed entry porch;
- Windows articulated with bracketed hoods;
- Close to the street with low fencing and hedges allowing a visual link between the street and the buildings;
- Principal orientation to the street.

or

Two storey Victorian domestic semi-detached town houses which are or have:

- Pitched hip and gabled corrugated iron roofs;
- Faceted double height bay windows;
- Traditionally proportioned window and door treatments and proportions of solid to void;
- Weather board cladding;
- Double hung sash windows with lead light fan lights;
- Large setbacks allowing for large planting;
- Fences variable in style or height, predominantly constructed of timber;

- Principal orientation to the street.

or

Other varying styles from Villas to English Domestic Revival which are or have:

- Up to two storeys;
- Weather board cladding;
- Pitched hip and gabled roofs;
- Traditionally proportioned window and door treatments and proportions of solid to void;
- Little ornamentation;
- Varying setback of 5 to 30 metres which acts as a transition between worker's cottages and semi detached town houses;
- Principal orientation to the street;

And particularly in respect of these characteristics:

- b. the orientation to the street and setback of existing buildings in the special amenity area;
- c. the building shape and roofline that contributes to the consistency of the streetscape within the special amenity area;
- d. the material and style of existing buildings within the special amenity area;
- e. the way windows and doors on existing buildings within the special amenity area address the street;
- f. the surface texture and ornamentation of existing buildings within the special amenity area;

Note : strong and simple forms similar in scale and height to existing buildings within the special amenity area are appropriate except where facades of adjacent buildings are more broken in form e.g. Victorian semi-detached town houses.

Special amenity area 31

(iii) The extent to which the proposed development is in accordance with the most applicable one of the following sets of characteristics of Special Amenity Area 31: Copying these characteristics is not necessarily required.

- a. Heritage buildings and other buildings located in close proximity to and oriented with outlooks facing the River Avon Otakaro and Hagley Park. Buildings are generally domestic in scale and have a degree of modulation. This character includes a number of large apartment buildings but care has been taken to break up the bulk of these buildings using receding floors, balconies and changes in wall and roof angles.

And particularly in respect of these characteristics:

- b. the orientation of existing buildings to the River Avon Otakaro and Hagley Park;
- c. the orientation to the street and setback of existing buildings within the special amenity area;
- d. the use of receding floors, balconies and changes in roof angles that have been used to break up the bulk of existing apartment buildings within the special amenity area;
- e. the ground level areas of existing buildings within the special amenity area that interact with pedestrians and pedestrian linkages;

- f. the domestic scale and modulation of existing houses (as opposed to apartment buildings) within the special amenity area.

Note : a modulated facade is one where the whole is made up from components which visually relate to each other even though they may be different sizes and/or materials

Special amenity area 32

(iv) The extent to which the proposed development is in accordance with the following characteristics of Special Amenity Area 32:

a. Cranmer square's heritage as a former educational precinct (dating from the 1860s) and a key Inner City green space. Some of the original educational buildings remain although their use has changed. It is flanked on the four edges by mature exotic trees. Its character also comprises houses which are or have:

- Generally large two storey houses and multi-storey town houses or apartments;
- Pitched hipped roofed Victorian classically styled older houses along the northeast section;
- Recessed porches on older houses;
- Large windows facing the square;
- Small building setbacks creating strong connection with the street and park.

And particularly in respect of these characteristics:

- b. a strong connection between existing buildings, the street and the park;
- c. the orientation to the street and set back of existing buildings within the special amenity area;
- d. the domestic scale and modulation of existing buildings within the special amenity area;
- e. the building shape and roofline that contributes to the consistency of the streetscape within the special amenity area.

Note : a modulated facade is one where the whole is made up from components which visually relate to each other even though they may be different sizes and/or materials. Strong and simple forms similar in scale and height to existing buildings within the special amenity area are appropriate.

Special amenity area 33

(v) The extent to which the proposed development is in accordance with the following characteristics of Special Amenity Area 33: Copying of these characteristics is not necessarily required.

a. Latimer Square's heritage as the main sports and recreation ground for Christchurch in the 1850s and 1860s and as a key Inner City green space. As surrounding residential densities become more intense it will become more important for rest and recreation. The character of the square is also comprised of the mature exotic trees on its four edges. The special amenity area itself contains a mixture of building styles reflecting different eras. Key indicators of the desirable building character for this special amenity area are:

- Balconies and large windows facing the street;
- Broken facades and rooflines;
- Predominantly small building setbacks;
- Oriented west to face the park;
- Domestic scale and modulation.

And particularly in respect of these characteristics:

- b. the strong connection between existing residential or originally residential buildings, the street and the park;
- c. the orientation to the street and set back of existing residential or originally residential buildings within the special amenity area;
- d. the material and style of existing residential or originally residential buildings within the special amenity area;
- e. the domestic scale and modulation of existing residential or originally residential buildings within the special amenity area.

Note : a modulated facade is one where the whole is made up from components which visually relate to each other even though they may be different sizes and/or materials.

Special amenity areas 31, 32 and 33 in general

(vi) The extent to which the building reflects, respects or compliments its relationship with adjoining or nearby areas of important public open spaces, particularly in respect of:

- (a)
 - the formal or informal nature of the space (e.g., axial, symmetrical, open and free flowing);
 - any impacts of the building on the use of those spaces (e.g., shadowing and wind funnelling);
 - any visual focal points or features (e.g., statues, memorials, water features or specimen trees);
 - any vistas or pedestrian linkages
 - the impact of the building on the definition or containment of the space
- (b) The extent to which the ground level area of the building interacts with pedestrians and pedestrian linkages.

Special amenity area 18

(vii) The extent to which the development maximises the potential for views and enjoyment of the sea and seafront.

(viii) The extent to which the development enhances the attractiveness of the area by giving attention to detail which soften bulk, particularly roof line and pitch.

Special amenity area 22 - Worcester Street frontage

(ix) The extent to which the development is orientated towards the boulevard and reflects the existing form of buildings along this part of the boulevard.

Special amenity area 24

(x) The extent to which the development takes account of and acknowledges its relationship with the character, heritage, and/or architectural style of adjoining or nearby buildings within the SAM. New buildings and additions to the frontage of existing buildings should respect the architectural character of the Avon Loop and maintain harmony with adjacent buildings and continuity with the streetscape. The elements of a new building should be sympathetic with the dominant elements of the surrounding streetscape. The shape and size of new buildings should reflect the scale and form which has been established by existing buildings.

(Refer also to rules for Living 4C Zone (Avon Loop) (xi) below.)

Living 4C Zone (Avon Loop) including Special amenity area 24

(xi)

- The extent to which the building form, design and external appearance respects or complements the area by way of:
 - building colours and materials
 - planting
 - roof pitch
 - the effect and form of facade modulation
 - the relationship of the street facade to overall streetscape
 - the relationship of the building to existing neighbouring buildings in respect of facade modulation and colour
- The extent to which the ground level area of the building interacts with the street, pedestrians and pedestrian linkages including screening having a degree of transparency to the road.
- The extent to which the development, where an allotment faces the river, provides the potential for views and enjoyment of the river frontage, with particular emphasis on facade orientation to the river.
- The extent to which the building design and site layout reduces the impact of vehicle access, off-street parking and garaging provisions, particularly in respect of the street fronts of properties.
- The orientation of buildings should optimise access to sunlight and outlook to open space, be that parks, the street or the river.
- The extent to which developments and building form on corner sites reflect the visual prominence and landmark importance of those sites.

(c) Specific Design Principles for Central New Brighton

Local Character Summary

The following is a description of the character of Central New Brighton, which is to be used to inform assessment under the local character assessment matters which follow:

New Brighton is part of an extensive beach and dune system along Pegasus Bay. It occupies its more urbanised southern end near to the Avon/Heathcote Estuary and Port Hills of Banks Peninsula.

New Brighton is identified in the City Plan as a district centre and higher density area and focal point on the eastern edge of Christchurch City where it meets the coast. New Brighton beach, mall, pier and library are important destinations for local Christchurch residents and tourists. It is important the quality of adjacent development reflects and enhances this role in the city and the amenities they offer.

The coastal environment at New Brighton provides extensive recreation and outdoor living opportunities; panoramic views to the coast, Port Hills, central city and Southern Alps. It is also an environment exposed to predominant salt-laden easterly winds, which can create a harsh climate for buildings, landscaping and outdoor activities.

The urban environment is structured on a north/south orientated street grid running parallel with the New Brighton beach. Marine Parade is a formal boundary between the beach and the city and is an important linear urban edge. The Parade also functions as a promenade for residents and visitors walking to and from the beach and the Mall with its retail, public transport and car parking provisions. Development needs to reinforce this edge and ensure that it is of high visual and pedestrian amenity and safety.

New Brighton is anticipated to undergo regeneration of its existing business and suburban housing stock. Through this, the Plan encourages intensification of this area and recognises there may be a change in character, albeit over a potentially lengthy transition period.

Street frontages are characterised by uniform lot sizes and detached houses, which create a regular horizontal and vertical pattern of building form. While it is recognised that the scale of buildings will change, it is important to maintain this visual rhythm.

The intersection of Marine Parade and New Brighton Mall is an important focal point in the area where the pier, library and pedestrian Mall meet. It is proposed to reinforce this significance through taller built form and landmark corner buildings.

Local Character Assessment Matters

Any proposal shall be assessed against the extent and quality to which the development addresses the following principles:

- (a) Development along Marine Parade should recognise it as a primary frontage that defines the linear coastal edge of the city, a pedestrian promenade and maximise opportunities for coastal views for occupants.
- (b) In recognition that higher density developments are likely to often be visible from surrounding streets, open spaces and lower density neighbourhoods, architectural articulation should be provided on all external building façades.
- (c) Developments should reflect the regular lot widths and rhythm of detached building typologies when viewed from the street.
- (d) The use of durable and easily maintained exterior building materials and hardy landscaping appropriate for a coastal environment in a salt spray zone, is encouraged.
- (e) Direct visual links and pedestrian access should be provided to Marine Parade from residential units fronting Marine Parade.
- (f) Building design should maximise opportunities for strong relationships between outdoor living areas and habitable internal spaces of residential units, yet protect outdoor spaces and pedestrian entrances from exposure to coastal (easterly) winds and glare (ie. recessed or screened entrances, enclosed balconies and rear communal courtyards).
- (g) Building height and density should reinforce an urban form that emphasises the role of the New Brighton business zone as a district centre and key service and transport focal point. This form is expressed through taller, more dense development focussed in and around the commercial centre, reducing in height and density with distance away from the centre.

13.2.9 Fences and Screening Structures - Living 3, 4A, 4B and 4C Zones

Updated 14 May 2012

- (a) The extent to which a reduction in visual transparency may be more visually appropriate or suited to the character of the site or area.
- (b) The extent to which a reduction in visual transparency or use of non-transparent materials may be appropriate to provide levels of privacy or security.
- (c) The extent to which the fencing is varied in terms of incorporating steps, changes in height, variety in materials, incorporates landscaping and avoids presenting a blank, solid facade to the street.

13.2.10 Minimum unit size - residential activities - Living 3, 4A, 4B and 4C Zones

Updated 14 May 2012

- (a) The extent to which the area of the unit/s will maintain an appropriate level of amenity for residents and the surrounding neighbourhood.

- (b) The extent to which other on-site factors may compensate for a reduction in unit sizes e.g. communal facilities.
- (c) The nature and duration of activities proposed on site which may require a reduced unit size to operate e.g. very short term duration.
- (d) The balance of unit mix and unit sizes within the overall development such that a minor reduction in the area of a small percentage of the overall units may be warranted.
- (e) Whether the units are to be operated by a social housing agency and have been specifically designed to meet atypical housing needs.

13.2.11 Ground floor habitable space - residential activities - Living 3, 4A, 4B and 4C Zones

Updated 14 May 2012

- (a) The extent to which the balance of open space, access/parking, and residential building activity is adversely impacted by the loss or reduction of habitable spaces at ground level.
- (b) The ability of an undersized habitable space to continue to be used for functional residential activity.
- (c) Any exceptional circumstances expressed by the proposal which would provide an alternative site arrangement that satisfactorily provides for on-site land use balance and residential amenity.

13.2.12 Outdoor living space

Updated 14 May 2012

- (a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.
- (b) Any alternative provision on, or in close proximity to, the site for outdoor living space to meet the needs of likely future residents of the site.
- (c) The extent to which the reduction in outdoor living space or the lack of its access to sunlight is compensated for by alternative space within buildings with access to ample sunlight and fresh air.
- (d) In the case of special amenity areas, the extent to which the reduction in outdoor living space will result in additional loss of mature on-site vegetation and/or spaciousness of the area.
- (e) The extent to which any building located within an outdoor living space will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.
- (f) In the Living G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) (Halswell West) and the Living G (North West Belfast) Zones, the extent to which any outdoor living space or fenced court area intrudes in front of any residential unit to the detriment of the street scene. **(Plan Change 67)**
- (g) In the Living G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) (Halswell West) and the Living G (North West Belfast) Zones, the ability of any outdoor living space or fenced court area to receive a minimum of 2 hrs continuous sunlight, measured on the winter solstice between the hours of 10.00am and 2.00 pm. When assessing the adequacy of sunlight access, regard should be had to the bulk and height of any building that could be constructed as of right on any adjoining site. **(Plan Change 67)**

In addition to the matters to be assessed above, in the Living 3, 4A, 4B and 4C Zones the following apply:

- (h) The extent to which the allocation between private and communal outdoor living spaces within the site is adequate to meet the current and future needs of residents of the site.
- (i) Where the communal outdoor/indoor spaces are not contiguous on a large site, the ability of the spaces to meet the needs of residents and provide a high level of residential amenity.

- (j) The degree to which the reduction in outdoor living space is commensurate with the scale of the residential unit and the demands of the likely number of residents.
- (k) The degree to which a reduction in the outdoor living space provided may impact on overall openness and amenity.

13.2.13 Service and storage space - Living 3, 4A, 4B and 4C Zones

Updated 14 May 2012

- (a) Where an outdoor service, rubbish and recycling space is not provided for each residential unit, the adequacy in terms of area and convenience to residents of any communal area provided.
- (b) Where an indoor storage space is not provided for each residential unit, the adequacy of alternative storage areas provided on the site which are accessible and convenient to all residents.
- (c) The extent to which indoor service areas have been provided to compensate for the reduced or lack of outdoor service, rubbish and recycling area(s).
- (d) The extent to which any reduced outdoor or indoor service, rubbish and recycling space or storage space will result in the inability to adequately use the space for the intended purpose.
- (e) The extent to which the lack of screening of any outdoor service space will impact on the visual amenity within the site and of any adjoining site, activity, or the street scene.

13.2.14 Landscaping and tree planting - Living 3, 4A, 4B and 4C Zones

Updated 14 May 2012

- (a) The effect of any reduced tree planting in terms of the scale and visual appearance or dominance of the buildings on the site.
- (b) The extent to which the site is visible from adjoining sites and the likely effect of any reduction in tree planting standards for the amenity of neighbouring sites.
- (c) Any compensating factors for reduced tree planting, including the nature of planting proposed, or the location of activities (including heritage items) on the site.
- (d) The visual appearance of the site in terms of the length of road frontage or any unusual characteristics of the site.
- (e) The impact of the reduced tree planting on the Garden City image and the quality of the amenity of the site and neighbourhood.
- (f) Whether large existing trees have been retained on the site so that overall the site provides a visual balance between buildings and landscaping, despite a reduction in the actual number of trees.

13.2.15 Screening of parking - Living 3, 4A, 4B and 4 C Zones

Updated 14 May 2012

- (a) Any adverse effects of the reduced screening of parking on the outlook of people on adjoining sites.
- (b) The ability to screen the parking from adjoining sites by alternative means.
- (c) Any adverse effects of the reduced screening of parking areas on the visual amenity of the public spaces (including roads).

13.2.16 Acoustic insulation - Living 3, 4A, 4B and 4C Zones

Updated 14 May 2012

- (a) The extent to which a reduced level of acoustic insulation may be acceptable due to mitigation of adverse noise impacts through other means, e.g. screening by other structures, or distance from noise sources.
- (b) The ability to meet the appropriate levels of acoustic insulation through alternative technologies or materials.
- (c) The provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the site.

13.2.17 On site convenience - Living 3, 4A, 4B and 4C Zone

Updated 11 July 2011

- (a) Where the said facilities are not conveniently located in relation to each other and the units they serve, the extent to which arrangements have been made to ensure that residents will be able to identify their facilities and use them without undue loss of privacy, and avoids confusion for visitors.
- (b) The extent to which the alternative choice of location of rubbish storage areas, letter and milk boxes, contribute to increased privacy and security for residents, and reduce confusion to visitors.

13.2.18 Family flats

Updated 11 July 2011

- (a) Any need for a larger family flat to accommodate the particular requirements of its occupants, such as the need to provide for more than one dependent relative or a disabled person.
- (b) Where the family flat or the kitchen of the family flat is not to be removed, any likely long-term needs of the residents of the site to care for dependant relatives.
- (c) Any adverse effects of the family flat on the surrounding neighbourhood, in terms of reduced open space, increased dominance of the site by buildings, lack of opportunity for garden and tree plantings and lack of adequate space for vehicle parking or manoeuvring on-site.

13.2.19 Coastal hazards - Living 1 Zone only

Updated 11 July 2011

SBCMA 1

- (a) The location, design, materials and method of construction of the building including the extent to which pole type or similar structures are proposed which will:
 - (i) withstand wave action and potential damage from erosion; and
 - (ii) allow the unimpeded passage of water and sand and not result of erosion of adjoining sites.
- (b) The extent to which existing stabilising vegetation and / or other natural features are retained on the site and will remain undisturbed during the construction period.
- (c) The adequacy of specific measures included as part of the application to maintain, protect and enhance any foredunes located on the site, including maintenance of existing vegetation, any additional planting (particularly native planting) and sand trapping measures.
- (d) The extent to which the site will be remediated after the building is constructed, including on-going measures proposed to retain sand volumes on the property.
- (e) The measures taken to minimise any adverse effects from any excavation, filling and retaining walls.

- (f) The ability to mitigate any adverse effects of habitation and construction on any part of the property seaward of the hazard 1 line (planning map 49B), any measures to be taken to enhance any part of the property falling within this area.
- (g) The extent to which all other relevant performance standards can be met.

SBCMA 2

- (a) The extent to which the location, design, method and materials of construction of the building would enable it to be relocated out to Rockinghorse Road within a period of 12 hours (that is within the period of one tide).
- (b) The extent to which the location, design, method and materials of construction of the building and/or hard surfacing will allow the unimpeded passage of water and sand; and does not include concrete or similar material in blocks of over 1m² in area, either as floors, driveways or patios, for example, within the building or site.

13.2.20 Scale of activity

Updated 11 July 2011

- (a) The extent to which the scale of the activity and the proposed use of the buildings will be compatible with the scale of other buildings and activities in the surrounding area and will not result in visual dominance as a result of the area of buildings used, which is out of character with the respective living environments or the special amenity areas within them.
- (b) In the Living 1, H, RS, RV and 2 Zones, the extent to which the character of the site will remain dominated by tree and garden plantings rather than by buildings and areas of hard surfacing.
- (c) The extent to which the activity will result in the loss of residential activity on the site.
- (d) The extent to which the activities on the site remain dominated by residential activity, rather than by activities which are not associated with or incidental to residential activity on the site.
- (e) The extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding living environment.
- (f) The extent to which additional employment will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding living environment.
- (g) The extent to which additional employment is an integral and necessary part of other activities being undertaken on the site and assists in providing alternative home-based employment and income-generating opportunities for residents or occupiers of the site.
- (h) The ability to mitigate any adverse effects of the increased scale of activity.
- (i) In the case of the specified sites in the Living 4C Zone (Avon Loop) the extent to which any increased size of any outdoor restaurant or tavern will adversely affect the amenities of the adjoining residential area(s).

13.2.21 Screening from neighbours

Updated 11 July 2011

- (a) Any adverse effects of the reduced screening of parking and outdoor storage areas on the outlook of people on adjoining sites.
- (b) The ability to screen the parking and outdoor storage area from adjoining sites by alternative means.

13.2.22 Restriction on outdoor activities

Updated 11 July 2011

- (a) The extent to which the proposed outdoor activities will detract from the pleasantness, coherence and attractiveness of the site as viewed from adjoining roads and sites.
- (b) Any adverse effects of the outdoor activity on the outlook of people on adjoining sites, including the loss of residential character.
- (c) The extent to which the outdoor activity will be compatible with the appearance, layout and functioning of other sites in the adjoining area.
- (d) The ability to screen outdoor activities from adjoining roads and sites by alternative means.
- (e) The ability to mitigate any adverse effects of the outdoor activity on adjoining roads and sites.

13.2.23 Retailing

Updated 11 July 2011

- (a) The extent to which the retail activities will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding residential area.
- (b) As for traffic generation Clause 9.2.20 (a) - (c) inclusive.
- (c) Any adverse effects of increased levels of pedestrian activity as a result of the retail activities in terms of noise, disturbance and loss of privacy which is inconsistent with the low-density suburban living environment.
- (d) The extent to which retail activities from the site are an integral and necessary part of other activities being undertaken on the site and assist in providing alternative home-based employment and income-generating opportunities for residents or occupiers of the site.
- (e) The extent to which the retail activities can practically and economically be undertaken within a business zone.

13.2.24 Noise from pre-schools

Updated 11 July 2011

- (a) The extent to which the proximity of the pre-school's outdoor activities and facilities to the outdoor living spaces and main indoor living areas on adjoining properties will result in noise levels which are unreasonable in the respective living environments.
- (b) The alternative locations available on the pre-school site for the outdoor activities and facilities, which would be more compatible with the layout and use of the adjoining properties.
- (c) The scale of the pre-school, in particular the number of children on the site.
- (d) The frequency and timing of the use of the pre-school's outdoor areas and facilities and the extent to which these would not conflict with the pleasant use and enjoyment of adjoining properties by their occupants.

13.2.25 Residential coherence

Updated 14 May 2012

- (a) The extent to which the surrounding area remains dominated by residential activity, rather than by activities which are not associated with or incidental to residential activities.
- (b) In the Living 1, H, RS, RV, 2, 3 and G (Yaldhurst) (Awatea) (Wigram) (Prestons) (Halswell West) and (North West Belfast) Zones, the extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding residential environment. **(Plan Change 67)**

- (c) The likelihood of the activity resulting in residential sites being left with no immediate residential neighbours.
- (d) Any adverse effects of the activity on the surrounding residential area in terms of loss of security, friendship and fellowship, as a result of the loss of residential neighbours.
- (e) Any cumulative effect of the loss of residential activity in conjunction with other non-residential activities in the vicinity.

13.2.26 Site size

Updated 11 July 2011

- (a) The extent to which the area of the site and the proposed buildings thereon will be compatible with the scale of other buildings, sites and activities in the surrounding area and will not result in visual dominance as a result of site size and area of buildings which is out of character with the respective living environments or the special amenity areas within them.
- (b) The extent to which the character of the site will remain dominated by tree and garden plantings rather than by buildings and areas of hard surfacing.
- (c) The extent to which the activities on the site remain dominated by residential activities rather than by activities which are not associated with or incidental to residential activity on the site.
- (d) The extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding residential environment.
- (e) The ability to mitigate any adverse effects of increased site size or scale of activity.
- (f) In the case of the specified sites in the Living 4C Zone (Avon Loop) the extent to which any increased size of any outdoor restaurant or tavern will adversely affect the amenity of the adjoining residential area(s).

13.2.27 Hours of operation

Updated 11 July 2011

- (a) The extent to which the hours of operation will result in traffic or pedestrian movements which are incompatible with the character of the surrounding residential area.
- (b) As for traffic generation Clause 9.2.20 (a)-(c) inclusive
- (c) Any adverse effects of pedestrian activity as a result of the extended hours of operation, in terms of noise, disturbance and loss of privacy, which is inconsistent with the respective living environments.
- (d) Any adverse effects of the extended hours of operation on the surrounding residential area, in terms of loss of security as a result of people other than residents frequenting the area.
- (e) The ability to mitigate any adverse effects of the extended hours of operation; and other factors which may reduce the effect of the extended hours of operation, such as infrequency of the activity or limited total hours of operation.)

13.2.28 Traffic generation

Updated 11 July 2011

- (a) Any adverse effects in terms of noise and vibration from vehicles entering and leaving the site or adjoining road, which is incompatible with the noise levels acceptable in the respective living environments.
- (b) Any adverse effects in terms of glare from headlights of vehicles entering and leaving the site or adjoining road which is intrusive for residents or occupants of adjoining residential sites.

- (c) Levels of traffic congestion or reduction in levels of traffic safety which are inconsistent with the classification of the adjoining road.
- (d) Any reduction in the availability of on-street parking which is such as to cause a nuisance for residents, occupants or visitors to adjoining residential sites.
- (e) Any adverse effects in terms of fumes from vehicles entering or leaving the site, which are unpleasant or objectionable to residents or occupiers of adjoining residential sites.
- (f) Any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.
- (g) The extent to which the proposed traffic generation will be compatible with or not result in adverse effects upon activities in the surrounding living environment.
- (h) The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or through the provision of screening and other factors which may reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur.
- (i) In the case of the specified exemptions whether or not the rate of vehicle movements substantially varies throughout the week.
- (j) The extent to which any of the specified exemptions will generate adverse effects from increased levels of traffic movements on the surrounding neighbourhood including any effects on residential amenity as well as any adverse effects on the roading network. (Note Assessment matters a-i also apply to the specified exemptions.)

13.2.29 Storage of heavy vehicles

Updated 11 July 2011

- (a) The extent to which the proposed heavy vehicle movements will be compatible with the surrounding living environment.
- (b) As for traffic generation Clause 9.2.20 (a) above.
- (c) Any adverse visual effects of additional heavy vehicle storage and the extent to which these can be mitigated by provision of screening, or any other factors.
- (d) The ability to mitigate any adverse effects of additional heavy vehicle movements such as the location and design of vehicle crossings, parking and loading areas and/or provision of screening.
- (e) Any cumulative effects of heavy vehicle movements in conjunction with traffic generation from other vehicles on the site.

13.2.30 Living Taylors Mistake Bach Zone - residential and other activities

Updated 11 July 2011

- (a) The extent to which the design, method and material of construction, hue, tone and built character of the bach is sympathetic to visual and landscape matters;
- (b) The extent to which the construction of any impervious surfaces relates to visual and landscape matters;
- (c) The degree to which landscaping and tree planting of the site is sympathetic to visual and landscape matters;
- (d) The means of disposing sanitary sewage to a piped system;
- (e) The means of disposing of collected stormwater;

- (f) The ability to connect to a piped water supply system;
- (g) The ability to connect to the electric power system;
- (h) The size and scale of the proposed bach and/or impervious surfaces and their effects on the surrounding landscape and compatibility with existing baches in the adjoining Conservation 1A Zone;
- (i) The type of plant species and any maintenance regimes proposed.

13.2.31 Special setback provisions - Living G (East Belfast) zone

Updated 12 March 2012

- a) Main North Railway Line
 - i. The extent to which the building, window and glazing design and location will assist in mitigating the potential for effects from rail activity.
 - ii. The extent to which reverse sensitivity effects on the continued operation of this transport network have been mitigated.
- b) Northern Arterial
 - i. The extent to which the setback complies with the current New Zealand Transport Authority Planning Policy Manual: Diagram 2, Appendix 5D – Reverse Sensitivity.
 - ii. The extent to which the building, window and glazing design and location will assist in mitigating the potential for noise effects from the Northern Arterial.
 - iii. The extent to which reverse sensitivity effects on the operation of this transport network have been mitigated.

13.2.32 Roading and access

Updated 14 May 2012

The effect of any additional access points in respect to:

- (a) the likely volume and type of traffic using the proposed access point;
- (b) the effect on the safety and efficiency of the adjoining road network;
- (c) the location of the proposed access point and the adequacy of existing or alternative access points.
- (d) In the Living G (Yaldhurst) zone and the Living G (North West Belfast) Zone, the extent to which high density (A) or (B) (Yaldhurst) and Density A (North West Belfast) development is located adjacent to movement nodes.
- (e) In the Living G (Yaldhurst) zone and the Living G (North West Belfast) Zone, the extent to which connectivity to pedestrian, cycle and public transport routes is provided for.

13.2.33 Building size and separation - residential and other activities

Updated 11 July 2011

- (a) The extent to which the scale and modulation of the building will be compatible with other buildings in the surrounding area and will not result in visual dominance, as a result of the floor area of buildings being out of character with the respective living environments, or special amenity areas.
- (b) The extent to which the character of the site will remain dominated by tree and garden plantings rather than by buildings and areas of hard-surfacing.

- (c) The extent to which a non-residential building provides an important function by meeting the needs of the community.
- (d) The visual impacts of the building in terms of size and scale, especially as seen from any adjoining residences and public places. Single storey buildings generally have less visual impact than multi-storey buildings.
- (e) The extent to which any additions to existing buildings that are already of a large scale will increase the visual impact of the building on the character and amenity of the surrounding area.
- (f) The extent to which, levels of traffic generation or pedestrian activity will result from the proposed activity which are incompatible with the character of the surrounding living environment.
- (g) The ability to mitigate any adverse effects of the increased size of any single building.
- (h) The quality and effectiveness of any landscaping proposed to screen the building from adjoining residences and public places.
- (i) The extent to which the activities on the site remain dominated by residential activity.
- (j) The need for a larger building to accommodate the particular requirements of its occupants.
- (k) Any adverse effects of the building on the surrounding neighbourhood, in terms of reduced open space, increased dominance of the site by buildings, lack of opportunity for garden and tree plantings and lack of adequate space for vehicle parking and manoeuvring on-site.
- (l) The extent to which the hours of operation will result in traffic or pedestrian movements which are incompatible with the character of the surrounding residential area.
- (m) As for Clause 9.2.20 Traffic Generation (a) to (d) inclusive.
- (n) The extent to which the scale of the residential activity will adversely affect the ability to provide for the outdoor living needs of residents.

13.2.34 Comprehensive housing improvement areas

Updated 11 July 2011

- (a) The extent to which the design and layout of the proposed comprehensive development achieves the following results:
 - adequate levels of privacy between units
 - access to sunlight in midwinter in living areas of units
 - adequate areas of outdoor living space
 - maintenance of the existing street scene
 - efficient car parking and garaging layout while protecting the existing street scene
- (b) The extent to which the proposed comprehensive development is integrated with development on adjoining sites.
- (c) The provision for landscaping, particularly trees and fencing within the site and on the comprehensive development site boundary.
- (d) The extent to which existing mature trees on the site are proposed to be retained.

13.2.35 Special Setback Provisions - Living 1 and 3 Zones at Wigram

Updated 11 July 2011

- (a) The extent to which the location of the outdoor living area will adversely affect the ability of the site to provide for the outdoor living needs of the likely future residents of the site.
- (b) Any alternative provision on, or in close proximity to, the site for outdoor living space to meet the needs of likely future residents of the site.
- (c) The extent to which the location of the outdoor living space, windows and the provision of fencing and/or landscaping will satisfactorily mitigate the potential for reverse sensitivity effects from current RNZAF functions and operations.
- (d) The extent to which fencing materials, fencing design and the type and location of landscape planting will assist in mitigating the potential for effects from current RNZAF functions and operations.
- (e) The extent to which the type of glazing, window design and location will assist in mitigating the potential for effects from current RNZAF functions and operations

13.2.36 Design and appearance within Density Area A - Living G (East Belfast) zone

Updated 12 March 2012

Any residential development within Density Area A shall be assessed against the following criteria:

- a) Building Articulation and Orientation to Public Space
 - i. When viewed from any public space, buildings should create visual interest through variation in the roof line and openings and plan shape, and should avoid any continuous flat or blank building frontages to the public space.
 - ii. Secondary elements such as balconies, canopies, porches, bay windows and dormers should be used to break up continuous mass and large roof forms.
 - iii. The building frontage should encourage visual and physical interaction with the street. This includes providing appropriate architectural detailing, and maximising doors, windows and balconies fronting onto streets and other public spaces.
 - iv. Where similar dwellings are grouped or joined together individuality should be provided to each dwelling through devices such as individualised front doors, architectural details, colour schemes and materials.
 - v. Every dwelling should have a sheltered pedestrian entry that is clearly visible, identifiable and accessible from the street.
 - vi. Garage doors should not dominate the street elevation and where they face the street they should be set back at least 1m behind the line of the front face of the dwelling.
- b) Corner Sites
 - i. Buildings on corner sites should be designed in a way that visually reinforces the importance of the corner, and should be designed to address all street frontages, with the highest priority given to the street frontages which are opposite reserve areas.
- c) Parking and Access
 - i. Garages and parking spaces should be located adjoining or in close proximity to, and visible from, the dwelling they serve.
 - ii. Garages and parking spaces, if accessed from driveways from the street, should be positioned such that driveways to separate dwellings are not located side by side (two adjoining driveways with a total width not exceeding 5.5m is acceptable). This criteria does not apply if one of the two dwellings is a corner site.
 - iii. Driveways from the street should be separated from each other, to improve the pedestrian experience and partially enable on-street parking between the driveways.

iv. Shared rear accessways (sometimes referred to as rear lanes) may be used as a means to conceal garages from the street to improve the street scene and minimise driveway crossing of the footpath, but only where the safety of the accessway and appropriate long term maintenance of the accessway can be achieved. In practice, this will be best achieved by rear lanes that are short and straight, with clear sight lines from a street at one end to a street at the other, or rear-access vehicle courts serving fewer than six dwellings.

v. Outdoor parking areas, driveways and accessways serving more than two dwellings should include attractive hard and soft landscaping treatments.

d) Crime Prevention

i. Buildings should be designed to overlook streets, reserves and other public spaces. A main living area (kitchen, family or dining room) should be located along the street frontage to maximise the opportunities for natural surveillance.

ii. Blind corners, entrapment areas, dense vegetation, hiding places and dark recesses should be avoided adjacent to pedestrian or cycle routes and along any shared accessways or rear lanes.

e) Front Fences and Landscaping

i. Planting (trees and shrubs) between the building and any road or reserve boundary should be concentrated along the boundary of the public space (and within 2m of it) using species that maintain sight lines between the 1.2m and 2.0m height.

ii. Attractive hard and soft landscaping treatments should be provided for all publicly visible areas of the development.

iii. The style and materials used for any walls or fences forward of the front face of a building should relate to or compliment the style and materials of the dwelling.

f) Site and Dwelling Planning, Position and Orientation

i. Buildings should be oriented and located to define external spaces allowing adequate daylight to dwellings and sunlight to main living rooms and private outdoor spaces, and main living rooms should include openings located generally on the northern side of dwelling.

ii. Buildings should be positioned to minimise overshadowing or visual dominance of adjoining private outdoor spaces.

iii. Buildings and rooms should be designed to enable natural through ventilation (e.g. by window openings facing in different directions within a room).

iv. Outdoor living spaces at ground level should not be positioned solely between the dwelling and any road boundary, though secondary semi-private spaces such as verandas may be positioned in this location.

v. Outdoor service areas should be provided on-site which include bin storage and provision for an outdoor washing line, in locations which minimise adverse visual, noise and odour effects on public areas.

13.2.37 Dwelling orientation to the street within Density Area A - Living G (East Belfast) zone

Updated 12 March 2012

The extent to which window glazing, building design, orientation or other method(s) allows informal visual surveillance from the residential unit to the street.

13.2.38 Creation of stormwater drainage swales and water basins - Living G (East Belfast) zone

Updated 12 March 2012

- a) The form or slope of any embankments and planting regimes;
- b) The depth of stormwater drainage swales and water basins in respect of their ability to capture and treat stormwater on site;
- c) The extent to which the overall design of the stormwater drainage swales and water basins incorporates the principles of integrated catchment management planning under the Draft Styx Integrated Catchment Management Plan.

Following clause 13.2.38 add three new clauses as follows and renumber the existing subsequent clauses accordingly:

13.2.39 Creation of storm water drainage swales in the Living G (North West Belfast) Zone

Updated 14 May 2012

- (a) Form or slope of any embankments and planting regimes;
- (b) Adequate depth of swale; and
- (c) Population control of bird species posing a threat to aircraft.

13.2.40 Development of Primary (spine) route within the Living G (North West Belfast) Zone

Updated 14 May 2012

The timing of the construction of the Primary (spine) route, and connections to this road, to provide for dispersed traffic movements to, from and through the Living G (North West Belfast) Zone to protect the functioning of Main North Road and Johns Road.

13.2.41 Urban design and amenity - Density A residential areas in Living G Zones

Updated 14 May 2012

General matters

General matters set out expectations for design of new residential development. They provide an assessment framework for consenting officers and expert advisers when considering resource consent applications.

General matters allow for assessment to be undertaken of each development on a case by case basis. This allows flexibility of design whilst controlling developments to avoid poor design. It is expected that as a minimum, developments will fulfil the matters that are 'shoulds', except where some competing or conflicting design objectives arise, in which case compromises may have to be made between assessment matters to achieve a better overall balance of development outcomes.

Under each section heading a brief explanation provides additional information on meaning and intent behind the assessment matters. Applicants are also encouraged to provide written and graphic evidence of their design rationale to accompany site specific proposals.

Any proposal shall be assessed against the extent to which the development addresses the following principles:

- (i) Site and context.
 - (a) Developments should consider local environmental conditions included but not limited to the position of the sun and prevailing winds.
 - (b) Developments are encouraged to support prominent vistas and view shafts.
 - (c) Developments are encouraged to provide a high degree of passive surveillance.

Explanation

Proposals will need to demonstrate how the development responds to constraints and opportunities within and beyond the site. Developments should consider amenity for residents, neighbours and the wider community.

Christchurch's climate is temperate with distinctive weather patterns (e.g. prevailing winds and cool, damp winters). Building design should respond to these conditions to ensure comfort for residents. Building design should allow for utilisation of passive solar energy.

On the flat topography of Christchurch, view shafts and vistas to prominent features such as the Port Hills, Southern Alps and Central City skyline create reference points that contribute to the visual amenity of residents.

In higher density residential areas, in particular in respect of shared access ways and lanes, consideration should be given to the provision of passive surveillance. This can be achieved by locating first floor dwellings, windows and balconies that overlook access ways and lanes.

(ii) Relationship with street, lanes and public open spaces

- (a) The appropriateness of the depth and consistency of setback from the road boundary taking into account the set back from the road boundary of buildings on adjacent sites.
- (b) Buildings should be oriented toward the street and positioned close to the road boundary.
- (c) Developments should place active areas of buildings, such as habitable rooms and entrances, along the street and public open spaces, particularly at ground level.
- (d) Buildings should have pedestrian entrances that are identifiable, well-articulated and directly accessible from the street or, in the case of rear units, shared access ways.
- (e) Facades facing the street should have a high degree of glazing that is evenly distributed.
- (f) Fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views.
- (g) Fences should complement the building design.
- (h) Building design and location provide opportunity for passive surveillance particularly in relation to shared access ways and lanes.
- (i) Landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views and should not contain species that are able to reach a size, at maturity, that would require the plant's removal to maintain amenity on the site.
- (j) Landscaping along the road boundary or adjacent to public open spaces should not be planted where it will interfere with the operation, repair or maintenance of underground infrastructure.

Explanation

Boundary treatments have an impact on adjacent streets and public open spaces. A coordinated approach to buildings, landscaping and boundary edges is important to help set the overall appearance for the neighbourhood. It is also important that developments enhance the definition of the street through the continuity of the building edge and height to promote a sense of enclosure and establish a comfortable, well-structured public space. Minor modulation and variance of the building frontage is acceptable to retain site features or avoid architectural monotony, provided that the overall continuity of the frontage is not compromised.

The positioning of main entrances and primary activities (e.g. habitable rooms) along streets and public open spaces increases pedestrian safety, visual interest and social interaction. This is most effective at ground level where views and access points are most direct. Large windows and balconies will maximise the opportunities for surveillance of the street, lanes and public open spaces. A minimum of 25% glazing across these building frontages is a rule of thumb.

Near streets, lanes and public open spaces, front fences, walls and gates should discourage illegitimate entry but maximise surveillance and safety. The location of fully private outdoor living spaces or dense planting along road boundaries and reserves is discouraged at ground level to promote greater community ownership and responsibility of these public spaces.

Fences should complement the development and avoid inappropriate materials like razor wire or broken glass.

Plant species should be carefully chosen to ensure that their size at maturity does not create adverse on site amenity effects such as overshadowing of buildings and restricting views from living areas onto the street.

(iii) Corner sites

(a) Buildings on corner sites should orientate towards all adjacent streets and public open spaces and emphasise these corners.

(b) Pedestrian entrances are encouraged to be located along main pedestrian routes.

Explanation

Poor building location and design at street corners can undermine the overall structure and legibility of an urban area. Poor building location and design of buildings at corner sites can result in visual imbalance and uninteresting built form when forming a relationship with multiple street frontages. Corner sites are important as they orientate people and aid decision making for those moving around a neighbourhood, particularly when viewed across a public open space or at the end of a street.

Primary pedestrian entrances should be located along main pedestrian routes linking to key destinations to help improve their safety and vitality.

(iv) Building form and articulation

(a) Buildings should be of a domestic scale.

(b) Buildings in series should avoid excessive repetition of building forms.

(c) Buildings should avoid façades and elevations whose length or bulk is visually excessive or blank.

(d) Roofs should be designed to limit continuous ridgelines and minimise the visual bulk of a building.

(e) The separation of buildings within sites is encouraged to reduce perceived building bulk.

(f) Architectural features and a variety of materials and colours are encouraged to provide human scale and visual interest.

Explanation

Accepting a variety of building styles, developments should have façade lengths and separation between buildings that create and maintain a high degree of amenity. Overly repetitive building forms ought to be avoided with the design of each building creating a distinctive and varied environment.

Blank facades, particularly those facing the street or open spaces, can be avoided through the addition of architectural features (i.e. entrance porches, bay windows and shade screens) which provide relief, texture or colour. Architectural features, integrated roofs and landscaping can all contribute to breaking up and softening the visual bulk of a development. Separating large buildings to allow views through sites can make new development less intrusive, particularly for neighbours. A rule of thumb for the maximum length of a building façade is 15 metres before a recess of at least two metres or separation of buildings is needed.

Developments are encouraged to use high quality, durable materials and fixings. Use of these materials and fixings will contribute to reduced maintenance costs and responsibilities for residents and foster a sense of ownership within residents.

(v) Landscaping and site amenity

- (a) Car parking, garages, side boundaries, shared access ways, lanes and service areas should be softened by landscaping.
- (b) Lighting, planting, fences and other structures on sites and shared access ways, lanes and service areas should be designed to maximise safety of occupants and visitors.
- (c) The distribution of landscaping throughout the site and provision for larger vegetation is encouraged except where it might conflict with assessment matter in clause 13.2.41(ii)(i) - Relationship with street, lanes and public open spaces.
- (d) Landscape design is encouraged to use locally appropriate plants, including those that minimise water and maintenance requirements, promotes biodiversity and promotes healthy ecosystems.
- (e) For lanes and shared access ways, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximising occupants safety and opportunities for passive surveillance.

Explanation

Safety is a key consideration throughout developments and should conform to Crime Prevention Through Environmental Design (CPTED) principles. A clear hierarchy of spaces, from public through to private, with well-defined transitions between them and no “left-over” spaces, needs to be established within developments.

Fencing and soft and hard landscaping should be designed in a way that does not prevent informal surveillance of lanes, common or public areas and maintains clear sightlines by avoiding blind corners, hiding places or dark recesses.

Lighting for safety and amenity purposes should be an integral part of the development that is carefully designed and positioned to light all common areas and building entrances without creating a nuisance for adjoining properties. A balanced landscape coverage adds to the Garden City image and the visual outlook of residents and neighbours. Vegetation softens building bulk and boundary fencing, breaks up large paving areas and improves screening for privacy. Use of deeper planting borders allows for larger vegetation, including trees.

Use of locally appropriate plants is encouraged to enhance the neighbourhood character and establish planting which is robust and easily maintained within local climatic conditions. The use of locally sourced native plants is encouraged to promote biodiversity.

(vi) Outdoor Living Spaces

- (a) Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- (b) Private outdoor living spaces, including balconies and terraces, should link directly to main living areas within the residential unit.

Explanation

The sensitive location and screening of outdoor living spaces, including balconies and terraces, is important to maximise solar aspect and shelter from predominant winds.

It is important that outdoor living spaces are accessible and complementary to the main living areas within each unit. Linking outdoor and indoor living areas together encourages their use, improves outlook and provides greater flexibility for smaller private spaces.

Where communal spaces are provided, they should be easily accessible from each unit, while minimising disturbance to adjacent residents. Where possible, they should offer an area of open space that is sited and developed to provide a positive amenity outlook for residents.

Communal spaces should be of a size and dimensions that is appropriate to the total number of residential units and residents in the development and incorporate facilities that make them attractive, inviting and safe

to use (e.g. outdoor seating area, barbecue area, play area, tennis court), while being cost-effective to manage and maintain.

(vii) Service Areas and Utilities

Service areas should be positioned within a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.

- (a) Rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
- (b) Building services such as external access ways and mechanical, electrical and communications equipment should be integrated within the building to minimise their visual impact, particularly from streets or public open spaces
- (c) Storage space should to be easily accessible to residents.

Explanation

Service areas (e.g. clothes lines, wheelie bin storage) are often unsightly and can generate adverse noise and odours. The screening or location of these areas away from primary views, along with consideration for containment of noise and odours, is important. The configuration of these areas should enable site facilities that are adequately sized, have a practical use and are conveniently located to each residential unit and service providers.

Any service facilities within close proximity to a street or public open space , which cannot be placed elsewhere, needs to be concealed or of a complementary design to building and streetscape to minimise the visual impact.

Other building service elements (e.g. drainage pipes, lift plant) can add to the visual clutter of developments and should be integrated within overall building design or screened, yet allow for servicing access and future additions. This includes external stairs and access decks which should generally be avoided.

Elements which could be added post-completion (i.e. satellite dishes, heat exchangers) should be allowed for through provision of communal facilities at the outset of development or via appropriate provision of space for these additions at a later stage.

The provision of storage space should accommodate a range of recreational and maintenance equipment, particularly those related to children's toys, sports equipment, bicycles and gardening tools, and be positioned as close to their end use as is possible.

(viii) Residential Amenity

- (a) The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
- (b) Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space and the private outdoor living space of other units within the same development.
- (c) Developments are encouraged to provide a variety of unit sizes to accommodate a range of households.

Explanation

All residential units should provide a high standard of amenity with regard to size, purpose, layout, acoustic insulation and privacy. This includes the configuration of balconies to minimise views between upper level residential units and down to ground level private spaces.

(ix) Treatment of Lanes

- (a) Define the identity of, and entrance to, a lane through both landscaping and built form elements such as location residential dwellings in close proximity to the street or where they are visible from the street.

- (b) Provision of shared vehicle and pedestrian access with no defined footpath.
- (c) Variation in lane clearway through design by tightening, extending and terminating views within a lane.
- (d) Provision of permanent passive surveillance for all parts of the lane.
- (e) Establish a consistent character for a lane with complementary architectural features on the lane and adjacent buildings.

Explanation

The purpose of providing residential units in close proximity to lane entrances is to provide a gatekeeper function, promote activity and provide passive surveillance in the lane. The use of landscaping can also go to act as a visual cue clearly defining their identity and entrance.

Sharing the space between pedestrians and vehicles by not defining footpaths or carriageways promotes awareness of each other's presence in a confined space. This has the effect of reducing vehicle speeds and improving pedestrian safety within lanes.

Variation in the design of lanes provide visual interest and it can be achieved through variation in width, the location of the elements and landscaping textures thereby ensuring they are not viewed on the same vertical plane or appear overly long.

A safe streetscape can be achieved through design that considers the composition of garages, lofts, carports, uncovered spaces, entrance ways, lighting and landscaping. Design should avoid areas on lanes and access-ways that are not subject to passive surveillance from overlooking first floor dwellings or studio windows and by providing sufficient transparency from private yards to laneway.

An interesting streetscape can be established through the use of a limited range of complementary architectural features, for example garage doors, fences, and paving. They could be constructed of varying materials to suit each residential unit design and provide variation to the laneway.

13.2.42 Walkable blocks - Living G (East Belfast) zone

Updated 12 March 2012

The extent to which urban development blocks are permeable (for both walking, cycling and vehicles) and provides connectivity to the open space network, public transport and the local centre.

13.2.43 Development Plan - Living 3 Zone bounded by Madras Street, Canon Street, Packe Street and Purchas Street

Updated 11 July 2011

For activities not in accordance with the development plan contained in Part 2 Appendix 11:

- The extent to which comprehensive, mixed use development would continue to be achieved
- The nature and degree of any adverse effects caused by proposals not in accordance with the development plan
- The ability of the proposal to integrate with the surrounding context
- The relationship of proposals to any other existing development within the block.

When considering the concept plan required as part of the first development within the development plan area:

- The extent to which the lack of a concept plan, or the lack of detail provided, undermines the ability for the site to be development comprehensively and in an integrated manner

- The extent to which the nature and extent of future development can be integrated with existing development within the block.

13.2.44 Urban design and amenity - residential areas in Living G Zones

Updated 11 July 2011

General matters

General matters set out expectations for the design of new residential development. They provide an assessment framework for consenting officers and experts advisers when considering resource consent applications.

General matters allow for assessment to be undertaken of each development on a case by case basis. This allows flexibility of design while controlling developments to avoid poor design. It is expected that as minimum developments will fulfil the matters that are 'shoulds', except where some competing or conflicting design objectives arise, in which case compromises may have to be made between assessment matters to achieve a better overall balance of development outcomes.

Under each section heading a brief explanation provides additional information on the meaning and intent behind the assessment matters. Applicants are encouraged to provide written graphic evidence of their design and rationale to accompany site specific proposals.

Some assessment matters relate specifically to Density A only, other relate to all density areas. Where a matter relates only to Density A this is noted in the title of the assessment matter.

Any proposal shall be assessed against the extent to which the development addresses the following principles:

(i) Site and context - Density A

- (a) Developments should consider local environmental conditions included but not limited to the position of the sun and prevailing winds.
- (b) Developments are encouraged to support prominent vistas and view shafts.
- (c) Developments are encouraged to provide a high degree of passive surveillance.

Explanation

Proposals will need to demonstrate how the development responds to constraints and opportunities on and beyond the site. Development should consider amenity for residents, neighbours and the wider community.

Christchurch's climate is temperate with distinctive weather patterns (e.g. prevailing winds and cool, damp winters). Building design should respond to these conditions to ensure comfort for residents. Building design should allow for utilisation of passive solar energy.

On the flat topography of Christchurch, view shafts and vistas to prominent features such as the Port Hills, Southern Alps and Central City skyline create reference points that contribute to the visual amenity of residents.

In higher density residential areas, in particular in respect of shared accessways and lanes, consideration should be given to the provision of passive surveillance. This can be achieved by locating first floor dwellings, windows and balconies that overlook accessways and lanes.

(ii) Relationship with streets, lanes and public open spaces - Density A

- (a) The appropriateness of the depth and consistency of setback from the road boundary taking into account the setback from the road boundary of buildings on adjacent sites.
- (b) Buildings should be oriented toward the street and positioned close to the road boundary.

- (c) Development should place active areas of buildings, such as habitable rooms and entrances, along the street and public open spaces, particularly ground level.
- (d) Buildings should have pedestrian entrances that are identifiable, well articulated and directly accessible from the street or, in the case of rear units, shared accessways.
- (e) Facades facing the street should have a high degree of glazing that is evenly distributed.
- (f) Fences along the road boundary or adjacent to public open spaces should not obstruct ground level views.
- (g) Fences should complement the building design.
- (h) Building design and location provide opportunities for passive surveillance particularly in relation to shared accessways and lanes.
- (i) Landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views and should not contain species that are able to reach a size, at maturity, that would require the plant's removal to maintain amenity on the site.
- (j) Landscaping along the road boundary or adjacent to public open spaces should not be planted where it will interfere with the operation, repair or maintenance of underground infrastructure.

Explanation

Boundary treatments have an impact on adjacent streets and public open spaces. A coordinated approach to buildings, landscaping and boundary edges is important to help set the overall appearance for the neighbourhood. It is also important that developments enhance the definition of the street through the continuity of the building edge and height to promote a sense of enclosure and to establish a comfortable, well-structured public space. Minor modulation and variance of the building frontage is acceptable to retain site features or to avoid architectural monotony, provided that the overall continuity of the frontage is not compromised.

The positioning of main entrances and primary activities (e.g. habitable rooms) along streets and public open spaces increases pedestrian safety, visual interest and social interaction. This is most effective at ground level where views and access points are most direct. Large windows and balconies will maximise the opportunities for surveillance of the street, lanes and public open spaces. Generally a minimum of 25% glazing across these building frontages is envisaged.

Near streets, lanes and public open spaces, front fences, wall and gates should discourage illegitimate entry but maximise surveillance and safety. The location of fully private outdoor living spaces at ground level and facing the street or dense planting along road boundaries and reserves is discouraged to promote greater community ownership of and responsibility for the street and public spaces.

Fences should complement the development and the use of inappropriate materials like razor wire or broken glass is not acceptable.

Plant species should be carefully chosen to ensure that their size at maturity does not create adverse on site amenity effects such as overdominance and overshadowing of buildings and restricting views from living areas onto the street.

(iii) Corner sites - Density A

- (a) Buildings on corner sites should orientate towards all adjacent streets and public open spaces and emphasise these corners.
- (b) Pedestrian entrances are encouraged to be located along main pedestrian routes

Explanation

Poor building location and design and street corners can undermine the overall structure and legibility of an urban area. Poor building location and design of buildings on corner sites can result in visual imbalance and uninteresting built form when forming a relationship with multiple street frontages. Corner sites are important

as they orientate people and aid decision making for those moving around a neighbourhood, particularly when viewed across a public open space or at the end of a street.

Primary pedestrian entrances should be located along main pedestrian routes linking to key destinations to help improve their safety and vitality of these routes.

(iv) Building form and articulation Density A

- (a) Buildings should be of domestic scale.
- (b) Buildings in series should avoid excessive repetition of building form.
- (c) Buildings should avoid facades and elevations whose length or bulk is visually excessive or blank.
- (d) Roofs should be designed to limit continuous ridgelines and minimise the visual bulk of a building.
- (e) The separation of buildings on sites is encouraged to reduce perceived building bulk.
- (f) Architectural features and a variety of materials and colours are encouraged to provide human scale and visual interest.

Explanation

Accepting a variety of building styles, developments should have facade lengths and separation between buildings that create and maintain a high degree of amenity. Overly repetitive building forms should be avoided with the design of each building creating a distinctive and varied environment.

Blank facades, particularly those facing the street or open spaces, can be avoided through the addition of architectural features (i.e. entrance porches, bay windows and shade screens) which provide relief, texture or colour. Architectural features, integrated roofs and landscaping can all contribute to breaking up and softening the visual bulk of a development. Separating large buildings to allow views through sites can make new development less intrusive, particularly for neighbours. A general rule for the maximum length of a building facade is 15 metres before a recess if a least two metres or separation of buildings is needed.

Developments are encouraged to use high quality, durable materials and fixings. Use of these materials and fixings will contribute to reduced maintenance costs and responsibilities for residents and foster a sense of ownership by residents.

(v) Landscaping and site amenity - Density A

- (a) Car parking, garages, side boundaries, shared accessways, lanes and service areas should be softened by landscaping.
- (b) Lighting, planting, fences and other structures on sites and shared accessways, lanes and services areas should be designed to maximise safety of occupants and visitors.
- (c) The distribution of landscaping throughout the sites and shared accessways, lanes and service areas should be designed to maximise safety of occupants and visitors.
- (d) Landscape design is encouraged to use locally appropriate plants, including those that minimise water and maintenance requirements, promote biodiversity and healthy ecosystems.
- (e) For lanes and shared accessways, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximising occupant's safety and opportunities for passive surveillance.

Explanation

Safety is a key consideration for developments and should conform to Crime Prevention Through Environmental Design (CPTED) principles. A clear hierarchy of spaces, from public through to private, with well defined transitions between them and no 'left-over' spaces, needs to be established developments.

Fencing and soft and hard landscaping should be designed in a way that does not prevent informal surveillance of lanes, common or public areas and maintains clear sightlines by avoiding blind corners, hiding places or dark recesses.

Lighting for safety and amenity purposes should be an integral part of the development and be carefully designed and positioned to light all common areas and building entrances without creating a nuisance for adjoining properties. A balanced landscape coverage adds to the Garden City image and the visual outlook of residents and neighbours. Vegetation softens building bulk and boundary fencing, breaks up large paving areas, and improves screening for privacy. Use of deeper planting borders allows for larger vegetation, including trees.

Use of locally appropriate plants is encouraged to enhance the neighbourhood character and establish planting which is robust and easily maintained within local climatic conditions. The use of locally sourced native plants is encouraged to promote biodiversity.

(vi) Outdoor Living Spaces - Density A

- (a) Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- (b) Private outdoor living spaces, including balconies and terraces, should link directly to main living areas in the residential unit.

Explanation

The sensitive location and screening of outdoor living spaces, including balconies and terraces, is important to maximise solar aspect and shelter from predominant winds.

It is important that outdoor living spaces are accessible and complementary to the main living areas in each unit. Linking outdoor and indoor living areas together encourages their use, improves outlook, and provides greater flexibility for smaller private spaces.

Where communal spaces are provided, they should be easily accessible from each unit, while minimising disturbance to adjacent residents. Where possible, they should offer an area of open space that is sited and developed to provide a positive amenity outlook for residents.

Communal spaces should be of a size and dimension that are appropriate to the total number of residential units and residents in the development and incorporate facilities that make them attractive, inviting and safe to use (e.g. outdoor seating area, barbecue area, play area, tennis court), while being cost-effective to manage and maintain.

(vii) Service Area and Utilities - Density A

Service areas should be positioned within a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.

- (a) Rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
- (b) Building services such as external accessways and mechanical, electrical and communications equipment should be integrated within the building to minimise their visual impact, particularly from streets or public open spaces.
- (c) Storage space should be easily accessible for residents.

Explanation

Service areas (e.g. clothes lines, wheelie bin storage) area often unsightly and can generate adverse noise and odours. The screening or location of these areas away from primary views, along with consideration for containment of noise and odours, is important. The configuration of these areas should enable site facilities that are adequately sized, have a practical use, and are conveniently located to each residential unit and service providers.

Any service facilities close proximity to a street or public open space, which cannot be placed elsewhere, need to be concealed or of a complementary design to the building and streetscape to minimise the visual impact.

Other building service elements (e.g. drainage pipes, lift plant) can add to the visual clutter of developments and should be integrated in the overall building design or screened, yet allow for servicing access and future additions. This includes external stairs and access decks which should generally be avoided.

Elements which could be added post-completion (i.e. satellite dishes, heat exchangers) should be allowed for through provision of communal facilities at the outset of development or via appropriate provision of space for these additions at a later stage.

The provision of storage space should accommodate a range of recreational and maintenance equipment, particularly those related to children's toys, sports equipment, bicycles and gardening tools, and be positioned as close to their end use as is possible.

(viii) Residential Amenity - Density A

- (a) The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
- (b) Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space and the private outdoor living space of other units within the same development.
- (c) Developments are encouraged to provide a variety of unit sizes to accommodate a range of households.

Explanation

All residential units should provide a high standard of amenity with regard to size, purpose, layout, acoustic insulation and privacy. This includes the configuration of balconies to minimise views between upper level residential units and down to ground level private spaces.

(ixi) Treatment of Lanes - Density A and

- (a) Define the identity of, and entrance to, a lane through both landscaping and built form elements such as location residential dwellings in close proximity to the street or where they are visible from the street.
- (b) Provision of shared vehicle and pedestrian access with no defined footpath.
- (c) Variation in lane clearway through design by tightening, extending or terminating views within a lane.
- (d) Provision of permanent passive surveillance for all parts of the lane.
- (e) Establish a consistent character for a lane with complementary architectural features within the lane and on adjacent buildings.

Explanation

The purpose of providing residential units in close proximity to lane entrances is to provide a gatekeeper function, promote activity and provide passive surveillance in the lane. The use of landscaping can also act as a visual cue clearly defining the lane's identity and entrance.

Sharing the space between pedestrians and vehicles by not defining footpaths or carriageways promotes awareness of each other's presence in a confined space. This has the effect of reducing vehicle speeds and improving pedestrian safety within lanes.

Variation in the design of lanes provides visual interest and can be achieved through variation in width, the location of the elements and landscaping textures thereby ensuring they are not viewed on the same vertical plane or appear overly long.

A safe streetscape can be achieved through design that considers the composition of garages, lofts, carports, uncovered spaces, entrance ways, lighting and landscaping. Design should avoid areas on lanes and accessways that are not subject to passive surveillance from overlooking first floor dwellings or studio windows and by providing sufficient transparency from private yards to laneways.

An interesting streetscape can be established through the use of a limited range of complementary architectural features, for example garage doors, fences and paving. They could be constructed of varying materials to suit each residential unit design and provide variation to the laneway.

13.2.45 Street frontage landscaping and fencing

Updated 11 July 2011

- (a) The extent to which a reduction in visual transparency may be more visually appropriate or suited to the character of the site or area.
- (b) The extent to which a reduction in visual transparency or use of non-transparent materials may be appropriate to provide levels of privacy or security.
- (c) The extent to which the front fencing is varied in terms of incorporating steps, changes in height, variety in materials, incorporates landscaping, and avoids presenting a blank, solid facade to the street.
- (d) The extent to which any reduction in public surveillance over public open space areas may lead to or promote unsafe or insecure environments.
- (e) The extent to which the safety and containment of small children and pets would be compromised .

13.2.46 Service and storage spaces - Density A Residential area - residential activities

Updated 11 July 2011

- (a) Where an outdoor service, rubbish and recycling space is not provided for each residential unit, the adequacy in terms of area and convenience to residents of any communal area provided.
- (b) Where an indoor storage space is not provided for each residential unit, the adequacy of alternative storage areas provided on the site which are accessible and convenient to all residents.
- (c) The extent to which indoor service areas have been provided to compensate for the reduced or lack of outdoor service, rubbish and recycling area(s).
- (d) The extent to which any reduced outdoor or indoor service, rubbish and recycling space or storage space will result in the inability to use the space for the intended purpose adequately.
- (e) The extent to which the lack of screening of any outdoor service space will impact on the visual amenity of any adjoining site, activity, or the street scene.

13.2.47 Fencing on sites adjoining the Green Network and Blue Network - residential and other activities

Updated 11 July 2011

- (a) The extent to which an increase in height may be more visually appropriate or suited to the character of the site or area.
- (b) The extent to which an increase in height may be appropriate to provide levels of privacy or security.
- (c) The extent to any reduction in public surveillance over open space areas may lead to or promote unsafe or insecure environments.

13.2.48 Ground floor habitable room and orientation to the street, Green network and Blue networks

Updated 11 July 2011

- (a) The extent to which the balance of open space, access/parking, and residential building activity is adversely impacted by the loss or reduction of habitable rooms at ground levels.
- (b) Any unusual circumstances expressed by the proposal which would provide an alternative site arrangement that satisfactorily provides for on-site land use balance and residential amenity, and passive surveillance of adjoining roads and spaces.

13.2.49 Site contamination - residential activities

Updated 11 July 2011

- (a) The risk to health or safety of any persons.
- (b) Suitability of remedial and/or site management measures to be undertaken to make the site suitable for its intended purposes.
- (c) Suitability of remedial and/or site management measures to ensure the protection of ground water quality during the remediation process

13.2.50 Fencing on sites adjoining the Green Network - residential and other activities

Updated 12 September 2011

For the Living G (Wigram) Zone:

- (a) The provision of fencing that is residential in character;
- (b) Avoid low amenity fencing (for example high wire mesh style fences and barbed wire);
- (c) The ability to delineate between public and private land;
- (d) Permeability of the fencing material so that it provides high levels of openness; and
- (e) The extent to any reduction in public surveillance over open space areas may lead to or promote unsafe or insecure environments.

13.2.51 Service and storage spaces for Density A and Density ATC Sites in the Living G (Wigram) Zone - residential activities

Updated 11 July 2011

- (a) Where an outdoor service, rubbish and recycling space is not provided for each residential unit, the adequacy in terms of area and convenience to residents of any communal area provided.
- (b) Where an indoor storage space is not provided for each residential unit, the adequacy of alternative storage areas provided on the site which are accessible and convenient to all residents.
- (c) The extent to which indoor service areas have been provided to compensate for the reduced or lack of outdoor service, rubbish and recycling area(s).
- (d) The extent to which any reduced outdoor or indoor service, rubbish and recycling space or storage space will result in the inability to adequately use the space for the intended purpose.
- (e) The extent to which the lack of screening of any outdoor service space will impact on the visual amenity of any adjoining site, activity, or the street scene.

13.2.52 Ground floor habitable room and orientation to the street in the Living G (Wigram) Zone

Updated 12 September 2011

- (a) The extent to which the balance of open space, access/parking, and residential building activity is adversely impacted by the loss or reduction of habitable rooms at ground level.
- (b) Any unusual circumstances expressed by the proposal which would provide an alternative site arrangement that satisfactorily provides for on-site land use balance and residential amenity.

13.2.53 Ground floor frontage in Density ATC (Town Centre) - Living G (Wigram) Zone

Updated 12 September 2011

- (a) Whether the activity will adversely impact on the ability to achieve an active and integrated pedestrian orientated ground floor frontage in the town centre.
- (b) The visual impact of the activity upon the facade of a building and the street scene.

13.2.54 Restricted Retail Area in Town Centre - Living G (Wigram) Zone

Updated 12 September 2011

- (a) The extent to which the activity (having regard to its proposed size, composition and characteristics) is likely to have an adverse effect on the amenity values and functions of the central city zone or any district centre or centres and their ongoing ability to provide for the future needs of their communities.
- (b) The extent to which the activity, either alone or in association with other nearby activities, is likely to have an adverse effect upon the safety and efficiency of the road network.
- (c) The extent to which parking, access and manoeuvring areas consider the safety of pedestrians and cyclists, and create fewer, well designed and located connections to the road network.
- (d) The extent to which the convenient access of communities to commercial and community services may be positively or adversely affected by the proposed activities.
- (e) The extent to which the proposed activities would occupy land and road frontage and/or be likely to attract further similar activities thus discouraging or displacing permitted activities, having regard to the wellbeing of the community in relation to extent of the zoning and its character and function.
- (f) For those sites beyond 50 metres of the Central City Zone or a B2 or a contiguous B2/B1 zone, the extent to which the site is self-contained in respect of appropriate off-street parking for customers and employees and as to goods delivery service arrangements.
- (g) The extent to which the activity reinforces an identified existing or potential community focus by its co-location with community facilities, public transport nodes and proximity to higher density living zones and/or increased population base.
- (h) Whether the additional floor area primarily serves the convenience retail and services needs of the Wigram community.

13.2.55 Restrictions on the Scale of Larger Buildings - Living G (Wigram) Zone

Updated 12 September 2011

- (a) Whether the additional activity enabled by the increase in floor area is in keeping with the function and purpose of the town centre.
- (b) Whether the additional building bulk and activities will have an adverse effect on the amenity of the town centre and surrounds.

13.2.56 Staged Development in the Living G (Prestons) Zone

Updated 1 November 2011

For activities not in accordance with Rule 10.3.10:

- The nature and extent of any adverse effect arising on the transport network from a proposal that:
 - deviates from the design of specific intersection upgrades set out in Appendix 3V/7; and/or
 - exceeds the number of residential or non-residential activities anticipated as maximums before specific transport network upgrades are commenced.
- The extent to which any deviation from the design of specific intersection upgrades set out in Appendix 3V/7 may improve the safety and efficiency of the local transport network, including Marshland Road, and its intersections with Prestons Road, Burwood Road Mairehau Road and Lower Styx Road.

13.2.57 Urban design and amenity - Density A residential areas, Neighbourhood Centre and Community Footprint areas within the Living G (Halswell West) Zone.

Updated 1 November 2011

General matters

General matters set out expectations for the design of new residential development and in the case of the Living G (Halswell West) Zone all development in the Neighbourhood Centre and Community Footprint areas. They provide an assessment framework for consenting officers and expert advisers when considering resource consent applications.

General matters allow for assessment to be undertaken of each development on a case by case basis. This allows flexibility of design while controlling developments to avoid poor design. It is expected that as a minimum, developments will fulfil the matters that are 'shoulds', except where some competing or conflicting design objectives arise, in which case compromises may have to be made between assessment matters to achieve a better overall balance of development outcomes.

Under each section heading a brief explanation provides additional information on meaning and intent behind the assessment matters. Applicants are also encouraged to provide written and graphic evidence of their design rationale to accompany site specific proposals.

Any proposal shall be assessed against the extent to which the development addresses the following principles:

- (i) Site and context
 - (a) Developments should consider local environmental conditions included but not limited to the position of the sun and prevailing winds.
 - (b) Developments are encouraged to support prominent vistas and view shafts.
 - (c) Developments are encouraged to provide a high degree of passive surveillance.

Explanation

Proposals will need to demonstrate how the development responds to constraints and opportunities in and beyond the site. Developments should consider amenity for residents, neighbours and the wider community.

Christchurch's climate is temperate with distinctive weather patterns (e.g. prevailing winds and cool, damp winters). Building design should respond to these conditions to ensure comfort for residents. Building design should allow for utilisation of passive solar energy.

On the flat topography of Christchurch, view shafts and vistas to prominent features such as the Port Hills, Southern Alps and Central City skyline create reference points that contribute to the visual amenity of residents.

In higher density residential areas, in particular in respect of shared access ways and lanes, consideration should be given to the provision of passive surveillance. This can be achieved by locating first floor dwellings, windows and balconies that overlook access ways and lanes.

(ii) Relationship with street, lanes and public open spaces

- (a) The appropriateness of the depth and consistency of setback from the road boundary taking into account the setback from the road boundary on adjacent sites.
- (b) Buildings should be oriented toward the street and positioned close to the road boundary.
- (c) Developments should place active areas of buildings, such as habitable rooms and entrances, along the street and public open spaces, particularly at ground level.
- (d) Buildings should have pedestrian entrances that are identifiable, well articulated and directly accessible from the street or, in the case of rear units, shared access ways.
- (e) Facades facing the street should have a high degree of glazing that is evenly distributed.
- (f) Fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views.
- (g) Fences should complement the building design.
- (h) Building design and location provide opportunities for passive surveillance particularly in relation to shared access ways and lanes.
- (i). Landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views and should not contain species that are able to reach a size at maturity, that would require the plants removal to maintain amenity on the site.
- (j). Landscaping along the road boundary or adjacent to public open spaces should not be planted where it will interfere with the operation, repair or maintenance of underground infrastructure.

Explanation

Boundary treatments have an impact on adjacent streets and public open spaces. A coordinated approach to buildings, landscaping and boundary edges is important to help set the overall appearance for the neighbourhood. It is also important that developments enhance the definition of the street through the continuity of the building edge and height to promote a sense of enclosure and establish a comfortable, well-structured public space. Minor modulation and variance of the building frontage is acceptable to retain site features or to avoid architectural monotony, provided that the overall continuity of the frontage is not compromised.

The positioning of main entrances and primary activities (e.g. habitable rooms) along streets and public open spaces increases pedestrian safety, visual interest and social interaction. This is most effective at ground level where views and access points are most direct. Large windows and balconies will maximise the opportunities for surveillance of the street, lanes and public open spaces. A minimum of 25% glazing across these building frontages is a rule of thumb.

Near streets, lanes and public open spaces, front fences, walls and gates should discourage illegitimate entry but maximise surveillance and safety. The location of fully private outdoor living spaces or dense planting along road boundaries and reserves is discouraged at ground level to promote greater community ownership and responsibility of these public spaces.

Fences should complement the development and avoid inappropriate materials like razor wire or broken glass.

Plant species should be carefully chosen to ensure their size at maturity does not create adverse on site amenity effects such as over dominance and overshadowing of buildings and restricting views from living areas onto the street.

(iii) Corner sites

- (a) Buildings on corner sites should orientate towards all adjacent streets and public open spaces and emphasise these corners.
- (b) Pedestrian entrances are encouraged to be located along main pedestrian routes.

Explanation

Poor building location and design at street corners can undermine the overall structure and legibility of an urban area. Poor building location and design of buildings at corner sites can result in visual imbalance and uninteresting built form when forming a relationship with multiple street frontages. Corner sites are important as they orientate people and aid decision making for those moving around a neighbourhood, particularly when viewed across a public open space or at the end of a street.

Primary pedestrian entrances should be located along main pedestrian routes linking to key destinations to help improve the safety and vitality of these routes.

- (iv) Building form and articulation
 - (a) Buildings should be of a domestic scale
 - (b) Buildings in series should avoid excessive repetition of building forms.
 - (c) Buildings should avoid façades and elevations whose length or bulk is visually excessive or blank.
 - (d) Roofs should be designed to limit continuous ridgelines and minimise the visual bulk of a building.
 - (e) The separation of buildings on sites is encouraged to reduce perceived building bulk.
 - (f) Architectural features and a variety of materials and colours are encouraged to provide human scale and visual interest.

Explanation

Accepting a variety of building styles, developments should have façade lengths and separation between buildings that create and maintain a high degree of amenity. Overly repetitive building forms should be avoided with the design of each building creating a distinctive and varied environment.

Blank facades, particularly those facing the street or open spaces, can be avoided through the addition of architectural features (i.e. entrance porches, bay windows and shade screens) which provide relief, texture or colour. Architectural features, integrated roofs and landscaping can all contribute to breaking up and softening the visual bulk of a development. Separating large buildings to allow views through sites can make new development less intrusive, particularly for neighbours. A rule of thumb for the maximum length of a building façade is 15 metres before a recess of at least two metres or separation of buildings is needed.

Developments are encouraged to use high quality, durable materials and fixings. Use of these materials and fixings will contribute to reduced maintenance costs and responsibilities for residents and foster a sense of ownership in residents.

- (v) Landscaping and site amenity
 - (a) Car parking, garages, side boundaries, shared access ways, lanes and service areas should be softened by landscaping.
 - (b) Lighting, planting, fences and other structures on sites and shared access ways, lanes and service areas should to be designed to maximise safety of occupants and visitors.
 - (c) The distribution of landscaping throughout the site and provision for larger vegetation is encouraged except where it might conflict with assessment matter ii(i).
 - (d) Landscape design is encouraged to use locally appropriate plants, including those that minimise water and maintenance requirements, promote biodiversity and healthy ecosystems.

- (e) For lanes and shared access ways, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximising occupants safety and opportunities for passive surveillance.

Explanation

Safety is a key consideration for developments and should conform to Crime Prevention Through Environmental Design (CPTED) principles. A clear hierarchy of spaces, from public through to private, with well defined transitions between them and no “left-over” spaces, needs to be established in developments.

Fencing and soft and hard landscaping should be designed in a way that does not prevent informal surveillance of lanes, common or public areas and maintains clear sightlines by avoiding blind corners, hiding places or dark recesses.

Lighting for safety and amenity purposes should be an integral part of the development and be carefully designed and positioned to light all common areas and building entrances without creating a nuisance for adjoining properties. A balanced landscape coverage adds to the Garden City image and the visual outlook of residents and neighbours. Vegetation softens building bulk and boundary fencing, breaks up large paving areas and improves screening for privacy. Use of deeper planting borders allows for larger vegetation, including trees.

Use of locally appropriate plants is encouraged to enhance the neighbourhood character and establish planting which is robust and easily maintained in local climatic conditions. The use of locally sourced native plants is encouraged to promote biodiversity.

(vi) Outdoor Living Spaces

- (a) Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- (b) Private outdoor living spaces, including balconies and terraces, should link directly to main living areas in the residential unit.

Explanation

The sensitive location and screening of outdoor living spaces, including balconies and terraces, is important to maximise solar aspect and shelter from predominant winds.

It is important that outdoor living spaces are accessible and complementary to the main living areas in each unit. Linking outdoor and indoor living areas together encourages their use, improves outlook and provides greater flexibility for smaller private spaces.

Where communal spaces are provided, they should be easily accessible from each unit, while minimising disturbance to adjacent residents. Where possible, they should offer an area of open space that is sited and developed to provide a positive amenity outlook for residents.

Communal spaces should be of a size and dimensions that are appropriate to the total number of residential units and residents in the development and incorporate facilities that make them attractive, inviting and safe to use (e.g. outdoor seating area, barbecue area, play area, tennis court), while being cost-effective to manage and maintain.

(vii) Service Areas and Utilities

Service areas should be positioned in a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.

- (a) Rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
- (b) Building services such as external access ways and mechanical, electrical and communications equipment should be integrated in the building to minimise their visual impact, particularly from streets or public open spaces
- (c) Storage space should be easily accessible for residents.

Explanation

Service areas (e.g. clothes lines, wheelie bin storage) are often unsightly and can generate adverse noise and odours. The screening or location of these areas away from primary views, along with consideration for containment of noise and odours, is important. The configuration of these areas should enable site facilities that are adequately sized, have a practical use and are conveniently located to each residential unit and service providers.

Any service facilities in close proximity to a street or public open space, which cannot be placed elsewhere, need to be concealed or of a complementary design to building and streetscape to minimise the visual impact.

Other building service elements (e.g. drainage pipes, lift plant) can add to the visual clutter of developments and should be integrated in the overall building design or screened, yet allow for servicing access and future additions. This includes external stairs and access decks which should generally be avoided.

Elements which could be added post-completion (i.e. satellite dishes, heat exchangers) should be allowed for through provision of communal facilities at the outset of development or via appropriate provision of space for these additions at a later stage.

The provision of storage space should accommodate a range of recreational and maintenance equipment, particularly those related to children's toys, sports equipment, bicycles and gardening tools, and be positioned as close to their end use as is possible.

(viii) Residential Amenity

- (a) The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
- (b) Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space and the private outdoor living space of other units in the same development.
- (c) Developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households.

Explanation

All residential units should provide a high standard of amenity with regard to size, purpose, layout, acoustic insulation and privacy. This includes the configuration of balconies to minimise views between upper level residential units and down to ground level private spaces.

(ix) Treatment of Lanes

- (a) Define the identity of, and entrance to, a lane through both landscaping and built form elements such as locating residential dwellings in close proximity to the street or where they are visible from the street.
- (b) Provision of shared vehicle and pedestrian access with no defined footpath.
- (c) Variation in lane clearway through design by tightening, extending or terminating views in a lane.
- (d) Provision of permanent passive surveillance for all parts of the lane.
- (e) Establish a consistent character for a lane with complementary architectural features within the lane and adjacent buildings.

Explanation

The purpose of providing residential units in close proximity to lane entrances is to provide a gatekeeper function, promote activity and provide passive surveillance in the lane. The use of landscaping can also act as a visual cue clearly defining their identity and entrance.

Sharing the space between pedestrians and vehicles by not defining footpaths or carriageways promotes awareness of each other's presence in a confined space. This has the effect of reducing vehicle speeds and improving pedestrian safety in lanes.

Variation in the design of lanes provide visual interest and can be achieved through variation in width, the location of the elements and landscaping textures thereby ensuring they are not viewed on the same vertical plane or appear overly long.

A safe streetscape can be achieved through design that considers the composition of garages, lofts, carports, uncovered spaces, entrance ways, lighting and landscaping. Design should avoid areas on lanes and access-ways that are not subject to passive surveillance from overlooking first floor dwellings or studio windows and by providing sufficient transparency from private yards to laneways.

An interesting streetscape can be established through the use of a limited range of complementary architectural features, for example garage doors, fences, and paving. They could be constructed of varying materials to suit each residential unit design and provide variation to the laneway.

(x) Marker Buildings in the Neighbourhood Centre and Community Footprint area in the Living G (Halswell West) Zone

- (a) Marker buildings should have an architecture that is distinct from adjacent buildings
- (b) Marker buildings should have an additional height to adjacent buildings

Explanation

Specific locations for Marker Buildings have been identified as illustrated on the Marker Building and Focal Points plan at Part 2, Appendix 3U(a) which are aimed to help guide people in combination with the location and orientation of roads and open space. Marker buildings provide reference points and reinforce the hierarchy of the place through reinforcing the priority of certain locations in the urban area. To achieve prominence Marker Buildings would typically be taller and/or distinctive from surrounding buildings.

13.2.58 Street frontage landscaping and fencing - Living G (Halswell West) Zone

Updated 1 November 2011

- (a) The extent to which a reduction in visual transparency may be more visually appropriate or suited to the character of the site or area.
- (b) The extent to which a reduction in visual transparency or use of non-transparent materials may be appropriate to provide levels of privacy or security.
- (c) The extent to which the front fencing is varied in terms of incorporating steps, changes in height, variety in materials, incorporates landscaping, and avoids presenting a blank, solid façade to the street.
- (d) The extent to which any reduction in public surveillance over public open space areas may lead to or promote unsafe or insecure environments.

13.2.59 Service and storage spaces for Density A Residential area - residential activities - Living G (Halswell West) Zone

Updated 1 November 2011

- (a) Where an outdoor service, rubbish and recycling space is not provided for each residential unit, the adequacy in terms of area and convenience to residents of any communal area provided.
- (b) Where an indoor storage space is not provided for each residential unit, the adequacy of alternative storage areas provided on the site which are accessible and convenient to all residents.
- (c) The extent to which indoor service areas have been provided to compensate for the reduced or lack of outdoor service, rubbish and recycling area(s).

- (d) The extent to which any reduced outdoor or indoor service, rubbish and recycling space or storage space will result in the inability to use the space for the intended purpose adequately.
- (e) The extent to which the lack of screening of any outdoor service space will impact on the visual amenity of any adjoining site, activity, or the street scene.

13.2.60 Fencing on sites adjoining the Green Network - residential and other activities - Living G (Halswell West) Zone

Updated 1 November 2011

- (a) The extent to which a reduction in visual transparency may be more visually appropriate or suited to the character of the site or area.
- (b) The extent to which a reduction in visual transparency or use of non-transparent materials may be appropriate to provide levels of privacy or security.
- (c) The extent to any reduction in public surveillance over open space areas may lead to or promote unsafe or insecure environments.

13.2.61 Ground floor habitable room and orientation to the street and Green Network - Density A Residential Area - Living G (Halswell West) Zone

Updated 1 November 2011

- (a) The extent to which the balance of open space, access/parking, and residential building activity is adversely impacted by the loss or reduction of habitable rooms at ground level.
- (b) Any unusual circumstances expressed by the proposal which would provide an alternative site arrangement that satisfactorily provides for on-site land use balance and residential amenity.

(Plan Change 67)

13.3 Living 1A, 1B,1D, 1E, 1F, HA, HB, TMB, G (Yaldhurst) (Awatea) (Prestons) and (Halswell West) Zones (Plan Change 67)

Updated 1 November 2011

13.3.1 Development plans

Updated 14 May 2012

- (a) Co-ordination of development, particularly roading access and cycle linkages, with adjoining land.
- (b) The adequacy of, and location of, open space areas within the development.
- (c) Any adverse impacts on the visual appearance of development in the zone as seen from outside the zone, particularly where the land is highly visible.
- (d) The degree to which the pattern of development, if changed, is likely to weaken the rural-urban boundary.
- (e) Any potential adverse effects on the surrounding road network; the extent of residential development in proximity to the airport and its approach paths or the outlook of residents in adjoining areas.
- (f) Any adverse effects in terms of the enhancement of waterways within the development.
- (g) The extent to which the provision of services can be provided efficiently and economically.

- (h) In the case of the Living TMB Zone the extent to which the layout of the baches facilitates views from the baches and the degree to which the layout of the baches is sympathetic to the surrounding environment and minimises the visual impact of the baches on the adjoining rural and conservation zones.
- (i) Any potential adverse visual effects due to gully areas shown in Appendix 3m not being planted and/or maintained for the regeneration of native tree species, particularly with respect to the visibility of residential development in the area.
- (j) In the Living G (Yaldhurst) zone, the extent to which any development accords with the provisions of Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3 and the key principles set out for this zone.
- (k) In the Living G (Awatea) Zone, the extent to which any development accords with the provisions of the Outline Development Plan (Awatea) (Appendix 3T, Part 2), associated Network Layer Diagrams and the objectives and policies set out for this zone.
- (l) In the Living G (Wigram) Zone, the extent to which any development accords with the documents comprising the Outline Development Plan in Appendix 3U/1 to 3U/5, Part 2, Volume 3.
- (m) In the Living G (Prestons) Zone, the extent to which any development accords with the provisions of Appendix 3V/1 Outline Development Plan (Prestons) Part 2 Volume 3, associated Layer Diagrams and the key principles set out for this zone.
- (n) In the Living G (Halswell West) Zone, the extent to which any development accords with the provisions of the Outline Development Plan (Halswell West)(Appendix 3W, Part 2), associated Network Layer Diagrams and the principles set out for this zone.
- (o) In the Living G (North West Belfast) zone, the extent to which any development accords with the provisions of the Outline Development Plan (North West Belfast) - Appendix 3X, Part 2, Volume 3 and the key Objectives and Policies set out for this zone. **(Plan Change 67)**

13.3.2 Colour and reflectivity of structures on Upper Worsleys Spur

Updated 11 July 2011

For structures on the upper part of Worsleys Spur Living Hills B zone which have proposed colours and/or reflectivity which fall outside the range specified in development standard 3.2.16:

- (a) Whether the colours and reflectivity of the structure, its form, materials, location on site and any proposed landscaping allow the structure to harmonise with the landscape bearing in mind the land form and vegetation of both the site and/or the surrounding area. In general, colours will need to have a reflectivity of less than 35%. Roofs should be darker than walls with reflectivity values of at least 10% less than walls. For example, walls in a colour with a reflectivity of 35% should have a roof colour with a reflectivity of no greater than 25%. In particular, the prominence and/or visibility of the proposed structure, should be considered as viewed from Cashmere Road (400m southwest of Hoon Hay Valley Road) and from the Summit Road (where it joins the paper Kennedy's Bush Road).

13.3.3 Landscaping - Upper Worsleys Spur

Updated 11 July 2011

The effect of any reduction in landscaping from that required in development standard 3.2.17, or the planting of any species excluded by that standard, in terms of:

- (i) The visual impact of the proposed structure without the balancing and modifying influence of planting on the site, particularly its prominence and/or visibility as seen from Cashmere Road (400m southwest of Hoon Hay Valley Road) and/or from the Summit Road (where it joins the paper Kennedy's Bush Road)
- (ii) The extent to which species not permitted would generate adverse visual effects due to incompatibility with the brown and green colours of vegetation on the rural Port Hills, or create an increased fire hazard.

13.3.4 Use of site and buildings - Living 1F Zone

Updated 11 July 2011

- (a) The scale, nature and intensity of the activity proposed.
- (b) The provision and likely adequacy of proposed means to minimise adverse effects.
- (c) The extent to which the proposed activity would enhance services of value to the elderly persons housing complex, or assist in retaining the viability of the complex.
- (d) The likely effect of any additional activities on traffic generation, and the safety and efficiency of traffic movement within the elderly persons housing complex and the wider road network.
- (e) The effect of additional activities on residential amenities in the vicinity, particularly noise, traffic safety, parking congestion and visual amenity.

13.3.5 Concept Plan - Living 1F (Retirement Village - Prestons Road) Zone

Updated 1 November 2011

- (a) The extent to which road, and pedestrian access is provided in a coordinated manner and integrated with adjoining networks
- (b) The extent to which the design and layout, in providing for 165 independent units and a multi-storey health facility including 45 serviced apartments, makes provision for landscaping, outdoor living space, passive recreational facilities, and stormwater management systems.
- (c) The extent to which the design and layout provides for pedestrian circulation, and the connectivity of pedestrian access to Snellings Drain reserve.
- (d) The extent to which the design and layout achieves efficient car parking and garaging layout and vehicle manoeuvrability.
- (e) The extent to which the design, layout and landscaping will incorporate and enhance existing landscape and water features.
- (f) The extent to which the external appearance of the health facility respects the character and amenity values of the area, including building colours and materials, roof pitch and the effect and form of façade modulation, while recognising the use and functional nature of the health facility.
- (g) The location and extent to which proposed planting, plant size at the time of planting and intended species will provide for amenity and screening purposes and contribute to improved ecological and habitat values and the interface with surrounding areas.
- (h) The extent to which stormwater management systems proposed will be effective, environmentally sensitive, and integrated with the Council's drainage network.

13.3.6 Vehicular Access - Living 1F (Retirement Village - Prestons Road) Zone

Updated 11 July 2011

- (a) The actual or potential level of vehicle and pedestrian traffic likely to be generated from the proposed access.
- (b) The extent to which traffic using the access will adversely affect the traffic function and/or safety of Prestons Road.
- (c) The extent to which the physical form of Prestons Road may mitigate the adverse effects of additional vehicle movements at the access.
- (d) Whether site distances at the access is adequate to provide safe access/egress with reference to the Austroads Guide.

13.3.7 All other assessment matters

Updated 12 September 2011

For all other assessment matters see 792 - assessment matters for Living 1, H, RS, RV, TMB, 2, 3, 4A, 4B, 4C, G (Yaldhurst) and G (Wigram) Zones.

13.3.8 Setbacks and screening from neighbours - residential and other activities

Updated 1 November 2011

In the Living G (Prestons) Zone, the extent to which any development is sympathetic to and appropriately addresses the interface with neighbouring zones including the adjacent rural area, the interface with Lower Styx Road / Styx River and Mairehau Road, and to the golf courses which border the zone.

13.4 Living 5 Zone

Updated 30 April 2011

13.4.1 Site density and open space

Updated 30 April 2011

- (a) The ability to provide adequate landscaping, setbacks, parking and manoeuvring spaces.
- (b) The extent to which any proposed buildings will be compatible with the scale of other buildings in the surrounding area and will not result in a building bulk which is out of character with the local environment.
- (c) Any adverse visual effects of increased building coverage or site density, particularly on any adjoining residential properties.
- (d) The ability to mitigate any adverse effects of increased coverage or site density by additional landscaping or screening.

13.4.2 Sunlight and outlook for neighbours

Updated 30 April 2011

- (a) The effect of any reduced sunlight admission on any adjoining residential properties, taking account of the extent of the overshadowing and the position of outdoor living spaces.
- (b) The effect of any increased height on relative building scale and the degree of privacy between the travellers' accommodation activity and any adjoining residential properties.
- (c) The scale and length of buildings and their visual effects on the amenities of any adjoining residential property.
- (d) Any mitigating effects of landscaping proposed on the boundary of the site.

13.4.3 Street scene

Updated 30 April 2011

- (a) The extent to which the proposed building, or outdoor storage area will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites and/or from the city's "garden-city" image.

- (b) The ability to provide adequate opportunity for landscaping and tree planting in the vicinity of road boundaries.
- (c) The adverse effects of the building intrusion into the street scene or reduction of screening on the outlook and privacy of people on adjoining sites.
- (d) The extent to which the building is compatible with the appearance, layout and scale of other buildings and sites in the surrounding area, including the setback of existing buildings in the vicinity from road boundaries.
- (e) Whether or not the site has more than one road frontage.
- (f) The extent to which the proposed building will have a size, form, proportions, roof line, style, external materials and colour, which are similar to or in keeping with those of existing buildings on the site.
- (g) The ability to mitigate any adverse effects of the proposal on the street scene; and the effectiveness of other factors in the surrounding environment in reducing the adverse effects, such as existing wide road widths, street plantings and the orientation of existing buildings on adjoining sites.
- (h) The ability to screen outdoor storage areas from adjoining roads.
- (i) In the case of the increased streetscene requirement for 'Kilmarnock' the extent to which any proposed buildings within the setback will reduce the overall spaciousness of the site for adjoining residential properties (including those properties separated by the road zone).

13.4.4 Landscaping and visual amenity

Updated 30 April 2011

- (a) The effect of any reduced landscaping in terms of the visual impacts of the buildings and the scale of these buildings.
- (b) The effect of any reduction in landscaping and screening on the visual impacts of outdoor storage areas.
- (c) The extent to which the site is visible from adjoining sites and the likely consequences on outlook from these sites of any reduction in landscaping standards or screening.
- (d) Any aspects of the proposal which may compensate for reduced landscaping or screening, including the nature of planting or materials used and the location of parking, manoeuvring or storage areas.
- (e) The visual appearance of the site in terms of the length of road frontage or the length of any adjoining living, cultural or open space zone boundary.
- (f) The relative importance of landscaping and screening on the particular site concerned, taking account of the visual quality of the surrounding environment, particularly where a low standard of visual amenity exists and improvement is necessary.
- (g) The effect of any reduction in tree planting provision, particularly in respect to the visual character of carparking areas and building scale.
- (h) The ability to screen parking and outdoor storage areas from adjoining roads and sites by alternative means.

13.4.5 Separation from neighbours

Updated 30 April 2011

- (a) Any potential for adverse effects on adjoining residential properties.
- (b) The provision of compensating landscaping or screening.

- (c) The scale and height of buildings within the reduced setback.
- (d) The ability to better utilise the site and provide better environmental quality elsewhere on the site.
- (e) The use to be made of the setback space including any provision for landscaping.

13.4.6 External appearance

Updated 30 April 2011

The assessment matters under Clause 9.2.6 (a) and (b) except for the Living 5 Zone (Avon) the assessment matters shall be:

- (a) The extent to which those sections of the building facing Willow, Bangor and Hurley Streets respect the residential character of those streets, including building colours and materials, planting, roof pitch, the effect and form of facade modulation, however, recognising the use and the functional nature of the hotel.
- (b) The extent and manner in which the development provides the potential for views and enjoyment of the river and the Oxford Terrace frontage.

13.4.7 Retailing

Updated 30 April 2011

- (a) Whether any retailing outside the scope of the standard would have significant adverse effects on any adjoining residential properties, particularly in terms of traffic generation.
- (b) Whether the scale of retailing proposed would adversely affect existing suburban commercial centres or the central city.
- (c) The likely impacts of additional retailing on access and the safety and efficiency of the road network.
- (d) The potential for general retailing to become a dominant activity on the site.

13.4.8 Continuous building length

Updated 30 April 2011

- (a) Any unusual aspects relating to the size and shape of the site, or irregular boundaries which might make it unreasonable to expect compliance in the circumstances.
- (b) The extent to which other rules, such as setbacks and recession planes are complied with, and "over development" of the site avoided.
- (c) Any other mitigation measures which may be offered to reduce the monotony of a long ridgeline, parapet or wall.
- (d) Whether the site adjoins a less sensitive environment (eg, a business zone).
- (e) Any adverse visual effects of continuous walls, parapets or ridgelines on the outlook from a street or from adjoining sites.

Note: These assessment matters only apply to buildings or parts of buildings adjacent to the boundary of another Living Zone, or across the road from another Living Zone.

14.0 Reasons for rules

14.1 Living 1, H, RS, RV, TMB, 2, 3, 4A, 4B, 4C, and G Zones

Updated 12 March 2012

14.1.1 Site density and open space

Updated 12 March 2012

These two standards are closely related to one another, and are major determinants of the character of the living areas of the city. The size of residential sections and the amount of each section that is retained as open space or available for tree and garden plantings are key factors in determining the visual amenity, spaciousness, levels of privacy, access to sunlight and daylight, and pleasantness of each living environment. Generally no open space standard has been set in the Living 3, 4A, 4B, 4C and G Zones as the site density requirement and other standards will ensure a certain proportion of the site is retained for open space. Within the Living 4C Zone (Avon Loop) an open space standard rather than a site density standard applies to promote the retention of green spaces in this area and to provide certainty as to the degree of spaciousness. Within the Living G (Yaldhurst) and Living G (East Belfast) Zone, an outline development plan, and the Living G (Awatea) (Wigram) (Prestons) and (Halswell West) Zones, an outline development plan, stipulates the density and development principles, including the pattern and location of principal open spaces (the 'green network') to be achieved within that zone. **(Plan Change 67)**

Maintenance of the existing general scale and character of the city's suburban areas also requires site density and open space levels for new development which are consistent with the prevailing character. In all the suburban, rural settlement and rural village zones, site density and open space standards have been set to ensure that open space with the consequent opportunities for tree and garden plantings, are retained as an essential feature of the respective environments as opposed to the emphasis on building in the higher density environments.

Site densities and heights in and adjacent to the inner city and around consolidation focal points (shown on 'Urban growth strategy' map, Volume 2, Section 6) have been set at levels in each area which recognise the existing scale and intensity of development, the potential for infill and redevelopment to higher densities than currently found given their location close to major business areas including the central city, and the general capacity of each area to absorb such change without unduly affecting overall residential amenity.

In some special amenity areas the density is set slightly lower than the surrounding environment. This recognises the ability of the higher densities to dramatically change the character of the existing environment, and the need to mitigate this where possible in these special areas. **(Plan Change 67)**

In some cases the minimum site size standard has been increased at the boundary with rural land. This has been done to reduce the possibility of conflicts between residential and rural activities. The larger site size reduces the number of potential residential neighbours and permits the residential houses to be located further from the boundary. In other cases site density standards provide for medium - high density development within large greenfield sites enabling greater housing choice and variety. That is the case with the Living G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) and (Halswell West) Zones. These zones are intended to achieve a comprehensively planned mixture of primarily medium to high-density housing and ancillary commercial activities. These areas are to be closely integrated with the adjoining urban area and its transport and infrastructure networks to better achieve the consolidation objectives and policies for Living zones.

However, the overall general pattern set is a progressive increase in building densities toward the central city and toward consolidation focal points.

In accordance with this, the Plan has the following standards.

- (a) A low site density/building coverage in the Living 1 Zone, reflecting the predominant character and scale of the residential areas within the zone and consistent with the low density building coverage in the suburban residential environment. An opportunity is available for a slightly higher building coverage within this zone and the Living 2 Zone, if building height is maintained at single storey level, to encourage reduced

height, bulk and dominance of buildings without affecting the overall character of the zone. In the Living 1 Zone residential units on small sites are not anticipated. The principal reason for this is that such an outcome is contrary to the zone as a whole given that low site density and building coverage is one of the principal environmental results anticipated for this zone.

- (b) A low site density/building coverage in the Living H Zone, reflecting the predominant character and scale of the hill slope residential areas. The low density of building coverage with only limited scope for infill and redevelopment is consistent with the location of the zone on the visually prominent hill slopes and is intended to assist in the maintenance of opportunities for views. The residential site density standard has been kept even lower at the upper end of Moncks Spur Road in recognition of its more prominent location and the need to maintain the open space amenities of the area. In specified locations on Moncks Spur and Mt Pleasant Roads a further control has been added to reduce the effects of runoff on adjoining properties and to avoid erosion.
- (c) A very low site density/building coverage in the Living RS Zone, which allows for a reasonable level of rain and flood water soakage on site.
- (d) A very low building coverage in the Living RV Zone and a site density which reflects the existing size of sections and scale of buildings in the different parts of this zone.
- (e) A low-medium density/building coverage in the Living 2 Zone, reflecting the existing general character and scale of the residential areas within the zone, but providing scope for infill and redevelopment without affecting their predominant character.
- (f) A medium density in the Living 3 Zone, reflecting the predominant character and scale of the residential areas within the zone. The moderate density will enable potential for future infill and redevelopment while retaining a balance between open space and building bulk as well as enabling greater housing choice and variety within large greenfield sites. In the Living 3 Zone bounded by Deans Avenue, Blenheim Road, Lester Lane, and the railway a higher residential floor area ratio has been set than for the zone generally. The reason for this is the relative isolation of this area from other living zones as well as the area's close proximity to Hagley Park.
- (g) A medium-high density in the Living 4A Zone which recognises the existing intensity of development over much of the area and its remaining potential for residential infill, redevelopment and enhancement.
- (h) A high density in the Living 4B Zone (Central City) which acknowledges both the strategic location near large areas of open space and the appropriateness of providing for this type of living environment adjacent to the taller buildings of the central city area. In the Living 4B Zone (North Beach) a high site density with particular standards to address boundary issues with the adjoining Living 1 Zone.
- (i) A medium/high density in the Living 4C Zone with some variations where necessary to preserve the special characteristics of certain areas.
- (j) Primarily medium to high density in the Living G (Yaldhurst) and the Living G (East Belfast) Zone, Living G (Awatea) Zone, and the Living G (Wigram) Zone and the Living G (Prestons) Zone and (Halswell West) Zone based on a comprehensive outline development plan integrating transport and open-space networks with the existing adjoining peripheral urban areas. In the Living G (East Belfast) Zone a net residential density has been set to achieve regional urban growth objectives and policies, including minimum densities and a range of living environments while minimising any potential adverse effects on the road network, historic or heritage features, natural, cultural or ecological values. In the Living G (East Belfast) zone the exceptions to the requirement for a minimum number of residential sites that must be achieved within each of Blocks A to D identified on the Outline Development Plan provide for circumstances where a greater number of residential sites than required by the standard are developed within a Block, in which case a proportionately lesser number of residential sites are required to be developed in the other Blocks, and for circumstances where the net residential density area within a Block is changed from that shown on the Outline Development Plan, for example because of the changes to the location of the Northern Arterial corridor. **(Plan Change 67)**

Because these standards are major determinants of the character of the zones, critical standards have been set for site density and open space in addition to development standards in most zones. In this way, some minor relaxation of the standards may be permitted where the adverse effects on the environment are minor, but the critical standard limits the degree of relaxation and establishes an upper limit in terms of zone character. However, because of the sensitivity of the Living RS and RV Zones to changes in their general

character, only critical standards have been specified. Likewise in the higher density Living 3, 4A, 4B and 4C Zones only critical standards have been set to allow greater flexibility up to the upper limits specified.

A critical standard for site density has been set out for the SBCMA 1 by way of Environment Court determination (C60/2003) to ensure that a minimum area for a residential unit of 450m² is maintained in the zone landward of the C1A boundary (hazard line). Provision is made to ensure that only land determined by the decision to be suitable for a building is calculated in the minimum net area. Consequently, no land seaward of the Hazard 1 line and with the Conservation 1A Zone is able to be used to contribute to the minimum net area for a residential unit.

Opportunities are available through the standards for exceptions to the site density standards in the suburban living environments, where the character of the zone will not be affected. When eight or more new units are designed and developed together, more efficient use can be made of common areas, such as driveways and turning areas resulting in a more flexible approach to the provision of open space for these purposes.

Small elderly persons housing units can be accommodated on smaller sites without affecting the predominant character, so further exceptions are extended to them, and larger groups of residential units. For elderly persons housing complexes the way in which site density and open space is calculated is different from the normal zone standards in recognition of the different needs of elderly people and the growing demand for accommodation for elderly people. Grouping of residential units which share the majority of their open space can enable an averaging of the site density standards without affecting the overall character of the area. An opportunity has been made available to enable the erection of residential units on the large number of vacant cross-lease and unit title sites existing in the city, in order to recognise the reasonable expectations of the owners of these sites.

An exception to the open space standard is also available for nursery and market gardens, recognising the existing coverage of greenhouses on some sites and the traditional place these activities have had in some residential areas of the city.

The exception to this rule for that part of the Living HB Zone as shown in Part 2 Appendix 6 allows for a degree of spaciousness with minimal view obstruction, consistent with the very low density residential development proposed for this area of the Port Hills.

In the Living G (East Belfast) Zone development and critical standards have been set for the Spring Grove homestead site to ensure that the interrelationship between the building and its site is maintained.

14.1.2 Building height and sunlight and outlook for neighbours

Updated 12 March 2012

These two standards are closely related to one another in controlling the height and bulk of buildings. Building height is a major determinant of the scale and character of the living areas of the city. Both standards are key factors in determining the visual amenity, dominance of buildings, access to sunlight and daylight, spaciousness of living environments, and to some extent, levels of privacy.

A maximum height of 14m for part of the block in the Living 3 zone bounded by Madras, Canon, Packe and Purchas Street has been set to enable greater building height to be achieved under the control of a development plan. The increased height limits enable greater flexibility of development form, with the location of the additional height central to the block ensuring that it is well separated from other land areas beyond the area covered by the development plan.

The maximum heights of buildings have been set at levels which are in keeping with the existing general scale and character of the residential areas within the zones and within some special amenity areas. In some areas these result in localised variations to the zone standards, for example in Sumner, Riccarton, Taylors Mistake Bach Zone, Rastrick area and New Brighton. In the Living G (East Belfast) (Awatea) (Wigram) and (Halswell West) Zones, height provisions vary depending on the density of development provided for in different parts of the zone. In the Living 3 Zone and the Density A areas in the Living G (Wigram) Zone, the maximum height is lowered for buildings with a low pitched roof both in recognition that at least 2m of the height allowance is intended for a sloping roof design and to reduce the overall bulkiness of buildings. In the Living 1, H, RS, RV, TMB and 2 and Density Areas B and C of Living G (East Belfast) zone, and the Density B and C areas of the Living G (Wigram) Zones, the sunlight standards are intended to retain outlooks not

dominated by buildings, good access to sunlight and daylight and levels of privacy consistent with suburban living. Access lots and strips are excluded from the application of the rules as they do not constitute the primary living spaces in respect to daylight admission. A specific exception is provided for Gwynfa Avenue in Cashmere to recognise its special character and to assist in providing a building setback from what effectively acts as a narrow street, but which is legally a right of way (access). (Plan Change 67)

In the Living 1 Zone, account has been taken of the sunlight area in mid-winter, reflecting the geographical location of the City, and the environmental outcomes anticipated for this zone. Sunlight admission to indoor as well as outdoor living spaces, and consequential energy efficiency is also a factor in the selection of the recession plane angle.

In the Living 3 Zone bounded by Deans Avenue, Blenheim Road, Lester Lane and the railway a greater height has been set for this area than for the zone generally. The reason for this is the relative isolation of this area from other living zones as well as the areas close proximity to Hagley Park.

In the Living 3, 4A, 4B, 4C, G (Yaldhurst) and the Living G (East Belfast) Density Area A and Living G (Wigram) Density A and Living G (Prestons) Zones the sunlight standards are only intended to retain outlooks, access to sunlight and daylight, and levels of privacy appropriate to and consistent with the higher densities specified for each zone. (Plan Change 67)

In the Living H Zone, lower maximum heights of buildings have been specified to limit the bulk and dominance of buildings on the visually prominent hill slopes and to assist in maintaining opportunities for views.

Within the special building height area of the Living G (Wigram) Zone an opportunity is provided for increased building height to reinforce both the physical dominance and activity focus of the town centre as part of the wider Wigram neighbourhood.

Because the height standard is a major determinant of the scale and character of the zones, critical standards have also been specified except in the Living G (Wigram) Zone. The critical standard establishes an upper limit in terms of zone scale and character and limits the degree of additional height that is permitted by way of application for a discretionary activity.

The exception to these rules for that part of the Living HB Zone as shown in Part 2 Appendix 6 allows for a degree of spaciousness with minimal view obstruction, consistent with the very low density residential development proposed for this area of the Port Hills.

14.1.3 Street scene

Updated 14 May 2012

The street scene or setback of buildings from road boundaries is an important determinant of the visual character of the living areas of the city. The degree of setback required affects the visual impact of buildings from the street, the opportunities for tree and garden planting visible from the street, the location and visual impact of parking areas and the outlook of people on adjoining sites.

Moderate setbacks have been required in most zones, in order to maintain the pleasantness and openness of sites as viewed from the streets and neighbouring properties; and to enable opportunities for tree and garden plantings; but also to enable efficient and practical use of sites. Where garage doors face the street or shared access, additional setback is required, to enable a car to be parked clear of the street or shared access in front of the garage door. Smaller setbacks are required in the Living 3 and 4 Zones in recognition of their more urban character, and the specific controls on tree planting, location of garaging and design and appearance that in combination assist in ensuring well designed street facades and the maintenance of a good quality street scene.

In special amenity areas the need to encourage the retention of the consistent street scene and mature landscape plantings where present has also influenced the setting of the setback from the road boundary. In most cases the special amenity area setbacks are larger than the general zone provisions. A slightly larger setback has also been required on sites with frontage to Bealey and Fitzgerald Avenues in order to recognise and maintain the open space and landscape qualities of these two historic "grand avenues". A larger setback along part of Deans Avenue reflects the location of this living environment opposite an important area of

public open space. A larger setback applies to the Living 4B (North Beach) Zone in recognition of its proximity to Living 1 zoning.

In the Avon Loop a range of street scene or setback provisions have been included to reflect the different character, history and outlook from sites. Particular account has been taken of the street form, river outlook and small lot size in establishing the street scene rules. In addition, the interrelationship of the houses to the street has been recognised and limitations placed on the extent and form of fencing in the street scene setback. In the Living G (Awatea) and (Halswell West) Zones, a range of street scene or setback provisions have also been applied to encourage a variety of living environments to be developed. Smaller setback provisions allow for high density residential development clustered around open space promoting vehicle access from the rear of each property. A range of street scene or setback provisions have also been applied within the Living G (Wigram) Zone, to encourage a variety of living environments to be developed and reflect the variety of densities, housing types and urban design outcomes that will be provided. **(Plan Change 67)**

The screening of parking and outdoor storage areas, otherwise visible from roads, is required to maintain the attractiveness of sites as viewed from roads, consistent with the city's "garden city" image. In the Living 4C Zone (Avon Loop), non-residential activities are provided for on certain sites. Parking areas associated with these non-residential activities are required to be located clear of the street scene setback to reflect the character, history and outlook from these sites, and to maintain the interrelationship of buildings to the street. In some areas of the Living 4C Zone (Avon Loop) there is no streetscene requirement this reflects the pattern of development in these areas. The total height of buildings in these areas has, however, been limited to prevent buildings overly dominating the street scape.

In the lower density living zones (Living 1, H, RS, RV, 2, the Living 1A-HB Zones and in the Living 4B (North Beach) Zone which adjoins Living 1 zoning), buildings (including garages) proposed to be erected within the street scene setback in all areas are a discretionary activity (restricted). Assessment will ensure that any such building is similar to or in keeping with the existing buildings on the site and that the visual effects in particular, are considered in terms of maintaining the pleasantness and openness of sites as viewed from the street and neighbouring properties. Landscape planting to assist in screening buildings within the setback will often be required given that planting of front yards is a common characteristic of most suburban areas.

Similar controls apply in the higher density living zones (Living 3, 4A, 4B (Central City), 4C).

In recognition of the sensitive and coherent street scene in special amenity areas, all buildings require consent as a discretionary activity within the road boundary setback. In special amenity areas, specific additional matters are to be considered in assessing proposals to locate within the street scene setback to ensure the building is compatible with maintaining the character of the site and is also compatible with other developments within the special amenity area.

In the Living G (Yaldhurst) and Living G (Prestons) Zones in certain circumstances where a residential dwelling is proposed on a high density site, there will be a reduced minimum building setback from the road boundary to achieve maximisation of private rear outdoor living spaces while at the same time achieving an optimal relationship with the street, a demarcation between a private and public space and a space for interaction with the community on a dwelling frontage. In the Living G (Halswell West) Zone in the high density areas (Density A Areas) garages, carports and other accessory buildings are required to be setback behind the front facade of the dwelling on the site to avoid such structures dominating the street scene. The setback is intended to result in a superior level of amenity within the Density A Areas. In addition a maximum setback for the front facade of residential units in the Living G (Halswell West) Zone Density A Areas is required so as to ensure units are built towards the front of the site which will result in increased building engagement and overlooking of the street, while provided sufficient space behind buildings for outdoor living areas. **(Plan Change 67)**

In the Living G (Halswell West) Zone a 9.5m setback is required from Halswell Junction Road which is 5m greater than what would normally be required. This additional 5m width is to enable the possible future widening of Halswell Junction Road while still maintaining the amenity of a set back from an arterial road.

Street frontage fencing (Living G Prestons Zone)

Solid, high screening structures such as fences and walls that are erected on road, conservation or open space boundaries of properties have the potential to cause adverse visual impacts along with other associated effects such as disconnection and reduction in the potential for passive security. This provision seeks to ensure a minimum level of visual transparency where screening structures exceed 1.0m in height.

There is consideration in the assessment matters for situations where a different provision of screening structure may be necessary or appropriate due to the location or orientation of the application site.

For corner sites within special amenity areas, provision is made for the required street scene setback to reduce to the underlying zone standard on any street frontage shared with an adjoining site that is not within a special amenity area. This is intended to ensure the street scene character of the special amenity area is maintained, without imposing undue restriction on development opportunities for land owners.

The exception to this rule for that part of the Living HB Zone as shown in Part 2 Appendix 6 allows for a degree of spaciousness with minimisation of view obstruction consistent with the very low density residential development proposed for this area of the Port Hills.

In the Living G (East Belfast) zone a reduced front yard setback applies to maximise opportunities for private rear outdoor living spaces.

In the Living G (East Belfast) zone a limit on the height of front boundary fencing has been imposed to protect and enhance the visual amenity of the street scene and to provide safety and passive surveillance to the street and open space corridor.

In the Living G (East Belfast) zone dwellings within Density Area A are required to have kitchen, dining or living room windows facing the street to provide active frontages and passive surveillance over the street and any open space opposite.

The rules in the Living G (Wigram) Zone also help to ensure the garages, access and high solid fences do not dominate the street scene. The rules also restrict fence height along the front boundary which will promote surveillance opportunities to the street and encourage higher levels of street activity.

14.1.4 Building overhangs - Living 3, 4A, 4B and 4C Zones

Updated 14 May 2012

Large, unsupported cantilevered structures over driveway areas can result in poor urban design outcomes in terms of the appearance of the site and the legibility of front entrances. This provision seeks to ensure that such large structures are not permitted to occur, without stopping the provision of design elements such as eaves, porches and bay windows.

14.1.5 Separation from neighbours

Updated 14 May 2012

A standard separation distance of buildings from adjoining neighbours' boundaries has been required in most zones, to reduce the visual dominance of buildings on the outlook of adjoining sites; to enable access to daylight; and to provide a degree of privacy consistent with suburban living. At Riverlea Estates, a distance between buildings has been specified, as allotment boundaries are not yet clearly defined and dwellings are already located in close proximity to one another. In the Avon Loop some variation in separation distances has been provided to encourage development to reflect and enhance the architectural form of buildings.

The exception to this rule for that part of the Living HB Zone as shown in Part 2 Appendix 6 allows for a degree of spaciousness with minimisation of view obstruction consistent with the very low density residential development proposed for this area of the Port Hills.

The setback is such as to enable efficient and practical use of the remainder of the site, whilst mitigating adverse effects of buildings on adjoining sites. Accessory buildings are permitted within the setback with the exception to that part of the Living HB Zone as shown in Part 2 Appendix 6 in order to allow more flexible use of this space. However, the total length of all such accessory buildings on a site is limited to 9m (in the low density living zones) to avoid dominance of adjoining sites by the proximity of such buildings close to the boundary. The total length of all accessory buildings on a site is limited to 10.1m in the L3, L4C, Living G (Yaldhurst) (Awatea) (Prestons) and (Halswell West) Zones in recognition of the anticipated character and density of these zones and to accommodate three garages side by side. The height of the accessory buildings will also be limited by the recession plane standards in the lower density zones. **(Plan Change 67)**

In the Living 4B Zones there is no minimum building setback along any internal boundary in recognition of these areas suitability for high density development and having high land values. Buildings developed along internal boundaries in this way will be restricted in height to around a single storey on the boundary by the recession plane provisions.

In the Living 3 and 4 Zones provision is made for situations where existing residential units on adjoining sites have a ground floor window of a habitable room located within 1.8m of the common internal boundary. In these situations any proposed new building must provide a light well adjacent to the existing window/s to give a degree of light penetration and separation.

Additional setback is required for first floor balconies and windows of living areas in the lower density living zones in order to avoid a reduction in privacy on adjoining sites through being overlooked. Windows at angles to a boundary, which make overlooking unlikely, are exempt from this standard. In the Living 3 and 4 Zones there are provisions for living area windows and balconies at first floor and above to be set back a greater degree to ensure privacy is maintained. These provisions apply both to internal boundaries and between buildings located on the same site. While these provisions will reduce site flexibility on some sites, they seek to ensure that there is an adequate level of privacy between residential units.

In Gwynfa Avenue a greater setback applies along the boundaries of sites with Gwynfa Avenue, as though this access were a legal road and not a right of way. This recognises the general form of development and existing amenity values along this avenue.

In Goulding Avenue (Hornby) a greater setback has been specified on some sites to assist in the mitigation of the effects associated with the loss of open space for those sites.

On Montgomery Spur, in the areas identified in Appendix 9, a specific setback based on a site's relationship to the ridgeline has been applied. This recognises the visual prominence and importance of this area as forming a backdrop to the City and the potential for adverse effects from building development on the highly visible and therefore sensitive skyline. This is intended to reduce the visual dominance of buildings by controlling the proximity of building development close to the ridgeline.

In the Living G (Yaldhurst) (Awatea) (Wigram) (Prestons) and (Halswell West) Zones, provision is made for zero building setback from internal boundaries within those areas of the zone identified as catering for developments at 'High Density (a) or (b)' or 'Density A' respectively, or Density ATC, A, or B and Density A area and residential activities in the Urban Village (Prestons). Such developments may in some circumstances share common party walls, but provisions also enable individual dwellings to be contemplated at these higher densities. In such cases, a limit is placed on the extent of the length of walls on intervening boundaries along such adjoining sites, so as to enable a more open outlook and visual amenity to be provided. Where adjoining sites in areas of different density (medium/high) area involved, while zero building setback is still enabled in the higher density area, provision is made for the more stringent of the relative recession plane requirements to apply to buildings in the intervening boundary with the higher density site, so as to ensure a reasonable visual transition between such neighbouring properties. **(Plan Change 67)**

In the Living G (East Belfast) Zone a reduced setback is provided for in Density Areas A and B to allow a more efficient use of these residential sites.

14.1.6 Continuous building length

Updated 14 May 2012

The purpose of the continuous building length rule is to mitigate the visual effect of long monotonous structures on the amenity of adjacent sites. The rules operate in conjunction with each other as well as with other rules such as those for sunlight admission and setbacks.

Buildings may create an obtrusive visual appearance unless this effect can be mitigated by sufficient separation (setbacks) or by "steps" in long walls, parapets or roofs of buildings to provide visual variety and relief. In the lower density living zones and for specified development in the Living 3 and 4 Zones, these rules differentiate on the basis of height, with two storey buildings generally being more than 5.5 metres in height. For lower single storey buildings, the rules focus on the effect of the ridgeline, which is likely to be a more dominant visual feature than the exterior walls. For higher and longer buildings, the rules focus on the walls, in addition to the ridgeline, as these are likely to be more visually dominant.

The rules require "steps" to be provided in the ridgelines, parapets and exterior wall of tall and/or lengthy buildings. Twenty metres has been assessed as a suitable threshold length for ridgelines, parapets or walls, before a break is required. The subsequent spacing and length of steps is intended to provide reasonable flexibility of design while ensuring steps are placed at sufficient intervals to be visually effective. In order to avoid a visually monotonous appearance the rule also requires these steps to be provided in the ridgelines, parapets or walls of buildings which are in close proximity to each other.

Given the diversity of lot sizes, shapes and boundaries, it is acknowledged that the rule cannot anticipate all the circumstances that may apply to the siting of long buildings.

Exceptions have been provided where large setbacks can be provided, distance being the mitigating factor, or where development can be achieved comprehensively under the control of a development plan.

For the Living 5 (Travellers Accommodation Zone) the rule has a narrower application, and only addresses the effect of continuous building length on the interface of the zone with other Living Zones, including on sites on the opposite side of the road from a Living 5 Zone.

In the Living 3 and 4 Zones the rules have been retained for specified developments. For larger scale developments the articulation and modulation of the walls and roofs will be covered by the urban design, appearance and amenity provisions.

14.1.7 External appearance

Updated 14 May 2012

A rule relating to external appearance applies in those special amenity areas of particularly high street scene and/or heritage value. External appearance controls also apply to multi-unit developments within the higher density L3 and L4C zones in central New Brighton. Assessment as a discretionary activity is seen as necessary in order to provide some protection and/or enhancement of the existing characteristics which makes these areas particularly attractive and/or of social and historical importance and to avoid incompatible development. In the Living 5 Zone (Kilmarnock) an external appearance requirement applies to promote building design that is in sympathy with existing buildings on the site including roof pitch, exterior cladding and exterior colour. In the Living G (Yaldhurst) and Living G (Prestons) Zones the external appearance rules are intended to maintain or enhance visual amenity and the quality of the surrounding residential environment.

In central New Brighton an external appearance rule applies to higher density multi-unit developments to ensure that larger buildings meet well-established urban design principles and thereby produce a high amenity, high density living environment for both occupants and the wider community. The rule recognises the visual sensitivity of the area to poorly designed large buildings due to the high public profile of this area through its location adjacent to the beachfront, pier, and district centre and the current low density character of the surrounding neighbourhood.

Provision has been made within this rule for consideration of all new buildings, additions and alterations to existing buildings within the area of Living Zone 3 bounded by Madras Street, Canon Street, Packe Street and Purchas Street, subject to a development plan. This is intended to enable consideration of urban design principles and appearance, along with the provision of open space between buildings, to ensure a high level of amenity is provided both within this comprehensive development and as it relates to surrounding areas.

14.1.8 Urban design, appearance and amenity - Living 3, 4A, 4B and 4C Zones

Updated 14 May 2012

Within the Living 3 and 4 Zones all new buildings, alterations or additions (including all accessory buildings, fences and walls associated with that development) that results in three or more residential units requires resource consent as a restricted discretionary activity with the Council's discretion limited to the urban design, appearance, and amenity of the development. This resource consent requirement also applies to 1-2 unit developments on sites of less than 300m², 1-2 units resulting in residential floor area greater than 550m², or buildings used for other activities on a site over 40m² in area. This provision has been inserted to address widespread concerns over the quality of development occurring in the Living 3 and 4 Zones and the impact of development on amenity for residents, neighbours and views from public places including streets.

This provision includes an extensive set of assessment matters to act as guidance for developers and for those assessing applications, about the appropriate design outcomes and level of amenity anticipated for developments in these areas.

The inclusion of developments on small sites in the Living 3 and 4 Zones is to ensure that larger developments cannot be artificially broken up into a series of smaller developments as a way of getting around the rule. Small sites also restrict the design layout options, with the potential adverse effects of poor design decisions having the potential for greater impacts, thereby justifying the need for such developments to be considered in terms of their urban design, appearance, and amenity.

14.1.9 Fences and screening structures - Living 3, 4A, 4B and 4C Zones

Updated 14 May 2012

Solid, high screening structures such as fences and walls that are erected on road, conservation or open space boundaries of properties have the potential to cause adverse visual impacts along with other associated effects such as disconnection and reduction in the potential for passive security. This provision seeks to ensure a minimum level of visual transparency where screening structures exceed 1.0m in height. There is consideration in the assessment matters for situations where a different provision of screening structure may be necessary or appropriate due to the location or orientation of the application site.

14.1.10 Minimum unit size - Living 3, 4A, 4B and 4C Zones

Updated 14 May 2012

This provision primarily seeks to ensure a minimum standard of amenity for occupants of residential units within higher density areas. Minimum areas have been established for the range of unit from studio units to 3 or more bedrooms. This range of sizes also seeks to encourage a range of units to cater for different occupant demands.

14.1.11 Ground floor habitable space - Living 3, 4A, 4B and 4C Zones

Updated 14 May 2012

This provision seeks to ensure that residential amenity is maintained in the Living 3 and 4 Zones by balancing the on-site land uses. The primary land uses on a residential site are the green, open space, the car orientated access/manoeuvring/parking space and the people orientated building or activity space. Where the balance of these land uses swings towards car orientation the site appears visually dominated by hard surfacing and divorced from the residents. This is often expressed by a large area of parking and a row of garage doors at ground level. The land use balance and residential amenity of sites can be greatly improved by the provision of a habitable space at the ground floor level within each residential unit as this brings the people activity back into these spaces. It also has the added benefit of providing direct connection between the indoor activity and the outdoor use of the green, open space along with passive surveillance.

14.1.12 Outdoor living space

Updated 14 May 2012

A minimum area and shape of outdoor living space has been required for residential units to ensure that an area of each site is set aside which is sufficient to meet the outdoor living needs of current and future residents of the site and to meet needs for access to sunlight and fresh air. The requirement in the lower density living zones for the outdoor living space to be designed to receive sunlight in mid-winter and be readily accessible from living areas is intended to ensure that each area set-aside for outdoor living is pleasant, convenient, likely to be available and used by residents and meets health needs for sunlight. The rule for outdoor living space clarifies that some buildings or parts of buildings may be located within an outdoor living space without compromising the overall use of the space for outdoor living purposes. Any buildings or parts of buildings proposed to be located within an outdoor living space that exceed the specified exemptions may compromise the use and purpose of that space.

A progressively smaller amount of outdoor living space is required for residential units in the Living 2, 3, 4A, 4B, 4C, G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) and (Halswell West) Zones, reflecting the likely size of the units erected in the respective zones and the consequent likely occupancy levels. At Riverlea Estates, a large area of communal open space is available for all residents, so no additional open space standards are imposed. A reduced amount of outdoor living space is also required for small elderly persons units, reflecting the likely single-person occupancy and the outdoor needs of elderly people. **(Plan Change 67)**

The alternative provision of a balcony is offered for residential units in the Living 2, G (Yaldhurst) and G (Wigram) and the Living G (Prestons) Zones without rooms on the ground floor. This reflects the practical difficulties for residents of such units of using outdoor living spaces at ground level and the unlikelihood that such spaces would be used. For the Living G (Awatea) and (Halswell West) Zones, the requirement for an outdoor living space provides for important public/private interface and interaction between the street and private property. The purpose is to achieve good urban design outcomes by promoting outdoor activity and interaction at street level and avoiding a predominance of hard stand areas and building.

In the Living 3 and 4 Zones provision is made for a minimum quantity of outdoor space to be provided for each unit. This space can be split between ground floor gardens, upper level balconies, and communal areas. To ensure that a balance of activities is achieved at ground floor level a proportion of the outdoor living space needs to be located at ground level in L3 and L4C Zones. Where communal spaces are provided they recognise the benefits that can be gained for higher density developments by incorporating areas for seating, BBQs, swimming pools, tennis courts, and the like. These communal areas do not, however, replace the need for private spaces, and thus all units must continue to provide a private space for residents. In L3 and L4 Zones where the height limit is higher than 11m the communal space may also be provided indoors to enable facilities such as swimming pools or gyms. This recognises that residents in multi storey apartment buildings can benefit from the provision of such facilities and the provision of large areas of ground level gardens is less likely to occur in these higher density zones.

For the Living G (Awatea) Zone, the requirement for an outdoor living space provides for important public/private interface and interaction between the street and private property. The purpose is to achieve good urban design outcomes by promoting outdoor activity and interaction at street level and avoiding a predominance of hard stand areas and building. In other zones, the higher likelihood of occupancy by families is reflected in a requirement for outdoor living space for all residential units. The practical difficulties of providing a continuous outdoor living space on hill slope sections is reflected in alternative arrangements being permissible. The area required to be set aside for outdoor living purposes is smaller in the Living H Zone than the Living 1 Zone for the same reasons. It is expected that residential units at ground level in the Density ATC area of the Living G (Wigram) zone may have a small courtyard as opposed to a larger outdoor living area to make a more efficient use of the land resource. **(Plan Change 67)**

In the Fendalton special amenity area (Sam 8, 8a and 8b) a slightly increased outdoor living space is required. This recognises the greater scale of development in the area generally, the generally larger sites and the need to retain the special open space and landscape qualities of the area, including mature on-site vegetation.

14.1.13 Service and storage spaces

Updated 14 May 2012

In the Living 3, 4A, 4B, and 4C Zones provision has been made for indoor and outdoor service and storage spaces with minimum areas and dimensions. This is to ensure that in these areas sufficient provision is made for storage of household items, containment of rubbish and recycling, and activities such as drying washing. Provision is also made for communal rubbish and recycling space where this is appropriate for larger scale developments.

14.1.14 Outdoor service space, storage space and on site convenience

Updated 12 March 2012

A minimum area and shape outdoor service space has been required for residential units in the Living 3, 4A, 4B, 4C, G (Yaldhurst) and G (East Belfast) and G (Prestons) Zones, to ensure that in these higher density environments sufficient areas are set aside for rubbish storage and drying washing outside. Recognising that

providing such areas in the highest density zone may not be practicable in every circumstances an alternative indoor area(s) will be considered acceptable.

14.1.15 Landscaping and tree planting - Living 3, 4A, 4B and 4C Zones

Updated 14 May 2012

This rule requires that in the Living 3 and 4 Zones, provision is made for tree planting adjacent to the road boundary of each site. This tree planting will act to visually enhance the site through introduction of visual softening of the built form, provision for shade or amenity planting, and enhancement of the public view of buildings.

In these areas, the provision of trees both along the frontage and within the site is seen as more effective than requiring landscaping areas which may provide little benefit to the wider site, neighbours or public areas if planted in low shrubs or lawns. Trees will give a visual presence and can be tailored to fit the site and development style. The number of trees required is relative to the length of road boundary and the overall size of the site.

In addition, planting along access ways and carparking areas and adjacent to front entrances will assist in improving the amenity of sites for residents and in softening the built form as viewed by both neighbours and from the public realm.

This rule also links strongly to the goal of enhancing the Garden City image of Christchurch.

14.1.16 Screening of parking - Living 3, 4A, 4B and 4C Zones

Updated 14 May 2012

The screening of parking areas including those associated with non-residential activities is required to maintain the pleasantness and residential character of sites as viewed from both neighbouring sites and public areas including the street and parks. Landscaping is required to be the minimum height at the time of planting to ensure an immediate visual screen.

14.1.17 Acoustic insulation - Living 3, 4A, 4B and 4C Zones

Updated 14 May 2012

It has been recognised that there may be potential adverse effects on the amenity of residents within the Living 3 and 4 Zones from noise levels coming from busier roads. The rule requires a certain level of noise reduction to be achieved by the exterior walls of buildings within a certain distance of a traffic lane, given that it is not practicable to require a reduction in noise from the source (i.e. traffic). The level of noise reduction required and the distance from the road within which this reduction must be met both vary depending on the nature of the adjacent road, i.e. whether it is a collector or arterial. Given that the sorts of non-residential activities generally anticipated in the L3 and L4 zones are education, health, day care, spiritual, or travellers accommodation, and given that these activities are identified in the Plan as noise sensitive activities, the requirements for acoustic insulation extend to including buildings used for other activities.

14.1.18 Family flats

Updated 14 November 2005

Family flats for the care of dependant relatives are seen as a desirable and often necessary addition to any residential unit when required by family circumstances. It is noted that the definition of family flat requires a legal instrument to be registered against the relevant title to ensure the family flat is being used by dependant relatives. The legal instrument will usually be a bond registered on the title of the property. Additional parking spaces and outdoor living areas are not required as the relative occupying the family flat is considered to be an integral part of the family on the site. In order to mitigate the effects of the additional building on adjoining sites and to assist in ensuring their use is limited to family needs, the size of each family flat is limited. The requirement for the family flat to be relocated from the site or to have the kitchen removed is to avoid family

flats being used as a separate residential unit without an adequate site area, outdoor living space or parking areas.

14.1.19 Coastal hazards - Living 1 Zone only

Updated 22 May 2006

The South Brighton Coastal Management Area is a sub zone of the Living 1 Zone located on the South Brighton Spit, south of Tern Street. The sub zone has been set up in response to the potential for this part of the spit to be subject to coastal erosion and sand stability problems. As a result of the Environment Court Decision C60/2003 the South Brighton Coastal Management Area has been extended to include an area originally part of the Conservation 1A Zone. The South Brighton Coastal Management Area has been renamed the South Brighton Coastal Management Area 2 (SBCMA 2) and the new area named the South Brighton Coastal Management Area 1 (SBCMA 1).

Although the landward area (SBCMA 2) is less likely to be subject to erosion and inundation during the useful life of buildings erected, there is always a possibility of this happening. Buildings and hard surfacing can also impede the passage of water and sand, increasing the adverse effects of sand and water movement. For these reasons, the erection of buildings and construction of hard surfacing requires consideration as to their design and location in order to ensure the buildings are rapidly relocatable, and the passage of sand and water is not impeded on the sites.

The seaward area (SBCMA 1) is potentially exposed to greater threat of erosional forces and sand instability being closer to MHWS. Consequently, by determination of the Environment Court (C60/2003) a regime has been provided where buildings can be located in this part of the Spit, where they previously were not provided for, provided that adequate consideration is given to the appropriateness of the method and materials of construction proposed. This includes consideration of the use of foundations for buildings, for example pole structures, which will not impede the passage of sand and water and will not deflect or increase erosion onto adjoining sites.

Furthermore, it is considered that concrete and bitumen type hard surfaces will resist infiltration and potentially exacerbate erosion and dune loss. Consequently, it is considered necessary to limit to the use of "hard surfaces" to materials and methods, which will not resist filtration. Any development proposed is also required to provide for the maintenance and enhancement of the foredunes to ensure the retention of the sand volumes, dune morphology and vegetation present.

14.1.20 Screening from neighbours

Updated 14 November 2005

The screening from neighbours of outdoor storage and parking areas associated with non-residential activities is required to maintain the pleasantness and residential character of sites as viewed from adjoining sites. Landscaping is required to be the minimum height at the time of planting to ensure an immediate visual screen. Outdoor storage and parking areas of residential activities are considered to be an accepted part of residential amenity in living environments.

14.1.21 Residential coherence

Updated 12 March 2012

The retention of residential activity on sites within the city's living areas is an essential determinant of the character, cohesiveness and pleasantness of the residential environment. Loss of residential neighbours can result in adverse effects in terms of loss of security, friendship and fellowship, as well as the loss of visual evidence of residential character that can accompany loss of residential occupancy. In most instances, therefore, permanent residence on a site is required. This must include at least one person engaged in the non-residential activity, to avoid token residents being installed on a site, who are not linked with a home-based activity.

In the Living 4A and 4B Zones the rule has been further restricted for apartment blocks greater than 3 storeys to minimise loss of security and nuisance for residents living in these circumstances.

Limitation of non-residential activities in the Living 4C Zone to essentially home occupations is in recognition of the sensitivity of this environment to encroachment by non-residential activities. An exception is provided for certain sites in the L4C Zone (Avon Loop) in recognition of the history and location of these sites and the capacity of the immediate environment to absorb the effects of limited non-residential activity.

As with the standards for scale of activity and site size, there are a range of activities serving an important local function, for which residents will generally accept a loss of residential activity on a site. These activities are spiritual, day care, health, and educational facilities. Concentrations of such activities may result in residential sites being left without immediate residential neighbours, or in adverse cumulative effects to visual character, traffic generation levels, noise levels or the general residential character of areas. For these reasons in the Living 1, H, RS, RV, 2 and 3 Zones, together with Living G (Yaldhurst), Living G (Awatea), Living G (East Belfast) Living G (Wigram) and Living G (Halswell West) Zones (other than in that area shown as 'Commercial' in Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3), Business 1 in Outline Development Plan (Awatea)(Appendix 3T, Part 2, Volume 3) and Town Centre or Education Site in Appendix 3U/1 Outline Development Plan (Wigram) and Business 1 in Outline Development Plan (Halswell West) (Appendix 3W, Part 2 Volume 3), activities without a residential component, have been limited to locations within "community footprints" where these either adjoin business zones and / or collector or arterial roads. In such locations, the number and co-location of such activities is limited so as to disperse such non-residential activities and ensure retention of residential neighbours and character. Consequently no provision has been made for non-residential activities without a residential component that serve an important local function on local roads. In some circumstances it may be appropriate to locate any one of the specified activities on a corner site, particularly in situations where the access to the site is from a collector or arterial road. **(Plan Change 67)**

This exception has not been extended to the Living 1A, 1B, 1D, HA and HB Zones reflecting the sensitive nature of the residential environment on the urban boundary and the fact that generally a range of such activities are available in the existing living zones.

Memorial Avenue and Fendalton Road have been excluded recognising the commemorative nature of Memorial Avenue and the high standard of amenity on both Memorial Avenue and Fendalton Road. In order to preserve the residential appearance of these roads this rule restricts non-residential activities to those of a small scale home occupation nature only.

In a small part of the Living 4A Zone a select number of activities are exempt from the residential coherence rule in recognition of the existing diverse nature of the area and the need for such activities to be centrally located.

In the Living G (East Belfast) Zone the Spring Grove homestead and setting has a Community Footprint overlay to facilitate the establishment of appropriate new uses and protect the economic viability of the heritage building and its potential future identity as a community focal point.

14.1.22 Roading and access

Updated 1 November 2011

The area surrounded by Deans Avenue, Blenheim Road, Whiteleigh Avenue and the railway line is subject to special rules relating to access because these roads all serve major traffic functions. Access to Deans Avenue is restricted to Lester Lane or a proposed new road to be located not less than 100m and not more than 110m from the intersection of Moorhouse and Deans Avenues. The Living G (Prestons) Zone contains controls on the number of residential and commercial activities which can be established prior to the completion of specific upgrades to the transport network in its vicinity in order to ensure development does not exceed the capacity of the network. The access restriction onto Mairehau Road from the Living G (Prestons) Zone has been established to create a barrier to further urban growth with adjoining rural land.

With regard to Living G (Awatea), certain roads in the residential areas have been identified as providing limited access only. For these roads, direct vehicle access has been restricted in recognition of the increasingly high volumes of domestic and commercial traffic these roads will carry in the foreseeable future. The purpose of this rule is to minimise the potential health and safety risk that can arise from vehicles slowing to enter/exit a site from a busy road. For sites with frontage onto roads with limited access, an alternative means of access will be required.

14.1.23 Restriction on outdoor activities

Updated 30 April 2011

The requirement to locate manufacturing and other processes within a building is necessary to maintain the pleasantness and residential character of sites as viewed from adjoining sites and roads. The rule will also support the City's "garden-city" image.

14.1.24 Retailing

Updated 1 November 2011

Retail activities on a site are considered to be a significant determinant in the number of vehicle and pedestrian movements to and from a site generated by a non-residential activity. These movements can be controlled through standards directly specifying the number of permitted vehicle or pedestrian movements. However, measuring and enforcing such standards will be difficult and it is considered that alternative controls are necessary over those activities known to generate adverse effects as a result of vehicle and pedestrian movements. These adverse effects relate to levels of noise, vibration, glare, fumes, disturbance, loss of privacy, traffic and parking congestion and loss of traffic safety, which are incompatible with the anticipated character and amenity of a suburban residential environment. Not only retail activities, but also the display of goods for sale can attract vehicle and pedestrian movements which are incompatible with a residential area.

By way of applications, goods grown or produced on a site may be able to be sold. This recognises that sales of such goods may be an integral and necessary part of other activities on the site and may assist in providing home-based employment and income generation for residents or occupiers of a site. However, applications may be declined or conditions imposed to limit the scale and nature of the sales, if adverse effects on the living environment are possible.

Exemption from this standard is provided for certain sites in the L4C Zone (Avon Loop) in recognition of the history and location of these sites and the capacity of the immediate environment to absorb the effects of limited non-residential activity. In addition, in the Living G (Yaldhurst), Living G (Awatea) and Living G (Wigram) and the Living G (Prestons) Zones, provision is made for retail activity in that part of the zone shown as 'Commercial' in Appendix 3N Development plan (Yaldhurst), Business 1 in Outline Development Plan (Awatea) (Appendix 3T, Part, Volume 3), for those zones and Urban Village/Commercial, Commercial, Commercial A & B in Appendix 3V/1 Outline Development Plan, and Town Centre in Appendix 3U/1 Outline Development Plan (Wigram) Part 2 Volume 3, and Business 1 in Outline Development Plan (Halswell West) (Appendix 3W, Part 2 Volume 3), for those zones. While Business 2 Zone rules are to apply in that areas, they have been retained within the overall Living G (Yaldhurst) and Living G (Prestons) Zones so as to distinguish the scale and extent of their essentially local retail function from District centres elsewhere in the City. (Plan Change 67)

The size of individual retail premises is limited in the Living G (Halswell West) Zone to enable the traffic effects of any larger retail activities to be assessed.

14.1.25 Noise from pre-schools

Updated 30 April 2011

Pre-schools can result in unreasonable noise disturbance on neighbouring properties as a result of children playing in outdoor activity and facility areas. In some cases these effects can be mitigated by relocation of the activities and facilities to a more suitable part of the site or by controlling the frequency and timing of outdoor activities. However, in other cases such relocation or restrictions on outdoor activity are not practical or possible, and the pre-school activity may not be suitable on a particular site. For these reasons, an application for a discretionary activity is considered necessary to enable consideration of these matters.

14.1.26 Scale of activity and site size

Updated 12 March 2012

These standards are closely related to one another and are major determinants of the scale of non-residential activities in the living areas of the city. Limitations are included on the amount of floor area of buildings used for non-residential activities; the amount of non-residential employment on the site; and the total size of the site used for non-residential activities. These are key factors in ensuring that non-residential buildings and activities are compatible with the scale and effects of other buildings and activities in the living environment; will not result in visual dominance of buildings; and will remain incidental to residential activities and buildings on the site. These factors are intended to ensure that the respective living environments of the city remain dominated by residential, rather than non-residential, activity.

In recognition of the generally smaller residential site sizes in the Living 4 Zones, Living G (Awatea) and Living G (Wigram) and Living G (Halswell West) Zones, a smaller maximum site size has been specified. For the lower density living zones (Living 1A, 1B, 1D, HA and HB) the standards are different reflecting the more sensitive nature of these zones. There is no standard for site size but the scale of activity rule is a community standard. The standard also reduces the maximum percentage of buildings on the site that can be used for non-residential activities recognising the generally larger sizes of buildings anticipated in these areas. These standards are designed to ensure that non-residential activities are kept to a home occupation scale, which is considered generally appropriate to a very low density living environment on the edge of the city. **(Plan Change 67)**

There are, however, a range of activities which are necessary for the practical, efficient and pleasant functioning of the entire living environment. These activities include health services, spiritual, educational and day-care establishments which meet the needs of residents principally within the surrounding residential environment. In many instances it is not practical, suitable or necessary for these activities to establish in business areas and it is considered that residents accept a loss of residential activity on a site, if the activity is serving an important local function. For these reasons, the scale of non-residential activity and the number of persons employed is not limited for such activities in the Living 1, H, RS, RV, 2, 3, G (Yaldhurst), and G (East Belfast) and Living G (Prestons), and a small part of the L4A Zone. Over the small part of the L4A Zone the exemption is extended to travellers' accommodation in recognition of the strategic requirements of this type of activity to locate close to the city centre.

In close proximity to a medium-large sized business zone, a residential area is already characterised by neighbouring buildings and sites, which are of a larger scale than most residential buildings and sites. The level of activity in terms of traffic and pedestrian movements is also significantly greater than in residential areas distant from business zones. Accordingly, the provisions enabling non-residential activities to occupy larger sites and to employ more outside people in "community footprints" alongside the business zones, is a reflection of the capacity of these areas to accommodate such activity whilst remaining in character with the scale of other buildings, sites and activities in the vicinity.

Exceptions to the site size and employment standards are also provided for small-scale home-based occupations in all living zones and nursery and market gardens in the suburban areas. These provisions recognise that such activities will not result in adverse effects on the surrounding environment as a result of the size of the site occupied or the level of employment. In addition in the Living 3 Zone an exemption to the maximum site size has been made for travellers' accommodation where it fronts and has access exclusively from an arterial road. This is in recognition of the historical location of these activities and the capacity of the immediate environment to absorb their effects. Excluded from this exemption due to their sensitive residential nature, however, are the northern and central parts of Deans Avenue and Rossall Street. Provision for a larger floor area and some outside activity, and an exemption from the maximum site size standard is provided for certain sites in the Living 4C Zone (Avon Loop) in recognition of the history and location of these sites and the capacity of the immediate environment to absorb the effects of limited non-residential activity.

In all zones, an exemption from the size rule applies to public reserves without buildings recognising the important role of public open space within a living environment. The exemption allows greater flexibility for larger areas of land to be used for this purpose recognising that public reserves without buildings will not adversely effect the surrounding environment as a result of the size of the site.

14.1.27 Hours of operation

Updated 12 March 2012

The hours over which a non-residential activity operates is a significant determinant in the level of adverse effects likely for neighbours as a result of vehicle and pedestrian movements, noise levels, loss of privacy and security and general disturbance, which are incompatible with living environments. These effects can be

as a result of operations during hours when neighbours can reasonably expect a more peaceful environment; or as a result of the cumulative effects of extended periods of operation from which there is little respite for neighbours. For these reasons, limitations have been placed on the total number of hours of operation and the acceptable hours of operation for each day. Exceptions to these requirements have been included for activities which do not involve visitors, clients or deliveries coming to and from the site and for small-scale home-based activities within buildings, recognising that such activities are less likely to result in disturbance to neighbours. A further exception is made for travellers accommodation along specific arterial roads in the Living 3 Zone and pockets of the Living 4A Zone, to allow this type of activity to locate there, subject to meeting the other applicable rules, for strategic reasons. Exception is provided for certain sites in the Living 4C Zone (Avon Loop) in recognition of the history and location of these sites and the capacity of the immediate environment to absorb the effects of limited non-residential activity. In addition, exemptions are also provided in the Living G (Yaldhurst) and Living G (East Belfast) zones where activities other than residential may be located within those areas identified as 'Community Footprint' in Appendix 3N Development Plan (Yaldhurst) Part 2, Volume 3, and in Appendix 3s Outline Development Plan (East Belfast).

14.1.28 Traffic generation

Updated 1 November 2011

The number of vehicle movements generated by non-residential activities within living environments is a significant cause of the adverse effects experienced by neighbours of such activities. These adverse effects relate to levels of noise, vibration, glare, fumes, disturbance, loss of privacy, traffic and parking congestion and loss of traffic safety, which are incompatible with the anticipated character and amenity of the respective living environments.

Levels of vehicle movements have been specified, the effects of which are compatible with the surrounding living environment. Because of the existing higher levels of traffic movements on arterial and collector roads, it is considered that greater levels of vehicle movements can be accommodated within the character of areas adjoining such roads. Where sites share a common access, the acceptable level of vehicle movement has been specified only as that which is already anticipated from a residential activity on the site, due to the greater likelihood of conflicts. In community footprints, a higher level of traffic generation is expected as a consequence of a greater range of non-residential activities, and accordingly the higher level of traffic generation is acceptable. In addition, a range of activities serving an important local function have greater permissible traffic generation numbers. These exceptions recognise the practical need to have these activities in the living environment. Their location is, however, directed to specific sites more capable of absorbing the increased effects that may occur. Exemption is also provided in the Living G (Yaldhurst), and Living G (Wigram) and Living G (Prestons) Zones, where commercial activities may be located within that area identified as 'Commercial' in Appendix 3N Development Plan (Yaldhurst) Part 2, Volume 3 and "Town Centre" in Appendix 3U/1 Outline Development Plan (Wigram) and Urban Village/Commercial, Commercial and Commercial A & B in Appendix 3V/1 Outline Development Plan (Prestons), Part 2 Volume 3, for those zones.

There are likely to be difficulties distinguishing between those vehicles, other than heavy vehicles, which are associated with the non-residential activity on a site rather than the residential activity. For this reason the standards specified are set to include vehicle movements, other than heavy vehicles, generated by both non-residential and residential activities on a site. A residential activity which already generates high levels of vehicle movements cannot therefore be associated with a similarly high traffic generating non-residential activity, without an assessment of effects by way of an application. Heavy vehicle movements specified in the standard are significantly less than other vehicle movements, because of the greater severity of the adverse affects from heavy vehicles as a result of noise, vibration, fumes, traffic congestion and safety.

14.1.29 Storage of heavy vehicles

Updated 30 April 2011

Heavy vehicle movements can result in adverse effects, which are significantly greater than those of other vehicle movements, as a result of noise, vibration, fumes, traffic congestion and safety. This standard recognises that the storage of heavy vehicles on a site in a living area can result in vehicle movements which are at times, or of such a regular nature, that they cause a nuisance to neighbours. At the same time,

however, by enabling one heavy vehicle to be stored on a site, the standard also recognises the common need for residents to store their employment-related vehicle at home.

14.1.30 Settlement size and scale

Updated 30 April 2011

The extent of the Living RV Zone is restricted, only recognising a historical pattern of unplanned settlement and the number of existing dwellings in the vicinity. This restriction in size is to prevent urban growth inconsistent with the City Plan objectives and policies.

It is recognised that many of the existing baches at Taylors Mistake are a part of the social and cultural history of Christchurch and that they are considered part of the character of Taylors Mistake.

Due to its sensitive environment, controls for the Living TMB zone limit development to baches and will ensure that their number, scale and their design and the overall area covered by impervious surfaces do not compromise the visual and landscape values and character of the area.

The baches are required to be serviced with a reticulated water and sewage system connected to the City's network and with electricity. All services are to be placed underground and landscaping is to be implemented upon each bach's completion. Similarly, controls on height have been set at a relatively low level, individual baches are limited to 50m² with some scope for baches larger than 50m². Baches with a gross floor area exceeding 55m² are prohibited, and the size of any decks has been limited. Vehicle access to and parking within the zone have been restricted to avoid the visual intrusion of a formalised road and parked cars and retain the informal pedestrian scale atmosphere of the Row area. An outline development plan has also been included to guide development.

All these measures are to ensure that development proceeds in a manner that is sympathetic to the surrounding environment.

Prohibited activity status has been utilised in order to ensure the construction or placement of a bach in the bach zone is not undertaken without a corresponding bach in the Conservation 1A zone being demolished or removed.

Any activity, other than the temporary occupation of a bach, is prohibited to reflect the historical use of the baches as providing holiday accommodation for the community.

The scale of urban development in the Living Zones in, and between, the Cashmere and Worsleys Valleys (within the Development Plan Area in Appendix 3i) has been restricted to limit the potential effects, particularly traffic effects, including an Environment Court requirement to upgrade the Cashmere/Hoon Hay/Worsley intersection if more than 205 residential units are to be built.

14.1.31 Boarding of animals

Updated 30 April 2011

This standard recognises that the boarding of animals in living areas can have adverse effects on the surrounding area as a result of noise and smell. The noise and smell commonly associated with the boarding of animals is not considered to be compatible with a residential environment and, therefore, boarding of animals is only permitted where small-scale and an integral part of animal health care offered by a veterinarian.

14.1.32 Special setback provisions - Residential and other activities

Updated 12 March 2012

Noise insulation standards are specified for buildings in new subdivisions to be developed in the Living 1 and Living G (Yaldhurst) Zone adjoining specified limited access roads or major arterials. This is designed to protect occupiers from noise generated by vehicular traffic on busy roads (which may also have higher traffic speeds). The means of achieving the standards rests with the developer. These standards are considered to

be more realistically achievable in new housing areas where the opportunity to mitigate the adverse effects of traffic noise is still available.

A special provision requires a minimum separation distance between buildings in the Living 1 Zone and the boundary of the Living 4B (North Beach) Zone to reduce the impact of building scale and to protect the amenity of residents in the former zone by creating a buffer of open space or roading.

In the Living 1 and 3 zones at Styx Mill (refer Appendix 3f) a special setback and planting/fencing requirement is specified along the boundary with the Styx Mill Reserve. This setback planting and fence (partly in the reserve itself) is to assist in the protection of birdlife in the reserve from predation by domestic animals, particularly cats.

In the Living G (East Belfast) Zone special setback provisions and noise insulation standards are specified for buildings adjoining the Northern Arterial or Main North Railway Line to protect occupiers from noise generated by traffic and rail activity and to minimise the potential for reverse sensitivity effects on these transport networks.

In the Living G (East Belfast) Zone a special fencing requirement is specified for residential units with boundaries facing the open space corridor to promote the safety of pedestrians and cyclists by providing good surveillance characteristics and a positive physical and visual relationships to the street and open space corridor.

14.1.33 Development plans

Updated 12 March 2012

Development plans for several new residential growth areas have been included in this Plan. Their purpose is to assist the Council in carrying out its functions under Section 31 of the Act - managing the effects of the use, development and protection of natural and physical resources in an integrated manner. More specifically they indicate the outcomes being sought for that particular area and means of avoiding or mitigating adverse effects.

A development plan applies to land at Styx Mill, Belfast, which will involve staged development of a large area of land at mixed densities, including Living 1, and Living 3. (Refer to clause 10.2.2 for the reasons for a development plan, which also apply to the Living 1 Zone at Styx Mill.)

A development plan applies to land at North Halswell which will involve staged development of a large area of land at mixed densities, including Living 1, Living 1A and Living 3. (Refer to clause 10.2.2 for the reasons for a development plan, which also apply to the Living 1 Zone at North Halswell.)

A development plan applies to land at Taylors Mistake to ensure that the layout of the baches will not adversely effect the surrounding natural environment. The location of the baches also promotes the maintenance of views from the baches to the beach as well as co-ordinating access to the baches and public access through the bach zone.

An outline development plan applies to the Living G (Yaldhurst), Living G (Awatea) and Living G (Wigram) and the Living (Prestons), and Living G (Halswell West) and the Living G (East Belfast) zone which requires the development of large area of land in accordance with specified urban design principles and at mixed densities. **(Plan Change 67)**

In the Living G (East Belfast) Zone and Outline Development Plan is required demonstrating how any development will achieve the overall minimum net residential density stated under Policy 11.7A(i)(c) along with the requirement for a 20m average esplanade reserve and the provision of sufficient land for stormwater disposal. This is also required to show a buffer area within which residential activities and travellers' accommodation are not permitted to establish so as to avoid or mitigate potential reverse sensitivity effects on lawfully established activities at 18 Station Road, Belfast (legally described as being Lot 1 DP 35966 and Lot 1 DP 51224).

The development plan that relates to an area of Living 3 bounded by Madras Street, Canon Street, Packe Street and Purchas Street is intended to control overall development patterns within this comprehensive development and ensure coordinated development over this large block of land.

14.1.34 Dismantling or repair of motor vehicles

Updated 30 April 2011

Experience over some years has revealed that the dismantling and repair of motor vehicles is a major single source of complaint and detracts from the level of amenity anticipated in Living Zones. Major adverse effects particularly concern noise and visual detraction. These have commonly led to enforcement problems in dealing with these activities. Accordingly the operation of other rules in the plan are reinforced by specifically identifying this process as a non-complying activity. The rule has been applied to "other activities" rather than residential activities, as the scale and intensity of adverse effects associated with dismantling or repair of motor vehicles is demonstrably greater where the activity is not associated with the household on the site.

14.1.35 Aircraft noise exposure

Updated 30 April 2011

Rules have been established so as to mitigate the effects of aircraft noise on noise sensitive activities in the vicinity of the International Airport while recognising the need to operate an airport efficiently. These rules are based upon the New Zealand Standards set down in "Airport Noise Management and Land Use Planning" NZS 6805 : 1992.

Within the 55 dBA Ldn contour boundary shown on the planning maps, noise insulation measures are required for buildings, depending on the sensitivity of the internal building space for specified uses.

14.1.36 Building size and building separation

Updated 30 April 2011

A limitation is included on the gross floor area of any single building used for residential or non-residential activities and the separation distance between buildings where these buildings are a significant size. The floor area of any building is a key factor in ensuring that buildings are compatible with the scale and effects of other buildings in the Living 1, H, RS, RV and 2 Zones and will not result in visual dominance of buildings. These factors are intended to ensure that the respective living environments of the city are not dominated by large bulky buildings.

The proposed standard is a community standard as it is considered likely that large bulky buildings may have effects of a neighbourhood scale, and that people other than direct neighbours may be affected. In particular where activities exist within large bulky buildings the hours of operation and the traffic generation associated with the activity are increasingly likely to affect the amenity enjoyed by neighbours. These effects may also include matters such as staffing levels, times at which shifts might change, the scale and location of parking areas in relation to adjoining properties, hours and frequency of delivery vehicles visiting the site, residential character, and outdoor lighting requirements. For this reason, the listing of the standard as a community standard will enable the Council to assess all effects associated with any proposed building and activity on a site.

Buildings are required to be separated from each other, as the visual effect of two buildings on a site located close to each other, is similar to the effect of one large building. It is not intended that this rule will apply to small accessory buildings and family flats which are less than 100m².

In close proximity to a medium-large sized business zone, a residential area is often characterised by neighbouring buildings and sites, which are of a larger scale than most residential buildings and sites. The level of activity in terms of traffic and pedestrian movements is also significantly greater than in residential areas distant from business zones, where this is recognised, community footprints have been identified. Accordingly, the provisions enabling non-residential activities to occupy larger sites and to employ more outside people in "community footprints" alongside the business zones, is a reflection of the capacity of these areas to accommodate such activity whilst remaining in character with the scale of other buildings, sites and activities in the vicinity. The rules relating to building size and scale will not apply in these areas for the same reasons.

14.1.37 Deferred Zoning - Cashmere and Worsley Valleys, Taylors Mistake and west of Philpotts Road south of Winters Road and Living G (East Belfast)

Updated 12 March 2012

The urban development of the Living 1 and H Zones in, and between, the Cashmere and Worsley Valleys has only been permitted on the basis of the land, landscaping, and tracks that have been offered as environmental compensation, and determined by the Environment Court, and is deferred until that compensation has been provided and flood mitigation and other works are completed or committed to.

The Taylors Mistake Bach zone will be deferred until the following preconditions have been met, the transfer of land in Taylors Mistake Valley to the City Council and the preparation of a planting plan.

Urban development of the land west of Philpotts Road and south of Winters Road has been deferred until a sewer outfall is available for this area.

The Living G (East Belfast) Zone is deferred until a footpath has been constructed on the southern side of Belfast Road between the railway line and Blakes Road.

14.1.38 Comprehensive housing improvement areas

Updated 30 April 2011

Specific areas within the Living 1 Zone have been identified as being suitable for comprehensive housing improvement. These areas have been identified as the Council considers that there is a place for housing renewal and improvement where comprehensive integrated design can be achieved by aggregating land, which is in common ownership for design purposes. Such areas will only be appropriate in limited parts of the Living 1 Zone.

The standards within the Plan for comprehensive housing improvement have been established to provide flexibility while at the same time mitigating adverse effects particularly for people on adjoining site boundaries. The standards also reflect the opportunities that can be realised through comprehensive development as opposed to site by site redevelopment. These opportunities include integrated site design and layout as well as increased planting opportunities. In general the standards are not too dissimilar from the surrounding Living 1 Zone. Given this the overall outcomes sought for the Living 1 Zone will not be compromised through these provisions.

14.1.39 Special flooding provision

Updated 30 April 2011

A prohibited activity status has been set for buildings below 15.3 metres (relative to the CDB Datum) in the Living 1 Deferred Zone to the west of Philpotts Road and south of Winters Road because of the high potential for flooding and prolonged stormwater ponding below this level.

14.1.40 Protection of groundwater quality

Updated 30 April 2011

Part of the Living G (Yaldhurst) Zone on the western edge of the City's urban area and to the west of CT 34C/688, is located above groundwater recharge resources of particular importance as sources of untreated drinking water. Consideration must therefore be given to the type and scale of any land use activities undertaken on the surface of the land in that part of the zone, particularly those that may involve the use and storage of hazardous or potentially polluting substances that could impact on groundwater quality. Hazardous substance storage activities within that part of the zone, which have the potential to discharge to ground must therefore be limited, and/or managed in such a way so as to ensure that groundwater quality is not degraded.

14.1.41 Other Activities - 458 - 464 Ferry Road

Updated 30 April 2011

This site, although zoned for living purposes, has a long history of business use and was until 2009 a Scheduled Activity site for a service station. In recognition of the past use of the site, provision has been made for on-going business use by providing exemptions from a number of Community Standards as well as amended requirements in relation to a number of Development and Critical Standards such as site density, open space and separation from neighbours. To achieve greater integration of this site within the surrounding Living 2 zone, any development of the area defined in Part 2, Appendix 12 is required to contain a minimum residential component. The site will therefore be able to be developed purely for residential purposes or by way of a mixed use development with residential and business or community components.

14.1.42 Design and appearance - Density Area A Living G (East Belfast) Zone

Updated 12 March 2012

All development within Density Area A requires a resource consent with regard to design and appearance to ensure an appropriate building form and design is achieved.

14.1.43 Dwelling orientation to the street within Density Area A - Living G (East Belfast) Zone

Updated 12 March 2012

Kitchen and dining rooms or living rooms, or a combination thereof are to face the road boundary to provide informal visual surveillance on the adjoining open space network.

14.1.44 Stormwater drainage swales and water basins in the Living G (East Belfast) Zone

Updated 12 March 2012

Within the Living G (East Belfast) Zone a rule has been incorporated as a restricted discretionary activity to ensure that the location and design of any stormwater drainage swales and water basins has been properly sized and that stormwater disposal is appropriately captured and treated on the site.

14.1.45 Walkable blocks within the Living G (East Belfast) Zone

Updated 12 March 2012

In the Living G Zone (East Belfast) zone a rule has been incorporated as a restricted discretionary activity to ensure the new development pattern achieves an open, accessible and well connected neighbourhood environment particularly in terms of linkages to the open space network, public transport and the local centre.

14.1.46 Staged Development - Living G (East Belfast) Zone

Updated 12 March 2012

No residential units shall be constructed within the Living G (East Belfast) Zone until a footpath has been constructed on the southern side of Belfast Road between the railway line and Blakes Road. This is required to ensure provision of a continuous and safe pedestrian route between East Belfast and March Place (and ultimately through to Belfast School).

Restrictions are also imposed on the extent and location of residential development until such time as a pedestrian and cycle connection across the railway line at Thompsons Road has been constructed and commissioned or financial provision has been made for these works within the Council's Capital Works Programme and Development Contributions Policy. This is required to improve accessibility and connectivity to existing facilities to the west for future residents and to encourage walking and cycling as alternative modes of transport.

Restrictions are also imposed on the number of lots that may be created pending an upgrade of Blakes Road to a 9m wide sealed carriageway, or financial provision being made by the Council for that, to ensure provision of a safe route for both vehicles and cyclists.

14.1.47 Residential Activity and Travellers Accommodation - Buffer Area - Living G (East Belfast)

Updated 12 March 2012

No residential activity or travellers' accommodation is permitted within the buffer area identified on the Outline Development Plan for East Belfast in order to mitigate against the potential for reverse sensitivity effects on lawfully established activities located at 18 Station Road, Belfast (legally described as Lot 1 DP 35966 and Lot 1 DP 51224). Reverse sensitivity effects may arise if residential activities and travellers' accommodation locate within 500 metres of the odour sources at the tannery and result in restrictions on that existing business activity.

14.1.48 Street frontage, landscaping and fencing

Updated 1 November 2011

This rule requires that in the Living G (Awatea) and (Halswell West) Zones, provision is made for tree planting and landscaping adjacent to the road boundary of each site. Tree planting and landscaping will act to enhance the site visually through introduction of visual softening of the built form, provision for shade or amenity planting, and enhancement of the public view of buildings. **(Plan Change 67)**

Solid, high screening structures such as fences and walls that are erected on road, conservation or open space boundaries of properties have potential to cause adverse visual impacts along with other associated effects such as disconnection and reduction in the potential for passive security. This provision seeks to ensure a minimum level of visual transparency where screening structures exceed 1.0m in height. There is consideration in the assessment matters for situations where a different type of screening structure may be necessary or appropriate due to the location or orientation of the application site.

14.1.49 Service and storage space for Density A Residential Area

Updated 1 November 2011

In the Density A Residential Area provision has been made for indoor and outdoor service and storage spaces with minimum areas and dimensions. This is to ensure that in these high density environments sufficient areas are set aside as minimum spaces for storage of household items, containment of rubbish and recycling, and activities such as drying washing. Provision is also made for communal rubbish and recycling space where this is appropriate for larger scale developments.

14.1.50 Fencing on sites adjoining the Green Network and the Blue Network

Updated 1 November 2011

High, continuous solid board or block fencing along open space areas and pedestrian and cycle accessways provide privacy and security for property owners. However, such forms of fencing can create a hard, closed 'canyon' effect having a detrimental impact upon pedestrian and cycle ways in terms of visual appearance. This, in turn, detracts from the open, planted and unbuilt appearance generally associated with a Green Network or Blue Network. The presence of high, continuous solid block or board fencing along pedestrian and cycle ways, which are to be incorporated in the Green Network and Blue Network would no create a sense of connection with the adjoining residential properties. In effect, residential properties will have 'turned their backs' on an important community linkage. This creates the impression of isolation and insecurity and public spaces are no longer seen as being a safe environment. Further, such solid tracts of fencing are often a target of vandalism and graffiti. Management of the type of fencing will enable the development of an open, safe and secure environment while ensuring a clear demarcation between public and private land.

14.1.51 Ground floor habitable room and orientation to the street - Density A and Density B Residential Areas

Updated 1 November 2011

This provision seeks to ensure that residential amenity is maintained in the Residential Areas by balancing the on-site land uses. The primary land uses on a residential site are the green, open space, the car

orientated access/manoeuvring/parking space and the people orientated building or activity space. Where the balance of these land uses tips towards car orientation the site appears visually dominated by hard surfacing and divorced from the residents. This is often expressed by a large area of parking and a row of garage doors at ground level and in lower density areas garages between the main residential unit and the street, lessening the connection and interaction between the site and the street. The land use balance and residential amenity of sites can be greatly improved by the provision of a habitable room at the ground floor level each residential unit as this brings the people activity back into these spaces. The minimum of 3m² of glazing will allow interaction with, and passive surveillance of the street. It also has the added benefit of providing direct connection between the indoor activity and the outdoor use of the green, open space.

14.1.52 Design and amenity for Density A Residential Area

Updated 1 November 2011

In the Density A Residential Area all new buildings, alterations or additions requires resource consent as a restricted discretionary activity with the Council's discretion limited to the urban design and amenity of the development. This provision has been inserted to address widespread concerns over the quality of development occurring in the high density residential areas throughout the city and the impact of development on amenity for residents, neighbours and views from public places including streets. This provision includes an extensive set of assessment matters to act as guidance for developers and for those assessing applications, as to the appropriate level of amenity anticipated for developments in these areas.

14.1.53 Site Contamination - residential areas

Updated 11 July 2011

The Awatea Block has a history of persistent agricultural chemical use, several old quarry sites used for landfilling and some industrial activities. Such activities have the potential to result in site contamination if not properly managed. Detailed records of the nature, type, storage and use of chemicals and hazardous substances within the Block have not been kept therefore, accurate knowledge and understanding of the potential contamination risk is not available. Where areas of soil contamination are known, residential activity is avoided. However, where residential activities are permitted to be established, the potential exists for some localised soil contamination. Before residential activity establishes, it is appropriate to establish the suitability of the land for this activity because of the uncertainty around the contamination issue. Consequently, soil testing will be required at time of subdivision or building consent and, where discovered, appropriate remediation measures will be required to be undertaken to make the land suitable for residential activity.

14.1.54 Fencing on sites adjoining the Green Network

Updated 12 September 2011

In the Living G (Wigram) Zone, high, continuous and visually impermeable fences along the green network provide a clear demarcation between public and private land. Although such fencing provides privacy and security for property owners it is nevertheless considered undesirable for number of community safety and amenity reasons in that:

- Within the green network it detracts from a setting which is open, planted and unbuilt.
- It does not create a sense of connection between residents and the green network or open spaces;
- It reduces the potential for development to overlook the green network and public open spaces.
- It creates a perception of isolation and insecurity as public spaces are no longer seen as safe or friendly; and
- Solid tracks of fencing are a target for vandalism and graffiti.

Management of fencing design between private and public land will ensure the development of an open, pleasant and safe living environment.

14.1.55 Service and storage space for Density A and ATC Residential Area in the Living G (Wigram) Zone

Updated 12 September 2011

In the Density A and Density ATC Residential Area provision has been made for indoor and outdoor service and storage spaces with minimum areas and dimensions. This is to ensure that in these high density environments sufficient areas are set aside as minimum spaces for storage of household items, containment of rubbish and recycling, and activities such as drying washing. Provision is also made for communal rubbish and recycling space where this is appropriate for larger scale developments.

14.1.56 Ground floor habitable room and orientation to the street in the Living G (Wigram) Zone

Updated 12 September 2011

This provision seeks to ensure that residential amenity is maintained in the Density A and B Residential Areas by balancing the on-site land uses. The primary land uses on a residential site are the green, open space, the car orientated access/manoeuvring/parking space and the people orientated building or activity space. Where the balance of these land uses swings towards car orientation the site appears visually dominated by hard surfacing and divorced from the residents. This is often expressed by a large area of parking and a row of garage doors at ground level. The land use balance and residential amenity of sites can be greatly improved by the provision of a habitable room at the ground floor level within each residential unit as this brings the people activity back into these spaces. It also has the added benefit of providing direct connection between the indoor activity and the outdoor use of the green, open space.

14.1.57 Ground floor frontage in Density ATC (Town Centre) - Living G (Wigram) Zone

Updated 12 September 2011

The key function of the Wigram Town Centre is to meet the day to day shopping, social and convenience needs of the local community and provide an activity focal and meeting point. This outcome will be better achieved if the ground level activity in the town centre provides an active and pedestrian orientated ground floor frontage. As such priority is given to retail activities, commercial services, places of entertainment, reception areas of hotels and travellers accommodation, educational activities, spiritual facilities, daycare facilities, health facilities or entrance ways only for other activities to ensure that the street frontage is a pedestrian friendly and active space over longer periods of the day.

14.1.58 Restricted Retail Area in Town Centre - Living G (Wigram) Zone

Updated 12 September 2011

The function and amenity of the central city, district centres, suburban centres and other centres could be put at both social and economic risk through the establishment of additional retail activity within the Wigram Town Centre. The purpose of this provision is confined to ensuring the economic and social success of shopping centres including the opportunity to provide for a range of other community, service and residential activities. It is not a mechanism to regulate trade competition between shopping centres.

14.1.59 Restrictions on the Scale of Larger Buildings - Living G (Wigram) Zone

Updated 12 September 2011

The key function of the Wigram Town Centre is to meet the important day to day shopping, social and convenience needs of the local community and provide an activity and physical focal point for the surrounding area.

Ensuring that the bulk and height of the buildings is compatible with the surrounding residential area is an important part of achieving this outcome. The height and bulk of the building can impact on the amenity of the Wigram Town Centre and its surrounds (i.e. visual impact, overshadowing etc). Care is taken to ensure that larger buildings do not unreasonably effect the amenity values of this area.

14.1.60 Heritage and Archaeology

Updated 1 November 2011

Because of the presence of a listed heritage building on the site of the Living G (Prestons) Zone, and because of the potential for discovery of archaeological features in the sand dunes which formerly existed on this site, rules have been inserted to guide future development on the land to avoid potential adverse effects on historic heritage values.

14.1.61 Fencing on sites adjoining the Green Network - Living G (Prestons) Zone

Updated 1 November 2011

High, continuous solid board or block fencing along open space areas and pedestrian and cycle access ways provide privacy and security for property owners. However, such forms of fencing can create a hard, closed 'canyon' effect having a detrimental impact upon pedestrian and cycle ways in terms of visual appearance. This, in turn, detracts from an open, planted and unbuilt appearance generally associated with a Green Network. The presence of high, continuous solid block or board fencing along pedestrian and cycle ways, which are to be incorporated in the Green Network, does not create a sense of connection with the adjoining residential properties. In effect, residential properties have 'turned their backs' on an important community linkage. This creates the impression of isolation and insecurity and public spaces are no longer seen as being a safe environment. Further, such solid tracts of fencing are often a target of vandalism and graffiti. Management of the type of fencing will enable the development of an open, safe and secure environment while ensuring a clear demarcation between public and private land.

14.1.62 Setback and screening from neighbours - Living G (Prestons) Zone

Updated 1 November 2011

The Living G (Prestons) Zone includes specific building setbacks and landscaping provisions to manage the zone's interface with the various land uses along the zone boundary. In the main, these fencing provisions seek to maintain visual amenity and passive surveillance between areas; however the rural land to the west of the Living G (Prestons) Zone requires taller fences of solid construction to ensure rural amenity and mitigate against potential reverse sensitivity effects.

14.1.63 Collection of Roof Rainwater

Updated 1 November 2011

In the Living G (Halswell West) Zone the requirement for rainwater collection on sites of 650m² or larger is a sustainability measure aimed at reducing the stormwater contribution from larger dwellings on sites which with associated impervious surfaces (driveways and paved areas) will generate proportionally more runoff than dwellings on Density A and B sites. This is also in keeping with the requirement for commercial buildings. The storage and use of collected rainwater also potentially reduces demands on reticulated water and provides an alternative water source in times of emergency. Reduction of stormwater discharges and demands on surface and groundwater sources supports tangata whenua values.

14.2 Living 1A, 1B,1D, 1E, 1F, HA and HB Zones

Updated 31 October 2008

14.2.1 General

Updated 1 November 2011

The rules for the Living 1A, HA and HB Zones are in many respects the same as those for the Living 1 and Living H Zones respectively,(see Clause 10.1) but with some key differences which essentially result in a greater degree of development control. These are a reflection of the sensitive environmental factors which

often apply on the urban boundary. The need to provide a transition from normal residential densities to rural is an important factor as is the subsoil conditions in the Living 1B Zone. The rules for the Living 1F Zone also recognise the importance of maintaining and reinforcing the rural-urban boundary, with generous building setbacks consistent with those applicable to the adjoining rural land.

The primary differences are prohibited activity status for dwelling unit densities below 1500m² (reflected in subdivision rules) on a number of developments in areas along the urban edge, and below 3000m² in the Living HB Zone and additional provisions for a block in Hawthornden Road under the airport cross runway approach. In the Living 1E (rural hamlet - Gardiners Road) Zone 1200m² and 2000m² minimum net areas have been imposed in the areas east and west of the 50 dBA Ldn airport noise contour lines respectively, to ensure both the scale and density of settlement remains of a moderate and semi-rural character. The Living 1F Zone rules limit development to that directly associated with an elderly persons housing complex, and to this end any other residential activity is a non-complying activity in the zone.

There are also special critical standards relating to setbacks, open space, and for two areas, noise insulation. These standards result in non-complying activity status, the specific reasons for which are set out below. A development standard has been incorporated for some of the zoned areas in respect to development plans. The reasons for other standards are as for the Living 1 Zone (in the case of the L1A - L1D and L1F Zones) and the Living (Hills) Zone in respect to the LHA and HB Zones.

14.2.2 Development plans

Updated 14 November 2005

Development plans are required for a number of areas subject to development. These plans are intended to achieve the following objectives:

- Ensure co-ordinated roading/cycle/pedestrian access provision between adjoining parcels of land.
- Indicate important locations for the provision of open space, waterway enhancement/linkages or natural features to be protected.
- The general relationship of development with the surrounding area.
- The presence of any particular constraints on development in the relevant part of the zone, including setbacks, or areas subject to special rules.
- In large areas, or areas in multiple ownership, the staging of development in order to achieve efficient provision of services.

In addition, a development plan applies to land on the upper slopes of Worsleys Spur to ensure that development will harmonise with the natural character of the rural Port Hills when viewed from a distance. Gullies shown on the plan will be required to be managed to ensure that a cover of native tree species regenerates or eventuates with judicious planting. Allowing existing broom and gorse to remain will encourage regeneration. Planting will be required at time of subdivision where there is no suitable nursery cover already in place. The development plan also requires roads to be located generally on the top of the sub-spurs, rather than across the slope of the spur, to minimise the visual impact.

14.2.3 Deferred Zonings

Updated 16 November 2009

In that part of the Living 1A Zone at North Halswell (between the Southern Arterial Designation and Wigram Road) a deferred Living 1A zoning shall apply until 8 May 2002. This is to allow for the possible realignment of the Southern Arterial Designation to a position closer to Wigram Road, thereby improving the opportunity for comprehensive development of housing in this area. To provide certainty for the future zoning of this area however, the deferral will cease on 8 May 2002, regardless of the alignment of the Arterial, unless it is subject to an earlier Variation to the Plan.

The Living HA Zone north of Kennedys Bush and fronting Cashmere Road has been deferred because there is currently no sewer outfall available. The need for further land for residential development on that area of

the Port Hills is also unlikely to arise before 2004, or 2008 in the case of the highest portion. Therefore there is currently no need to adversely affect the local, largely rural, environment.

An area of the Living HA zone in the Heathcote Valley has been deferred pending the preparation of a Variation or Change to the Plan. The zone area is in multiple ownership and requires a comprehensive approach to issues of access, land drainage, reserves, amenity and land stability. In addition there may be opportunities on the Bridle Path Road frontage for smaller allotment sizes. The area contains some existing horticultural operations and there is a need to ensure that these can continue unhindered by residential development. Consideration needs to be given to existing power lines traversing the zone and two listed trees.

The urban development of Living 1A and HA Zones in, and between, the Cashmere and Worsleys Valleys has only been permitted on the basis of the land, landscaping, and tracks that have been offered as environmental compensation, and determined by the Environment Court, and is deferred until that compensation has been provided and flood mitigation and other works are completed or committed to .

The Living HA Zone on Moncks Spur above Barnett Park is deferred until stormwater and flood mitigation works are finalized, and there are prerequisites for subdivision including landscape planting, a through road, and the vesting of land as reserve as environmental compensation for the urban development.

14.2.4 Residential site density - critical standard

Updated 16 November 2009

The site density in the Living 1B Zone is intended to reflect the soil constraints and rural interface qualities of the zone, with some scope for hobby farming. The suitability of these areas for long term residential development would require consideration in detail over the longer term.

The Living 1D Zone continues a long-standing zoning of a "rural residential" enclave with serious constraints for stormwater disposal, which mitigate against any further intensification of development.

In the Living 1A Zone a minimum site density of 1500m² for the dwellings/lots on the interface between urban and rural has been set. New areas of Living zones in the west and north-west of the city adjoin areas which are potentially under considerable pressure for urban expansion and some of these are also subject to noise influences from the airport. The Council wishes to send a clear message, by the way of a graduated transition from "full" residential to rural dwelling densities, that further residential expansion is undesirable. As subsidiary reasons, the density limitation offers the opportunity to provide a buffer to the rural area and larger sites enable greater planting and a better quality of visual interface with the rural area. A lower site density of 1,000m² is permitted in the L1A zone in Cashmere Valley adjoining Shalamar Drive, reflecting in part the location adjacent to land that is to be provided to the Council as environmental compensation.

In addition to these standards, this rule also specifies certain circumstances in which prohibited activity status applies to the site density requirements.

A minimum area of 750m² is required for lots adjoining the Styx River corridor (currently zoned rural, but ultimately Conservation 3) south of the Styx River and north of Farquhars Road, to provide a "transition" between urban development and the river corridor. This urban extension is well contained by the river corridor. In the Tulett and Nunweek Park and Masham areas higher than normal provision has been made for reserves.

The limitation on density in the Living HA Zone is to reinforce the character of the Kennedy's Bush - Corgwyn Avenue area. In a proposed area of new development in Upper Kennedy's Bush, including a deferred area extending to Cashmere Road, some scope for smaller allotments is provided, but still with an average of 1500m². The same provision applies to the Living HA Zone on Shalamar Drive in Cashmere to minimise the visual effects of urban development and maintain the character of the adjacent residential area. Likewise a 850m² minimum site area and 1500m² average applies to the Living HA Deferred zone on Moncks Spur.

The area between Upper Kennedys Bush and Cashmere Road is deferred until the need for additional hill land justifies the effect on those values, and services are available. Very low density development has been provided for in the Living HB Zone to minimise the visual effects of urban development, particularly in respect of rural areas in the vicinity, and in some cases to maintain the existing local character.

Similarly, the provision of low density housing development over 1500m² is allowed for in Heathcote and Hoon Hay Valleys. In both of these areas development has been provided for in locations where its relative distant location and landscape values make it a marginally desirable proposition, but has been offset in some cases by the protection of land higher on the hills having high ecological, landscape and vegetation values by the developer.

In the Living HA Zone on Bridle Path Road, just south of the intersection with Port Hills Road, larger section sizes have been required in the higher part of the zone. This has been done to enable buildings to be kept on the lower valley slopes, and thus maintain the open rural landscape of the upper slopes that is characteristic of Heathcote Valley. Sites in the lower portion of that zone are permitted down to 850m² which will maintain an average of approximately 1500m² for the zone as a whole. For similar reasons larger section sizes are required in the more visible part of Morgans Valley which is identified as a low density subzone.

The Living HA Zone on Bridle Path Road adjoining the Rural 7 Zone Sub-zone is subject to a 3,000m² minimum site size for sites adjoining the Rural 7 Zone. This is intended to assist in reducing the potential for conflict between rural and residential activities in the two zones.

On Richmond Hill a low density zone is provided to minimise the impact of residential development in the existing rural environment.

In order to secure the retention of these areas as an outer boundary to urban growth, or to protect amenity values, a strong provision has been made to ensure that development below specified densities is a prohibited activity, sending a clear signal to local residents and landowners in sensitive boundary locations.

In the Living 1E Zone, scope has been provided for low density residential development. These large sites offer the opportunity to provide a buffer to the adjacent rural area, allow ample space for on-site planting and landscaping, and will ensure that the zone develops as a rural hamlet, rather than being urban in character. However, development in the western part of the zone must take account of noise intrusion from the operations of Christchurch International Airport. A lower density of residential units is permissible in this part of the zone to send a clear signal about the importance of protecting the uncurfewed operation at the airport. There will be limits on access to the zone from Johns Road under the New Zealand Transport Agency Act 1989.

These prohibited activities are further reinforced by complementary provisions in the subdivision rules for these zones.

14.2.5 Aircraft noise exposure

Updated 14 November 2005

Land within the Living 1E Zone west of the 50 dBA Ldn noise contour is also subject to noise intrusion from aircraft operating on the main runway. In order to mitigate these effects a requirement has also been made here for noise insulation measures in residential units and other buildings.

14.2.6 Open space

Updated 14 November 2005

In the Living 1A Zone, the standards are the same as in the Living 1 Zone. On the outer edge of this zone however, site sizes are required to be at least 1500m², and in the Living 1B,1D, 1E and most of the Living HA zone, similar large lot sizes are either typical, or required.

Accordingly, provision is made for large dwellings, but a limitation on floorspace (either as a total or percentage of the site) is imposed to maintain the open character required for planting provision, the maintenance of local amenities, and the quality of the rural/urban interface.

14.2.7 Special setback requirements

Updated 30 September 2008

These rules have four primary purposes. The first reason for the setbacks is to reinforce the rules on site density and subdivision by having a distinct transition from urban to rural zoning, in this case by setbacks, to avoid the artificial (and easily eroded) urban boundary characteristic of many locations around the city. This setback is required on key locations on rural and open space boundaries, including those locations where a road is intervening. The setback also provides a buffer for rural activities or from the impacts of recreational activities.

This approach reinforces the signal to the community and landowners about constraints on further outward urban expansion and the importance of the airport and versatile soils, reinforced by enhancing the quality of the rural-urban interface.

Secondly, there is a setback provided from the boundary of existing housing adjoining the Grassmere Street, Nunweek and Tulett Park areas to reduce the impact of building scale on these existing areas.

Thirdly, noise insulation standards are specified for dwellings in new subdivisions to be developed in the Living 1A and Living 1B zones adjoining limited access roads. These are designed to further protect occupiers from noise generated by vehicular traffic on busy roads (which may also have higher traffic speeds). The means of achieving the standard rests with the developer. These standards are considered to be more realistically achievable in new housing areas where the opportunity to mitigate the adverse effects of traffic noise is still available.

Fourthly, a large setback is required from existing power pylons in the vicinity of Gilberthorpes Road, Buchanans Road and Yaldhurst Road for amenity reasons, and also in recognition of potential health effects.

In the Living 1 and 3 zones at Styx Mill (refer Appendix 3f) a special setback and planting/fencing requirement is specified along the 1.6km boundary with the Styx Mill Reserve. This setback planting and fence (partly in the reserve itself) is to assist in the protection of birdlife in the reserve from predation by domestic animals, particularly cats.

Two special setback requirements apply to the Living HA Zone on Bridle Path Road just south of the intersection with Port Hills Road. The 10m setback from Bridle Path Road is intended to reduce the impact of urban development on the area for existing residents on the opposite side of Bridle Path Road and visitors using that road. The second requirement limits the extent to which buildings can be located on the upper slopes of the land in the zone. The upper slopes are particularly visible from many locations in Heathcote Valley. Buildings on those higher slopes would be out of character with the urban development in the Valley and significantly detract from the open rural landscape of this part of the Port Hills.

In the Living 1 and 3 zones at Wigram (refer Appendix 3r) special outdoor living space and planting/fencing setback requirement is specified along a portion on the zone boundary between land zoned Living 3 and the RNZAF Bequest Land. These setback requirements will assist to ensure the future use and enjoyment of the land for residential purposes and to protect the future residents from any potential adverse noise and visual effects that may result from the existing RNZAF functions and operations that continue to occur from the RNZAF Bequest Land.

14.2.8 Family flats and settlement size and scale

Updated 16 November 2009

Family flats for the care of dependant relatives are seen as a desirable and often necessary addition to any residential unit when required by family circumstances. For the Living 1A, 1B, 1D, 1E, HA and HB Zones, it is noted that the definition of family flat requires a legal instrument to be registered against the relevant title to ensure the family flat is being used by dependant relatives. The legal instrument will usually be a bond registered on the title of the property. Additional parking spaces and outdoor living areas are not required as the relative occupying the family flat is considered to be an integral part of the family on the site. In order to mitigate the effects of the additional building on adjoining sites and to assist in ensuring their use is limited to family needs, the size of each family flat is limited. The requirement for the family flat to be relocated from the site or to have the kitchen removed once the flat is no longer being used as a family flat, is to avoid family flats being used as a separate residential unit without an adequate site area, outdoor living space or parking areas.

In the Living HA Zone the maximum number of additional residential units has been set in order to strictly limit the scale of activity in the zone. In combination with the minimum lot size this rule ensures that the area will develop as a low density rural-residential environment.

The scale of urban development in the Living Zones in, and between, the Cashmere and Worsleys Valleys (within the Development Plan Area in Appendix 3i) has been restricted to limit the potential effects, particularly traffic effects, including an Environment Court requirement to upgrade the Cashmere/Hoon Hay/Worsley intersection if more than 250 residential units are to be built.

14.2.9 Sewage disposal

Updated 14 November 2005

The Living 1A Zone north of Jones Road, Templeton, cannot be developed without a reticulated sewerage connection to Islington. This is because the current treatment plant at Templeton has reached the limit of its capacity. The Living 1E Zone is isolated in the rural area and the existing density of development, and that proposed in the zone, is not sustainable in terms of the groundwater resource unless effluent is disposed of by a reticulated sewerage system. The lot sizes are too small to allow for adequate on-site disposal.

14.2.10 Dismantling or repair of motor vehicles

Updated 14 November 2005

Experience over some years has revealed that the dismantling and repair of motor vehicles is a major single source of complaint and detracts from the level of amenity anticipated in Living Zones. Major adverse effects particularly concern noise and visual detraction. These have commonly led to enforcement problems in dealing with these activities. Accordingly the operation of other rules in the plan are reinforced by specifically identifying this process as a non-complying activity. The rule has been applied to "other activities" rather than residential activities, as the scale and intensity of adverse effects associated with dismantling or repair of motor vehicles is demonstrably greater where the activity is not associated with the household on the site.

14.2.11 Colour, reflectivity and landscaping - Worsleys Spur

Updated 14 November 2005

Standards for colour and reflectivity of buildings and structures, together with tree/shrub planting, have been set for the upper part of the Worsleys Road LHB zone in order to:

- (i) minimise the visual impact of buildings, structures and inappropriate landscaping in this low density living environment on the existing natural characteristics of the rural Port Hills;
- (ii) foster, through the planting of trees and shrubs, the establishment of an arboreal environment, which will be consistent with the ongoing, long-term effort of restoring a native forest in the neighbouring Hoon Hay Valley; and
- (iii) facilitate the development of an innovative residential area on the Port Hills, which is in harmony with the landscape, particularly when viewed from the Summit Road and/or Kennedy's Bush Track, or from the urban area on the plains.

14.2.12 Concept Plan - Living 1F (Retirement Village - Prestons Road) Zone

Updated 31 October 2008

The development of an elderly persons housing complex within the Living 1F Zone to provide for up to 165 elderly persons housing units as well as a multi-storey health facility building containing up to 45 serviced elderly persons apartments has the potential to alter the existing character and amenity of the surrounding area. In order to ensure that the development is undertaken in a way that is compatible with the zoning of the surrounding area, a concept plan is required to be submitted for the Council's evaluation and approval prior to any development commencing. This will enable the relationship of the elderly persons housing complex

with the surrounding area to be considered and is intended to ensure there is some control over the mitigation of any actual or potential effects of the development.

14.2.13 Access

Updated 31 October 2008

An access standard has been included for the Living 1F (Retirement Village – Prestons Road) Zone, in order to maintain the access visibility requirements set out in the Austroads Guide to Traffic Engineering Practice Part 5 (June 2005), or any equivalent successive guideline. It is therefore necessary that an area adjacent to the zone boundary on either side of the proposed access, as shown on the Development Plan in Appendix 3e, remains clear of any obstructions in order to achieve the desired visibility.

14.2.14 Use of site and buildings - Living 1F (Retirement Village - Prestons Road) Zone

Updated 1 November 2011

This rule ensures the use of the Living 1F Zone for activities, other than those associated with the operation of the elderly persons housing complex, is controlled to protect the amenities of the surrounding area. This is especially important in terms of traffic movements to and from these activities, associated noise, and the maintenance and enhancement of amenity values given the presence of the adjoining residential environments.

The use of land in the Living 1F Zone is for specific purposes related to an elderly persons housing complex. Accordingly, there are specified “activity” limitations to ensure that these primary functions upon which this proposal was presented to the public are retained. Additional activities beyond those provided for can have significant potential impacts, and controls on the range of activities which can generate adverse effects is included to limit potential impacts.

14.2.15 Scale of building development - Living 1F (Retirement Village - Prestons Road) Zone

Updated 31 October 2008

The rule restricting the number and size of buildings associated with an elderly persons housing complex in the Living 1F Zone has been incorporated as a critical standard to ensure firm control over the scale and scope of development in the zone. It also acts to reinforce provisions in the Plan seeking to ensure the location and scale of development does not adversely impact on the character and quality of the surrounding area.

The rule is a critical standard as it is considered likely that a greater number and size of buildings may have effects of a neighbourhood scale, and that people other than direct neighbours may be affected. In order to maintain and enhance amenity values, residential character and the transport network, a strong provision has been made to ensure that development in excess of that specified is a non-complying activity, sending a clear message to the community in this sensitive urban boundary location.

14.3 Living 5 Zone

Updated 14 November 2005

14.3.1 Site density and open space

Updated 30 September 2008

A site density standard has been included for those sites in the Living 5 Zone that are surrounded by the higher density living zones, Peterborough (Living 4A), Avon (Living 4C), Riccarton (Living 3), Kilmarnock (Living 3), Raceway (Living 3), Wigram - Sioux Avenue (Living 3) and Merivale (Living 3). The maximum site density reflects the standard for the surrounding zone. For those sites surrounded by the Living 1 and 2 Zones (Memorial Avenue, Papanui, Shirley, Russley, Wigram (Henry Wigram Drive) and Upper Riccarton) an open space requirements have been set to reflect the character of the surrounding area. The standards have

been set at these levels recognising that the residential character of the surrounding zones must be retained and development contained at a level that does not adversely impact on the amenities of the adjoining living zones.

The standards are a major determinant of the character of living areas in the city. In combination with other standards, such as height, the bulk of buildings on a site is determined and hence the expected level of privacy, visual amenity and open space on the site for landscaping.

See also reasons for rules in the appropriate surrounding zones.

Because these standards are major determinants of the character of the zones, critical standards have been set for site density and open space in addition to development standards. In this way some minor relaxation of the standards may be permitted where the adverse effects are minor, but the critical standard limits the degree of relaxation and establishes an ultimate limit in terms of zone character.

14.3.2 Sunlight and outlook for neighbours

Updated 14 November 2005

This rule is closely related to the maximum height limits in terms of determining height and bulk of buildings and determining levels of privacy and access to sunlight and daylight.

14.3.3 Street scene, landscaping and visual amenity

Updated 14 November 2005

The street scene or setback of buildings from road boundaries is an important determinant of the visual impact of buildings from across the street, opportunities for tree and garden planting visible from the street, the location and visual impact of parking areas and the outlook for people in the vicinity.

Setbacks have been required in order to maintain the pleasantness and openness of sites as viewed from the streets and neighbouring properties and to enable greater opportunities for tree and garden planting.

In the Kilmarnock locality, a larger setback is required to ensure that the existing facility retains its present character in relation to the surrounding environments.

The landscaping provisions are intended to protect residential amenity and enhance the streetscape. The location requirement for landscaping is aimed at enhancing the street scene to create a pleasant aspect. The rules in respect to trees are intended to provide a form of landscaping that is visually effective and in particular in terms of softening building scale, parking and storage areas. To provide certainty the rules allow for spacing of trees, and variations over lower frontages to avoid monotony.

Provision is also required for the protection of trees within defined areas or strips to enhance their opportunities to flourish and avoid damage. The rules specify the trees capable of reaching a specified height, and species which will meet the landscaping requirements. This has been done both to ensure landscaping can be visually effective in the medium term (if not immediately) and to provide an element of certainty.

The visual amenity rule requires parking and outdoor storage areas to be screened from adjoining living, cultural or open space zones and from roads. The reason for this rule is to maintain the attractiveness of sites as viewed from the road in keeping with the city's "garden city" image and in order to avoid adverse effects on the outlook from neighbouring sites.

14.3.4 Separation from neighbours

Updated 14 November 2005

The separation distance of buildings from adjoining neighbour's boundaries has been required in all zones, to reduce the visual dominance of buildings on the outlook of adjoining sites, to enable access to daylight and to provide a degree of privacy consistent with living zones. The standard reflects the character and density of

the adjoining living zones with greater setbacks required for sites adjoining the lower density zones and where greater heights have been allowed.

The setback is such so as to enable efficient and practical use of the remainder of the site, whilst mitigating adverse effects of buildings on adjoining sites. The screening from neighbours of outdoor storage and parking areas is required to maintain the pleasantness and residential character of sites as viewed from adjoining sites.

14.3.5 External appearance

Updated 14 November 2005

(Refer to clause 10.1.6.)

14.3.6 Retailing

Updated 14 November 2005

Land within the Living 5 Zone is located within primarily residential environments, and is vulnerable to pressures for general retailing should portions of land in the zone be disposed of or developed in a piecemeal fashion. General retailing, which is not associated with travellers accommodation, could have the effect of exacerbating traffic conflict on arterial roads or local streets, detracting from residential amenities, or detracting from the viability of infrastructure in the central city and district shopping centres.

14.3.7 Building height

Updated 30 September 2008

Building height is a major determinant of the scale and character of the living zones. Height in conjunction with other standards, such as site density and open space, is a key factor in determining the visual amenity, dominance of buildings and levels of privacy.

For Peterborough, Avon, Riccarton, Kilmarnock, Raceway and Merivale the maximum height is set at the level of the surrounding Living zones. For Wigram, the maximum height is set at a level that reflects existing development and also in recognition of the historical underlying living zoning previously covering these sites. For Papanui, Russley, Memorial Avenue, Shirley and Upper Riccarton the height standard is set higher than that applying to the surrounding Living 1 and 2 Zones recognising the purpose of the zone to provide for travellers accommodation and allowing for scope for development within existing sites without expansion into adjoining living zones.

14.3.8 Access restriction

Updated 14 November 2005

A restriction on vehicle access from the hotel adjoining Oxford Terrace has been included to protect the amenities of two narrow local residential streets (Hurley and Bangor Streets) from the potential impacts of traffic associated with hotel parking. It is a continuation of a provision made operative in Change 46 to the Transitional City Plan which allowed greater scope for extensions to the hotel.

A restriction on vehicle access to Deans Avenue from the Living 5 (Travellers' Accommodation) Zone (Kilmarnock) has been included to ensure that traffic flows in this street are not further interrupted. For the same reasons vehicle access from the Living 5 (Travellers Accommodation) Zone (Merivale) to Rastrick Street has been restricted.

14.3.9 Aircraft noise exposure

Updated 14 November 2005

Rules have been established so as to mitigate the effects of aircraft noise on noise sensitive activities in the vicinity of the International Airport while recognising the need to operate efficiently. These rules are based upon the New Zealand Standards set down in "Airport Noise Management and Land Use Planning" NZS 6805 : 1992.

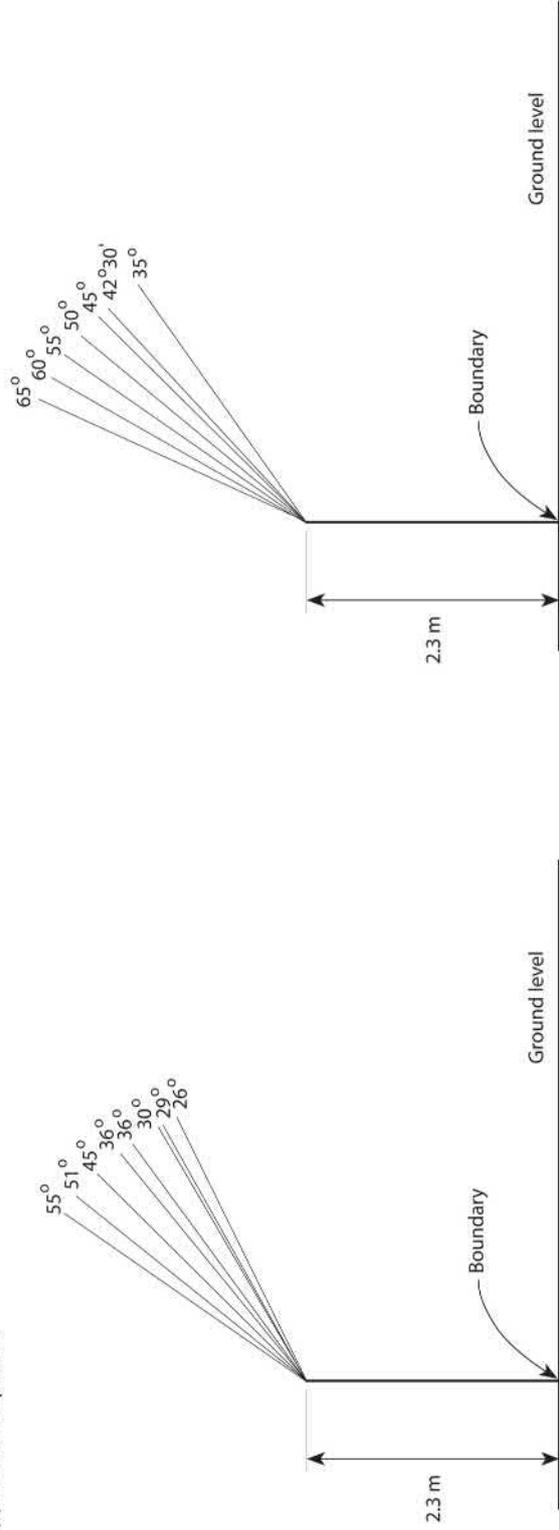
Within the 55 dBA Ldn noise contour shown on the planning maps, noise insulation measures are required for buildings, depending on the sensitivity of the internal building space for specified uses.

Appendix 1 - Recession plane and containment angle diagrams

Updated 30 May 2008

Appendix 1. Recession plane and containment angle diagrams

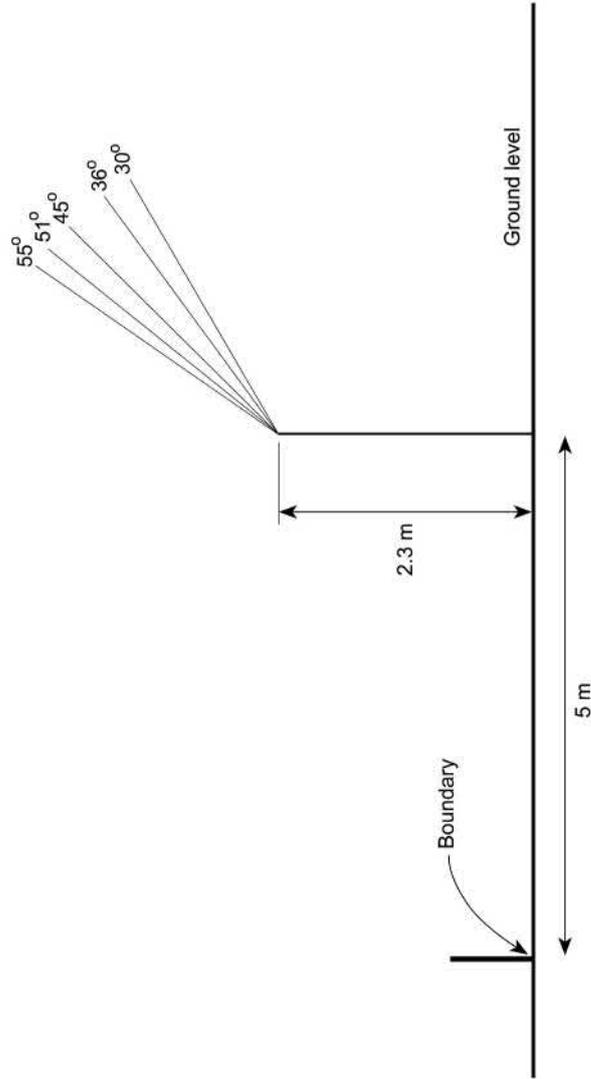
(a) Recession planes



Applicable to all buildings in living zones (except LHB (Worsleys Spur), L3, L4A, L4B and L4C Zones) and all buildings in adjoining zones.

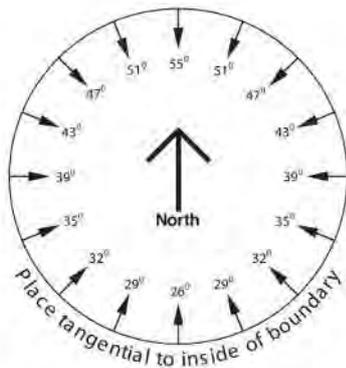
Applicable to all buildings in L3, L4A, L4B and L4C Zones and all buildings in adjoining zones.

New Diagram - Appendix 1. Recession plane and containment angle diagrams

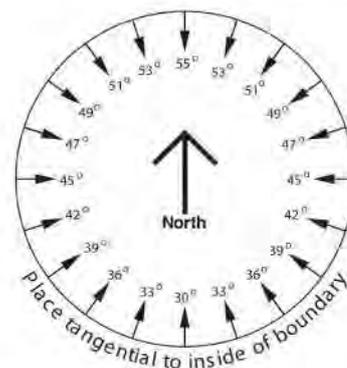


Applicable to all buildings in the Living
HB (Worsleys Spur) zone.

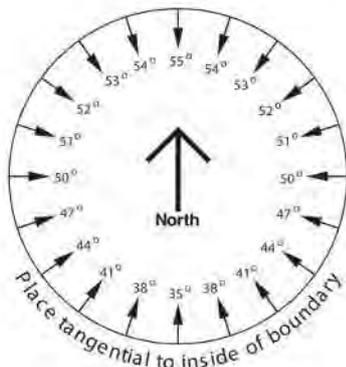
Appendix 1. Recession plane and containment angle diagrams



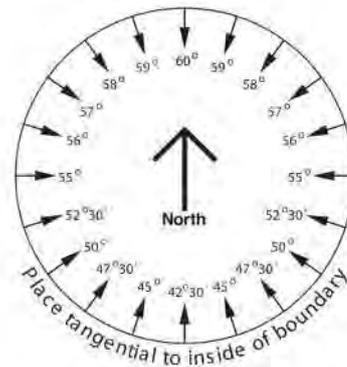
- A Applicable to all buildings:
- in the L1, L1A, L1B, L1D and L1E zones
 - on sites in other (non-living) zones that adjoin the L1, L1A, L1B, L1D and L1E zones.



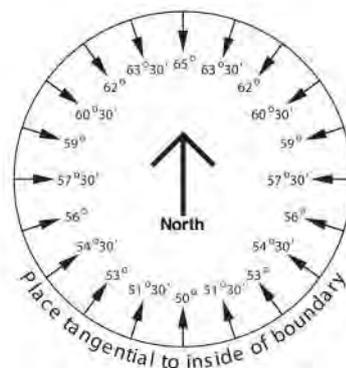
- B Applicable to all buildings:
- in the LH, L2, LRS and LRV zones
 - on sites in other (non-living) zones that adjoin the LH, L2, LRS and LRV zones.



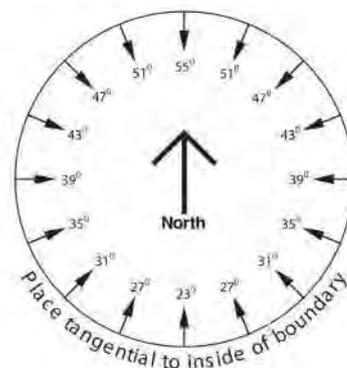
- C Applicable to all buildings:
- in the L3 zone
 - on sites in other (non-living) zones that adjoin the L3 zone
 - in the Living 5 Zone (Riccarton, Kilmarnock and Raceway only)
 - on sites in other (non-living) zones that adjoin the Living 5 Zone (Riccarton, Kilmarnock and Raceway only).



- D Applicable to all buildings:
- in the L4C zone
 - on sites in other (non-living) zones that adjoin the L4C zone
 - in the L4A and L4B zones (except those buildings over 11 metres in height)
 - on sites in other (non-living) zones that adjoin the L4A and L4B zones (except those buildings over 11 metres in height)
 - in the Living 5 Zone (Peterborough only)
 - on sites in other (non-living) zones that adjoin the Living 5 Zone (Peterborough only).



- E Applicable to all buildings:
- over 11 metres in height in the L4A and L4B zones
 - over 11 metres in height on sites in other (non-living) zones that adjoin the L4A and L4B zones.
 - in the Living 5 Zone (Avon only)
 - on sites in other (non-living) zones that adjoin the Living 5 Zone (Avon only).



- F Applicable to all buildings:
- in the LHA, LHB and TMB zones
 - on sites in other (non-living) zones that adjoin the LHA, LHB and TMB zones,
 - in the Living 5 Zone (Merivale, Papanui, Memorial Avenue, Shirley, Upper Riccarton and Russley only)
 - on sites in other (non-living) zones that adjoin the Living 5 Zone (Merivale, Papanui, Memorial Avenue, Shirley, Upper Riccarton and Russley only)

Note: North is true north

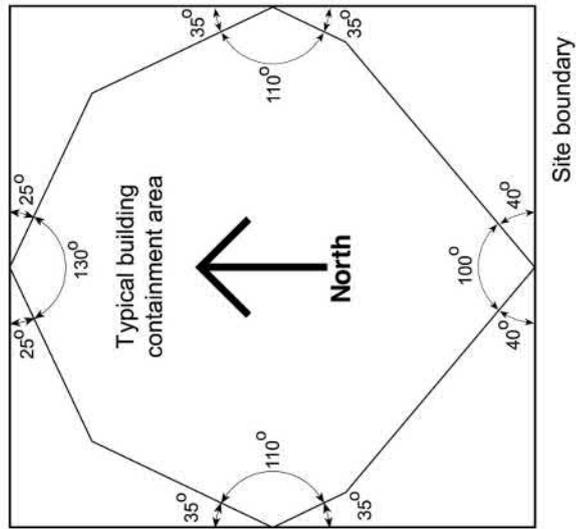
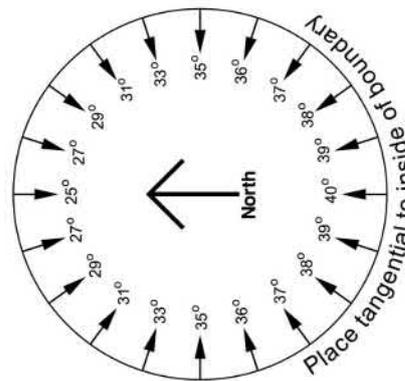
Appendix 1 Recession plane and containment angle diagrams

(b) Horizontal containment angles:

A horizontal containment angle, shall be an angle set out in a horizontal plane from a point anywhere on each site boundary within which those parts of buildings shall be contained. The containment angle shall be calculated by orienting both site plan and diagram to north; placing the diagram over the site plan with the circle tangential to the inside of the site boundary under consideration. The exterior angle of the containment angle shall be that indicated by the diagram at the point where it meets the site boundary. The containment angle shall vary with the direction of each site boundary according to the diagram following. Angles shall be interpolated for boundary directions other than those shown in the diagram.

The two exterior angles measured between the horizontal containment angle and the site boundaries shall be equal. Where sites have irregular boundaries such as streams or stepped boundaries, a mean line which generally evens out the irregular features shall be constructed before the horizontal containment angle is applied.

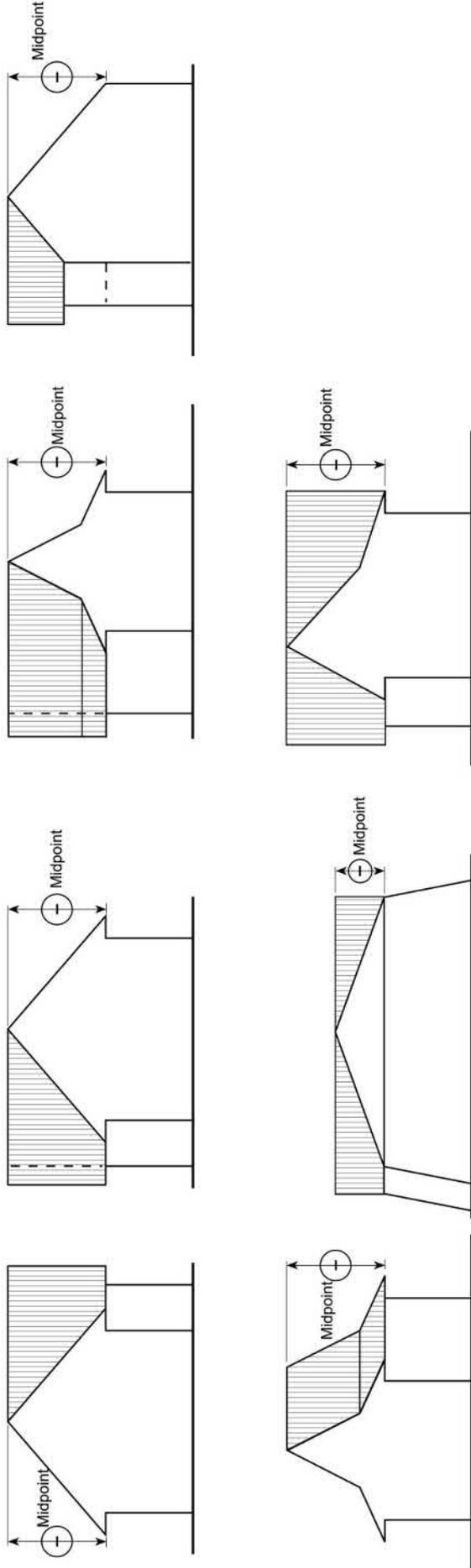
Applicable to parts of buildings over 11 metres in height in L4A and L4B zones.



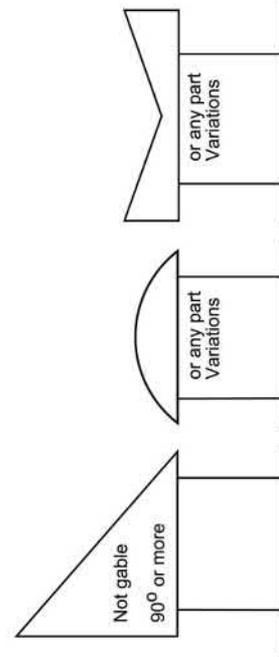
Note: North is true north

Appendix 1 Gable end diagrams and recession planes

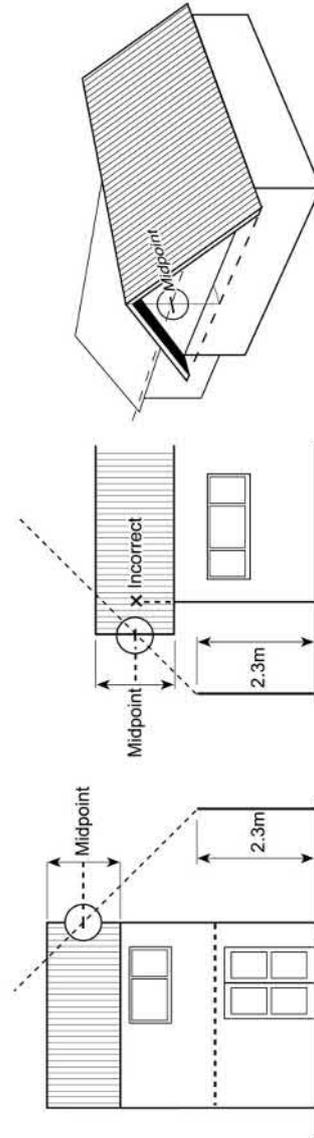
(c) Gable end diagrams: Where to measure a gable end



Examples of designs that do not meet the definition of a gable:



Location of mid-point gable:



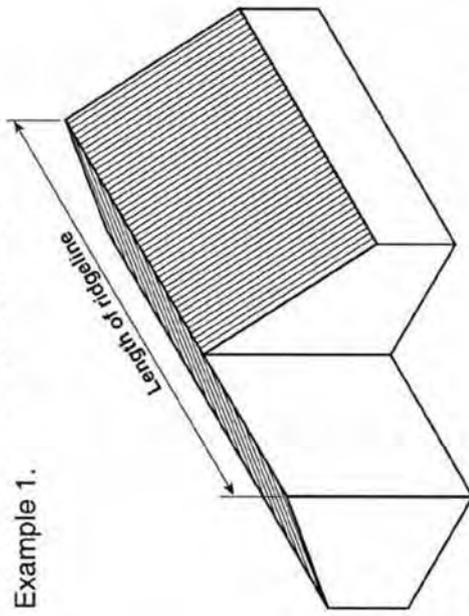
Appendix 1A - Continuous Building Length

Updated 14 November 2005

Appendix 1A – Continuous Building Length

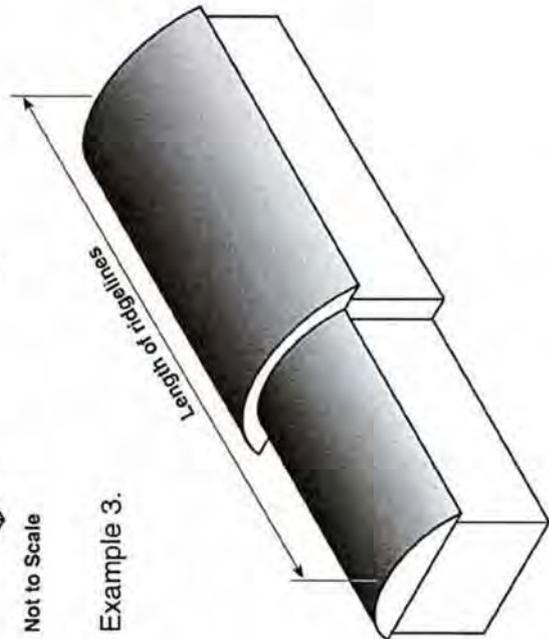
A. Measurement of Ridgelines

Example 1.



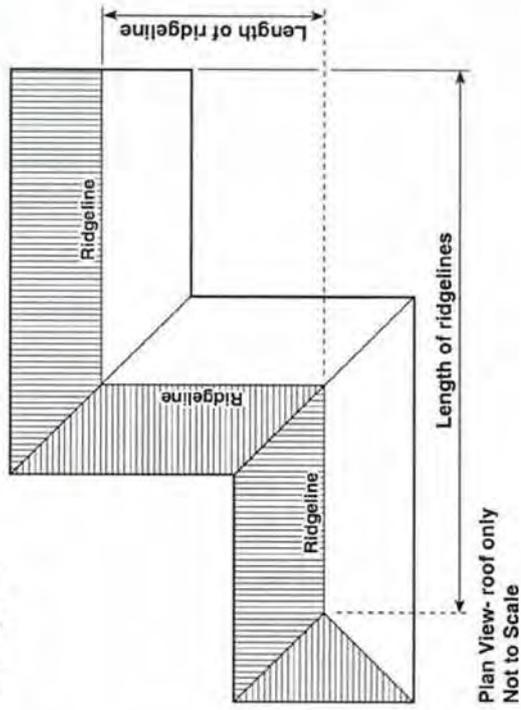
Not to Scale

Example 3.



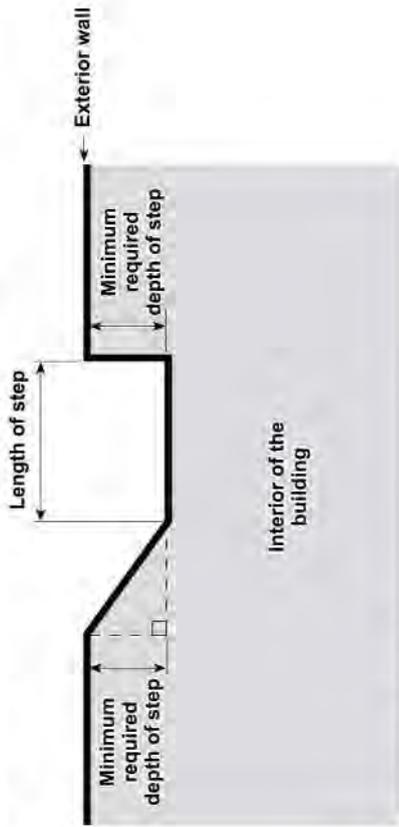
Not to Scale

Example 2.



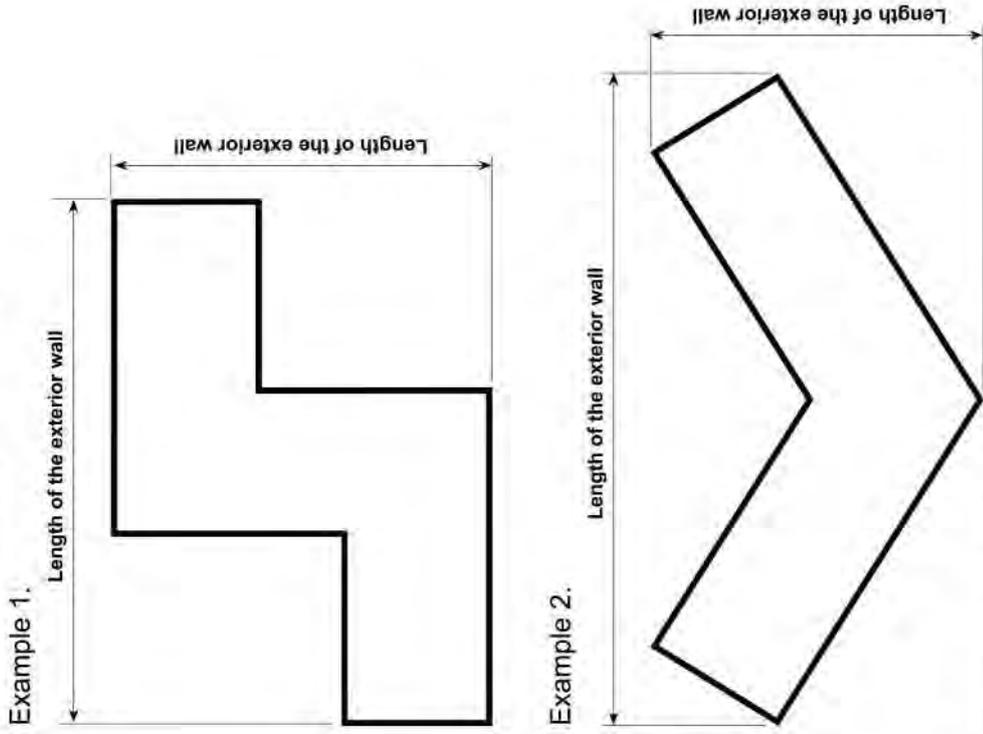
Appendix 1A Continuous building length

B. Measurement of Steps in Exterior Walls



Plan View - Not to Scale

C. Measurement of Exterior Walls

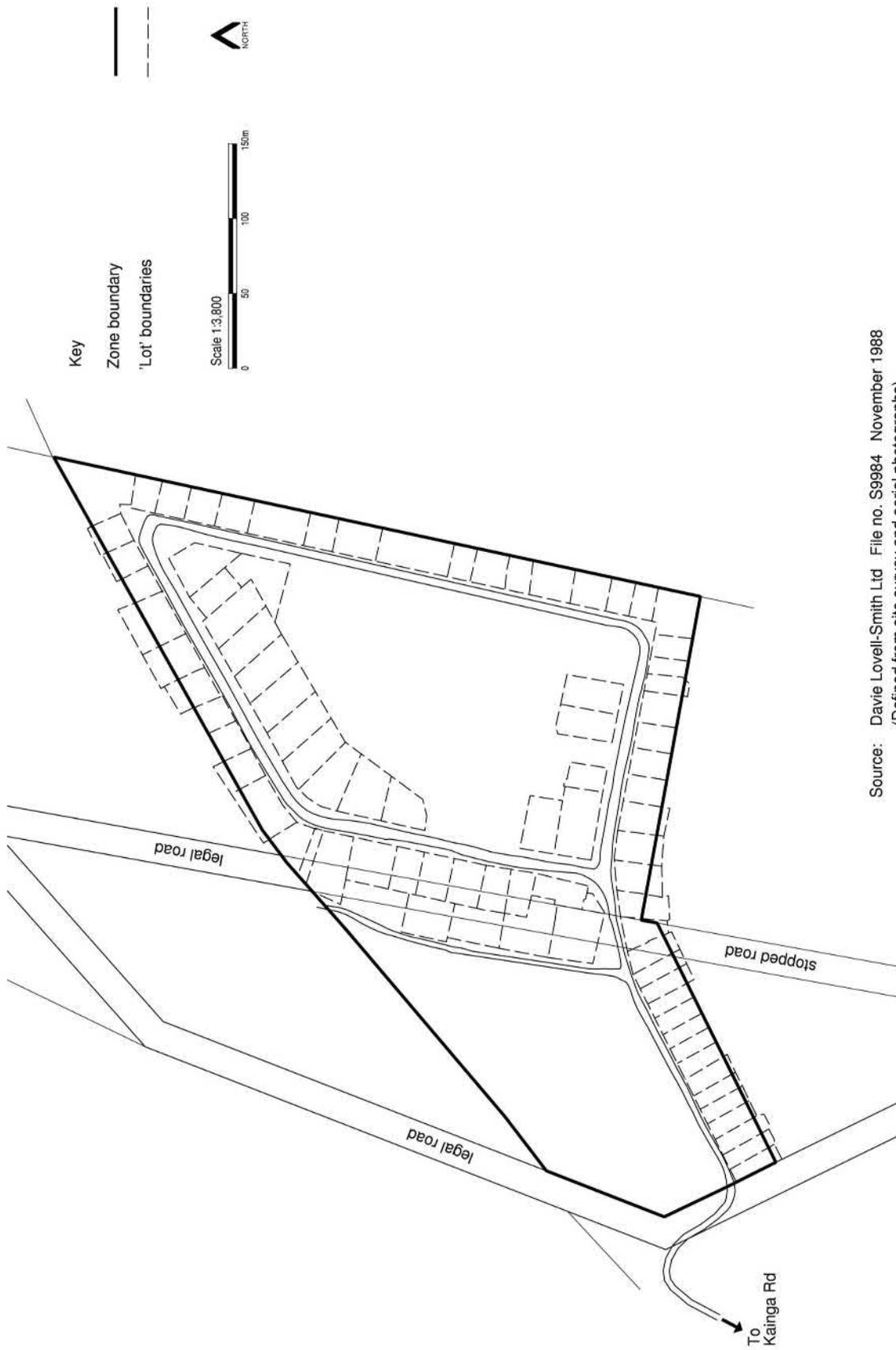


Plan View - exterior wall only
Not to Scale

Appendix 2 - Riverlea Estates

Updated 14 November 2005

Appendix 2. Riverlea Estates (Part 2 Living Zones)

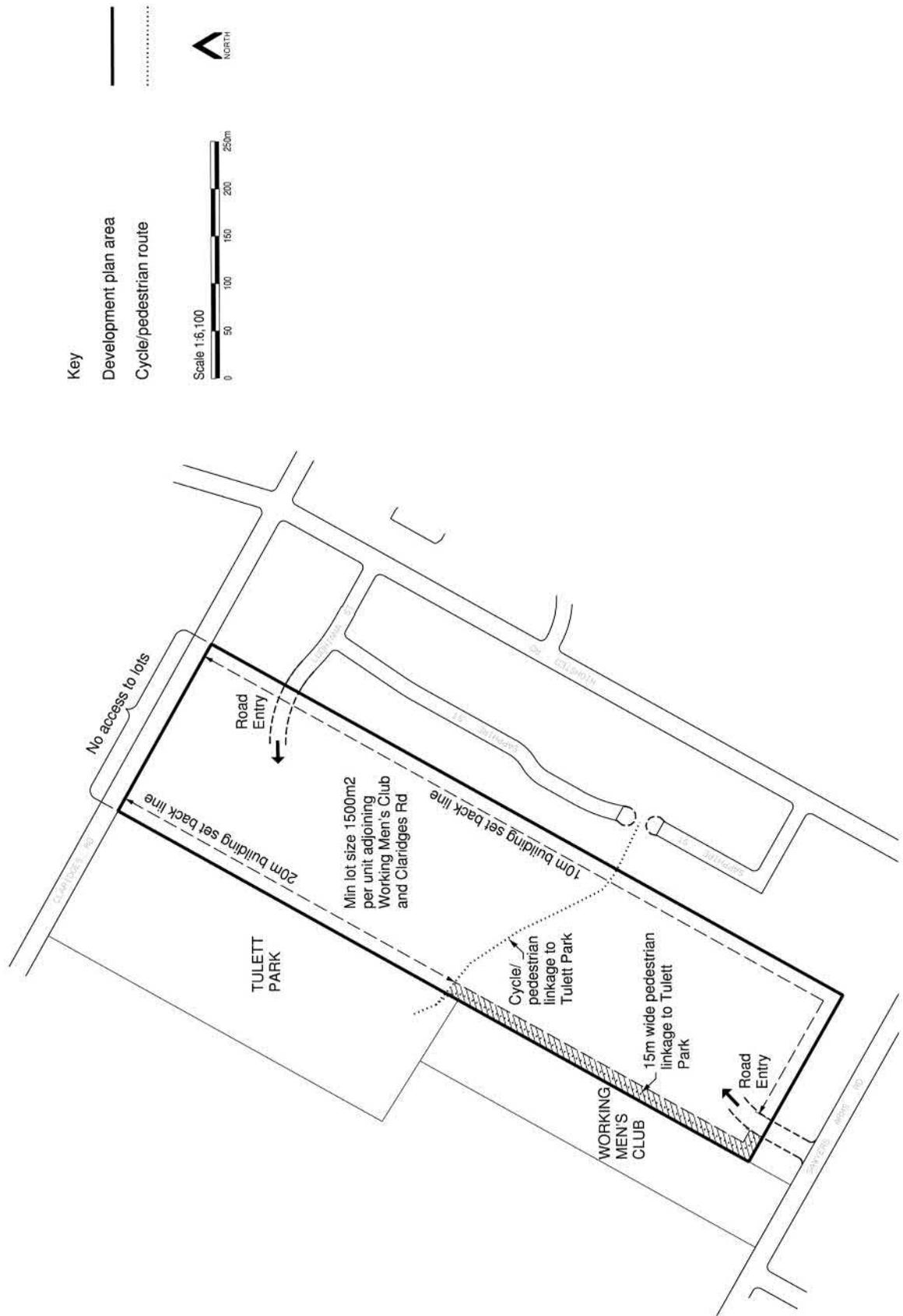


Source: Davie Lovell-Smith Ltd File no. S9984 November 1988
(Defined from site survey and aerial photographs)

Appendix 3a - Development plan (Tulett)

Updated 14 November 2005

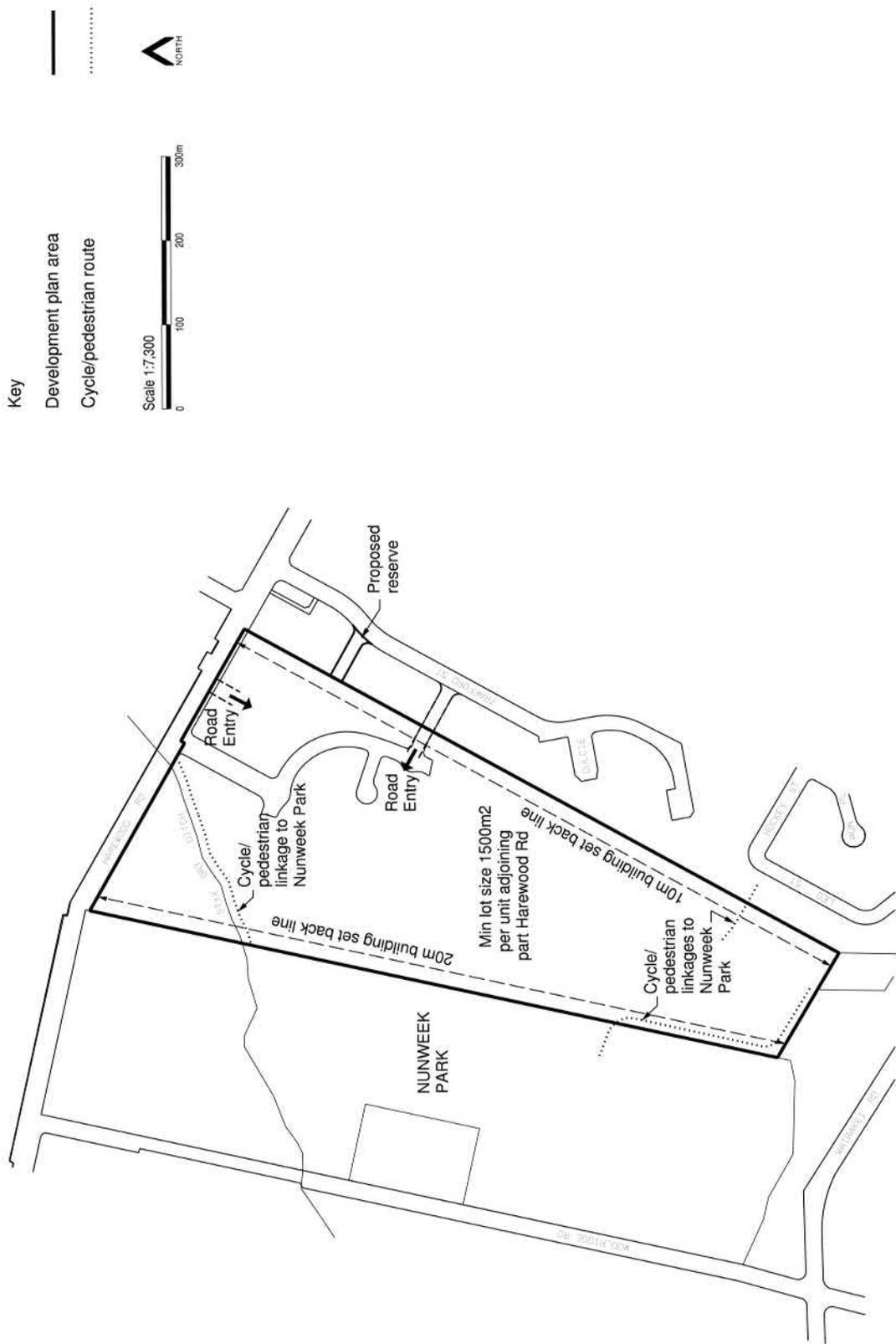
Appendix 3a. Development plan (Tulett)



Appendix 3b - Development plan (Nunweek)

Updated 14 November 2005

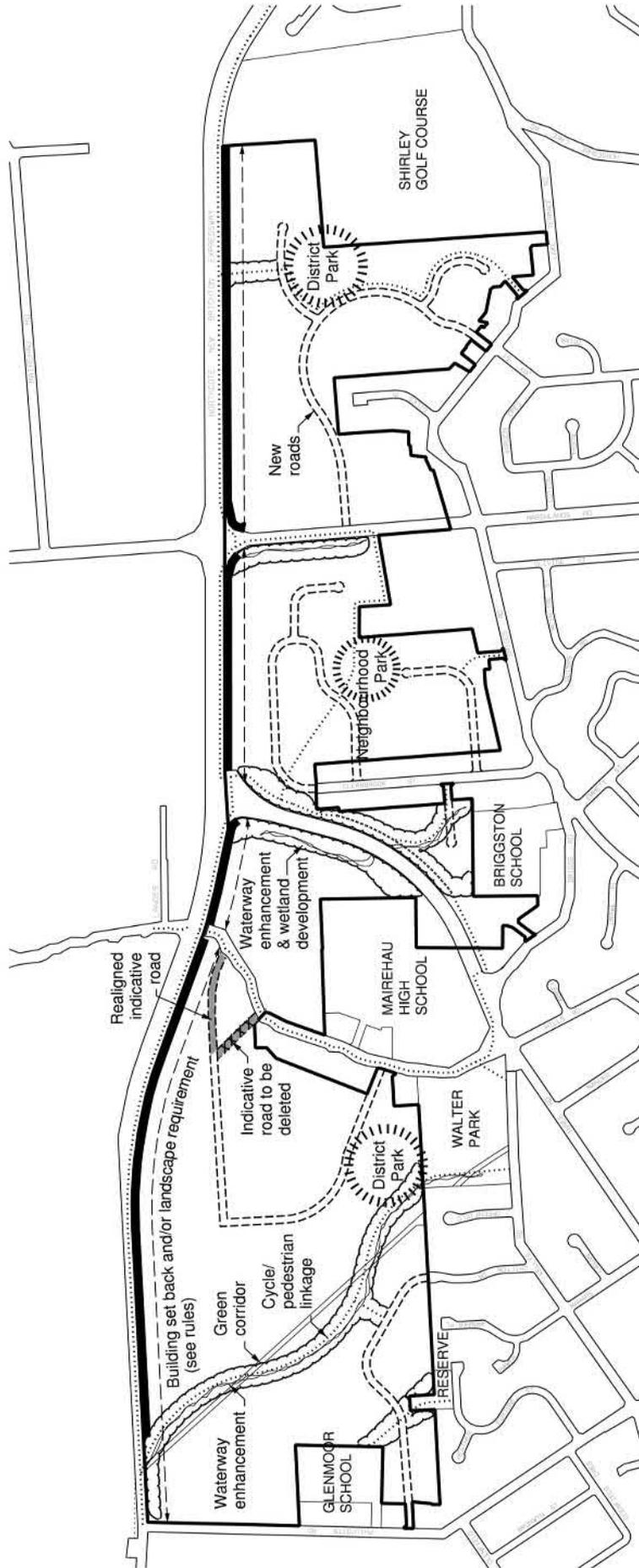
Appendix 3b. Development plan (Nunweek)



Appendix 3c - Development plan (Mairehau)

Updated 14 November 2005

Appendix 3c. Development plan (Mairehau)



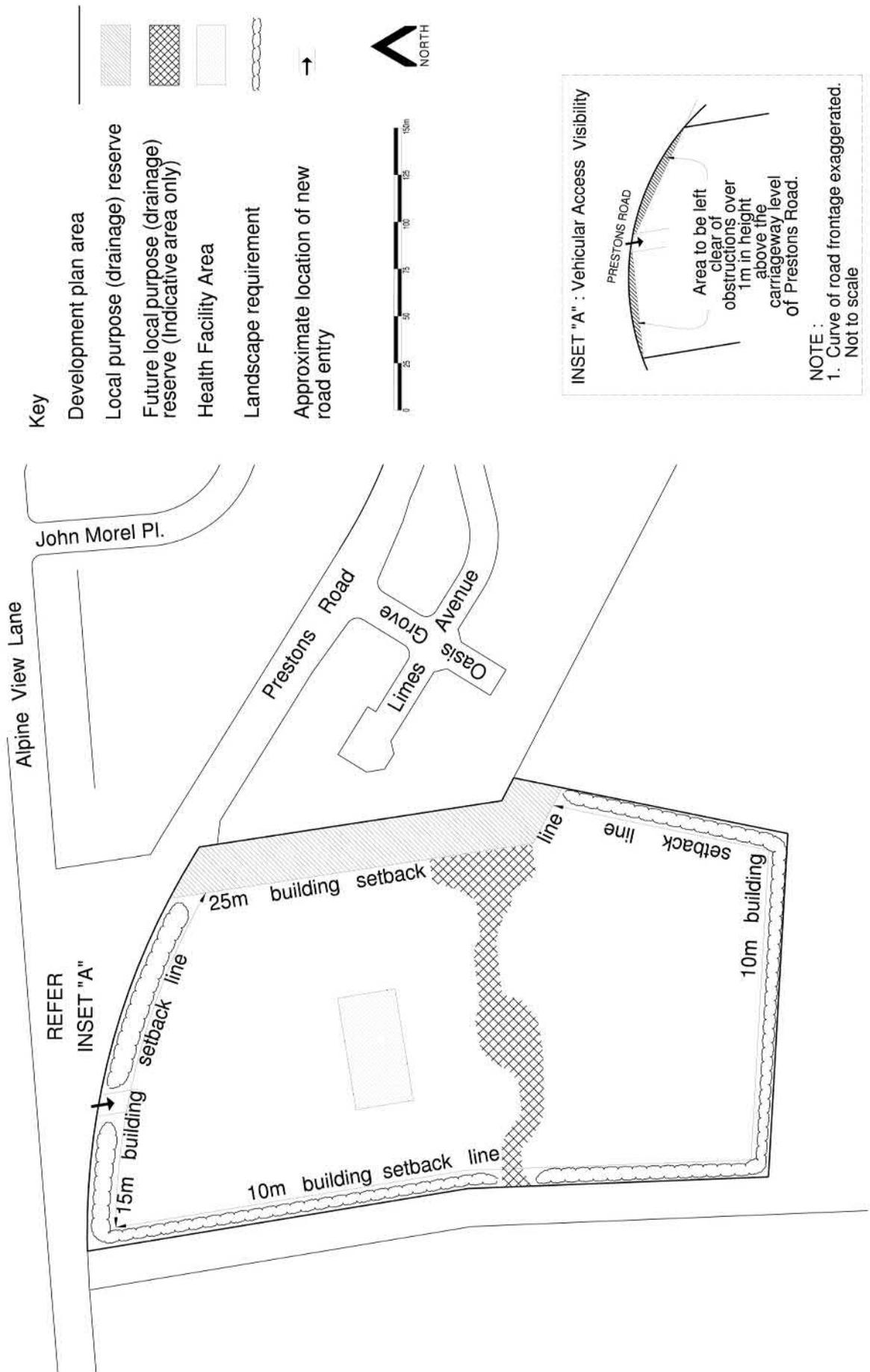
Appendix 3d - Development plan (Upper Kennedys Bush)

Updated 14 November 2005

Appendix 3e - Development Plan - Living 1F Zone (Retirement Village - Prestons Road)

Updated 31 October 2008

New Appendix 3e - Development Plan - Living 1F Zone (Retirement Village - Prestons Road)



Key

Development plan area

Local purpose (drainage) reserve

Future local purpose (drainage) reserve (Indicative area only)

Health Facility Area

Landscape requirement

Approximate location of new road entry



INSET "A" : Vehicular Access Visibility

NOTE :
1. Curve of road frontage exaggerated. Not to scale

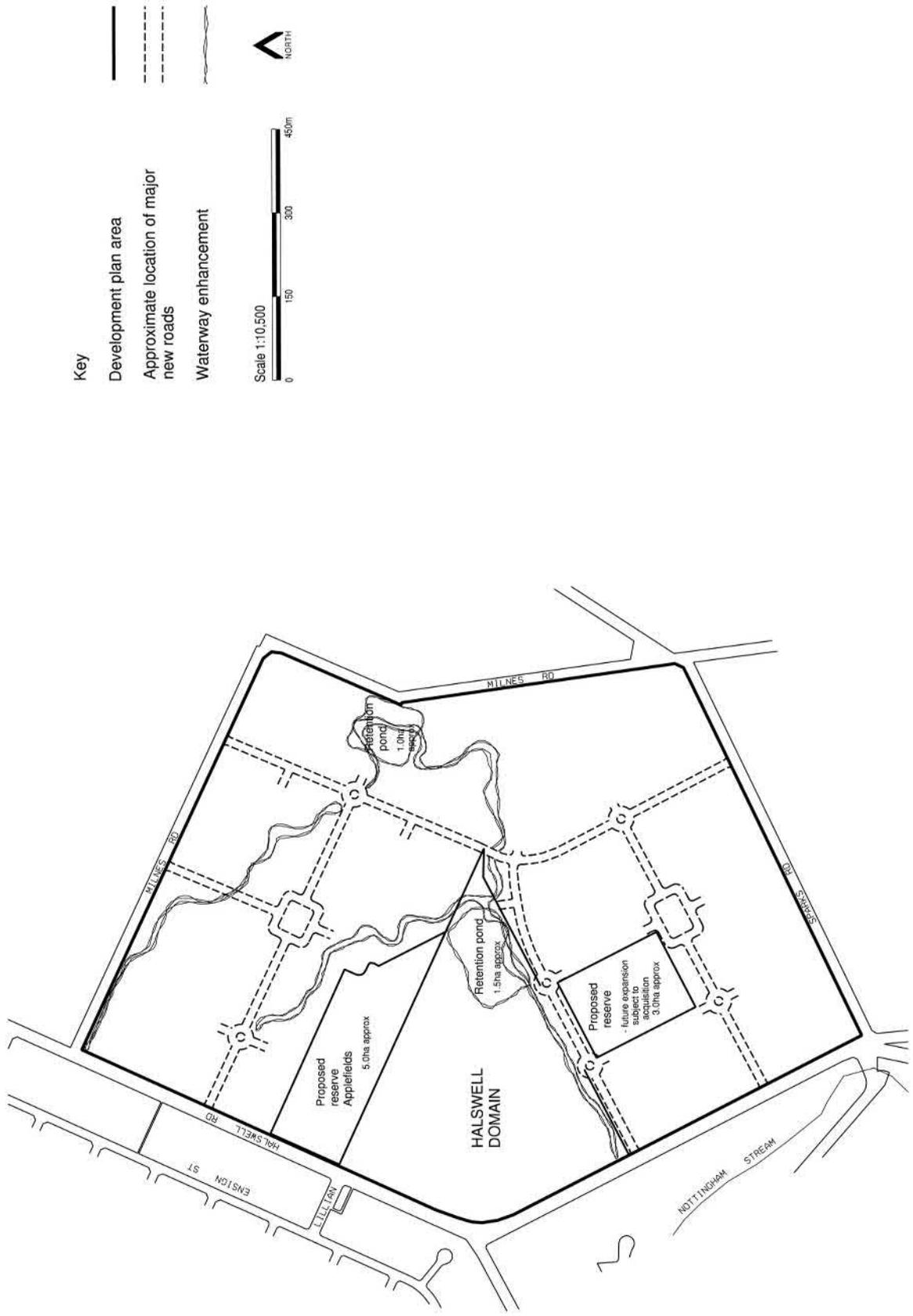
Appendix 3f - Development plan (Styx)

Updated 31 January 2010

Appendix 3g - Development plan (East Halswell)

Updated 14 November 2005

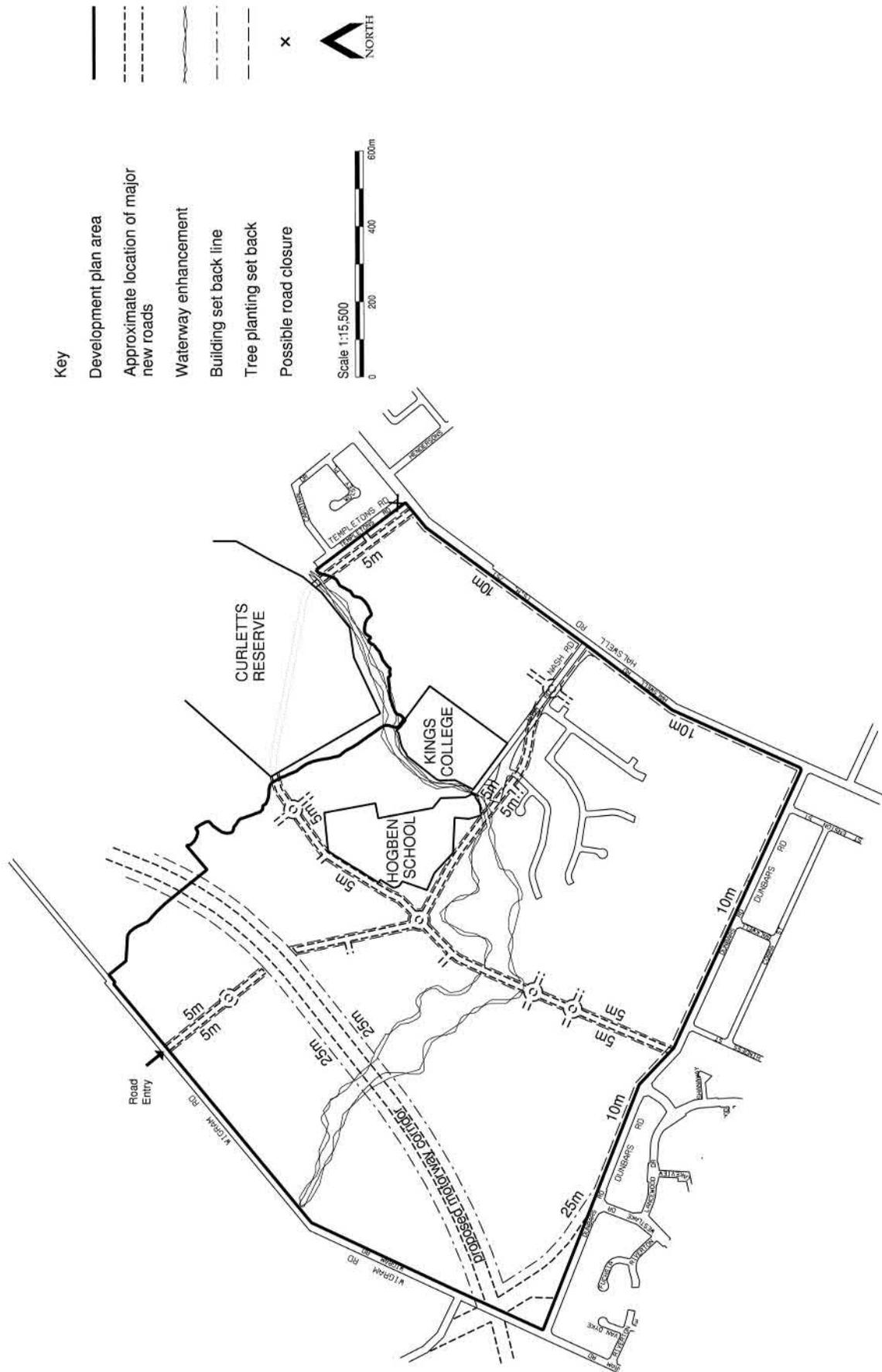
Appendix 3g. Development plan - (East Halswell)



Appendix 3h - Development plan (North Halswell)

Updated 14 November 2005

Appendix 3h. Development plan (North Halswell)



Key

Development plan area

Approximate location of major new roads

Waterway enhancement

Building set back line

Tree planting set back

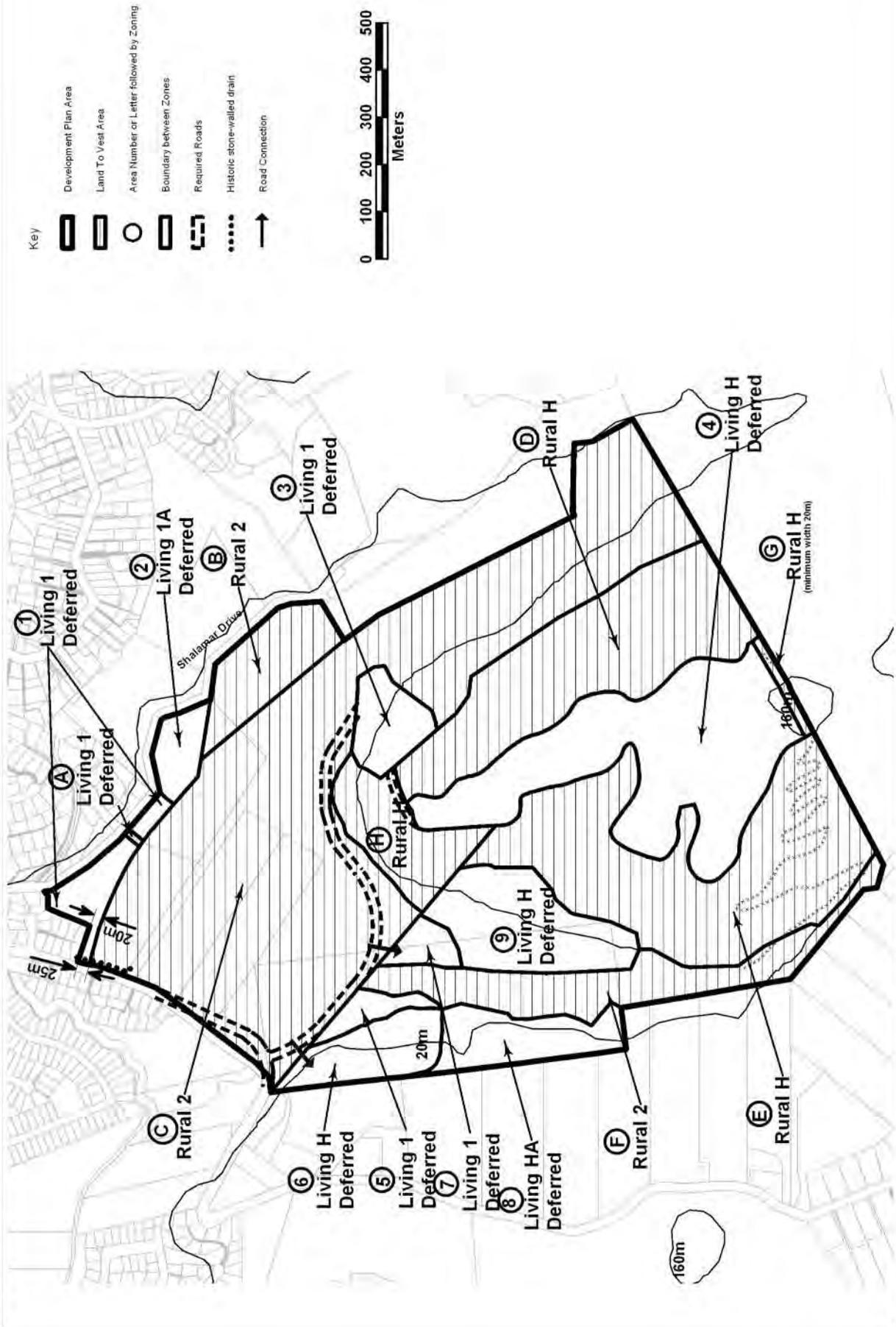
Possible road closure



Appendix 3i - Cashmere and Worsleys

Updated 16 November 2009

Appendix 3i - Cashmere and Worsleys



Appendix 3j - Development plan (Bridle Path Road)

Updated 14 November 2005

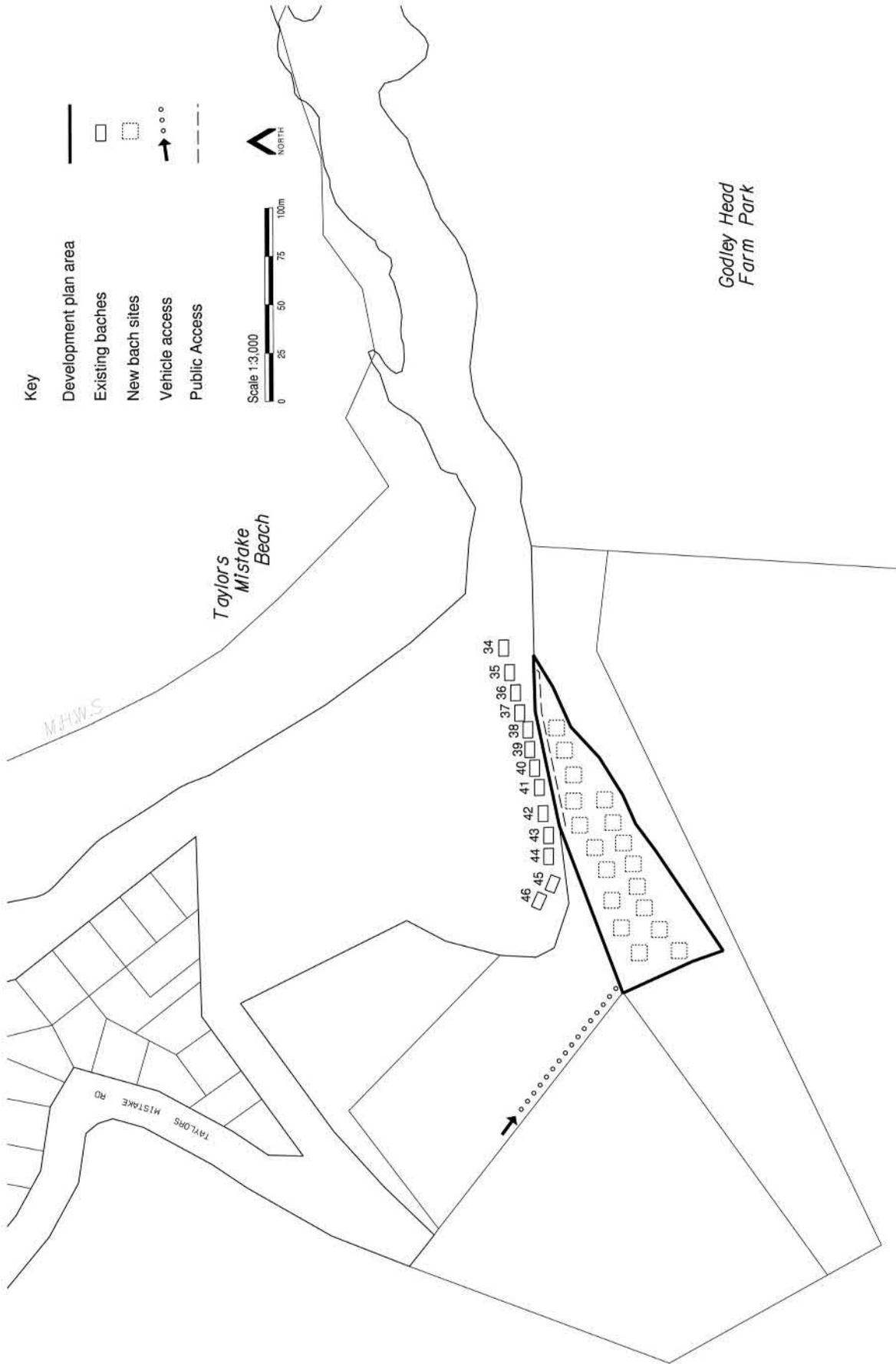
Appendix 3j. Development plan (Bridle Path Road) (Part 2 Living Zones)



Appendix 3k - Development plan (Living Taylors Mistake Bach Zone)

Updated 14 November 2005

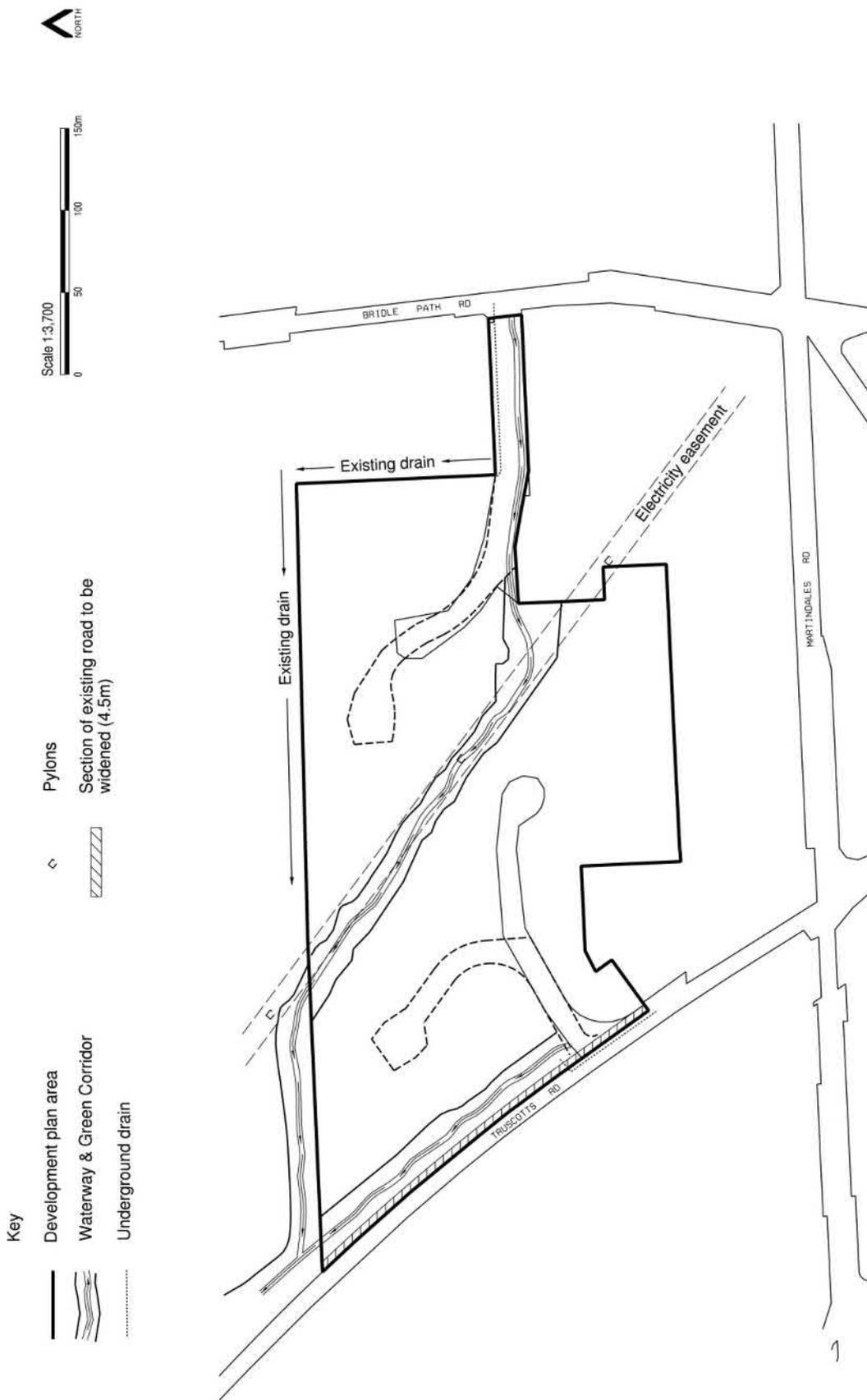
Appendix 3k. Development plan (Living Taylors Mistake Bach Zone)



Appendix 3I - Development plan (Heathcote Village)

Updated 14 November 2005

Appendix 3I. Development plan (Heathcote Village)



Key

Development plan area

Waterway & Green Corridor

Underground drain

Pylons

Section of existing road to be widened (4.5m)

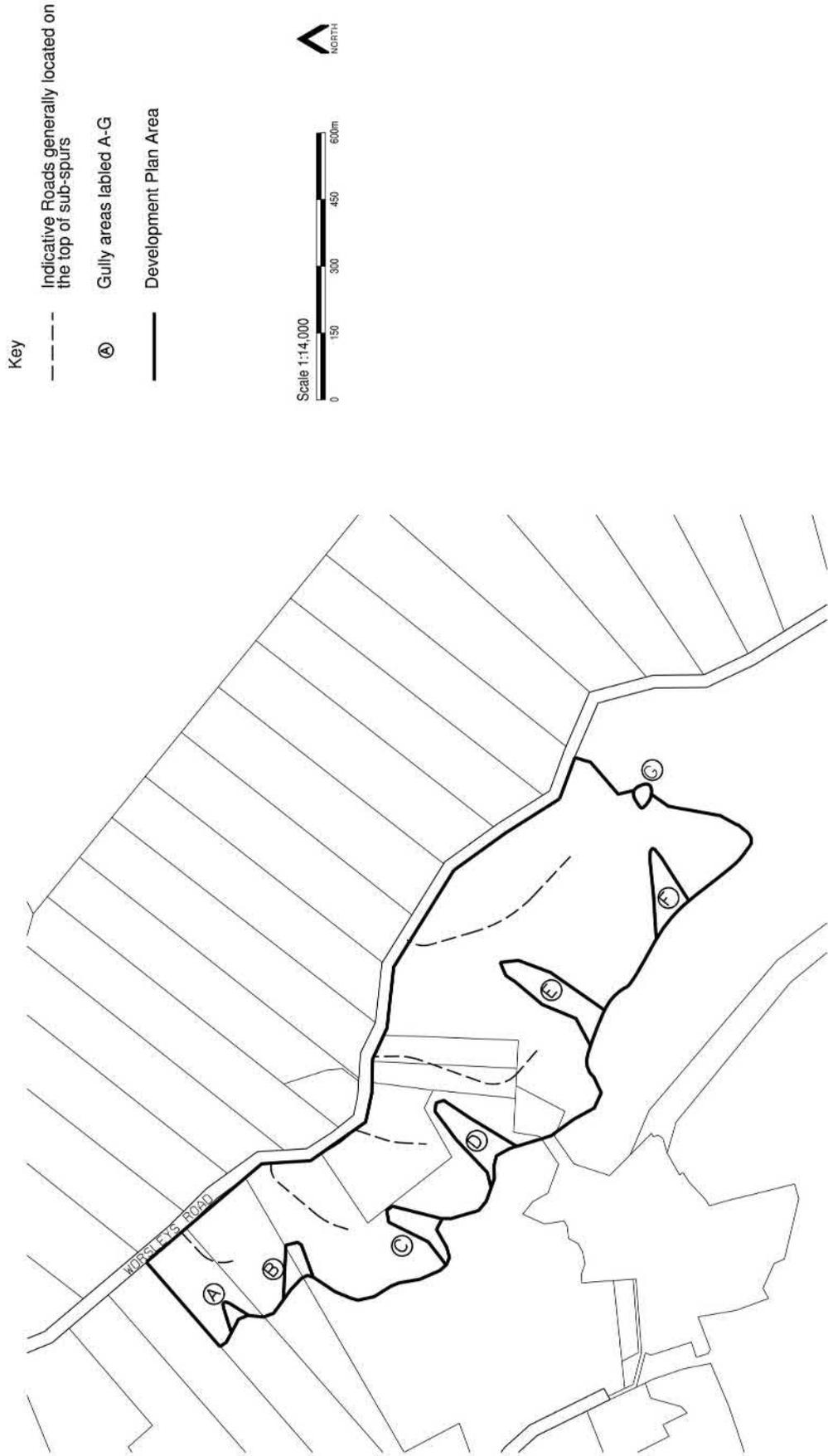
Scale 1:3,700



Appendix 3m - Development plan (Upper Worsleys Spur)

Updated 14 November 2005

Appendix 3m. Development Plan (Upper Worsley Spur)

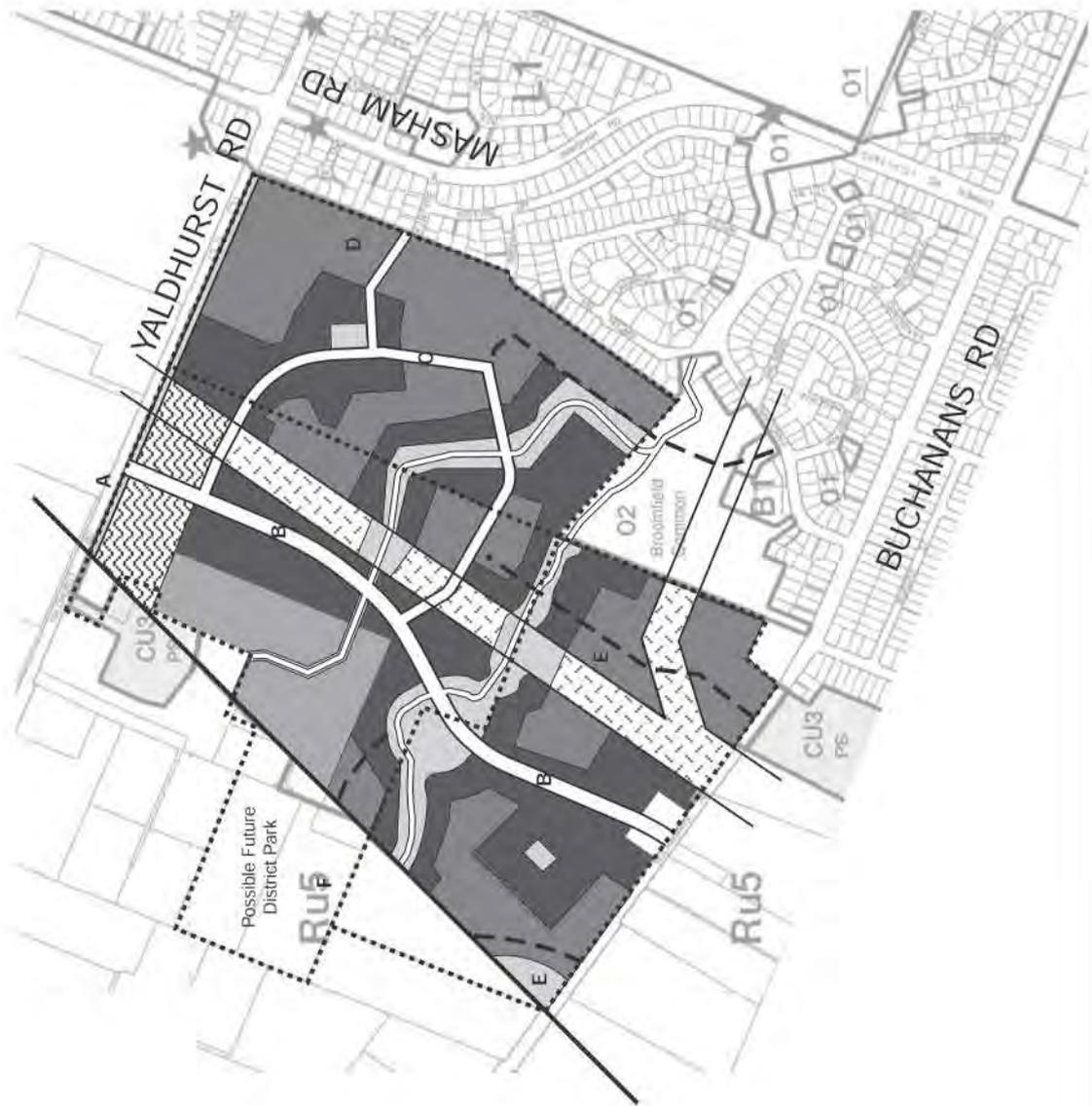


Appendix 3n - Outline development plan (Yaldhurst)

Updated 8 November 2006

Appendix 3n - Outline Development Plan (Yaldhurst)

- 50dba Air Noise Controlline
 - CostSharing Ownership Blocks
 - - - Potential Road Linkages (E)
 - · - · - Power Pylons
 - [Wavy Pattern] Commercial
 - [White Box] Community Footprint
 - [Dark Grey Box] High Density Residential
 - [Medium Grey Box] Medium Density Residential
 - [Light Grey Box] Low Density Residential
 - [Light Grey Box] Public Open Space/Reserves/
Roadway Landscape Setbacks
 - [Diagonal Lines] Drainage Swale Alignments
 - [Hatched Box] No habitable buildings are permitted
within powerline corridor includes
setbacks
- Key Infrastructure and Community Reference Panel**
- A** Intersection with SH73
 - B** Primary Link Road between SH73 and Buchananans Road
 - C** Secondary Loop Road
 - D** Road Link to Neathwest Road
 - E** Potential Road Linkages
 - F** Potential Future District Park



Appendix 3n.1 - Key structuring elements

Updated 8 November 2006

Key Structuring Elements

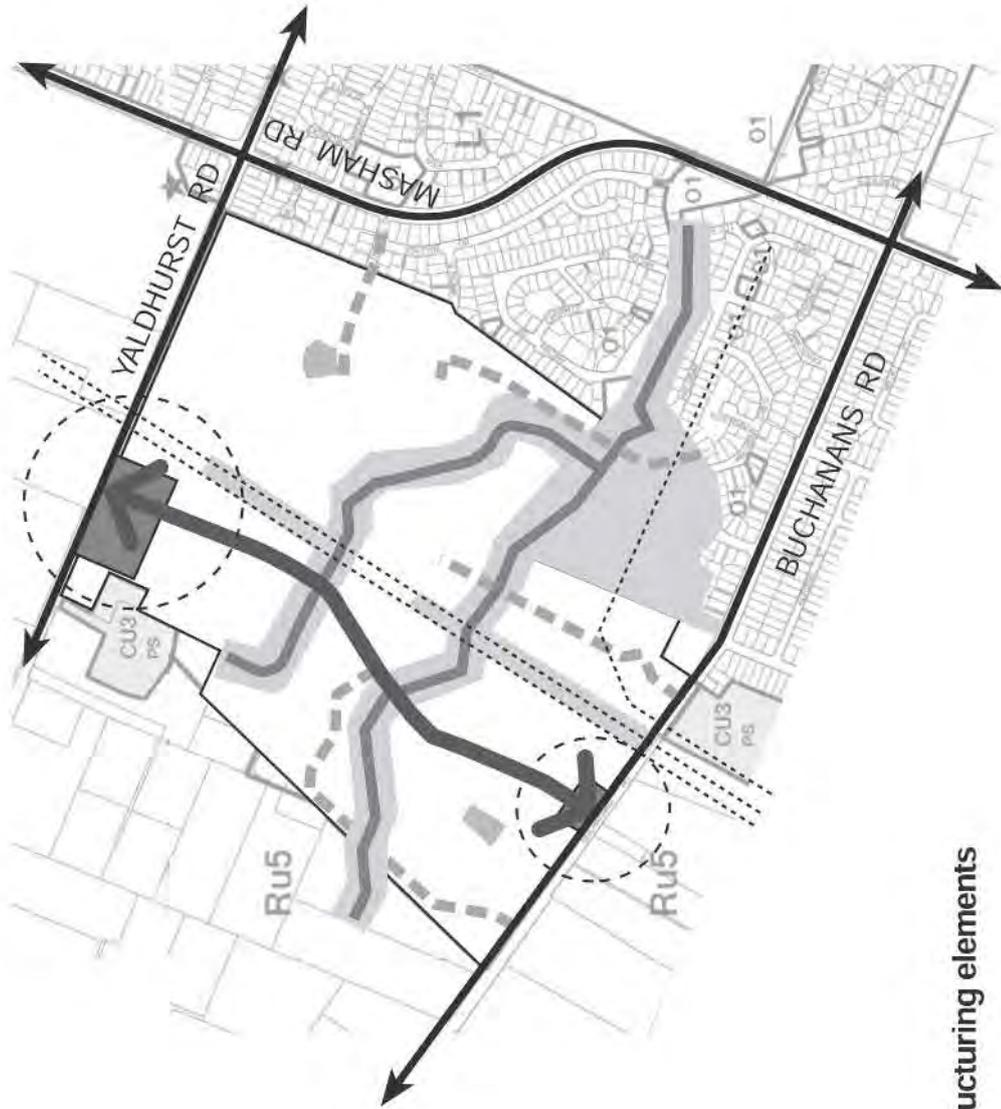
The key structuring elements which underpin the outline development plan and which will enable a sound social, environmental and economic outcome to be achieved, including the following:

- Provision of an access point off SH73 to serve the site. This will be located at a point no less than 600m west of the existing SH73/ Masham Road intersection
- Provision of a primary movement route through the site linking SH73 to Buchanans Road
- Provision of a secondary (loop) route which helps integrate a large portion of the site located to the east of the existing transmission lines, back into the primary movement route
- Provision of tertiary link routes which help integrate the proposed development into its existing surroundings. This includes provision of an east / west link from Masham Road to the secondary route, via Neathwest Road
- Provision of a well connected, comprehensive movement network which enables public transport circulation routes and safe pedestrian and cycle movements
- Provision of mixed use 'nodes' located at the primary movement route's intersection with the SH73 in the north and Buchanans Road in the south
- Provision of a high quality public open space corridor. This is achieved through retention and enhancement of the existing overland storm water channel alignments which enables the integration of storm water attenuation areas with high quality public amenity areas
- Provision of a significant number of opportunities for higher density residential development across the site. These include alongside the open space corridor, surrounding local neighbourhood parks, within or within close proximity (400m walking distance) of the 'nodes' and adjacent to the primary movement route
- Provision of a safe setback from the existing 66kV transimission line and the efficient utilisation of these spaces

Urban Design Principles

The design principles that underpin this outline development plan are in line with the Ministry for the Environment's design guide for the urban New Zealand "People Places Spaces" - which is endorsed by the 'New Zealand Urban Design Protocol'.

Appendix 3n.1 - Key Structuring Elements



Above : - Plan showing key structuring elements

Principle	Elements	Purpose
Consolidation and dispersal	Development Patterns and Intensity	To promote higher intensity development around new nodes and lower density around the periphery. This allows local communities, business and public transport to be strengthened, and resource efficiencies to be achieved, whilst reducing environmental impacts on peripheral areas. For this site, this means creating development intensity around local nodes at the intersections of the primary spine route and SH73 and Buchanans Rd respectively. It also means focussing development intensity around high quality local neighbourhood amenity.
Integration and connectivity	Movement Networks; Building Interfaces	To promote development that is integrated and connected with its surrounding environment and other existing or future communities. This facilitates ease of access, economy of movement, and improved social interaction. For this site, this has a particular relevance to the existing adjacent residential neighbourhoods and natural open space systems that crosses through the site. Of equal relevance is the need to open up the site and connect to existing movement networks.
Diversity and adaptability	Range of Densities; Mix of Uses; Flexibility of Buildings	To promote choice through the provision of a diverse mix of compatible activities and uses. These built environments can better adapt over time. This facilitates the ability to respond efficiently to social needs, provides a range of market demands, and allows for change in lifestyles. For this site, this means, that a range of local 'living' opportunities are provided, including local retail, commercial and work from home. A range of housing densities dependant on location and demographic sales (from large family to single person households) will be offered.
Legibility and identity	Town Form; Visual Character; Special Places	To promote environments that are easily understood by their users, display a strong local identity, and create appropriate visual character. This facilitates an enhanced usage, enjoyment, and pride in local place. For this site, this means that a sensitive response to the area's natural features is required so that a sense of place is engendered in equal parts of distinct built form, and natural amenity. It also means a sensitive response to development within close proximity of the existing transmission lines. Central to achieving this will be the creation of light, defined local nodes with distinct built form and uses around them.
Environmental responsiveness	Eco Systems; Green Network; Urban Water; Energy	To promote urban environments that are responsive to natural features, eco systems, water quality issues, reduced energy usage and waste production, and balance the spatial needs to achieve this with that required for urbanisation. This facilitates improved ecological outcomes. For this site, this means managing existing and future storm water run off within the site with a particular focus on storm water quality and quantity as well as the retention and enhancement of existing natural water courses (including existing water race).

Appendix 3o - Layer diagram Green Network and key principles

Updated 8 November 2006

Green Network

This refers to the 'system' of public open space provision throughout the site. These spaces offer a wide range of amenity recreational experiences and their location and alignments are intrinsically linked to the movement network, underlying land uses and the blue network in respect of storm water management and public access.

Green Network Aims

- The provision of 'some form' of publicly accessible open space within no greater than 400m walking distance of all new development
- The retention and enhancement of existing natural ground depressions and overland flood path alignments
- Integration with the surrounding existing green network. This includes integration with Broomfield Common, the existing water race along Buchanans Rd as well as integration with a possible future District Park in the west
- The retention and enhancement of some of the site's natural history. This includes considering retention of some of the existing tree avenue alignments - especially where future user legibility can be improved and where overshadowing of private properties and open space will be limited
- Utilisation of the land/water edge potential particularly along the existing 'creek' alignments
- The provision of appropriate landscape setbacks along both Buchanans Rd and SH73. These setbacks should facilitate both pedestrian and cycle movement as well as high quality landscaping
- The provision of a series of easily accessible, safe public neighbourhood parks. Public parks are to be favoured over privately held 'common open spaces' for simpler management and greater community benefit

Key Principles

PROVISION OF A PUBLIC OPEN SPACE 'FACULTY' WITHIN 400M WALKING DISTANCE OF ALL NEW DEVELOPMENT

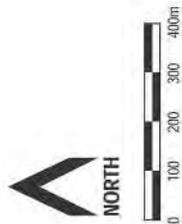
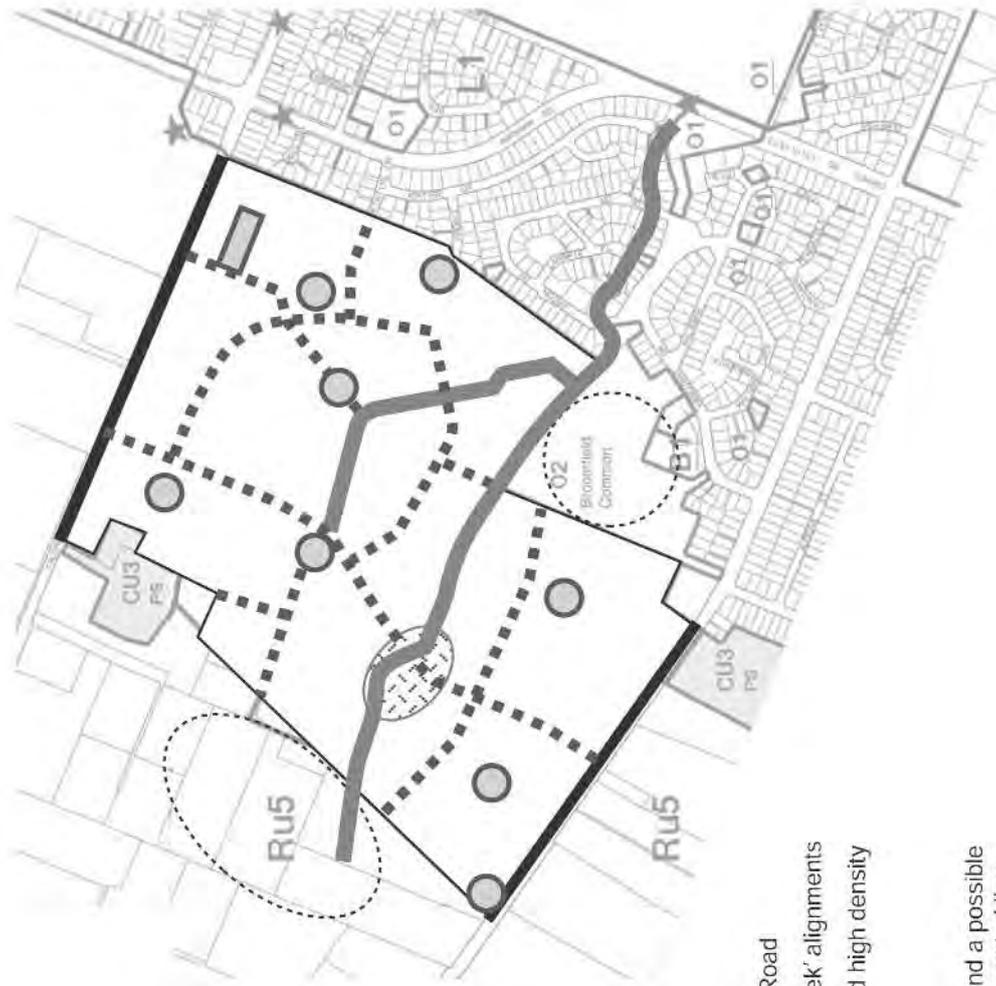
All new development should be located within no greater than 400m walking distance of any one of the many public open space 'types', including open space corridors and local neighbourhood parks. For High Density (A) development this maximum walking distance can be reduced to 200m.

PROVISION OF A 20M WIDE LANDSCAPING STRIP ALONG SH73

This landscaping strip (refer to Green Network diagram) should accommodate a range of functions including the following:

- East/West cycle and pedestrian movements along SH73
- 'On-site' local vehicle access (note: access off SH73 is limited to a single round about intersection)
- Screen planting in order to ensure a high quality visual interface between the development and SH73
- Ground/surface moulding, fencing and associated screen planting in order to reduce traffic noise from SH73

Appendix 3o - Layer Diagram Green Network and Key Principles



LEGEND:

-  Landscape Setbacks along SH73 and Buchanans Road
-  Open Space corridors associated with existing 'creek' alignments
-  'Oval' Park associated with open space corridor and high density residential development
-  Local Neighbourhood Parks
-  Neighbouring Open Space - Broomfield Common and a possible future District Park (west of the 50dba airport noise control line)
-  Public Streets associated with special tree planting provisions

PROVISION OF A 3M WIDE LANDSCAPING STRIP ALONG THE LENGTH OF BUCHANANS ROAD

This strip (refer to Green Network diagram) is in addition to the existing Buchanans Rd reserve planting strip and is intended to ensure a high quality visual interface between the development and Buchanans Rd. It should accommodate a cycle / pedestrian path as well as trees.

PROVISION OF A CONTINUOUS PUBLIC OPEN SPACE CORRIDOR ALONG THE EXISTING 'CREEK' / SURFACE WATER CHANNEL ALIGNMENTS

The public open space corridor (excluding roads, cycleways and pedestrian footpaths) should be a minimum of 20m wide along its full length. However, this may vary up to a width of 50m in some places in order to accommodate integrated storm water management 'facilities'. Wherever possible, public access in the form of roads, cycle ways and pedestrian footpaths should be permitted along the length of the corridor.

PROVISION OF UTILITIES WITHIN PORTIONS OF THE EXISTING 66KV TRANSMISSIONS LINE ALIGNMENTS

In order to encourage efficient utilisation of the land, storm water attenuation should be permitted within these areas. Wherever possible, public access in the form of roads, cycle ways and pedestrian footpaths should be encouraged along the edges of these strips.

PROVISION OF SOFT & HARD LANDSCAPED NEIGHBOURHOOD PARKS

These parks should be strategically located in order to provide essential local public amenity. They should be safe and easily accessible with public streets and development 'fronting' directly onto them. Wherever possible, public access in the forms of road, cycle ways and pedestrian footpaths should be encouraged along the edges of these parks

No private front yard walls or fencing greater than 1m in height, should be permitted along their boundaries. If greater than 1m in height they should ensure high levels of 'through visibility' (i.e. palisade type fencing). These parks should not have a dimension of less than 20m and at least 50% of these parks should contain child playground or other recreational facilities (i.e tennis courts). Storm water attenuation should also be permitted within these areas.

PROVISION OF A PUBLIC OPEN SPACE 'OVAL'

This should be located at the intersection of the open space / 'creek' corridor alignment and the proposed primary movement route. It should not be narrower than 100m in width (excluding roads but including possible on-street car parking and footpaths). Continuous public access in the form of roads, footpaths or cycle ways should be formed along the entire perimeter of this space. No private front yard walls or fencing greater than 1m in height, should be permitted adjacent to this space. Recreational facilities (i.e tennis courts) and storm water attenuation facilities should also be permitted within these areas. Road alignments through the open space oval should be avoided.

Appendix 3p - Layer diagram Blue Network and key principles

Updated 8 November 2006

Blue Network

This refers to the 'above ground' system designed in order to help meet the site's future anticipated storm water quality and quantity requirements. These include swales and flow paths as well as detention / soakage facilities within existing creek lines, transmission alignments and neighbourhood parks.

Blue Network Aims

- To incorporate a 'shared' approach whereby storm water management / attenuation areas also double up as green network spaces
- To ensure sensitive storm water quality and quantity requirements are achieved
- To integrate best practice technique into a site-wide 'total storm detention' approach
- To ensure the design and operation of the stormwater management system so as to reduce the potential for bird strike issues associated with the operation of Christchurch International Airport
- In addition, in any application for discharge consent from Environment Canterbury, to ensure that the design and operation of the stormwater management system includes provision for the treatment of stormwater from roads and sealed carparking areas, and for monitoring of that treated stormwater

Key Principles

UTILISATION OF INTEGRATED APPROACH FOR STORM WATER ATTENUATION

Use of an integrated solution which combines both engineered techniques and low impact storm water attenuation techniques is considered an appropriate approach for total storm detention across the site. The integrated solution reflects a connected surface water conveyance drainage network as shown on the Blue Network Layer Diagram.

PROVISION FOR STORM WATER ATTENUATION WITHIN THE EXISTING CREEK CORRIDORS

Existing creek alignments should be retained and in some places widened, in order to help facilitate total storm water detention across the site. The conveyance drainage network will feed to and utilize these alignments as shown as the Blue Network Layer Diagram

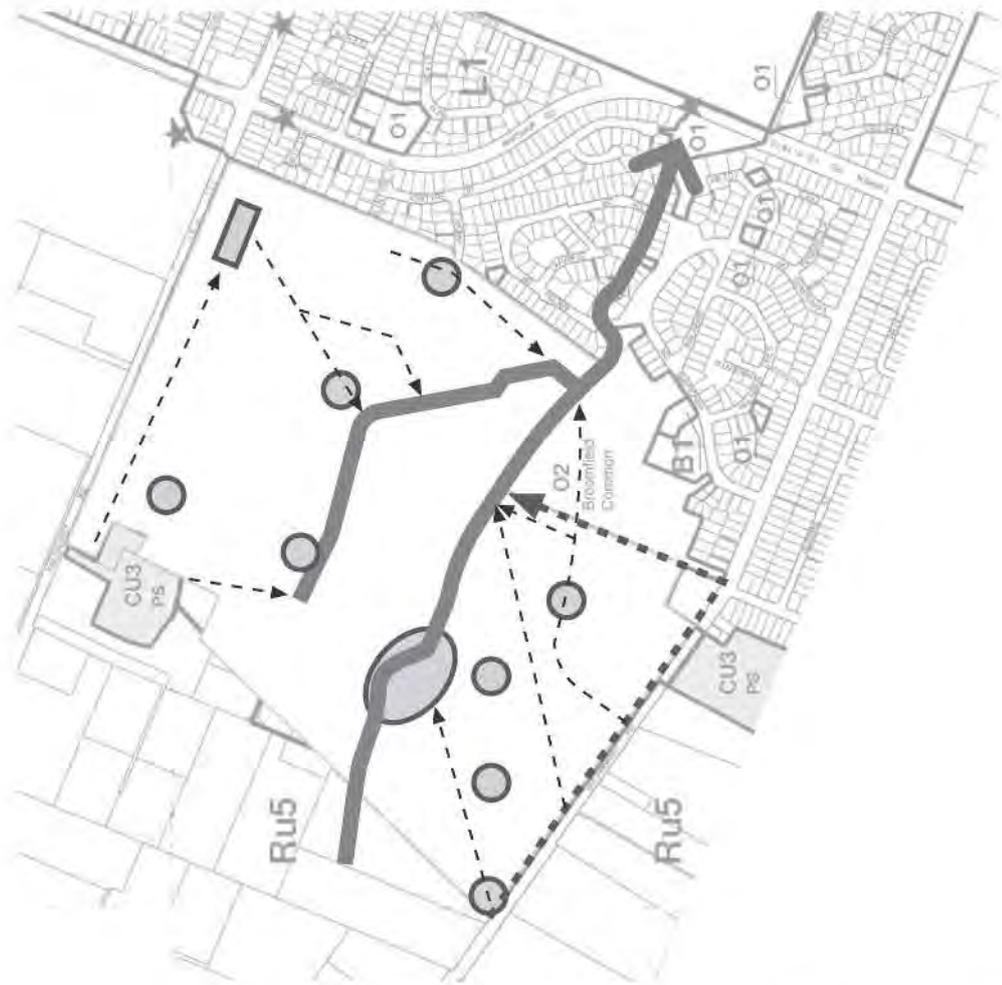
PROVISION OF 'LOCAL' STORM WATER DETENTION / SOAKAGE FACILITIES

The local storm water detention and soakage facilities will be in general accordance with the Living G (Yaldhurst) Surface Water Management System Operation and Maintenance Management Plan. This Management Plan is a 'Living' document held by the Christchurch City Council that will evolve with the development of the site. Issues such as operations requirements, treatment maintenance, monitoring (including of stormwater), planting for amenity, and planting to dissuade bird species that are a risk to safe operation of the Christchurch International Airport and to ensure groundwater will not be degraded will be incorporated in the management plan as development progresses.

MITIGATION OF BIRD STRIKE HAZARD TO AIRCRAFT

Design of a storm water management system that recognises the concerns of Christchurch International Airport with respect to bird strike hazard and the management of bird habitats that constitute a hazard to aircraft.

Appendix 3p - Layer Diagram Blue Network and Key Principles



LEGEND:

-  20m-50m wide storm water attenuation c
-  Storm water attenuation opportunities wit neighbourhood parks
-  Opportunity to enhance the site amenity water from the existing stock water race
-  Conveyance Swale Connections

Note: Through incorporation of lateral swales n. (not shown on this plan) could be utilised for w purposes

Appendix 3q - Layer diagram Movement Network

Updated 8 November 2006

Movement Network

This refers to the system of roads, cycle ways, pathways and linkages throughout the site. This system also has a relationship with the 'green' and 'blue' networks in respect of pedestrian and cycleway linkages.

Movement network aims

- The provision for vehicular, bus, cycle and pedestrian movement 'to and through' the site. This is best achieved through formation of legible, well connected network, primarily of streets that combine as many of these mode as possible
- The provision of an efficient network that helps disperse traffic and minimises the impact of new development on surrounding areas.
- The provision of a network that integrates the site into the surrounding environments and helps 'open up' the site in order to maximise opportunities.
- The provision for vehicular, pedestrian and cycle movements along most edges of the green network.

Specific areas to be addressed include:

SAFETY

Sound traffic engineering design should be applied in order to minimise traffic accidents. This should preferably be done in conjunction with strategies that reduce traffic speeds thereby still allowing for good integration between pedestrians, cyclists and cars.

The network should be designed to encourage local traffic (at the right speeds) throughout the area and to enable 'natural' surveillance from motorist so as to assist with personal safety.

EFFICIENCY

The movement network should be well connected so as to provide a choice of routes for all users as well as enable reduced travel distances.

WALKABILITY

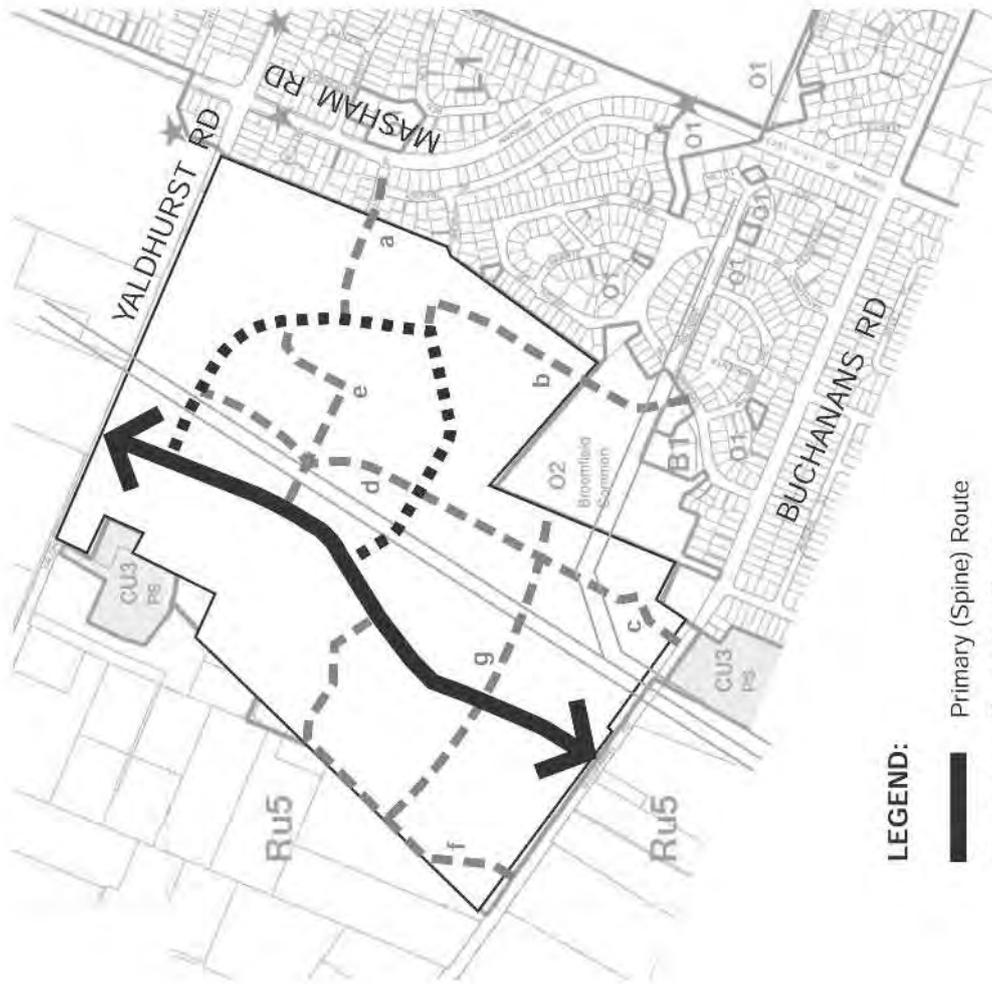
Urban development blocks (the area of land enclosed by public space or streets), should be kept relatively small to facilitate and encourage walking.

LEGIBILITY

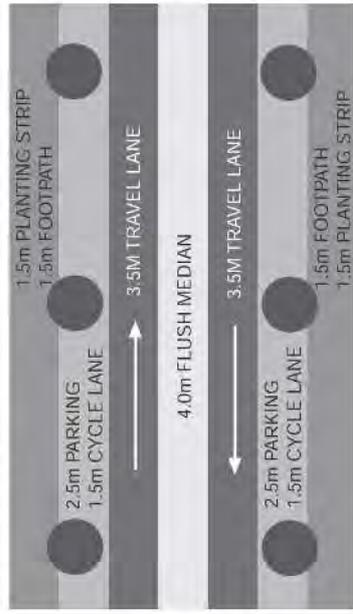
To ensure the layout is easily understood by users, routes should be relatively direct. Vistas and key junctions should be marked by landmark elements such as neighbourhood parks, key buildings or special landscape features.

Road Network Plan

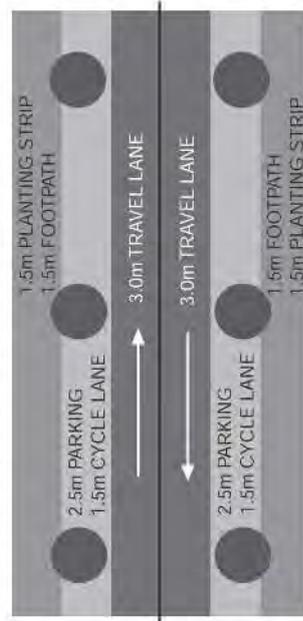
Appendix 3q - Layer Diagram Movement Network - Road Network Plan



PRIMARY (SPINE) ROUTE - 25m



SECONDARY ROUTE - 20m



Road Network

This refers to the hierarchy of proposed road across the site.

The proposed network has been designed in order to integrate with the green and blue networks as these also provide essential pedestrian and cycle way linkages. The distribution of land uses across the site is intrinsically tied to this network. An example of this is the location of non-residential uses at the 'nodes', this is in order to enable these uses to benefit from the 'movement economy'.

Key Principles

PROVISION OF A PRIMARY NORTH / SOUTH (SPINE) ROUTE

This route (refer to Road Network Plan) should provide access off SH73 via a round-about (located at no less than 600m from the Masham Rd / Yaldhurst SH73 intersection) and run south through the site (west of the existing transmission lines) to intersect with Buchanans Rd at a point west of existing transmission lines. This route (refer to the indicative layout in the Primary (Spine) Route diagram) should act as a local collector road and should be designed so as to accommodate vehicular, bus, cycle and pedestrian movements, as well as access to adjacent properties.

PROVISION OF A SECONDARY (LOOP) ROUTE

This route (refer to Secondary Route diagram) should link directly into the northern 'node' and connect with the primary route at a point approximately 200m from the proposed new roundabout on SH73. This route should reconnect with the primary route at a point approximately 500 - 600m from the roundabout located on SH73. This route will help integrate the portion of the land located to the east of the existing transmission lines into the overall development and should also help reduce the impact of traffic on the existing adjacent residential neighbourhoods. The route should be designed so as to accommodate vehicular, bus, cycle and pedestrian movements as well as easy access to adjacent residential properties (refer to the indicative layout in the secondary route diagram)

PROVISION TERTIARY ROUTES

These routes (refer to Road Network Plan) should at least provide the following:

- (a) an indirect east/west connection from the proposed secondary route to existing Neathwest Rd
- (b) the road network layer diagram and Outline Development Plan shows a possible connection south from the proposed secondary route, through Broomfield Common, linking onto Vanguard Drive. The Christchurch City Council cannot endorse the construction of a road through Broomfield Common because:
 - (i) It creates a busy transport thoroughfare through the park;
 - (ii) It dislocates the open park by Vanguard Drive: and
 - (iii) Broomfield Common is held under the Reserves Act and a revocation process must be followed before a road can be achieved. Any revocation will need to be justified by benefits to Broomfield Common such as additional land and all alternatives considered such as Arcon Reserve or direct purchase of a property in Arcon Place.
- (c) an indirect north/south connection, linking Buchanans Rd to the proposed northern arms of the secondary route,
- (d) an extension of tertiary route,
- (e) an east/west route linking the secondary route (through an intersection with route (d), with the primary route,
- (f) a north/south route running from Buchanans Rd along portion of the western boundary, along one edge of the proposed 'oval' park and linking into the primary route, and
- (g) an east /west route connecting across from Broomfield Common to tertiary route 'f' on the western boundary.

All 'Other' Streets

All 'other' streets not shown on the Road Network Plan are subject to future detailed site development planning and design. In general all these 'lower order' streets should be designed as 'shared/liveable space' and as such should be attractive and pedestrian / cycle friendly. Key characteristics should include the following:

SLOWER VEHICLE STREET

Street layout and design should encourage lower vehicle speeds. This can be achieved in a number of ways such as:

- Narrower streets, with 5.8m kerb to kerb (excluding parking bays) widths should be acceptable in lower order residential streets
- Tighter kerb radii, and general on street vehicular access to properties will also assist.

ON-STREET PARKING

On street parking should be provided where practical. Consideration should be given to the variation in materials, in order to provide visual interest.

OFF-STREET PARKING

The impact of off-street parking on pedestrian and visual amenity should be mitigated. This can be done in a number of ways:

- By limiting the width of the driveway access at the kerb position to no greater than 3m
- By incorporating a range of surface materials / colours and textures
- Through the use of back lanes
- By setting the garage back from the face of the dwelling by at least 1m

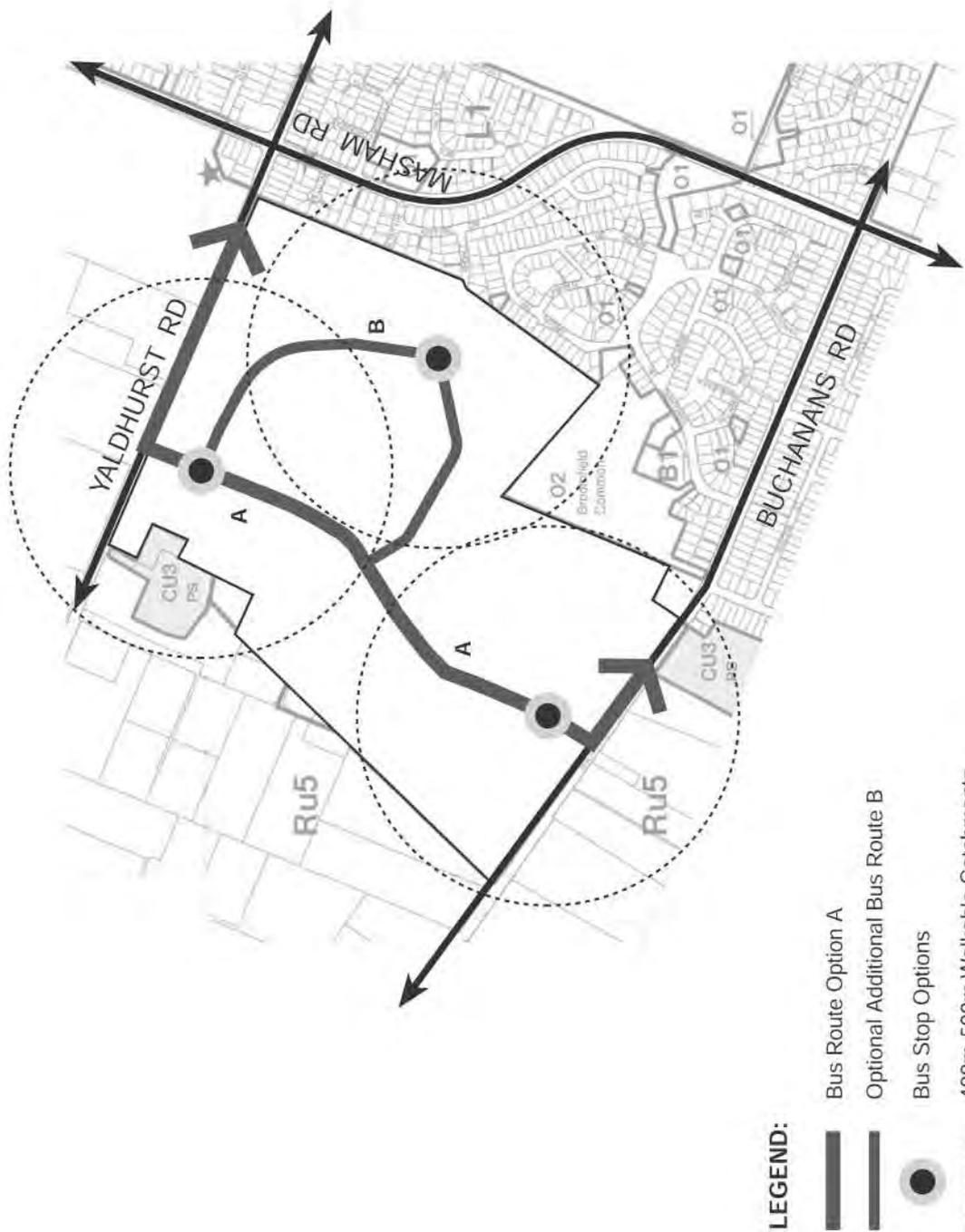
STREET CHARACTER

Street should have a high quality visual character. This can be achieved by:

- Fronting of the green network a public street
- Consistent use of street trees
- Narrower carriageway widths
- Attractive street lighting and other street furniture elements
- The variation of materials such as the use of paving cobbles in parking bays

Public Transport Network

Appendix 3q - Layer Diagram Movement Network - Public Transport Network



LEGEND:

-  Bus Route Option A
-  Optional Additional Bus Route B
-  Bus Stop Options
-  400m-500m Walkable Catchments

Public Transport Network

This refers to the possible bus route options provided across the site. The proposed network options are aimed to encourage the use of public transport and maximising possible user patronage. This has the ability to help reduce reliance on private vehicle ownership.

Two possible route options (refer to Public Transport Network diagram) are provided. Option A offers a direct route from SH73 to Buchanans Road along the primary 'spine' route. Route option B still ensures movement from SH73 to Buchanans Rd, however this is via an additional route along the secondary loop road. Both routes are intrinsically linked to the proposed land uses and underlying movement network.

Key Principles

PROVISION FOR BUSES WITHIN THE PRIMARY AND SECONDARY MOVEMENT ROUTES

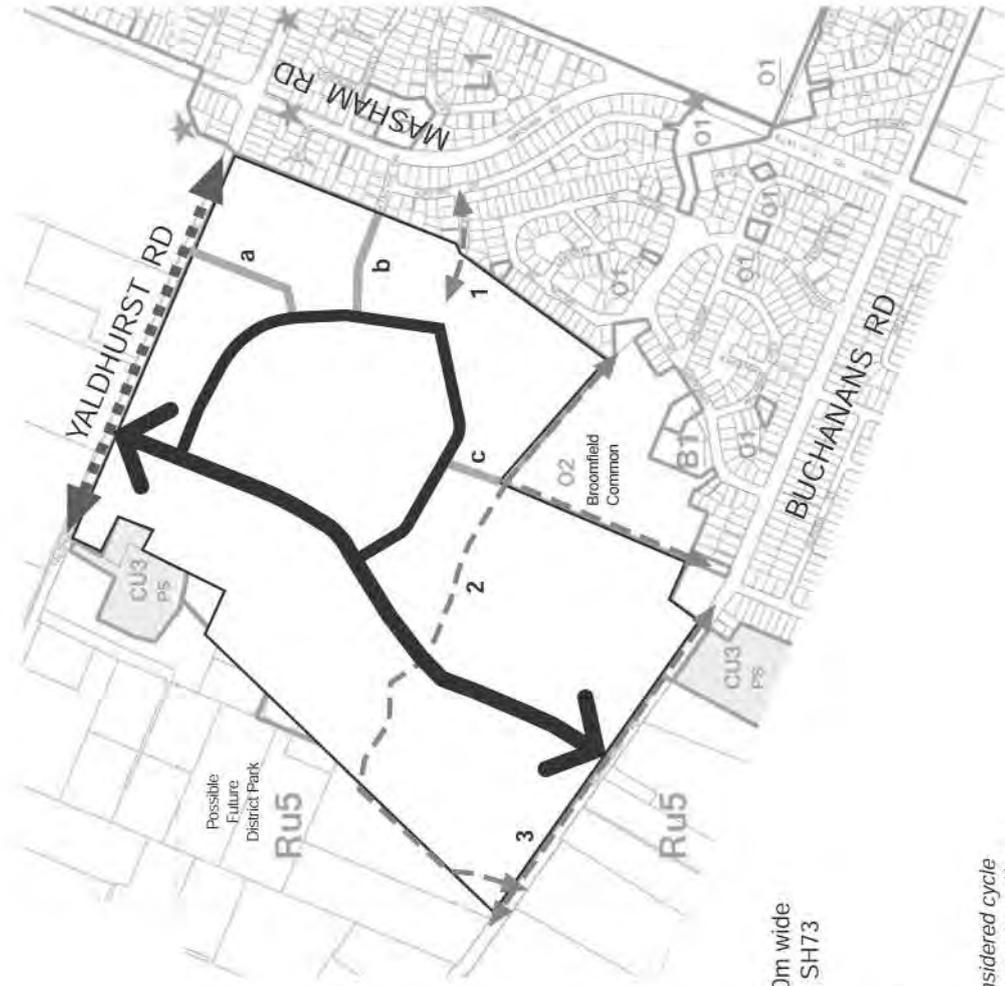
Good traffic design should be applied in order to ensure efficient bus movements, safe travel speeds and minimal impact on traffic, pedestrian and cyclist flows.

PROVISION OF BUS STOPS AT BOTH 'NODES'

The nodes have the ability to contain essential facilities such as local services, retail/commercial opportunities as well as the highest concentrations of residential development. By locating bus stop in these locations we are also assured of good walkable catchments and as such area able to maximise possible patronage.

Cycle Network Plan

Appendix 3q - Layer Diagram Movement Network - Cycle Network Plan



LEGEND:

- East/West Cycle Route (within 20m wide landscaped berm/setback) along SH73
- Key On-Street Cycle Lanes
- On-Street Cycle Linkages (a-c)
- Key Cycle Path Linkages (1-3)

Note: All other streets should be considered cycle compatible due to envisaged design speeds and/or traffic volumes.

Cycle Network Plan

This refers to the system of cycle ways, cycle paths and linkages 'to and through' the site. This network has a relationship with the underlying movement network and as such is integrated with both the green and blue networks.

Four key 'types' of cycle movement (refer to the Cycle Network diagram) area proposed, however in general, all 'other' streets within the development should be considered as cycle compatible due to envisaged design speeds and low traffic volumes.

Key Principles

PROVISION FOR CYCLISTS WITHIN THE PRIMARY AND SECONDARY MOVEMENT ROUTES

Good traffic design should be applied in order to ensure efficient and safe cyclists movement along both these routes.

PROVISION OF A CYCLE PATH WITHIN THE SH73 LANDSCAPE SETBACK

In order to facilitate broader city wide cycle initiatives, a cycle path should be accommodated within the 20m wide SH73 landscape setback. This will facilitate east/west cycle movement along State Highway 73. It will also provide additional opportunities for cycle access to and from the site.

PROVISION OF KEY ON-STREET CYCLES LINKAGES

These routes (refer to the Cycle Network Diagram) should at least provide the following:

- (a) a north/south connection from the cycle path within the SH73 landscape setback to the proposed secondary movement route.
- (b) an east/west connection from Neathwest Rd to the proposed secondary movement route, and
- (c) a north/south connection, linking the proposed secondary route to Broomfield Common.

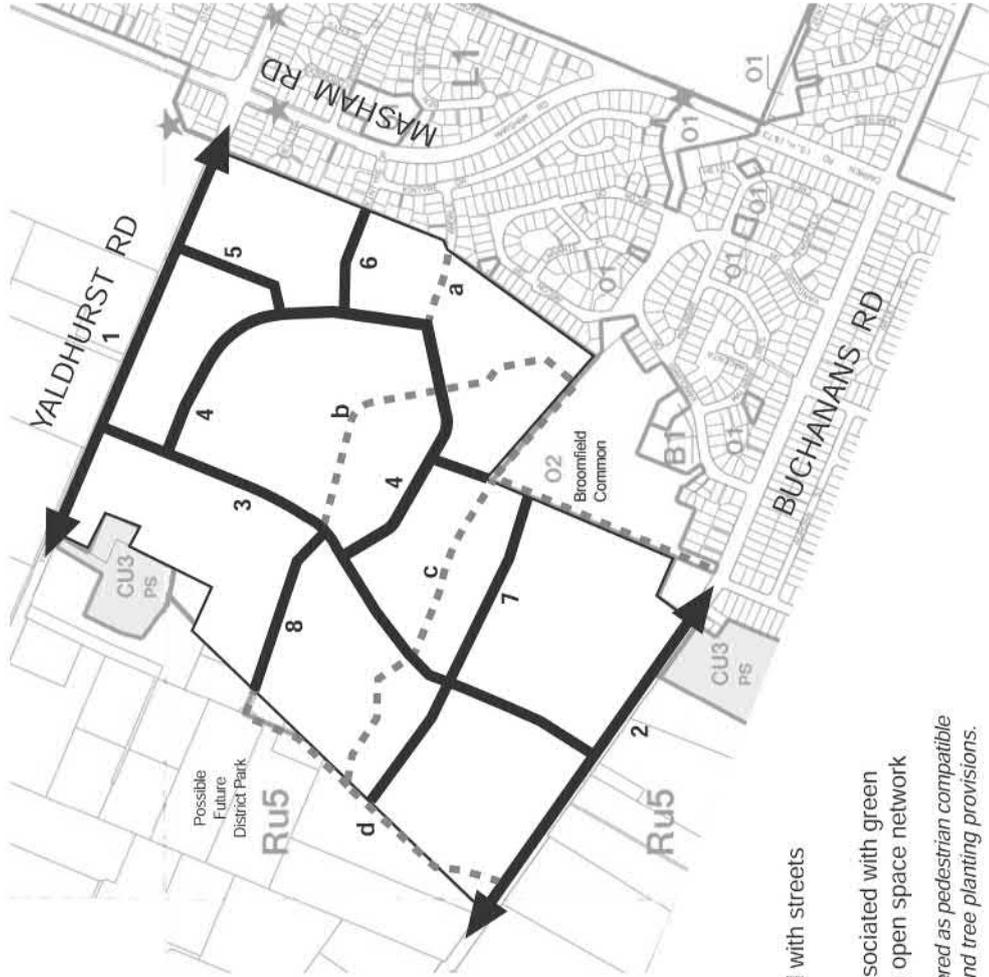
PROVISION OF KEY CYCLE PATH LINKAGES

These routes (refer to the Cycle Network Diagram) should at least provide the following:

- (1) and east/west connection (through a local reserve)m from the proposed secondary movement route to Amdale Ave, and
- (2) and east/west connection (along the proposed open space network), linking Broomfield Common to a possible future District Park, located west of the site within the 50dBA Ldn noise contour line and,
- (3) and east/west connection along Buchanans Road.

Pedestrian Network Concept

Appendix 3q - Layer Diagram Movement Network - Pedestrian Network Plan



LEGEND:

— Pedestrian Routes (1-8) associated with streets which have special tree provisions

- - - - - Pedestrian Routes (a-d) that are associated with green linkages along the proposed green open space network

Note: All 'other' streets should be considered as pedestrian compatible as they will have pedestrian footpaths and tree planting provisions.

Pedestrian Network

This refers to the system of pedestrian footpaths and linkages 'to and through' the site. This network has a relationship with the underlying movement network and land uses and as such is also integrated with the green and blue networks.

Two overarching 'types' of pedestrian movement (refer to Pedestrian Network diagram) area proposed within the development, however in general, all 'other' streets within the development should be considered as pedestrian compatible due to envisaged footpath and street tree provisions.

Key Principle

PROVISION OF FOOTPATHS AND SPECIAL TREE PLANTING WITHIN KEY MOVEMENT ROUTES & LINKAGES

These routes/linkages should at least provide the following:

- (1) an east/west linkage contained within the 20m landscaping setback along SH73,
- (2) an east/west linkage within a 3m wide landscaping setback proposed along Buchanans Rd,
- (3) a north/south linkage, along the primary movement route linking SH73 with Buchanans Rd,
- (4) a loop connection along the proposed secondary movement route and connecting back into the primary movement route,
- (5) a north/south connection from SH73 to the proposed secondary movement route,
- (6) an east/west connection from the proposed secondary movement route to Neathwest Rd,
- (7) and east/west connection from Broomfield Common to the possible future District Park (located west of the 50dBA Ldn noise contour line, and
- (8) an east/west connection from the possible future District Park and intersecting with the primary movement route adjacent to the northern arm of the green open space network.

PROVISION OF KEY FOOTPATH CONNECTIONS WITHIN THE GREEN NETWORK

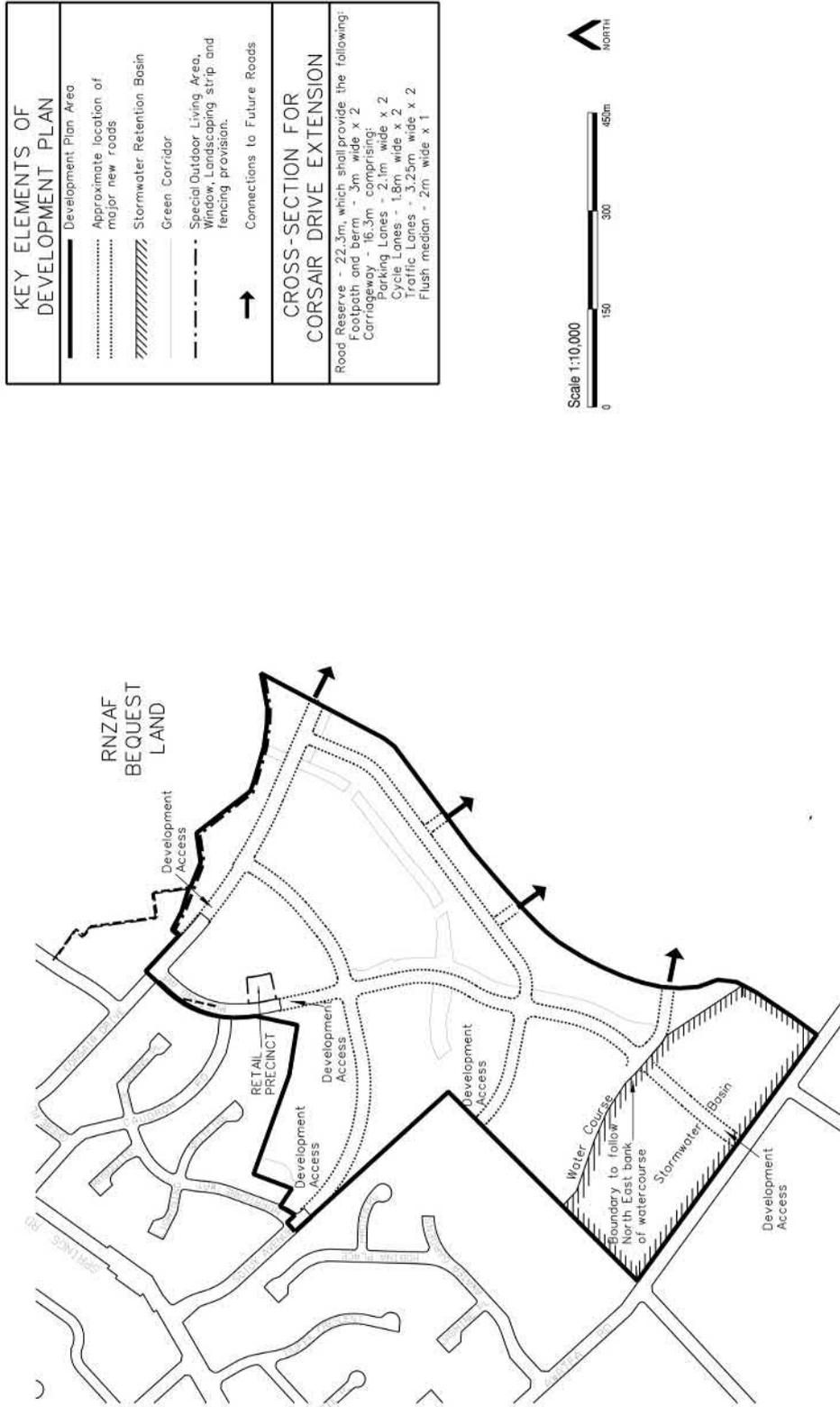
These should at least provide the following:

- (a) an east/west linkage connection between Amdale Ave, and the proposed secondary movement route,
- (b) an east/west linkage within the northern arm of the green/blue network, linking Broomfield Common with the primary movement network,
- (c) an east/west connection linking Broomfield Common in the east to a possible future District Park in the west, - via the southern arm of the green/blue network, and
- (d) a north/south connection with the possible future District Park, linking Buchanans Rd with key movement route 8.

Appendix 3r - Development Plan (West Wigram)

Updated 30 September 2008

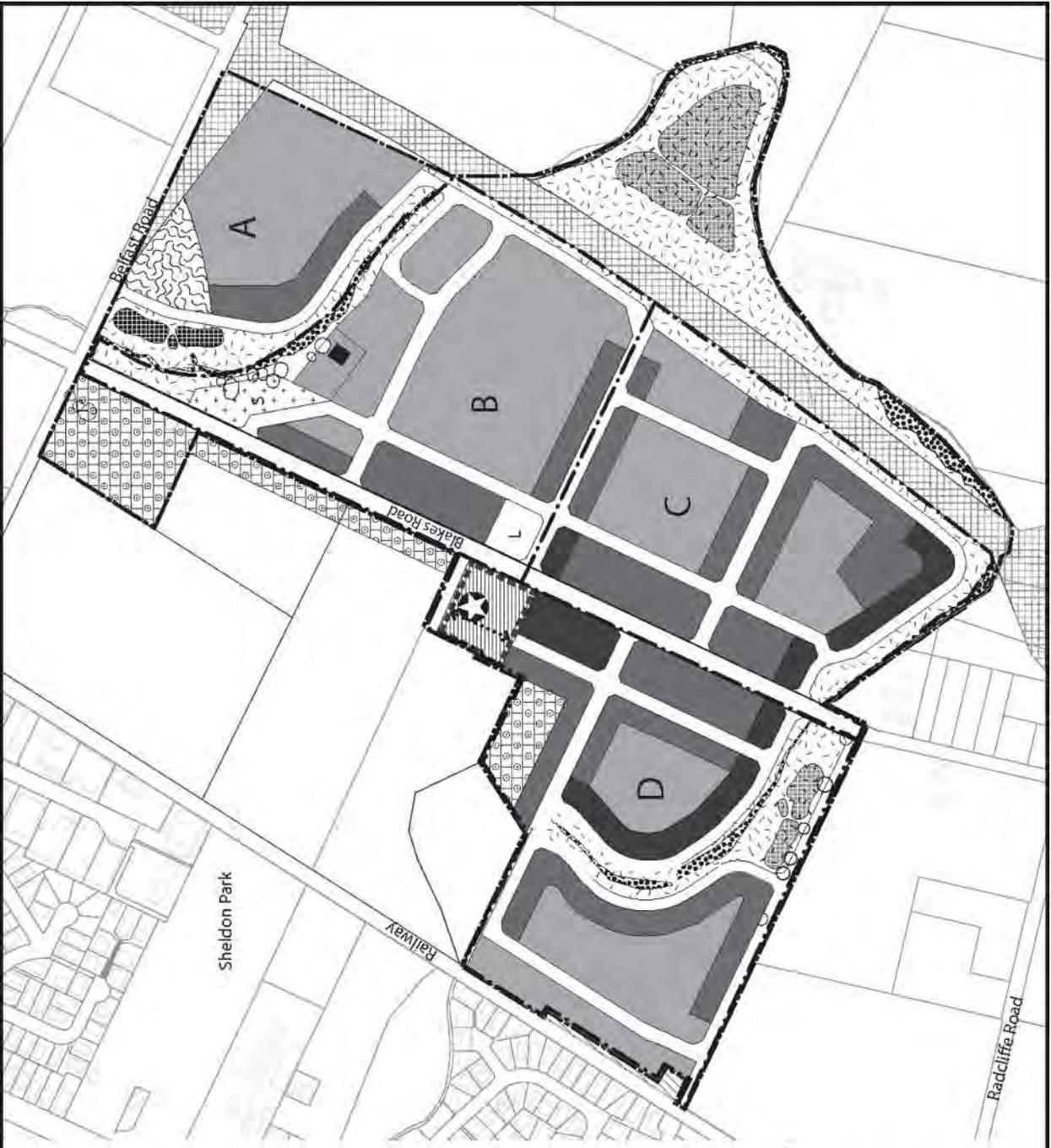
Appendix 3r - Development plan - West Wigram



Appendix 3s - Outline Development Plan for East Belfast

Updated 12 March 2012

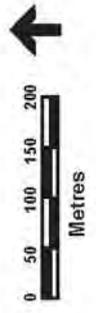
Appendix 3s - Outline Development Plan (East Belfast)



- Key**
- Northern Arterial Route Designation
 - Business (Business 4 Zone)
 - Local Centre (Business 1 Zone)
 - Spring Grove Reserve
 - Local Centre Reserve
 - Open Space
 - Stormwater Management
 - Medium Density Residential (Area A)
 - Medium - Low Density Residential (Area B)
 - Low Density Residential (Area C)
 - Existing and Proposed Notable Trees
 - Spring Grove (Heritage Building)
 - Kaputone Stream
 - Thompsons Road Water Pump Station
 - Connection Through Local Centre
 - Block Boundary
 - Buffer Area

* Note: The proposed Spring Grove Reserve and Local Centre Reserve are considered to be priority future areas to vest in Christchurch City Council at the time of subdivision.

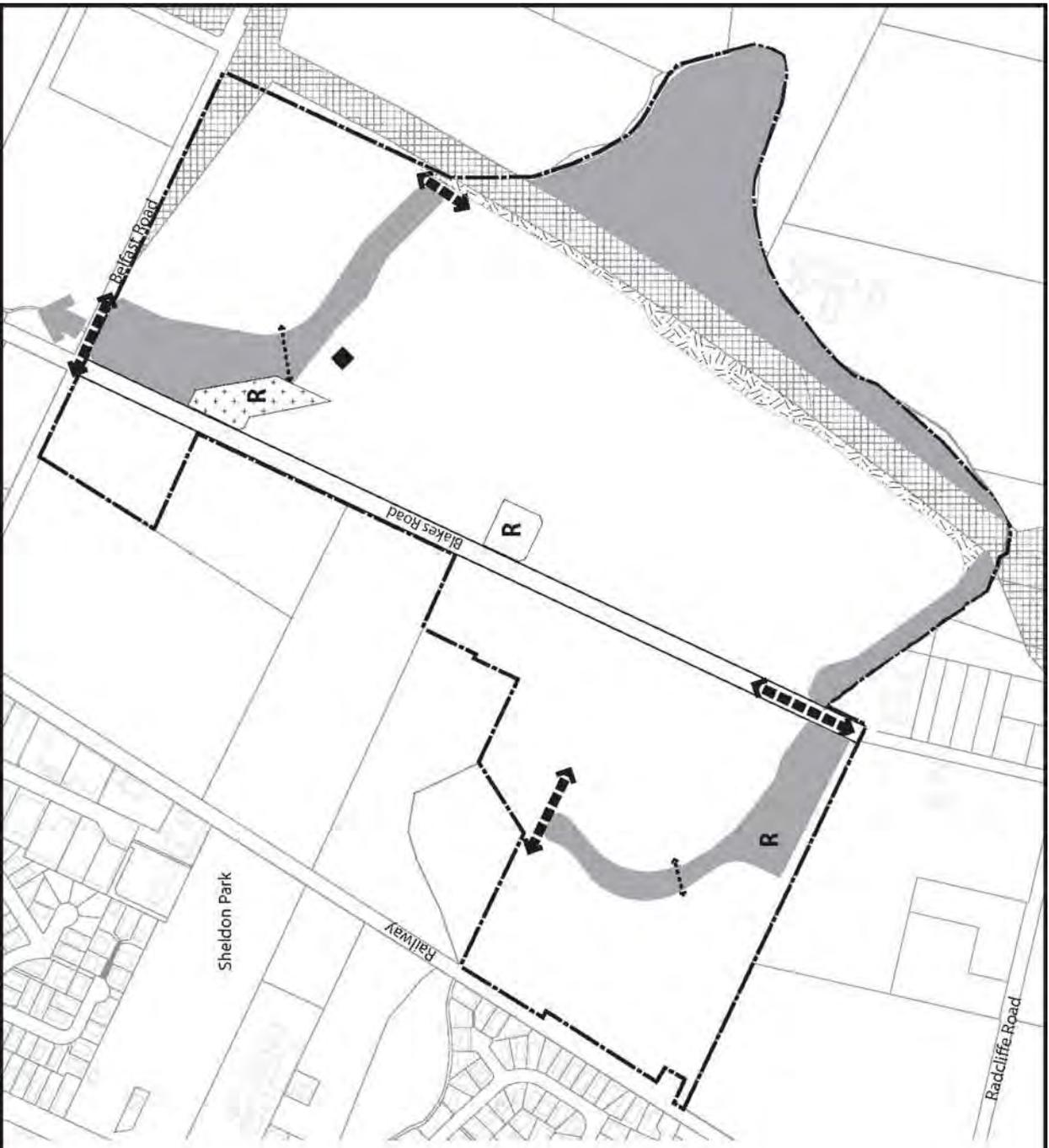
'Buffer Area' - no residential or travellers accommodation activities permitted in this area



Appendix 3s/1 - Green Network Layer Diagram for East Belfast

Updated 12 March 2012

Appendix 3s / 1 - Layer Diagram - Green Network



- Key**
- Kaputone Stream Open Space Corridor
 - Arterial Edge Open Space Corridor
 - Spring Grove Reserve
 - Local Centre Reserve
 - Northern Arterial Route Designation
 - Road Crossing of Kaputone Open Space Corridor
 - Pedestrian Crossing of Kaputone Open Space Corridor
 - Spring Grove (Heritage Building)
 - Location of Neighbourhood Reserve Facilities

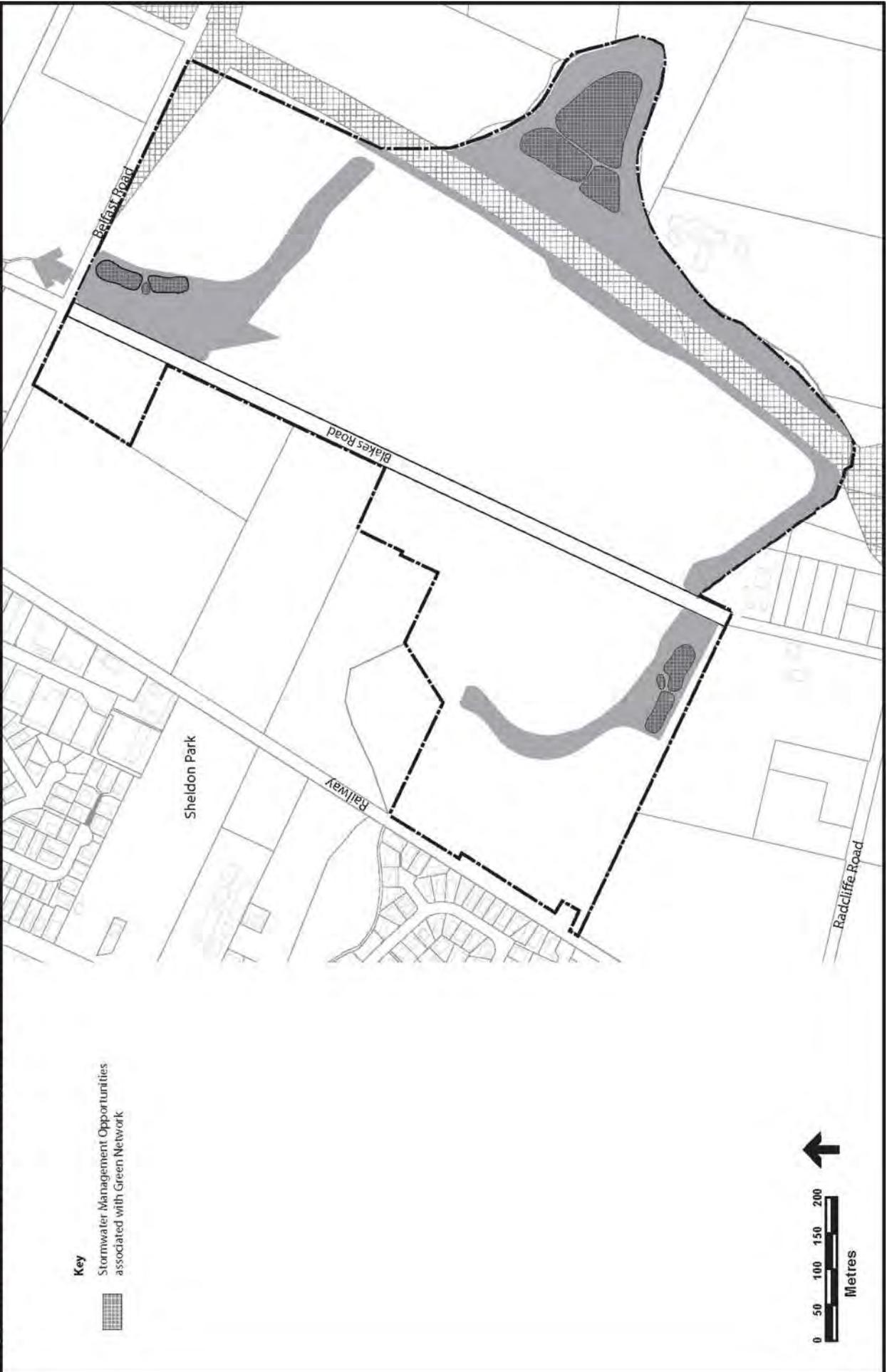
* Note: The proposed Spring Grove Reserve and Local Centre Reserve are considered to be priority future areas to vest in Christchurch City Council at the time of subdivision.



Appendix 3s/2 - Blue Network Layer Diagram for East Belfast

Updated 12 March 2012

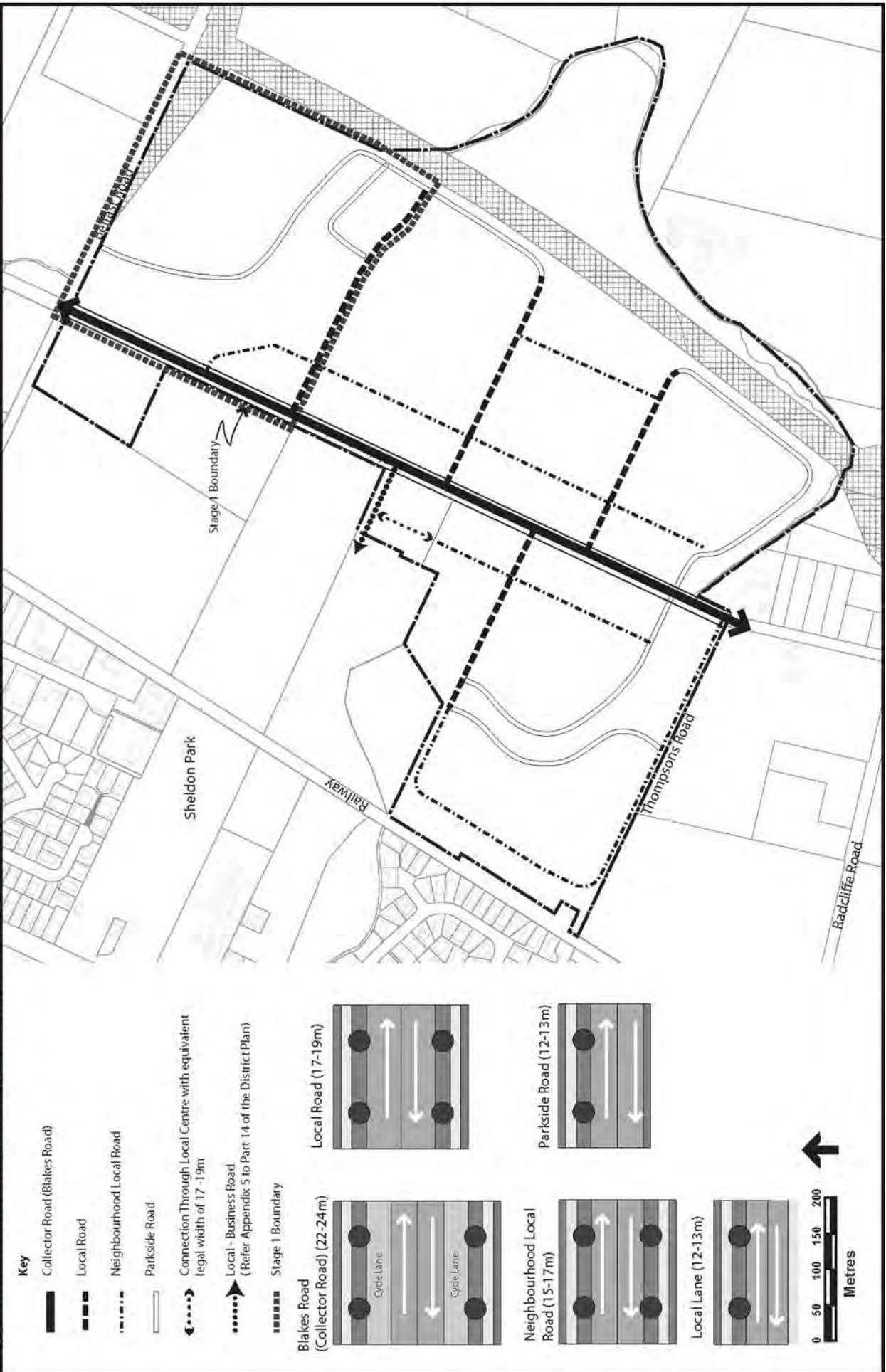
Appendix 3s / 2 - Layer Diagram - Blue Network



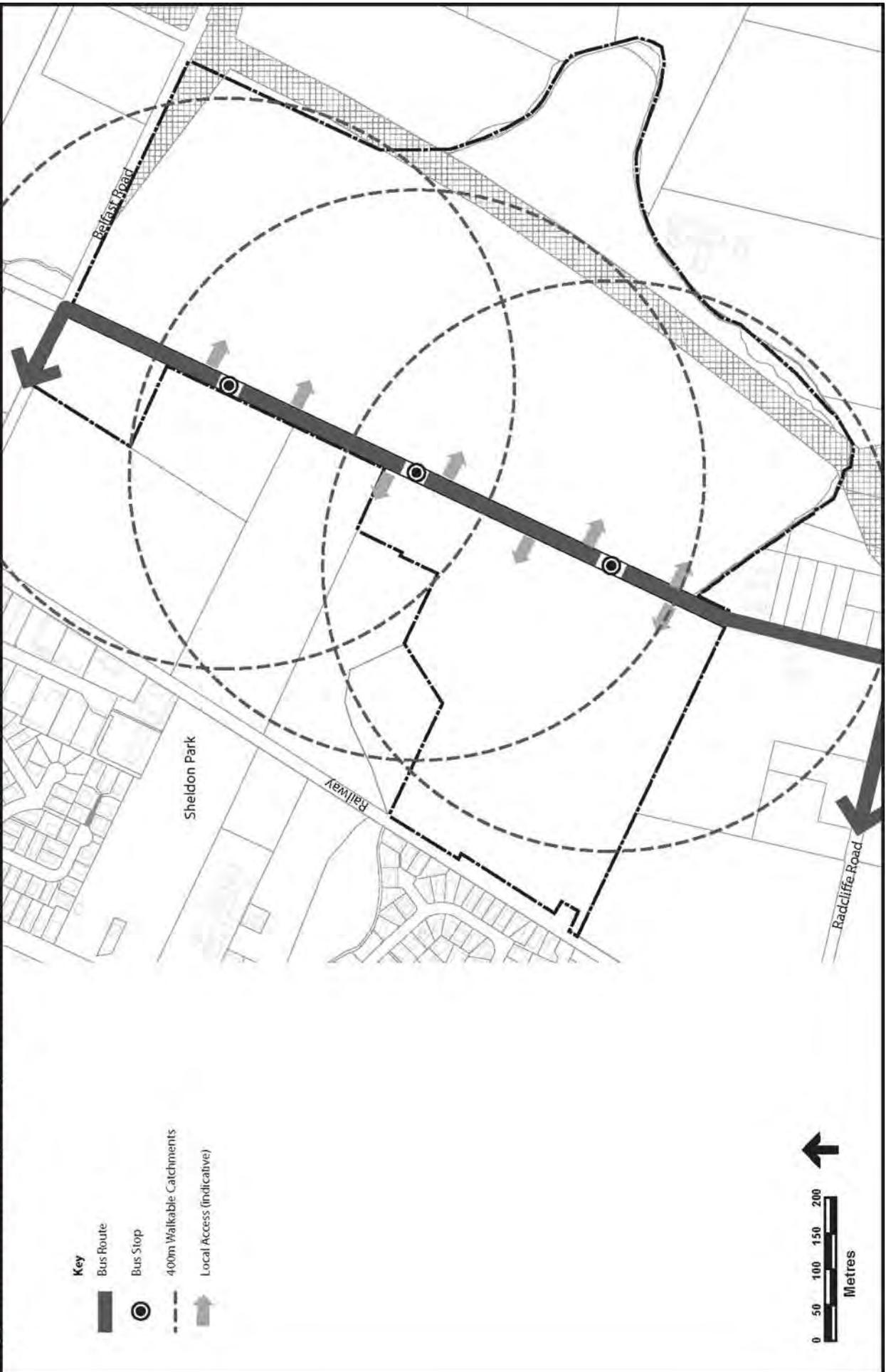
Appendix 3s/3a-3d - Movement Network for East Belfast

Updated 12 March 2012

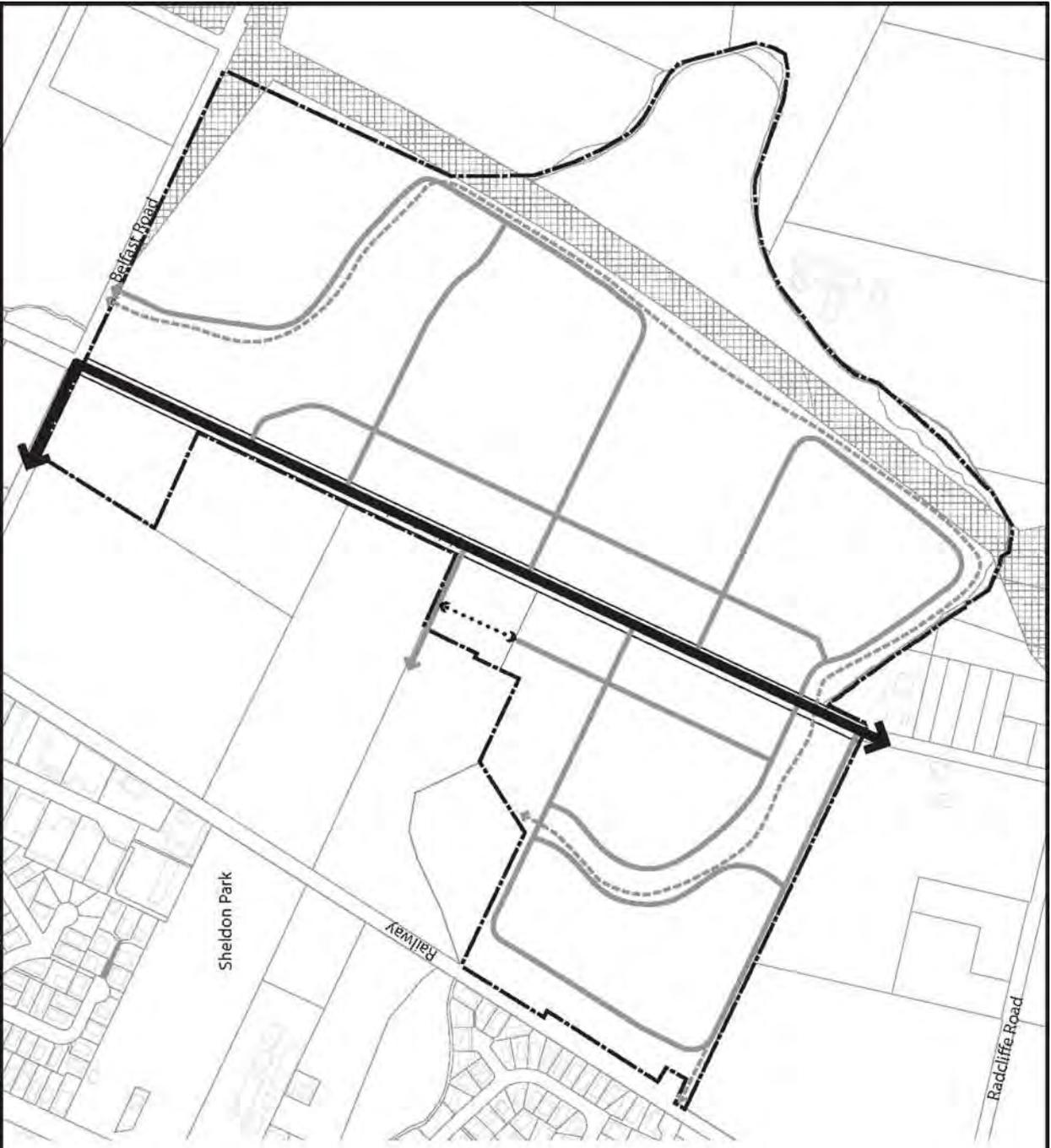
Appendix 3s / 3a - Layer Diagram - Movement Network - Vehicle Network



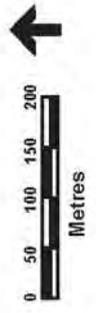
Appendix 3s / 3b - Layer Diagram - Movement Network - Public Transport



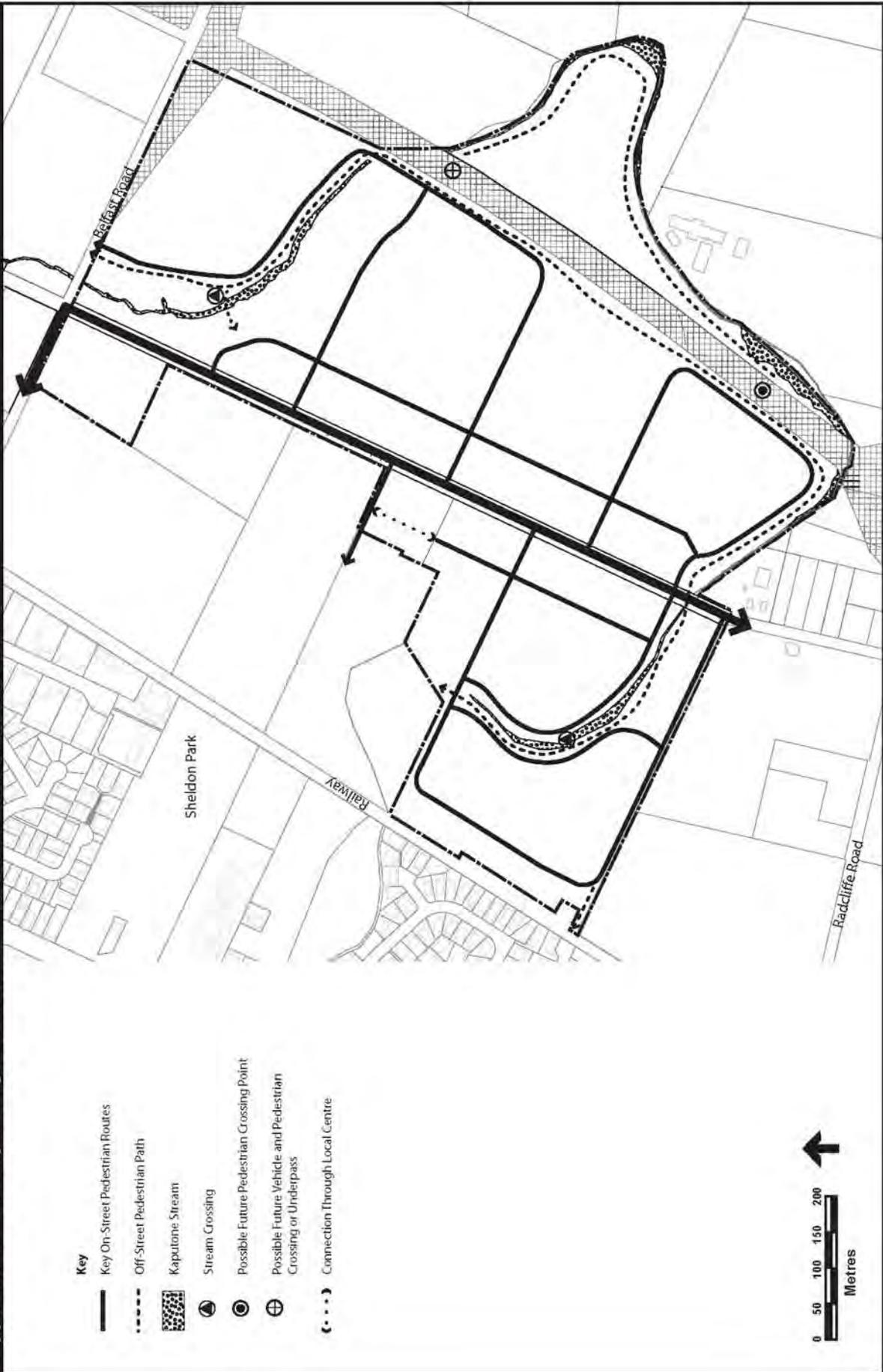
Appendix 3s / 3c - Layer Diagram - Movement Network - Cycle Network



- Key**
- On-Street Cycle Lane (Blakes Road)
 - Key On-Street Cycle Linkages
 - - - Off-Street Cycle Path
 - ◄••••► Connection Through Local Centre



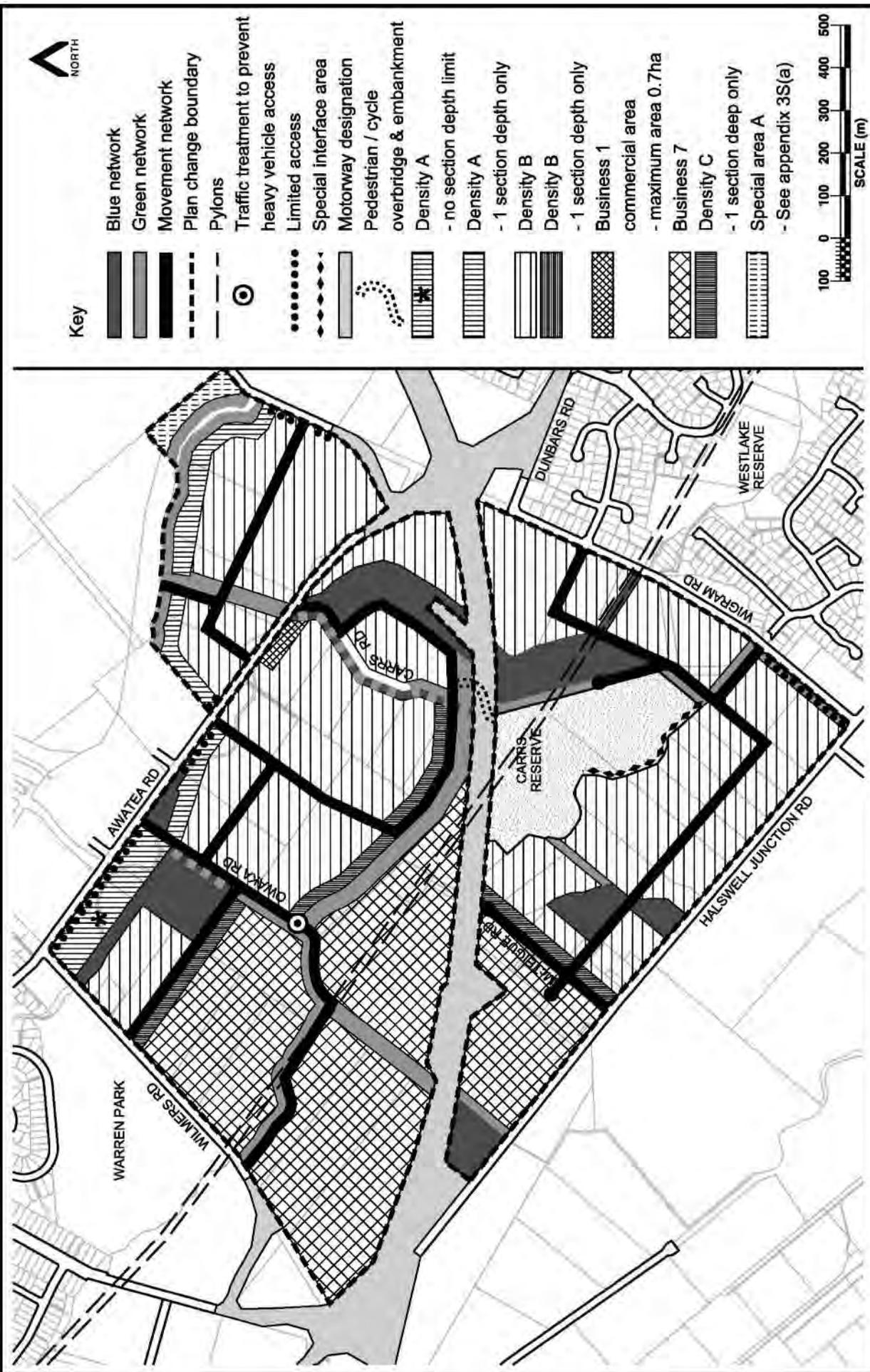
Appendix 3s / 3d - Layer Diagram - Movement Network - Pedestrian Network



Appendix 3T - Outline Development Plan (Awatea)

Updated 11 July 2011

Appendix 3T - Outline Development Plan (Awatea)



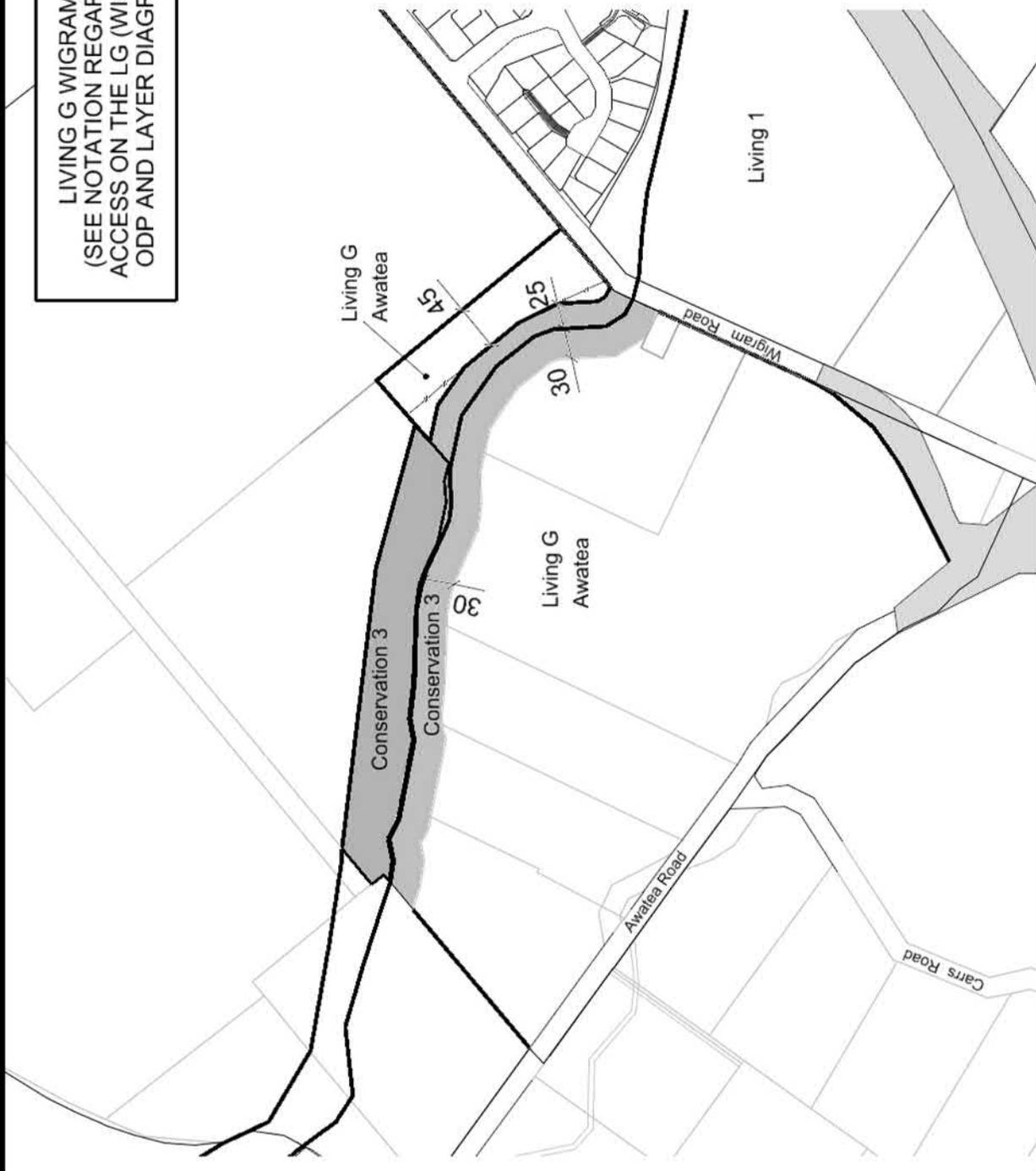
Appendix 3T - Outline Development Plan (A)

Updated 11 July 2011

Appendix 3T - Outline Development Plan (A)



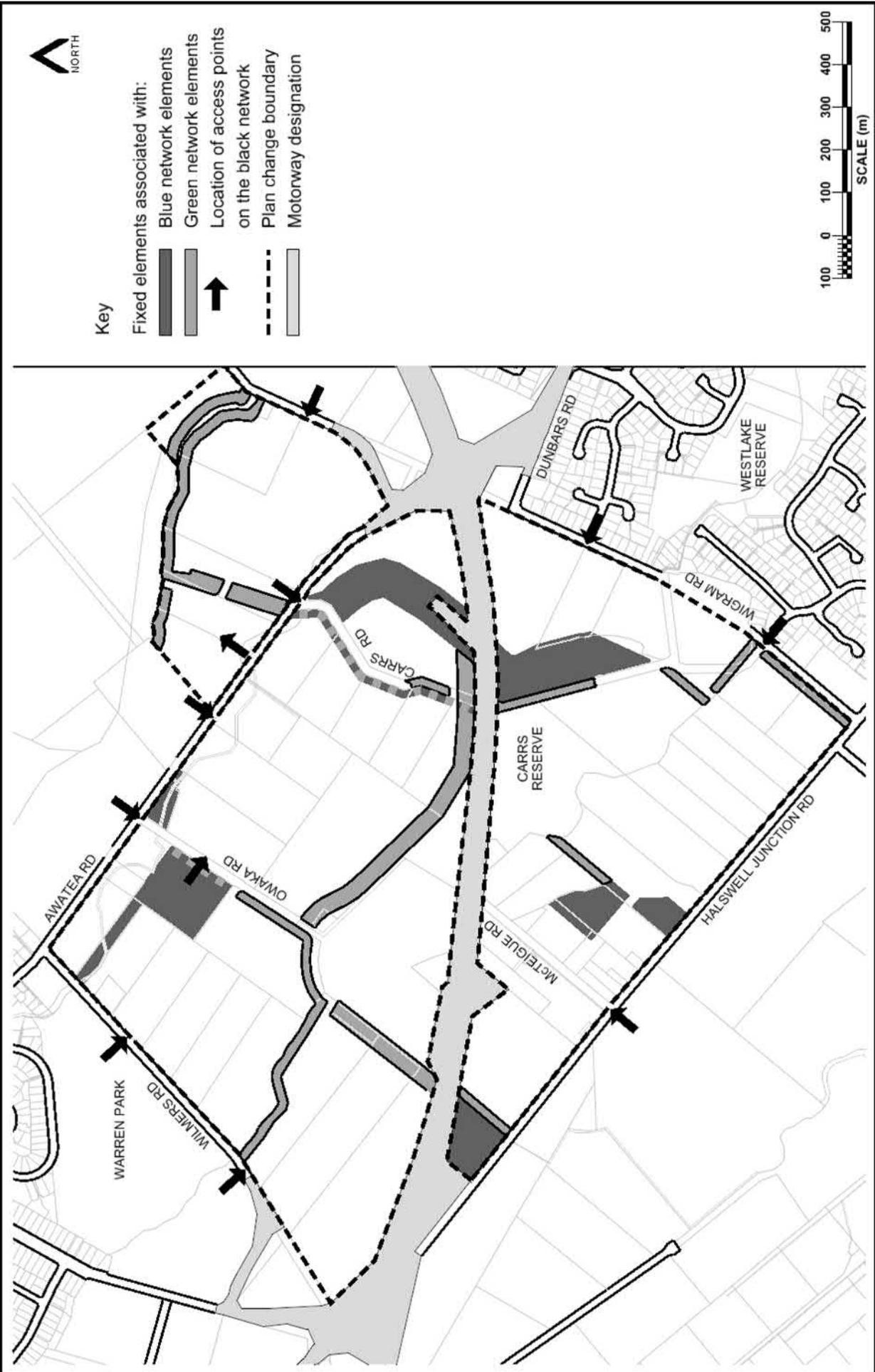
LIVING G WIGRAM
(SEE NOTATION REGARDING
ACCESS ON THE LG (WIGRAM)
ODP AND LAYER DIAGRAMS)



Appendix 3T(a) - Fixed Structural Elements Diagram

Updated 11 July 2011

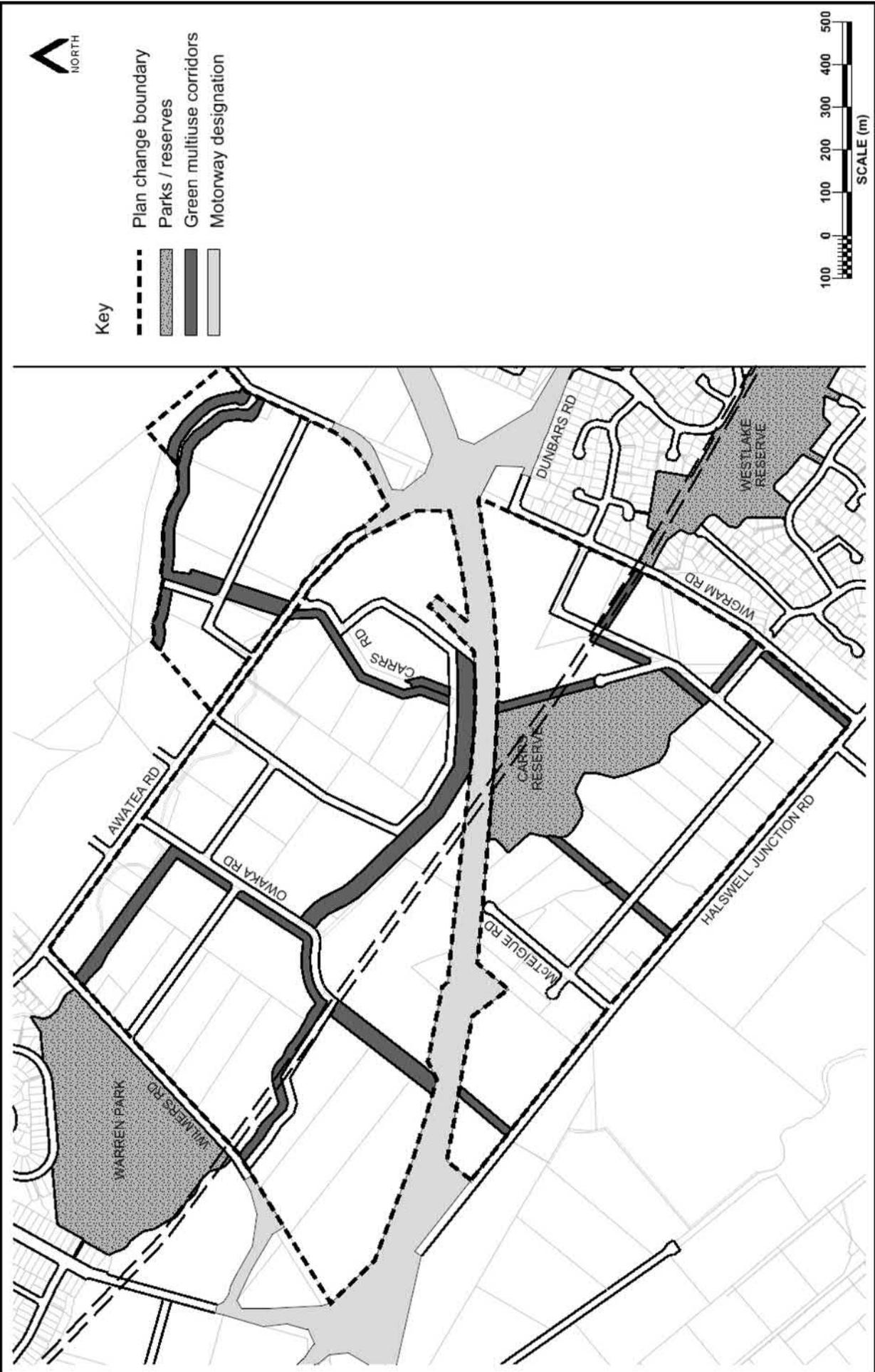
Appendix 3T(a) - Fixed Structural Elements Diagram



Appendix 3T(i) - Green Network Layer Diagram

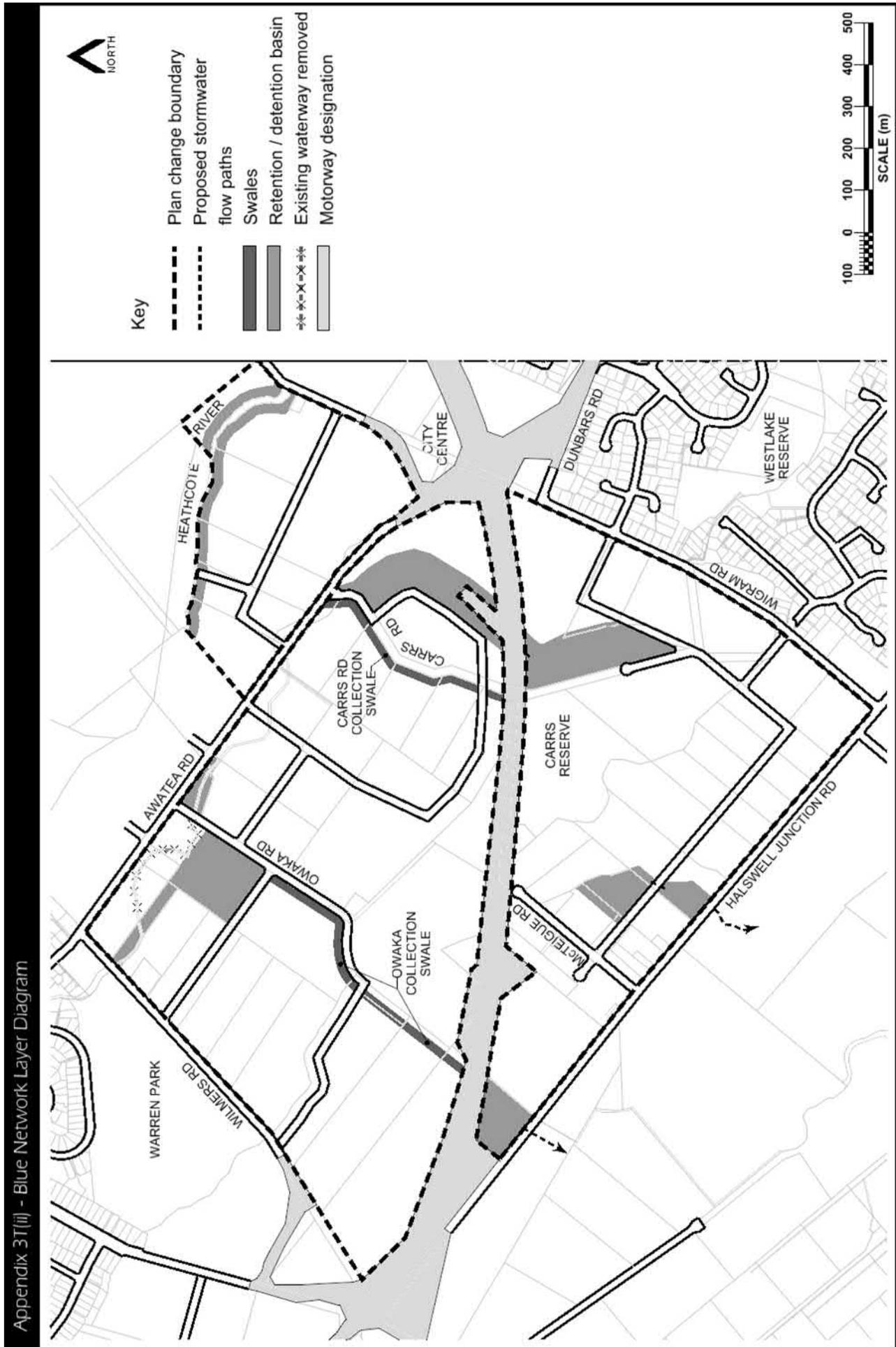
Updated 11 July 2011

Appendix 3T(i) - Green Network Layer Diagram



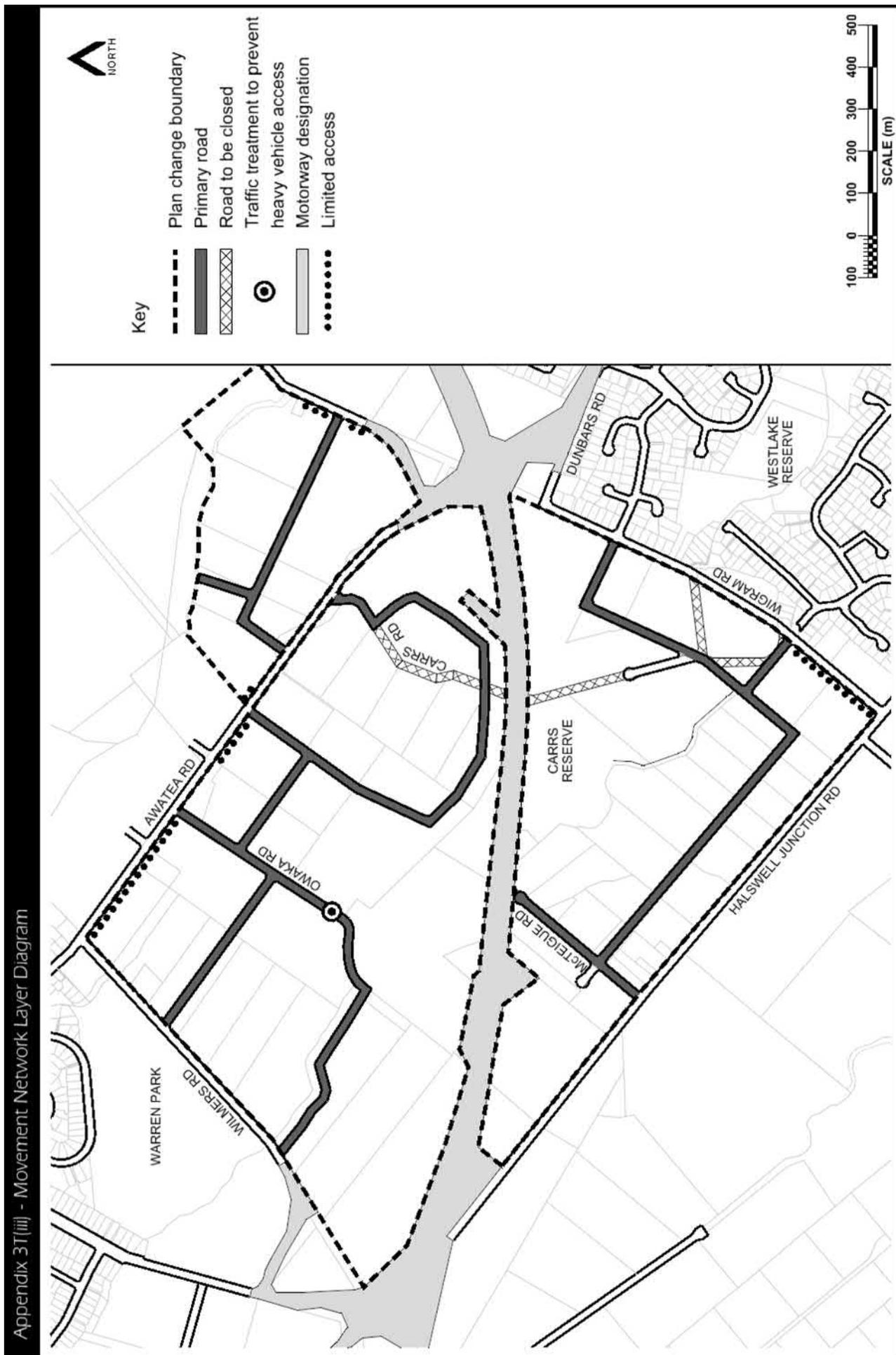
Appendix 3T(ii) - Blue Network Layer Diagram

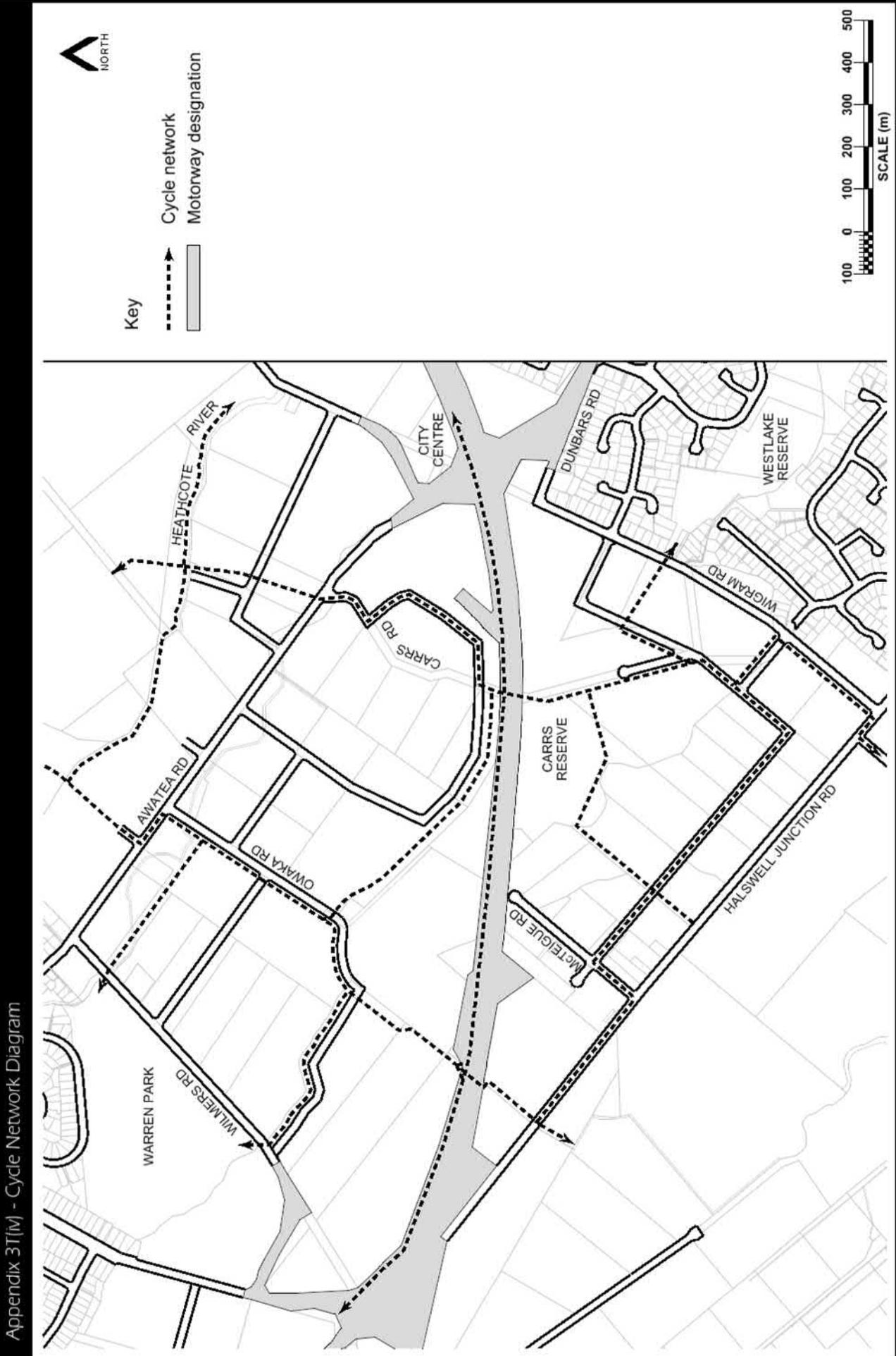
Updated 11 July 2011



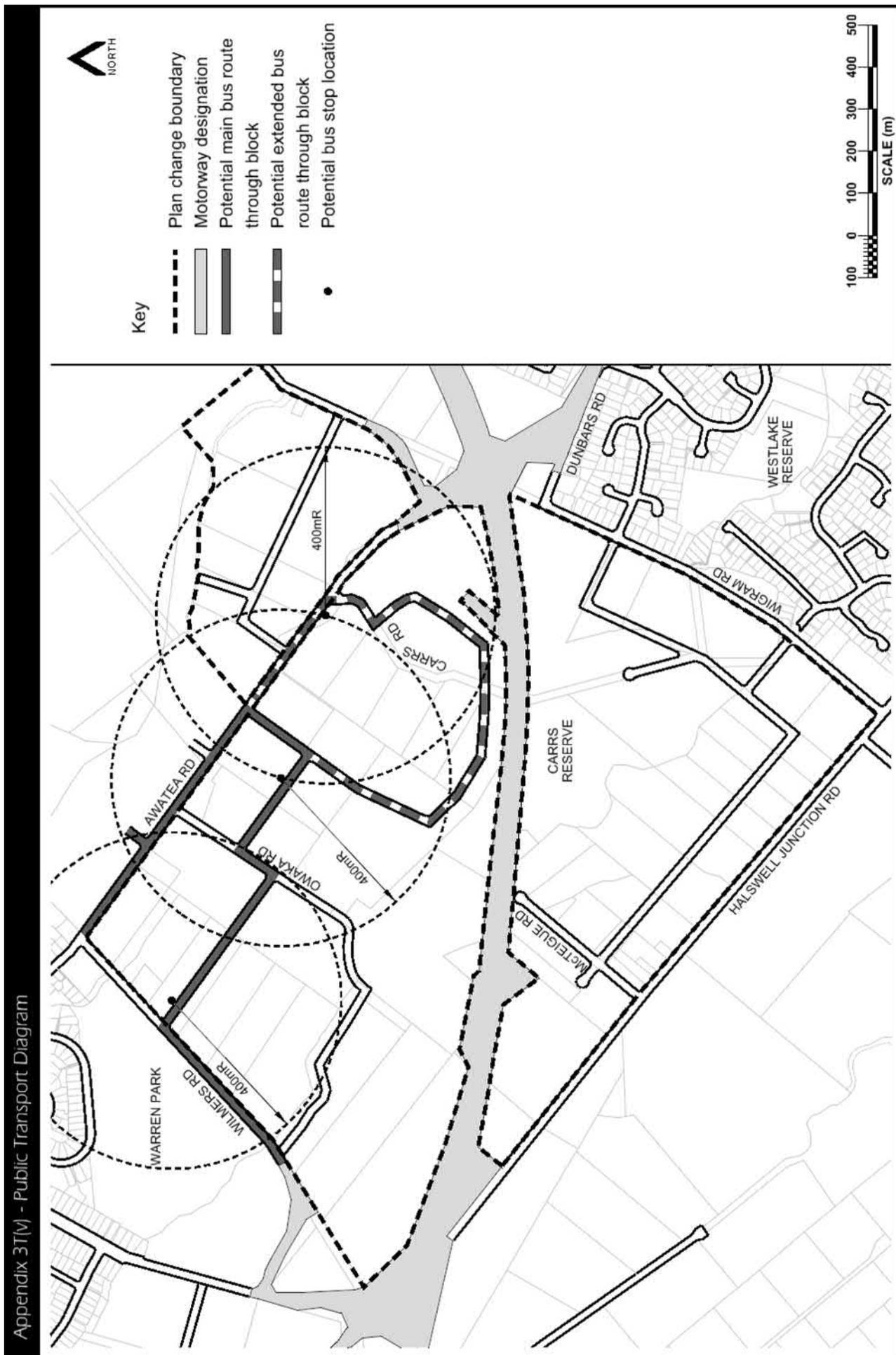
Appendix 3T (iii) - (vi) - Movement Network Layer Diagram

Updated 11 July 2011





Appendix 3T(iv) - Cycle Network Diagram



Appendix 3T(v) - Road Design Parameters

Table 1: Minimum Design elements for Local Roads in residential areas

Street Type	Minimum legal road width	Indicative legal road width	Minimum carriageway width	Minimum number of footpaths	Minimum footpath width	Provision of street trees	Minimum level of amenity coverage Note (1)	Minimum on-street parking requirement	Driveway spacing Parameter	
									Res A	Res B & C
Short local street	12m	Note (2)	6.0m	1	1.5m	Yes	25%	1 space for every 3 residential units	0.75	0.80
Typical local street	15m	Note (2)	7.5m	2*	1.5m	Yes	20%	1 space for every 3 residential units	0.75	0.80
Local distributor street	17m	Note (2)	9.0m	2*	1.5m	Yes	20%	1 space for every 3 residential units	0.75	0.80
Local street (bus route)	18m	Note (2)	9.5m	2	1.5m	Yes	20%	1 space for every 3 residential units	0.75	0.80

Table 1 Notes

- (1) The minimum portion of legal road width that is designated for community features. Amenity on all local streets shall be provided continuously on both sides of the street, only broken by vehicle or path crossing points.
- * Two footpaths are required except for sections of streets with frontage to Conservation, Open Space or Rural Zones where one footpath may be provided within the legal road. Where one footpath is provided, it must be located on the residential side of the street.
- (2) See calculation formula below to determine Indicative Legal Road Width where amenity coverage is provided continuously or in discrete clusters.
Res A - High Density Residential A Area.
Res B - Medium Density Residential B Area.
Res C - Low Density Residential C Area.

Table 2: Minimum Design elements for Primary and Collector Roads

Zoning	Minimum legal road width	Indicative legal road width	Minimum traffic lane width Note (3)	Minimum number of footpaths	Minimum footpath width	On street cycle lanes Note (4)	Provision of street trees	Minimum level of amenity coverage Note (5)	Driveway spacing Parameter
Business 7 zone	22m	Note (6)	3.2m	2	1.5m	Yes	Optional	5% or 50m ²	0.90
All living zones	20m	Note (6)	3.0m	2	1.5m	Yes	Yes	10%	Res A - 0.75 Res B - 0.80 Res C - 0.80
All other zones	19m	Note (6)	3.0m	2	1.5m	Yes	Optional	5% or 50m ²	0.95

Table 2 Notes

- (3) The minimum traffic lane width shall be increased to 3.2m if the primary or collector road forms part of a bus route.
- (4) On street cycle lanes shall be designed in accordance with the NZ supplement to Austroads' Guide to Traffic Engineering Practice Part 14: Bicycles.
- (5) Where amenity is provided continuously the specific percentages shall apply. Where amenity is provided in discrete clusters the area (per 100m lineal length of road) shall apply.
- (6) See calculation formula below to determine Indicative Legal Road Width where amenity coverage is provided continuously or in discrete clusters.
Res A - High Density Residential A Area.
Res B - Medium Density Residential B Area.
Res C - Low Density Residential C Area.

Terminology

Local Short Street	All streets in the Living G Zone that are less than 150m in length and serve a maximum of 25 potential residential units.
Local Typical Street	All streets that do not meet the criteria of a Local Short Street or Local Distributor Street.
Local Distributor Street	All streets that intersect with a Collector, Minor or Major Arterial Road and have intersections with at least two other Local Typical Streets.
Local Street (Bus Route)	Any of the above Local Streets that forms part of a future bus route.

Indicative Legal Road Width Formula

On streets where amenity is provided continuously, the indicative legal road width shall be calculated using the following formula:

$$\text{Indicative Legal Road Width (Continuous Amenity)} = (A + B) / (1 - (C / D))$$

Where:

- A = proposed carriageway width (in metres)
- B = proposed combined width of footpaths (in metres)
- C = minimum level of amenity coverage (expressed as a decimal)
- D = driveway spacing parameter (expressed as a decimal)

On streets where amenity is provided in discrete clusters, the indicative legal road width shall be calculated using the following formula:

$$\text{Indicative Legal Road Width (Discrete Amenity)} = (A + B) / (1 - C)$$

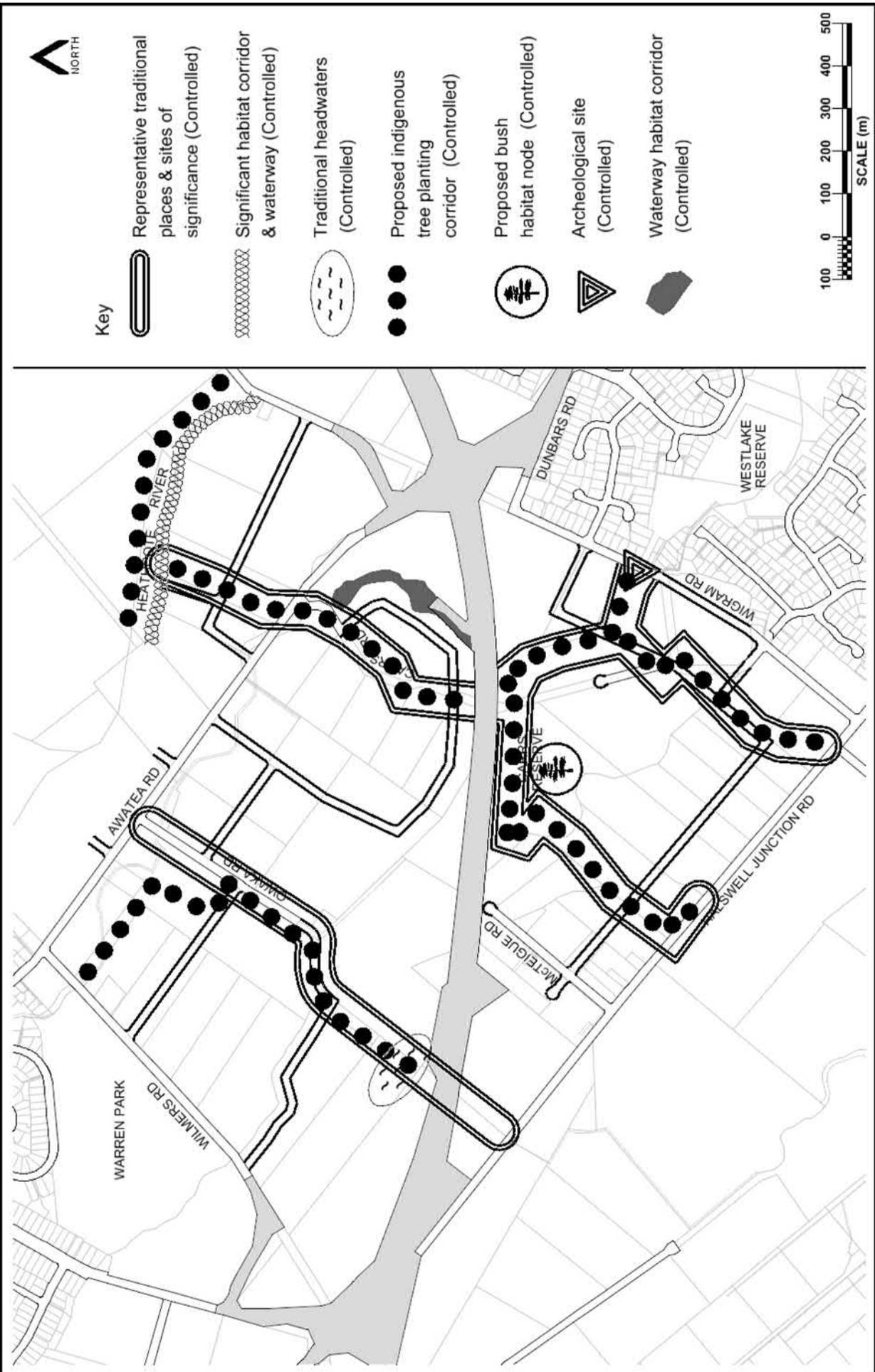
Where:

- A = proposed carriageway width (in metres)
- B = proposed combined width of footpaths (in metres)
- C = minimum level of amenity coverage (expressed as a decimal)

Appendix 3T(vii) - Tangata Whenua Layer Diagram

Updated 11 July 2011

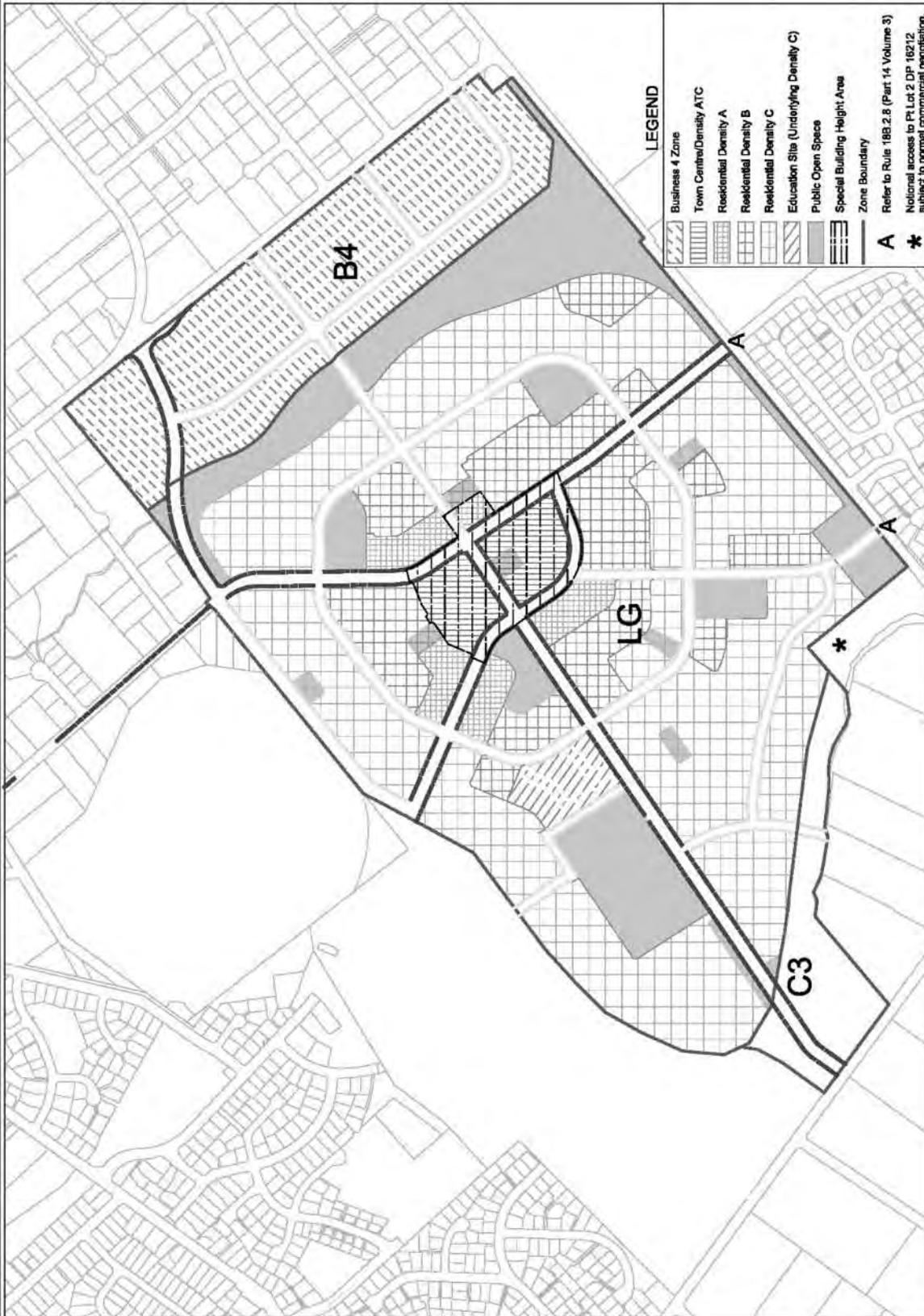
Appendix 3T(vii) - Tangata Whenua Layer Diagram



Appendix 3U/1 Outline Development Plan

Updated 12 September 2011

Appendix 3U/1 Outline Development Plan



Scale: As Shown
 Date: 05/08/2020

Division of Regional Services
 Queensland City Council

Appendix 3U/2 - Key Structuring Elements

Updated 12 September 2011

The structuring elements, which underpin the Outline Development Plan and which will enable a sound social, environmental and economic outcome to be achieved, include the following:

- Development of residential densities similar in scale to surrounding properties with increased density towards the centre of the site within walking distance of bus stops and/or facing open space reserves.
- Subdivision and landuse patterns that can accommodate a minimum of 1300 dwellings.
- A centrally located town centre that can accommodate retail, commercial, civic, community and higher density residential uses.
- The ability to provide a landmark building or buildings with elements of additional height in the town centre.
- The provision of a light industrial/commercial area to the east which also act as a buffer (in association with Wigram Park) to the Parkhouse Industrial area.
- The provision of a school site and a nearby sports park that fronts onto the Runway Boulevard.
- A movement network that provides effective pedestrian, cycle, private/public transport and therefore has a high level of connectivity within the site and to the surrounds.
- Provision of accessible open space to provide for the recreational and social needs, of the community as well as landscape amenity, stormwater management, the Heathcote River/Haytons Drain environs, and pedestrian and cycle linkages.
- The integration of stormwater management with waterways, the movement network and open space.
- The provision for and recognition of values important to tangata whenua in particular the establishment of enhanced waterways as an ecological asset and the protection of water quality in accordance with the Christchurch City Council South West Area Plan.

Appendix 3U/3 - Layer Diagram - Green Network

Updated 12 September 2011

Green Network

This refers to the system of public open space provision throughout the site and is shown in Figure 1. These spaces offer a wide range of amenity/recreational experiences and their location and alignment are closely linked to the movement network, underlying land uses and the blue network in respect of storm water management and public access. Public open space reserves include:

Sports Park: A sports park (approximately 4ha) will be provided adjacent to the Runway Boulevard and School site to provide a strong complimentary relationship. The Sports Park should incorporate facilities for sports clubs as well as playing fields and pitches.

The Town Square: The town square will be provided to help act as a centre of community life and a key place in the community. It aims to be the catalyst of activity adjacent to the retail area and provide the opportunity to celebrate and support local culture and community. The square may be activated by mixed use, community and civic activities.

Neighbourhood Parks: Four evenly distributed Neighbourhood Parks (approximately 1ha each) will be provided to maximize their accessibility to residents and located on either the Loop Road or Runway Boulevard to help consolidate the open space character of Wigram.

Smaller Neighbourhood Parks: Where possible Smaller Neighbourhood Parks will be established to provide for the recreational and amenity needs of higher residential density areas and to encourage social interaction, meeting and informal gathering within smaller community clusters.

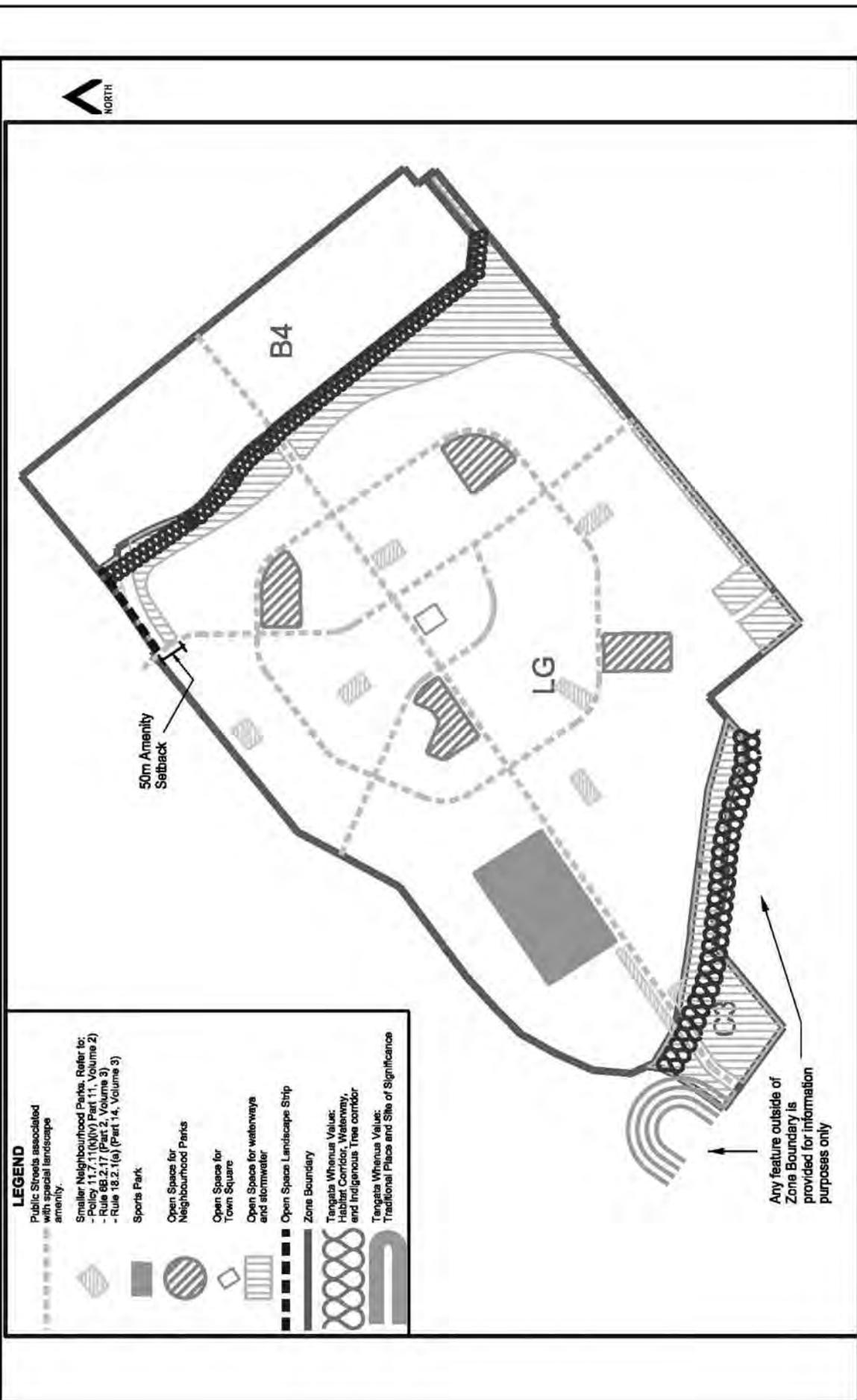
Wigram Park: Wigram Park (approximately 15ha) will be a key community and regional open space connecting through the site and accommodating Haytons drain. The open space will also accommodate stormwater infrastructure and help form a buffer between the residential area and the Business 4 and Business 5 zones. The provision of open space to accommodate Haytons drain will provide an opportunity to protect and enhance ecological and tangata whenua values and restore wildlife habitat.

A key feature of Wigram Park is the provision of open space to provide a 50m wide amenity setback from the Business 5 Zone that adjoins the Outline Development Plan area. This feature is primarily provided to protect the amenity of residents to the south of the Parkhouse Road extension. A solid vegetation screen (landscape strip) should be established along the boundary to the Business 5 Zone along with additional landscaping in the wider open space area to avoid reverse sensitivity effects on residents and also users of the road and Wigram Park

Conservation 3 land: The land zoned for Conservation 3 purposes (approximately 6.8ha) will form part of a larger open space area for the Heathcote River and stormwater infrastructure. The provision of open space to accommodate the Heathcote River and will provide an opportunity to protect and enhance ecological and tangata whenua values and restore wildlife habitat.

Open Space for Landscape Strip. This open space is to be provided with a vegetated landscaping strip to screen adjacent buildings and activities on Business 5 Zone land from the Living G (Wigram) Zone.

Appendix 3U/3 Figure 1 Green Network



LEGEND

- Public Streets associated with special landscape amenity.
- Smaller Neighbourhood Parks. Refer to:
 - Policy 11.7.11(K)(V) Part 11, Volume 2)
 - Rule 88.2.17 (Part 2, Volume 3)
 - Rule 18.2.1(a) (Part 14, Volume 3)
- Sports Park
- Open Spaces for Neighbourhood Parks
- Open Space for Town Square
- Open Space for waterways and stormwater
- Open Spaces Landscape Strip
- Zone Boundary
- Tangata Whenua Values: Hāhāri Corridor, Waterway, and Indigenous Tree Corridor
- Tangata Whenua Values: Traditional Places and Sites of Significance

Appendix 3U/4 - Layer Diagram - Movement Network

Updated 12 September 2011

1. Movement Network

This refers to the network of public roads, cycle ways, pedestrian pathways and linkages through and to the site. The network has an important relationship with the underlying land use patterns, and also has a strong correlation with the green and blue networks in respect of pedestrian and cycleway linkages. The following describes the key elements of the movement network for Wigram.

2. Road Network

This refers to the hierarchy of proposed public roads across the site. The distribution of landuses and residential densities across the site is closely tied to this hierarchy. In particular, the Town Centre is well connected by Collector Roads from surrounding areas so that it provides the focal point of the development. The supporting local road network is then used to connect the neighbourhoods with each other and with the Town Centre. The proposed network has also been designed in order to integrate with the green and blue networks as these also provide essential pedestrian and cycle way linkages. The following describes the key elements of the road network:

(1) Road Hierarchy

The Road Hierarchy is illustrated in Figure 2. Collector Roads form the primary routes through Wigram and provide legible extensions of, and connections between, existing through routes in the surrounding area to ensure a high level of integration. These Collector Roads pass through the Town Centre to support its development as the focal point of Wigram. Other roads not shown on Figure 2, will typically be "Local - Residential" and "Local - Neighbourhood" roads which principally provide residential property access. Arterial routes are not proposed to be used within Wigram as this function is provided by the surrounding network.

(2) Collector Roads

The Collector Roads provide the primary traffic carrying function within and through Wigram, with a focus on providing for all modes of transport including public transport (where applicable). Key collector roads are illustrated in Figures 3 and 3a and are described below:

- **Wigram Boulevard** - a Boulevard located on the alignment of the former airfield runway, being a key feature of Wigram. It will connect between Awatea Road, the Town Centre and the Business 4 Zone. The road will be designed with a wide central landscaped median (potentially with a stormwater function) and the formation will accommodate vehicular, cycle and pedestrian movements. The road will also accommodate the primary bus route west of the town centre. Traffic management measures are proposed for the eastern end of the Boulevard to minimise the potential for industrial traffic to use the Boulevard as a through route. It is noted that the section of the Boulevard between the Business 4 Zone and the Town Centre has been allocated local road status to help minimise the extent of industrial traffic existing through residential areas and the Town Centre.
- **Main Street** - within the town centre the characteristics of the Runway Boulevard will transform into a space shared by all modes of transport with a particular focus on pedestrians and the provision of a public transport node.
- **Corsair Drive Extension** - the extension of Corsair Drive to the town centre will provide a link to the north and west. The road will be designed to accommodate vehicular, cycle and pedestrian movements. The use of a flush median is included where necessary to provide for intersection and property access turn movements.
- **Aidanfield Drive Extension** - the extension of Aidanfield Drive to the town centre will provide a key link to arterial routes via Wigram Road and the suburbs in the southwest. The road will include a central landscaped median (potentially with a stormwater function) and will be designed to accommodate vehicular, cycle and pedestrian movements. This road should form the first new road link to Wigram Road, forming the fourth leg to the proposed roundabout or traffic signals at the Wigram Road / Aidanfield Drive intersection. Its intersection with Wigram Road should provide for

boundary splays to accommodate the proposed intersection and if it precedes the construction of the intersection as a roundabout or traffic signal control, then a standard right turn bay from the north is to be constructed.

- **Vickers Road Extension** - Vickers Road is to be upgraded as the primary link between the Parkhouse Industrial area and Main South Road. This link will provide access to the town centre from the north and will also form part of a north-south through route with the Aidanfield Drive Extension. The link will form part of the proposed bus route servicing Wigram.
- **Parkhouse Road Extension** - Parkhouse Road will be extended to the Vickers Road extension to provide a key link from Wigram towards the City. It will also form the primary route for industrial traffic accessing Main South Road from the Parkhouse Industrial area. The connection of the Parkhouse Road Extension to Parkhouse Road should be made as a roundabout controlled intersection with Hayton Road. The use of a flush median is included where necessary to provide for intersection and property access turn movements.

(3) Local Roads

The types of local roads that should be provided are detailed below, with the location of key local roads also included in Figures 2 and 3a:

- **Avenue (Loop Road)** - a local road providing a ring around the town centre with an emphasis on providing a 'green' route for connecting the community and providing efficient connections to the collector network. Parts of the Avenue may include a stormwater corridor
- **Local Distributors** - local roads providing a function of connecting neighbourhoods and providing access to collector roads by allowing locally based through travel. Should be used for situations with increased parking and/or traffic demand.
- **Residential Access** - residential local roads with relatively frequent parking on both sides to assist speed control. Designed to provide for the width of three vehicles (including parking).
- **Neighbourhood** - narrow streets with low parking demand and low traffic volumes, typically away from activity areas, and with short lengths no greater than 200m. Designed to provide for the width of two vehicles (including parking) where the staggered parking will assist with the traffic calming of the streets.

Note: The residential access and neighbourhood roads are not included in Figures 2 and 3a to ensure there is sufficient future flexibility in the design of the road network and general neighbourhood structure. However, a key focus of those roads is to ensure that speeds are minimised through narrow carriageways facilitating shared use with cyclists and pedestrians.

(4) Limited Access to Wigram Road

Access to Wigram Road is restricted to the road connections shown on Figure 2. This is to protect the future arterial function and recognise that there will be limited points of access on the southern side of Wigram Road.

(5) Heavy Vehicles

The road network will minimise heavy vehicle traffic from the adjacent Business 4 and 5 Zones travelling through the Town Centre and residential areas.

(6) Cross - Sections

Figures 3(a) and (b) detail typical cross-sections for the Road Network. In close proximity to the Town Centre and Density A areas, the amenity provisions of the cross-sections may vary from those detailed to ensure that optimal integration with the built environment is made.

(7) On - Street Parking

On-street parking will be provided where practical. Consideration should be given to designing the parking provision on roads (generally excluding residential and neighbourhood roads) so that long stretches of

visually wide carriageway are not created. Methods to achieve this include indenting parking bays into landscaping and providing variation of materials for the purposes of legibility and visual interest.

3. Public Transport Network

This refers to the bus route options across the site. The proposed network options are aimed at encouraging the use of public transport and maximising user patronage. This has the ability to reduce reliance on private vehicle ownership. The following describes the key elements of the public transport network:

(1) Bus Routes

Figure 1 provides routes within the transport network that are capable of accommodating two bus route options through the site.

(2) Primary Bus Route

The Primary Bus Route is generally aligned along the Collector Roads linking Parkhouse Road to Awatea Road, with a primary public transport node in the Town Centre where changes in travel mode are provided for. Further intermediate bus stops are to be located to maximise access to the number of dwellings/lots within a 500m walking distance.

(3) Secondary Bus Route

The Secondary Bus Route is protected for efficient future retrofitting in case demand increases warrants its implementation. It should generally be aligned along the Collector Roads linking Wigram Road / Aidanfield Drive to Springs Road / Corsair Drive, via the Town Centre public transport node. Adoption of the cross-sections in Figure 3(a) and (b) enable this efficient retrofitting.

4. Cycle Network

This refers to the system of cycle ways, cycle paths and linkages to and through the site. This network has a relationship with the underlying movement network and as such is integrated with the green and blue networks. There are two key types of priority cycle routes proposed (on street cycle lane and shared off-street cycle/pedestrian paths). Other streets within the development should be considered as cycle compatible due to envisaged low design speeds and low traffic volumes. The following describes the key elements of the public transport network:

(1) Priority Routes

Priority cycle routes (onstreet cycle lane and shared off-street cycle/pedestrian paths) are to be provided through and within the site that are well connected to the surrounding network and safe, generally in accordance with Figure 5.

(2) Secondary Routes

Other streets within the development should be considered as cycle compatible due to envisaged low design speeds and low traffic volumes

5. Pedestrian Network

This refers to the system of pedestrian footpaths and linkages to and through the site. This network has a relationship with the underlying movement network and land uses and as such is also integrated with the blue and green networks. The following describes the key elements of the Pedestrian Network:

(1) Town Centre

The pedestrian network makes provision for a clear pedestrian focused routes through the town centre/town square where there is a high level of supervision and natural street activity.

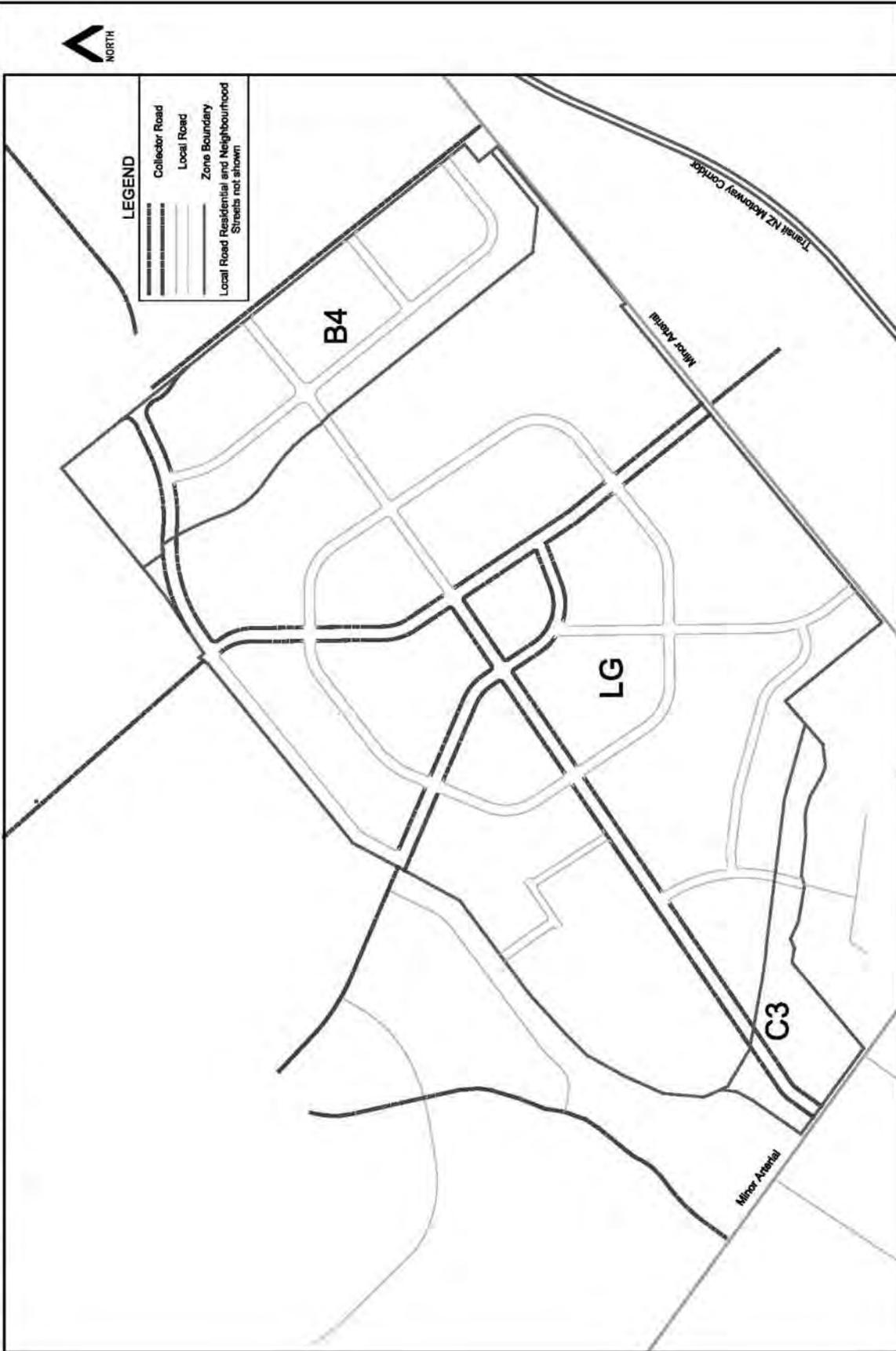
(2) Priority Routes

Priority pedestrian routes will be to be provided through and within the site that are well connected to the surrounding network and safe, generally in accordance in Figure 5.

Appendix 3U/4 Figure 2 Road Hierarchy

Updated 12 September2011

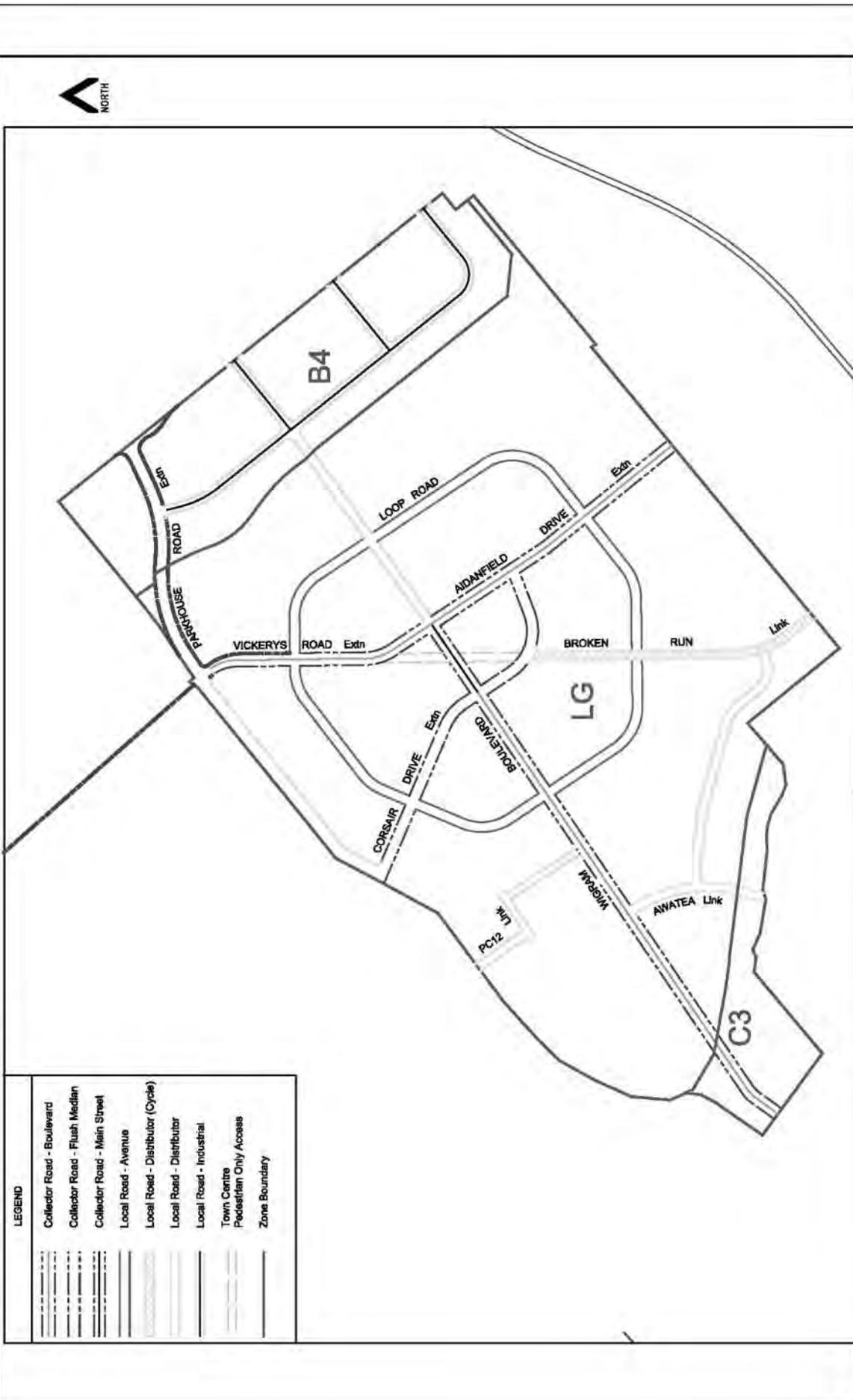
Appendix 3U/4 Figure 2 Road Hierarchy



Appendix 3U/4 - Figure 3a Cross Section Reference

Updated 12 September2011

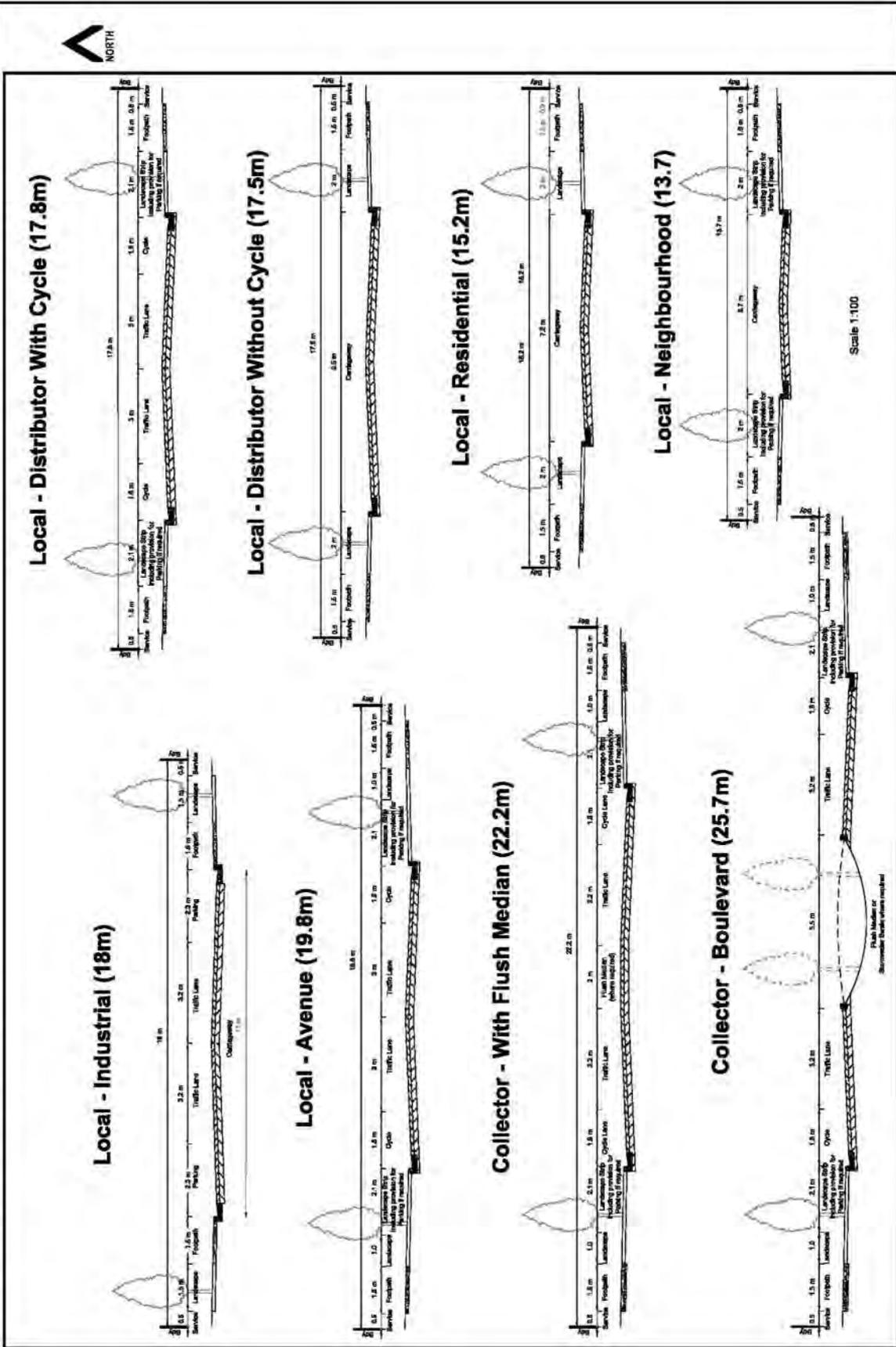
Appendix 3U4 Figure 3a Cross Section Reference



Appendix 3U/4 - Figure 3b Typical Cross Sections

Updated 12 September2011

Appendix 3U4 Figure 3b Typical Cross Sections

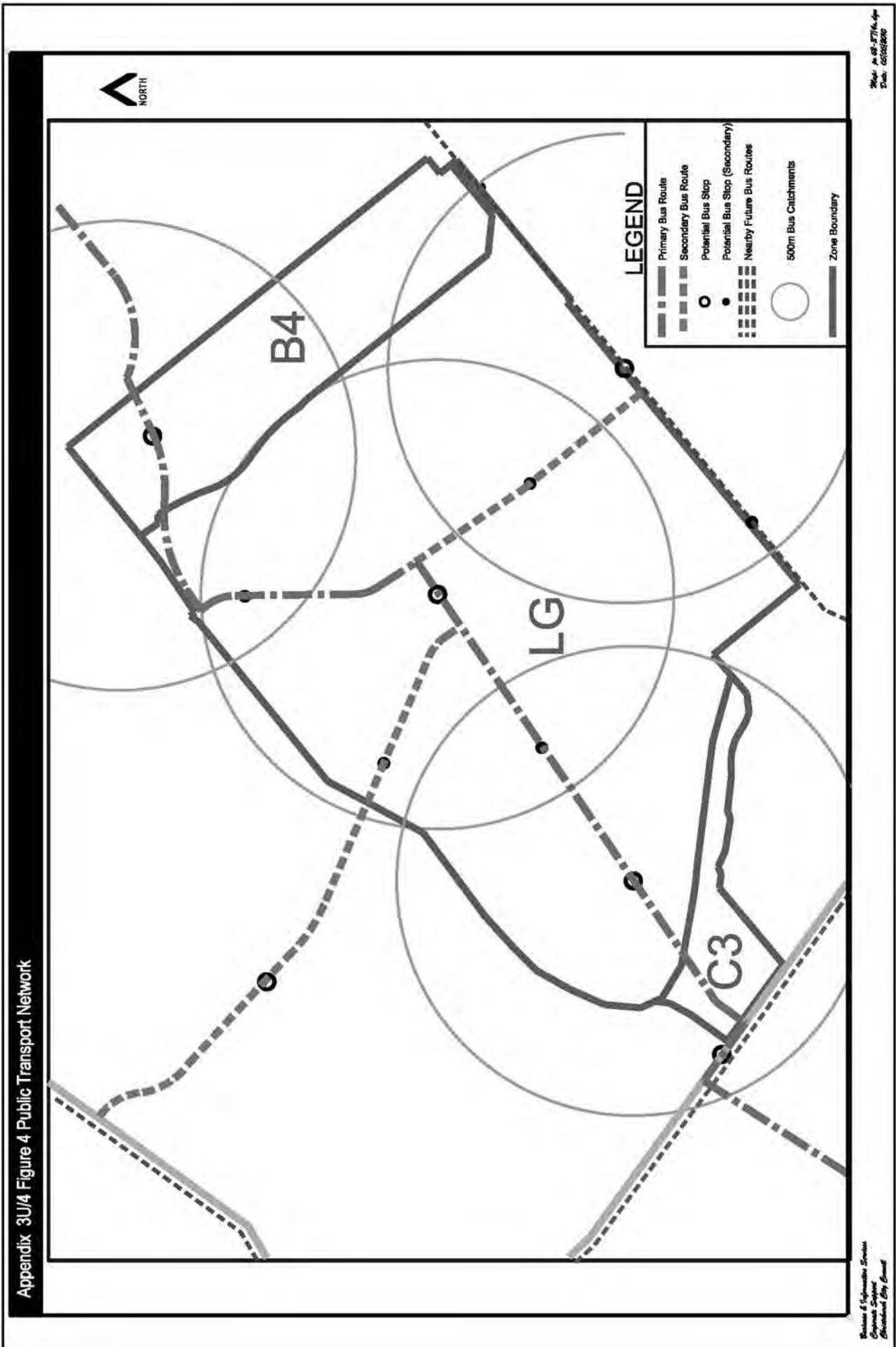


Scale 1:100

Division of Engineering Services
City of Vancouver

Appendix 3U/4 - Figure 4 Public Transport Network

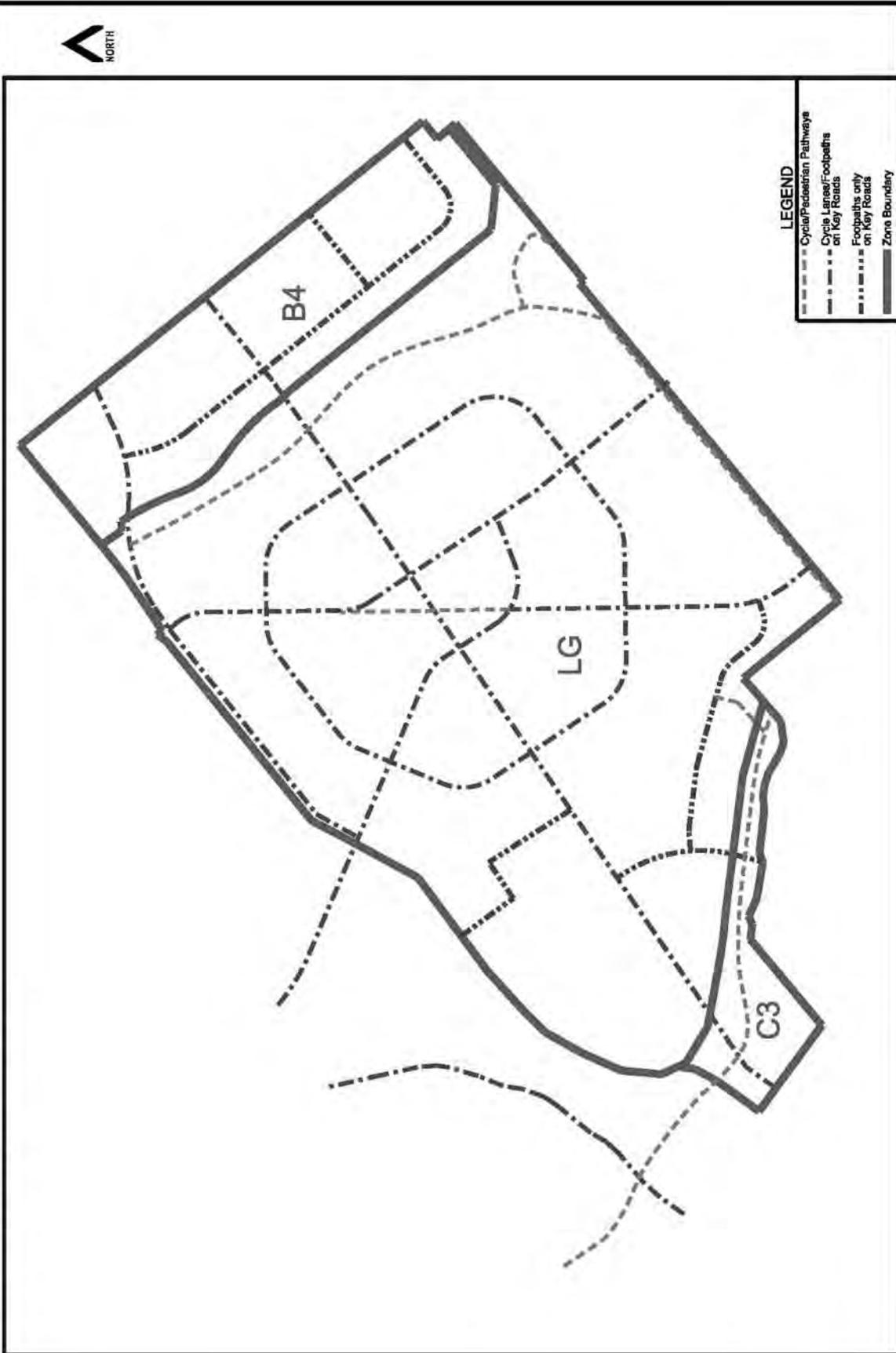
Updated 12 September 2011



Appendix 3U/4 - Figure 5 Cycle and Pedestrian Network

Updated 12 September2011

Appendix 3U4 Figure 5 Cycle and Pedestrian Network



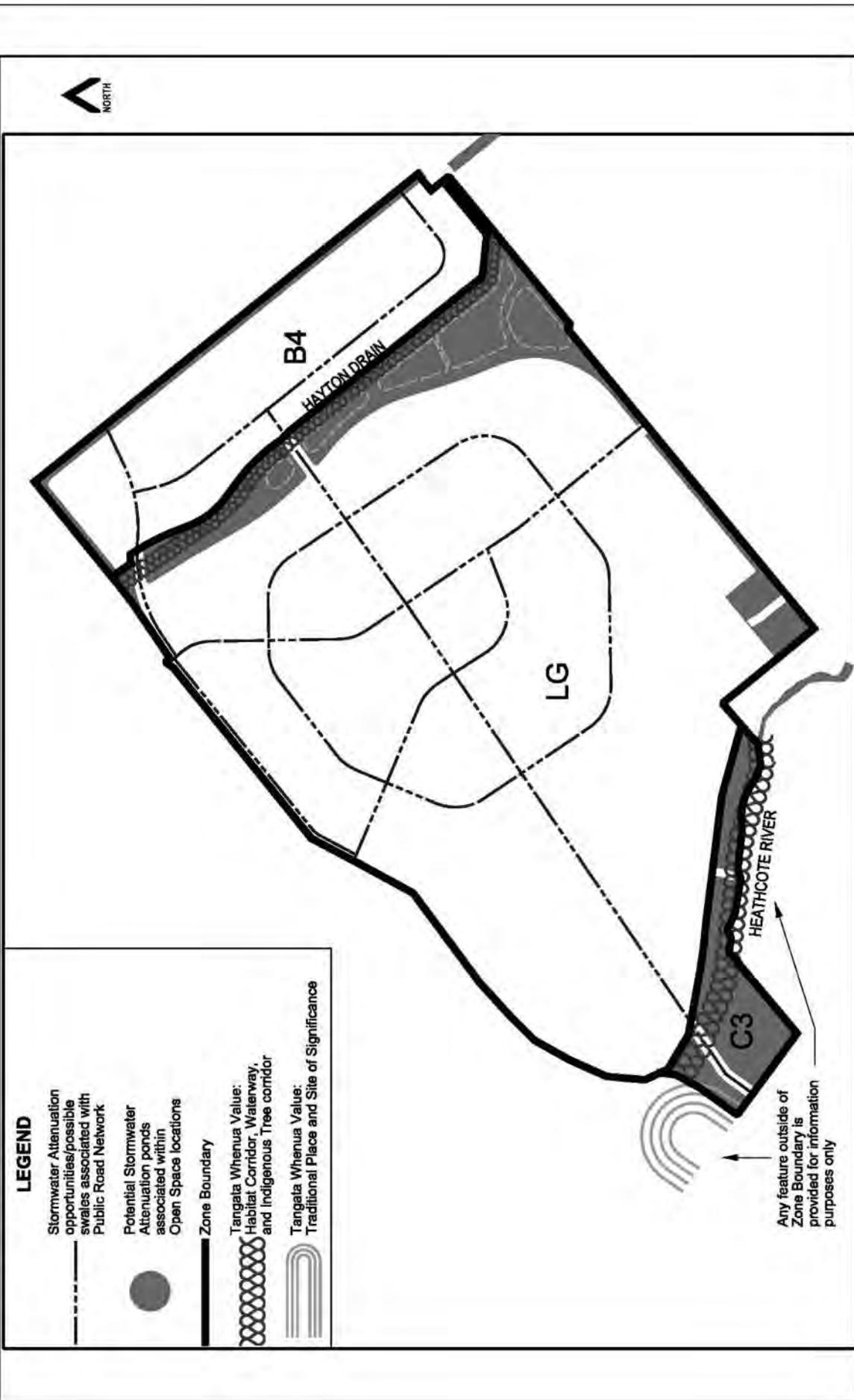
Appendix 3U5 - Layer Diagram - Blue Network

Updated 30 April 2011

Blue Network

This refers to the above ground system designed in order to help meet the site's future anticipated storm water quality and quantity requirements. These include swales and flow paths as well as detention/soakage facilities within the public open spaces linking and containing the Heathcote River and realigned Haytons Drain. The key elements of this system are identified on Figure 6. All stormwater systems will be designed in a manner which recognises the values important to tangata whenua particularly in regards to enhancing ecological values and water quality associated with the Heathcote River and Hayton Drain.

Appendix 3U/5 Figure 6 Blue Network



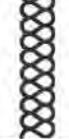
LEGEND

Stormwater Attenuation opportunities/possible swales associated with Public Road Network

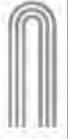


Potential Stormwater Attenuation ponds associated within Open Spaces locations

Zone Boundary



Tangata Whenua Value: Habitat Corridor, Waterway, and Indigenous Tree corridor

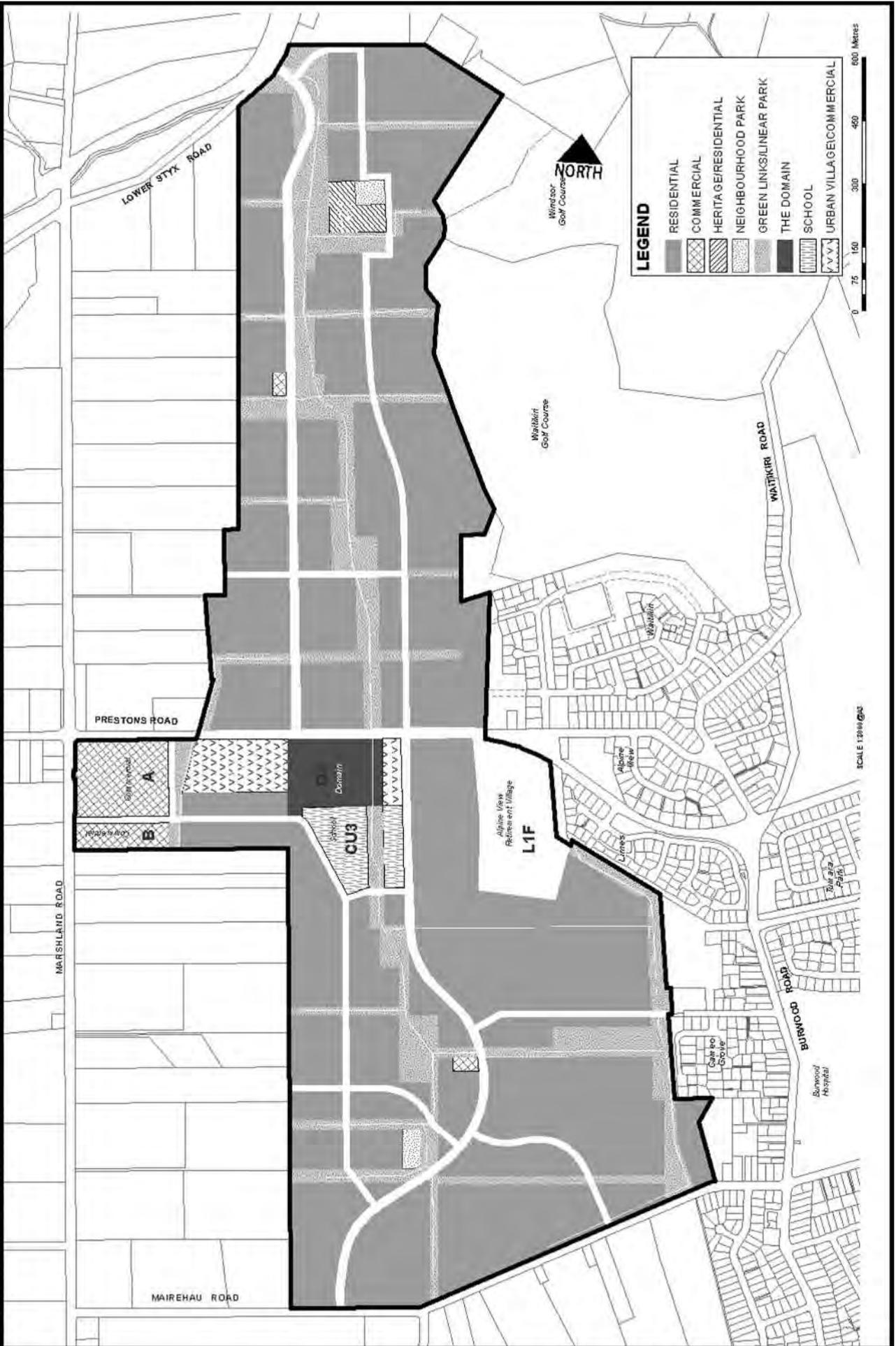


Tangata Whenua Value: Traditional Place and Site of Significance

Appendix 3V - Zoning Plan (Prestons)

Updated 1 November 2011

Appendix 3V: Zoning



Appendix 3V/1 - Outline Development Plan (Prestons)

Updated 1 November 2011

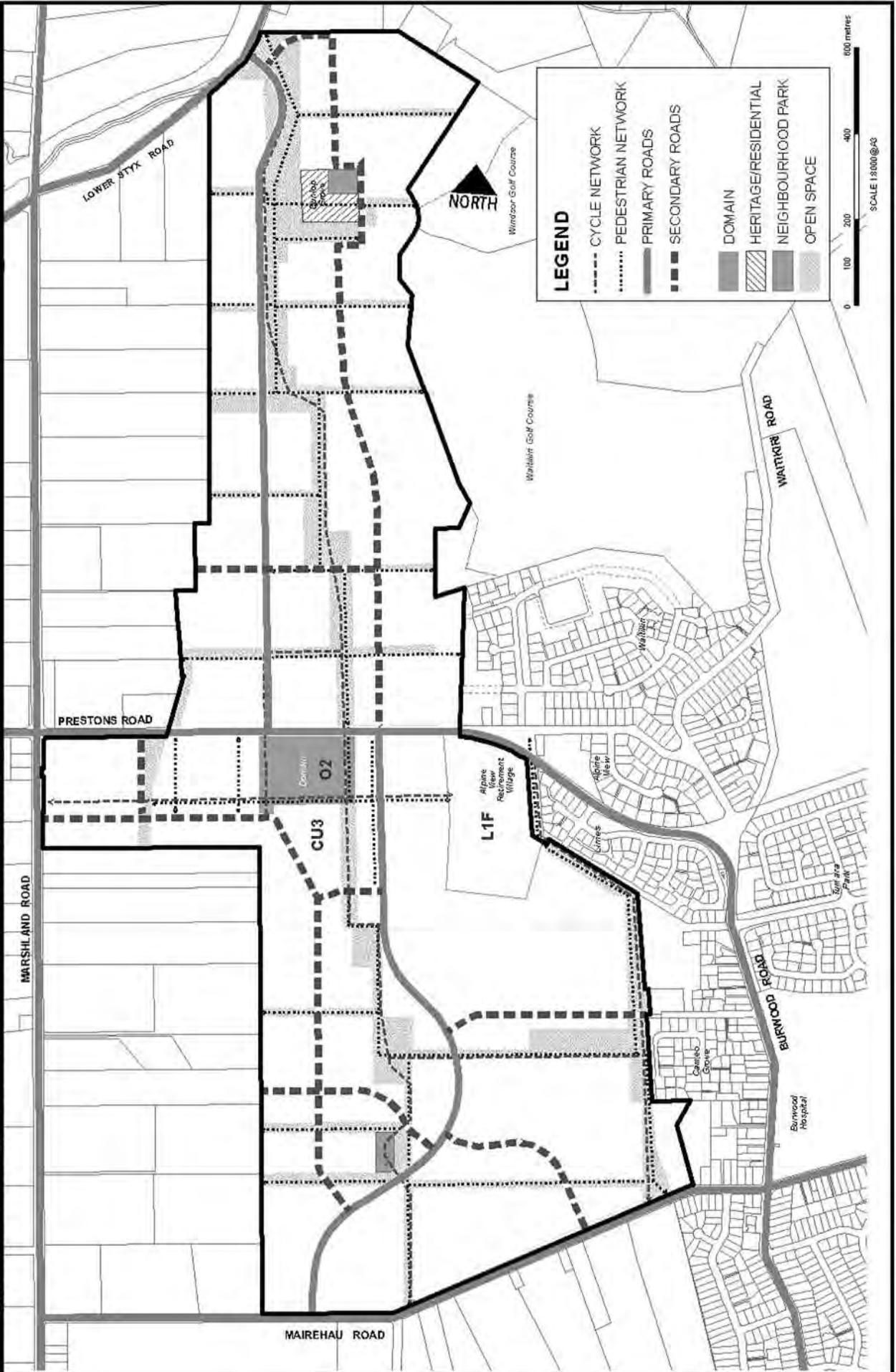
Appendix 3V/2 - Density Layer Diagram (Prestons)

Updated 1 November 2011

Appendix 3V3(i) - Movement Network Layer Diagrams and Associated Key Principles

Updated 1 November 2011

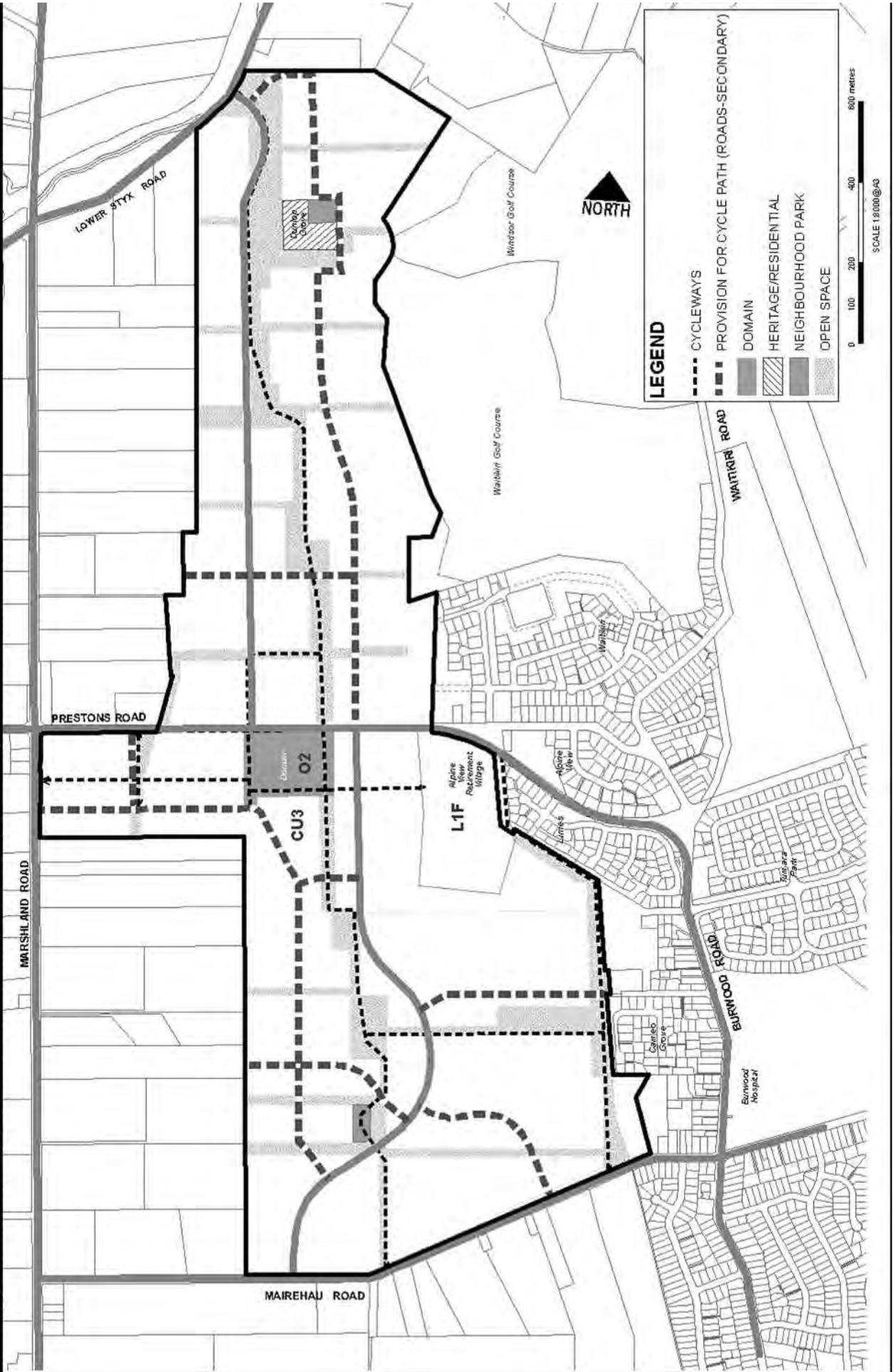
Appendix 3V3(i): Movement Network Layer Diagram



Appendix 3V3(ii) - Movement Network Layer Diagrams - Cycle

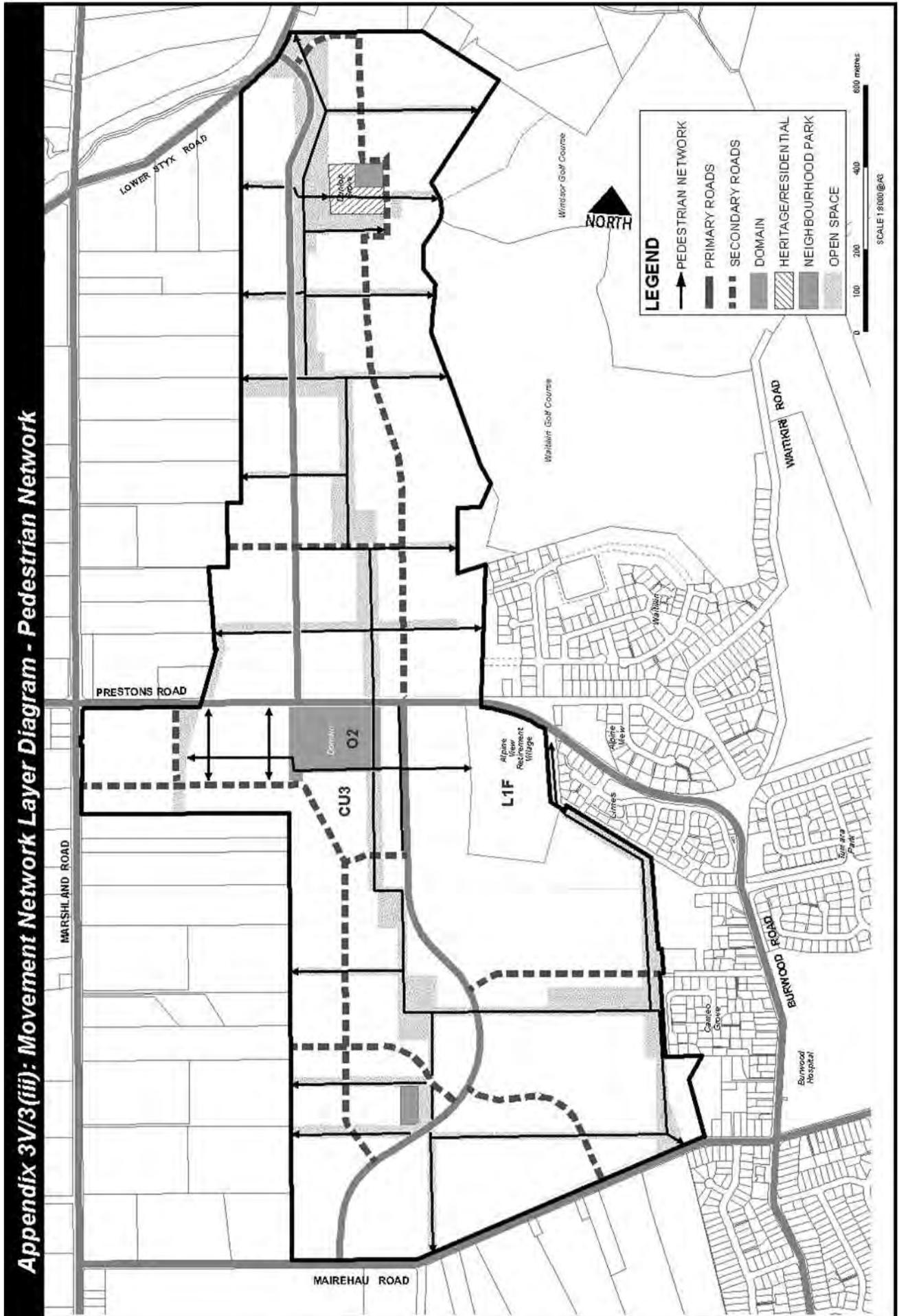
Updated 1 November 2011

Appendix 3V3(ii) : Movement Network Layer Diagram - Cycle Network



Appendix 3V3(iii) - Movement Network Layer Diagrams - Pedestrian

Updated 1 November 2011

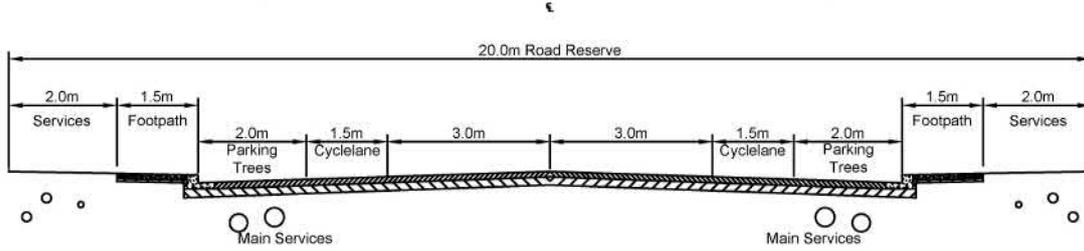


Appendix 3V/3 (iv) - Master Plan Road

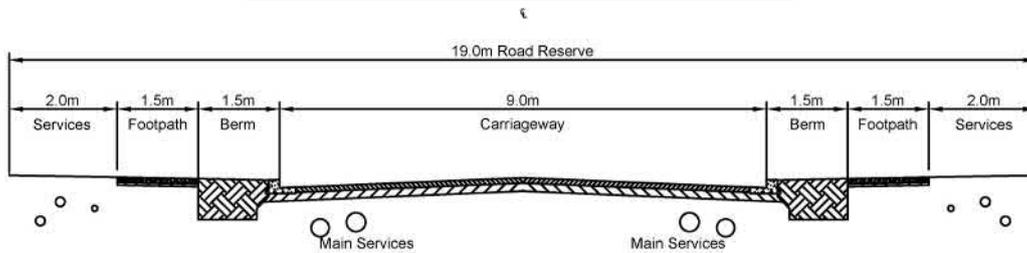
Updated 1 November 2011

Appendix 3V/3 (iv) - Master Road Plan

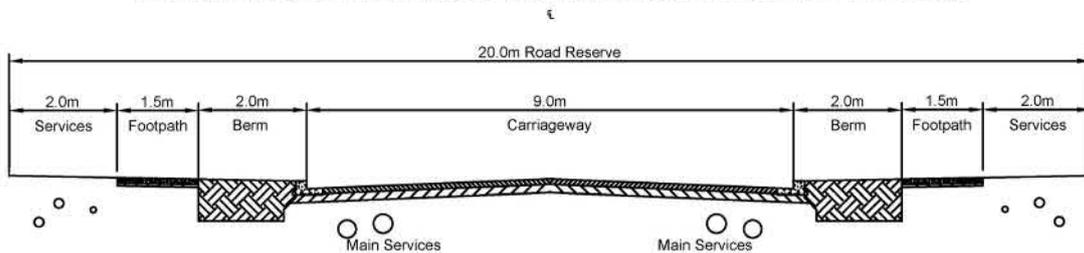
COLLECTOR ROAD (PRIMARY MASTERPLAN ROAD)



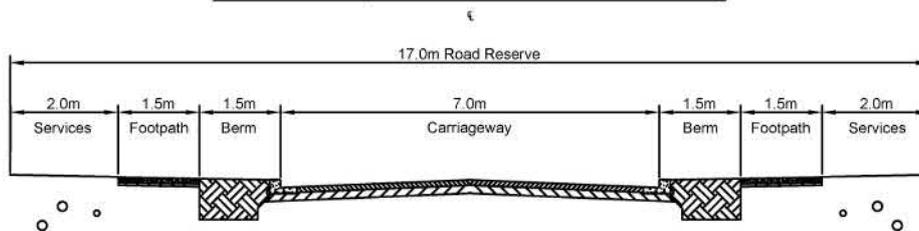
LOCAL ROAD (SECONDARY MASTERPLAN ROAD)



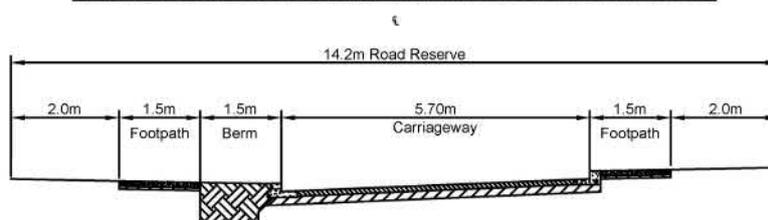
LOCAL ROAD (SECONDARY MASTERPLAN ROAD, FUTURE PROOF OPTION)



LOCAL ROAD (TERTIARY MASTERPLAN ROAD)



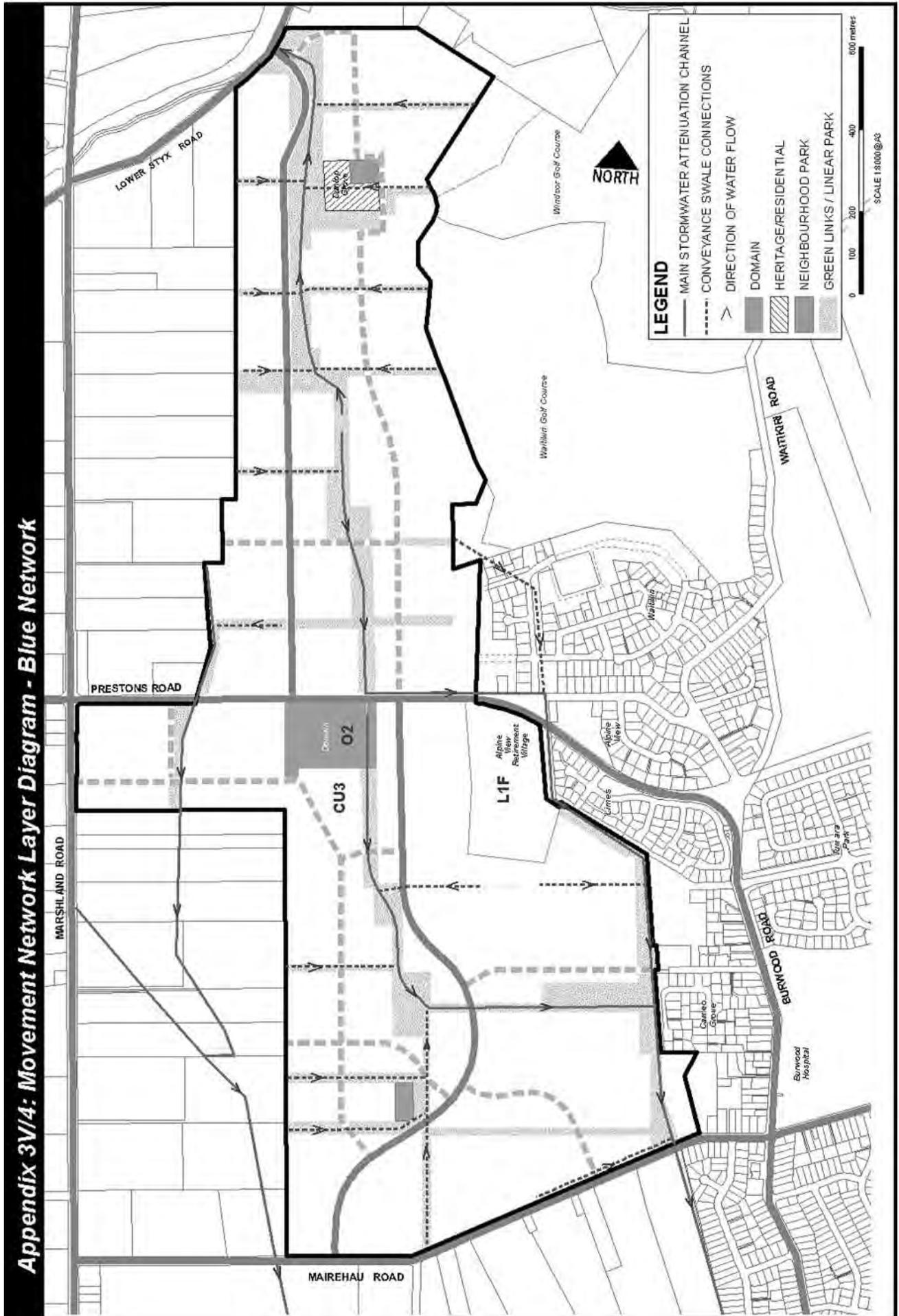
NEIGHBOURHOOD ROAD (TERTIARY MASTERPLAN ROAD)



* 'Future Proof Option' shall apply to the two east-west secondary roads that connect the north-south primary roads with the western boundary of the Living G (Prestons) zone, as shown on the Movement Network Layer Diagram. This typology includes a wider berm than the standard secondary road to allow for potential widening of the carriageway in the even such works are required to accommodate future increases in traffic flows.

Appendix 3V/4 - Blue Network Layer Diagram

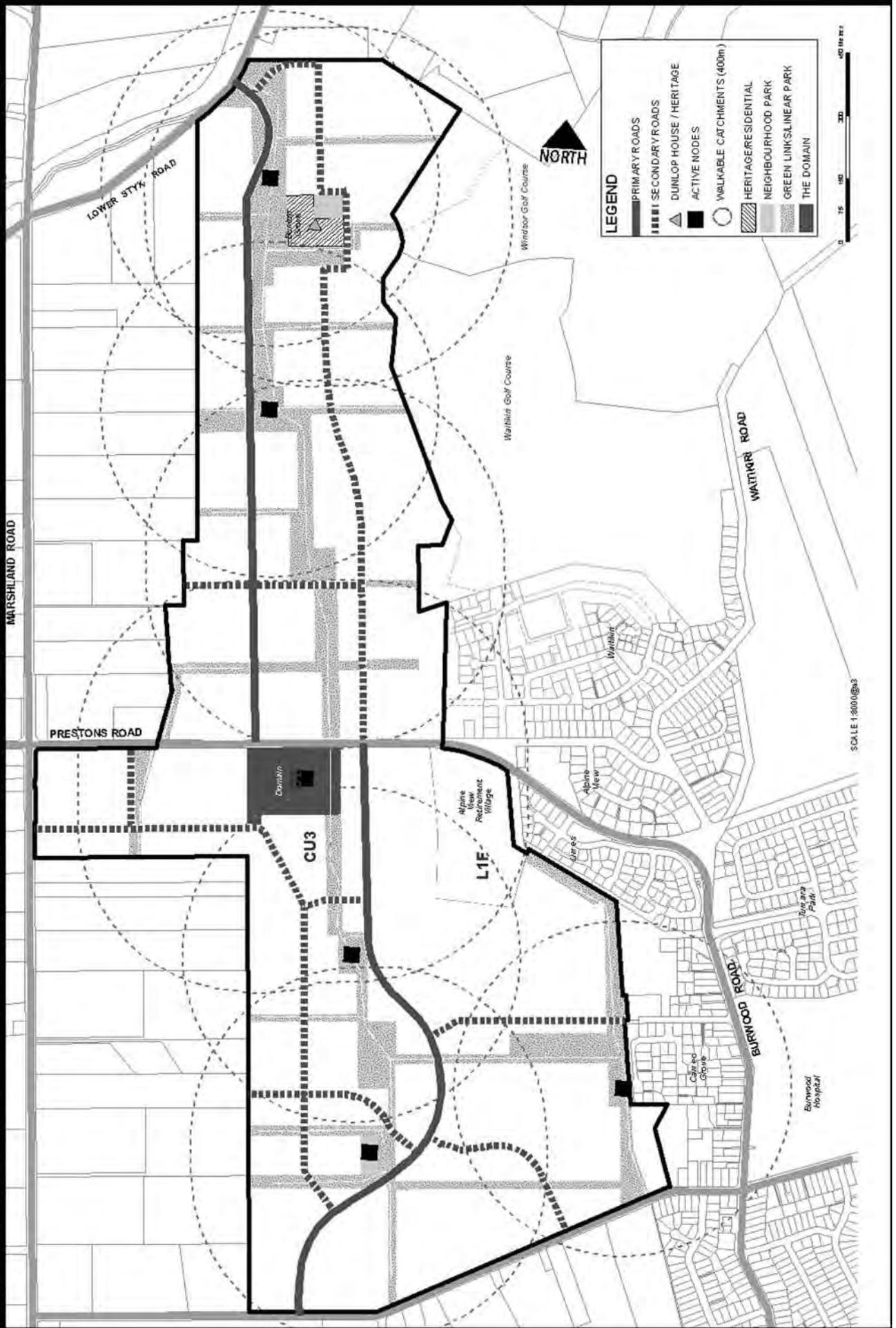
Updated 1 November 2011



Appendix 3V/5 - Green Network Layer Diagram

Updated 1 November 2011

Appendix 3V/5: Green Network Layer Diagram



Appendix 3V/6 - Living G (Prestons) Planting List

Updated 1 November 2011

Large Native Trees

<i>Dacrydium cupressinum</i>	rimu
<i>Podocarpus totara</i>	totara
<i>Prumnopitys taxifolia</i>	matain

Large Exotic Trees

<i>Acer campestre</i>	field maple
<i>Alnus Glutinosa</i>	black alder
<i>Liquidambar styraciflua</i>	liquidambar
<i>Platanus orientali</i>	"autumn glory" plane tree
<i>Quercus coccinea</i>	scarlet oak
<i>Quercus palustris</i>	pin oak
<i>Tilia cordata</i>	small-leaved lime

Small Native Trees

<i>Dodonea viscosa</i>	akeake
<i>Kunzea ericoides</i>	kanuka
<i>Leptospermum scoparium</i> m	manuka
<i>Plagianthus regius</i> manatu	lowland ribbonwood
<i>Sophora microphylla</i>	south island kowhai

Native Shrubs and Small Trees >1.2m

<i>Coprosma propinqua</i>	mikimiki
<i>Coprosma robusta</i>	karama
<i>Coprosma aff.</i>	mikimiki (shrub)
<i>Cordyline australis</i> ti kouka	kouka/cabbage tree
<i>Griselinia littoralis</i>	kapuka/broadleaf
<i>Hebe salicifolia</i>	koromiko (shrub)
<i>Hoheria angustifolia</i>	hohere/narrow-leaved lacebark
<i>Lophomyrtus obcordata</i>	rohutu/nz murtle
<i>Melicope simplex</i>	poataniwha (shrub)
<i>Melicytus ramiflorus</i>	mahoe
<i>Myrsine divaricata</i>	weeping mahout
<i>Olearia paniculata</i>	golden akeake/akiraho
<i>Pennantia corymbosa</i>	kaikomako
<i>Phomium tenax</i>	harakeke
<i>Pittosporum tenuifolium</i>	kohuhu/black matipo/tawhiro
<i>Pseudopanax crassifolius</i>	horoeka/lancewood

Native Shrubs <1.2m

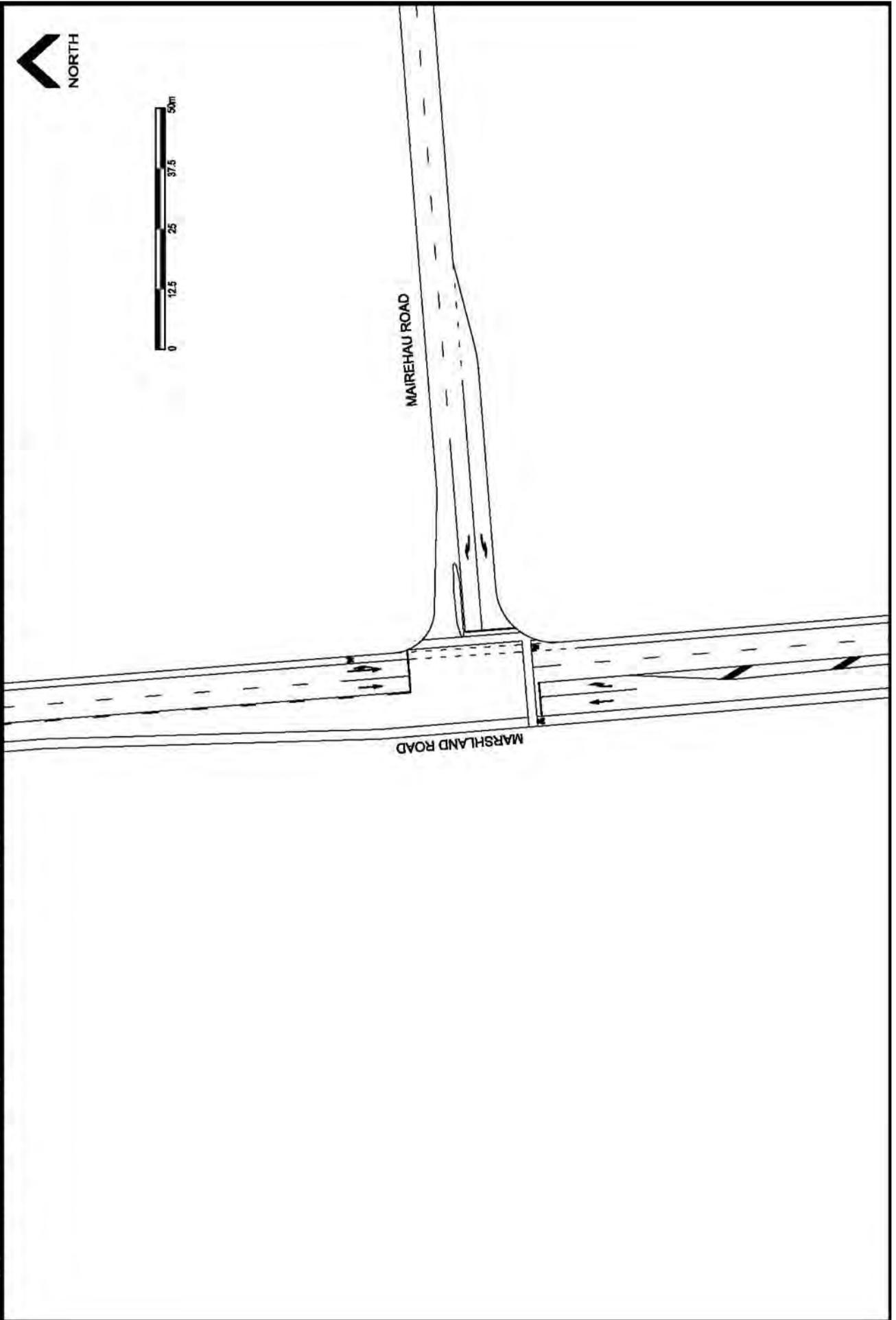
<i>Anemanthele lessoniana</i>	hunangamoho/wind grass
<i>Astelia fragrans</i>	kakaha/bush lily
<i>Carex buchananii</i>	purei
<i>Carex testacea</i> speckled sedge	speckled sedge
<i>Cyperus ustulatus</i>	toetoe upotangata
<i>Dainella nigra</i>	inkberry
<i>Festuca novae-zelandiae</i>	fescue tussock
<i>Haloragis erecta</i>	toatoa
<i>Hypericumm gramineum</i>	new zealand st johnswort
<i>Libertia ixioides</i>	mikoikoi/nz iris
<i>Poa cita</i>	silver tussock

<i>Poa colensoi</i>	blue tussock
<i>Polystichum richardii</i>	pikopiko/black shield fern
<i>Uncinia uncinata</i>	hook-sedge

Appendix 3V7(i) - Living G (Prestons) Intersection Upgrades - Figure. 1

Updated 1 November 2011

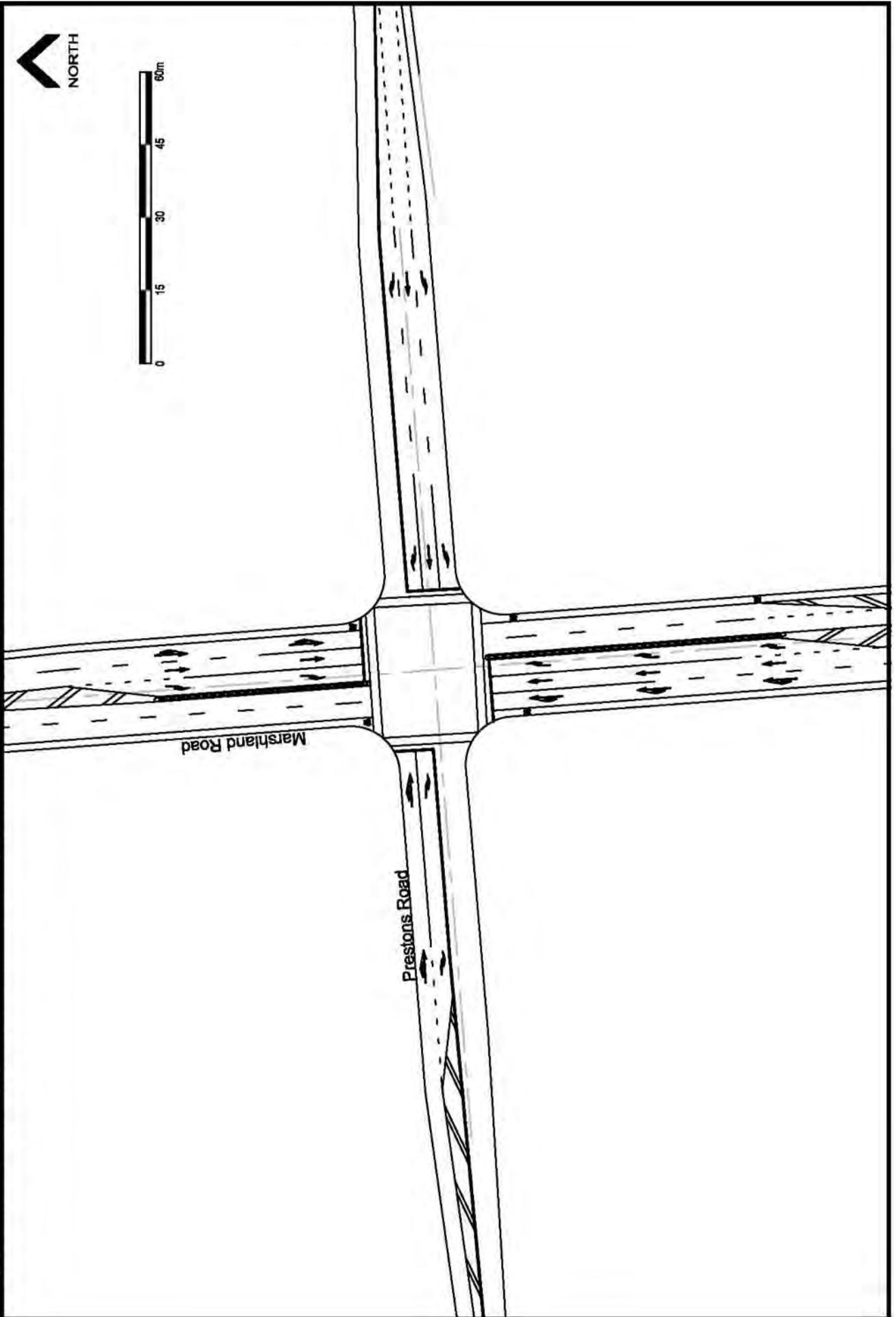
Appendix 3V/7 (i) - Intersection Upgrade, Living G (Prestons) Zone



Appendix 3V7(ii) - Living G (Prestons) Intersection Upgrades - Figure. 2

Updated 1 November 2011

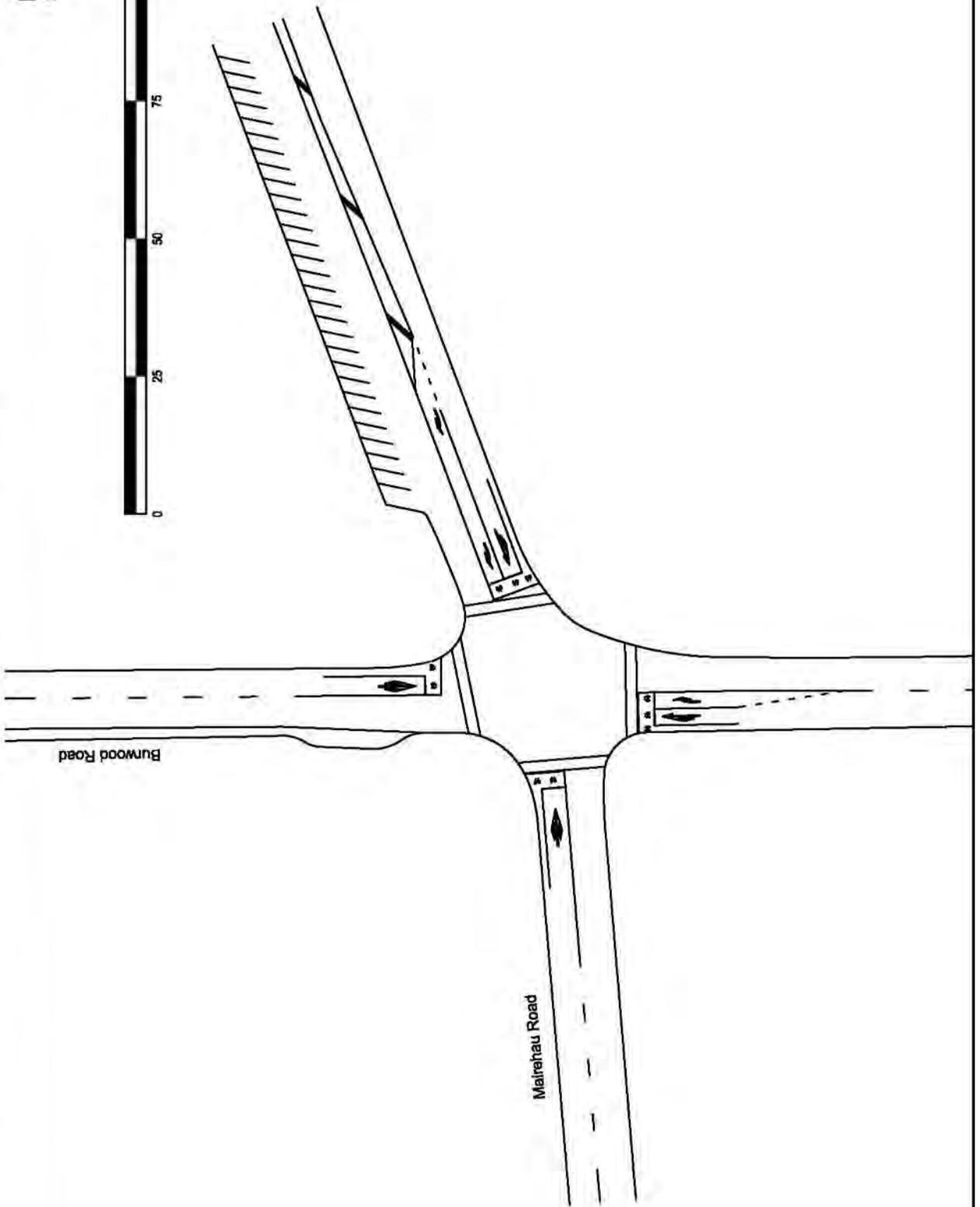
Appendix 3V/7 (ii) - Intersection Upgrade, Living G (Prestons) Zone



Appendix 3V7(iii) - Living G (Prestons) Intersection Upgrades - Figure. 3

Updated 1 November 2011

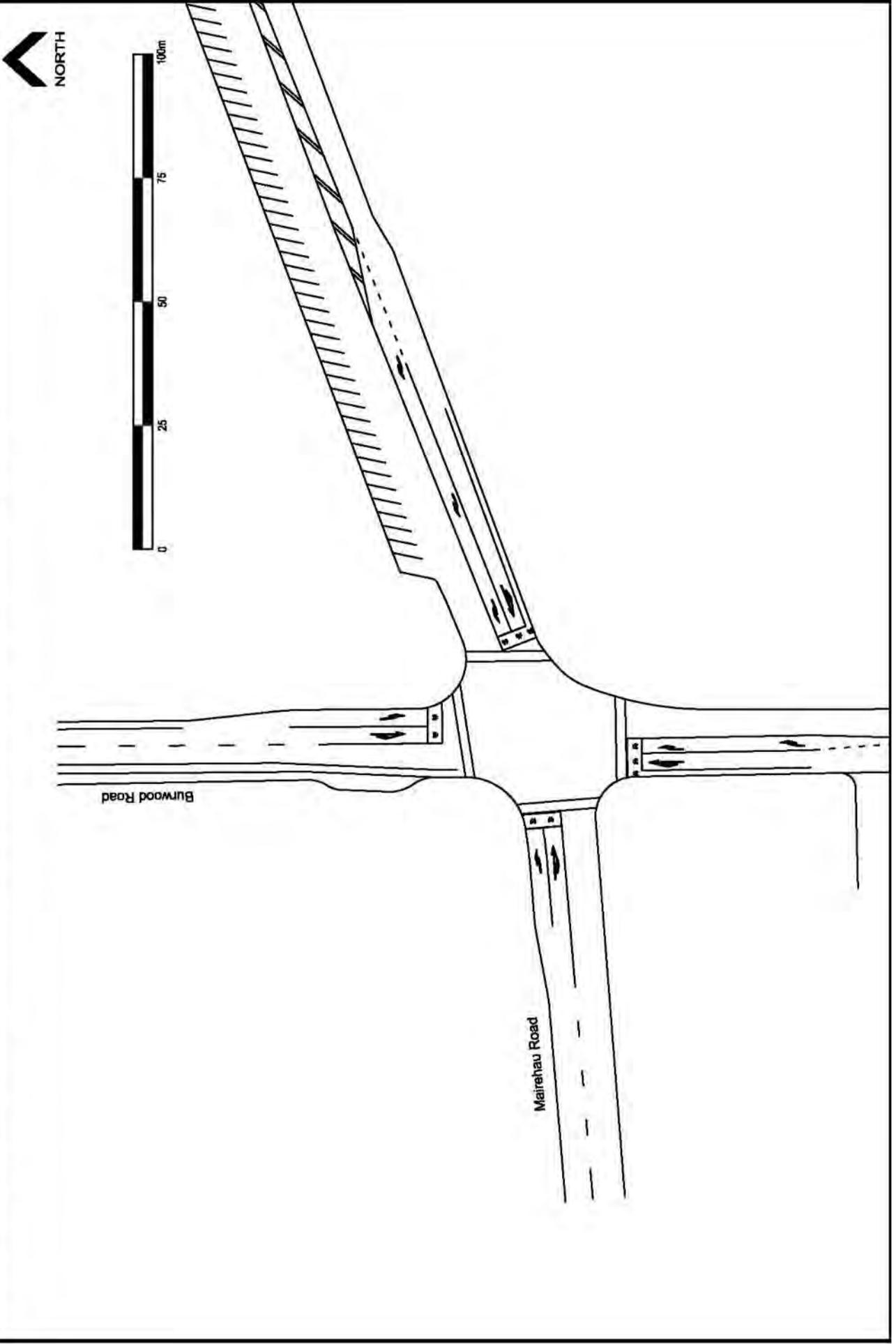
Appendix 3V/7 (iii) - Intersection Upgrade, Living G (Prestons) Zone



Appendix 3V7(iv) - Living G (Prestons) Intersection Upgrades - Figure. 4

Updated 1 November 2011

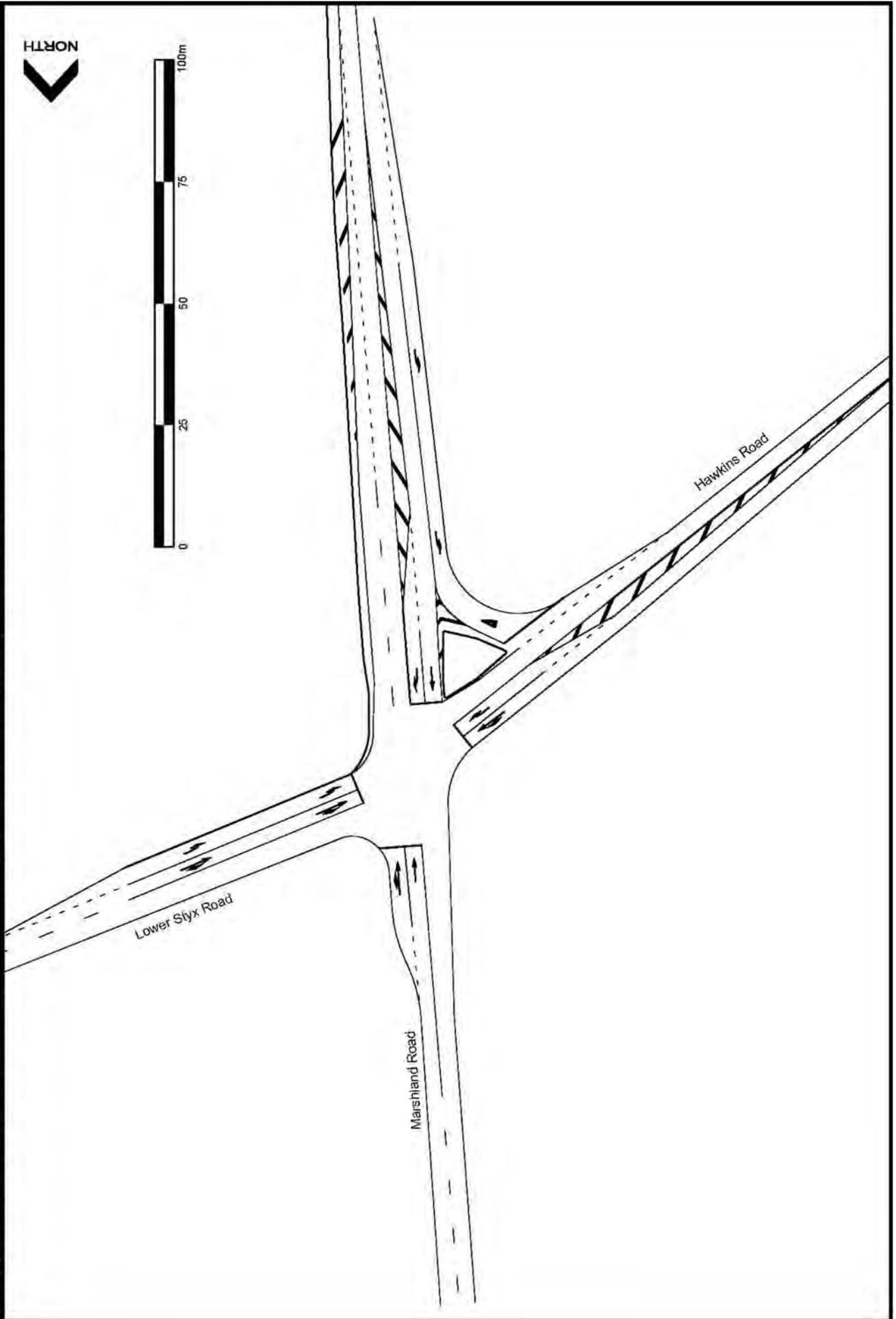
Appendix 3V/7 (iv) - Intersection Upgrade, Living G (Prestons) Zone



Appendix 3V7(v) - Living G (Prestons) Intersection Upgrades - Figure. 5

Updated 1 November 2011

Appendix 3V/7 (v) - Intersection Upgrade, Living G (Prestons) Zone



Appendix 3V/8 - Accidental Discovery Protocol

Updated 1 November 2011



ACCIDENTAL DISCOVERY PROTOCOLS (ADPs) for ARCHAEOLOGY

Under the *Historic Places Act 1993* (the Act) an archaeological site is defined as any place associated with pre-1900 human activity, where there is material evidence relating to the history of New Zealand. For sites solely of Maori origin, this evidence may be in the form of accumulations of shell, bone, charcoal, burnt stones, etc. In later sites, artefacts such as bottles or broken glass, ceramics, metal, etc. may be found or evidence of old foundations, wells, drains, tailings, races or other structures. Human remains / koiwi may date to any historic period.

It is unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site without the prior authority of the New Zealand Historic Places Trust. This is the case regardless of the legal status of the land on which the site is located, whether the activity is permitted under the District or Regional Plan or whether a resource or building consent has been granted. The Act provides for substantial penalties for unauthorised damage or destruction.

A. Prior to commencement of any works, it is the responsibility of the developer (or land owner) to:

- provide to the Regional Archaeologist of the NZ Historic Places Trust (NZHPT) information clearly outlining the location and extent of works and contact details for the site manager;
- provide a copy of these ADPs and contact details for the Regional Archaeologist of the NZHPT to the site manager, who will ensure all contractors working on site are briefed about the appearance of archaeological remains and the protocols that apply should archaeological remains be located;
- inform the Regional Archaeologist of the NZHPT of the start date of any works. This is to ensure that if any archaeological material is located, decisions may be made in good time.

B. In the event of an 'accidental discovery' of archaeological remains, the following steps shall be taken:

1. All activity affecting the immediate area will cease and the Regional Archaeologist of the NZHPT will be notified without delay.
2. The site will be secured to ensure that archaeological remains are not further disturbed.
3. Works affecting archaeological remains will not recommence until either:
 - a. the Regional Archaeologist of the NZHPT has confirmed in writing that the archaeological provisions of the *Historic Places Act 1993* do not apply;
 - b. or the requirements of the archaeological provisions of the *Historic Places Act 1993* have been met and, if required, an archaeological authority has been granted by the NZHPT.
4. If human remains / koiwi are located, in addition to steps 1 to 3 above, the Runanga representative for the area and the New Zealand Police must be contacted.

C. Once works are completed, if no archaeological remains have been located, the developer / land owner should confirm this in writing to the Regional Archaeologist of the NZHPT.

Contact details for the NZHPT Southern Regional Office archaeologist (Canterbury / West Coast):

Email: archaeologistcw@historic.org.nz Phone: 03 365 2897 or 365 0805 Fax: 03 374 2433

Appendix 3W - Outline Development Plan (Halswell West)

Updated 1 November 2011

Appendix 3W - Outline Development Plan



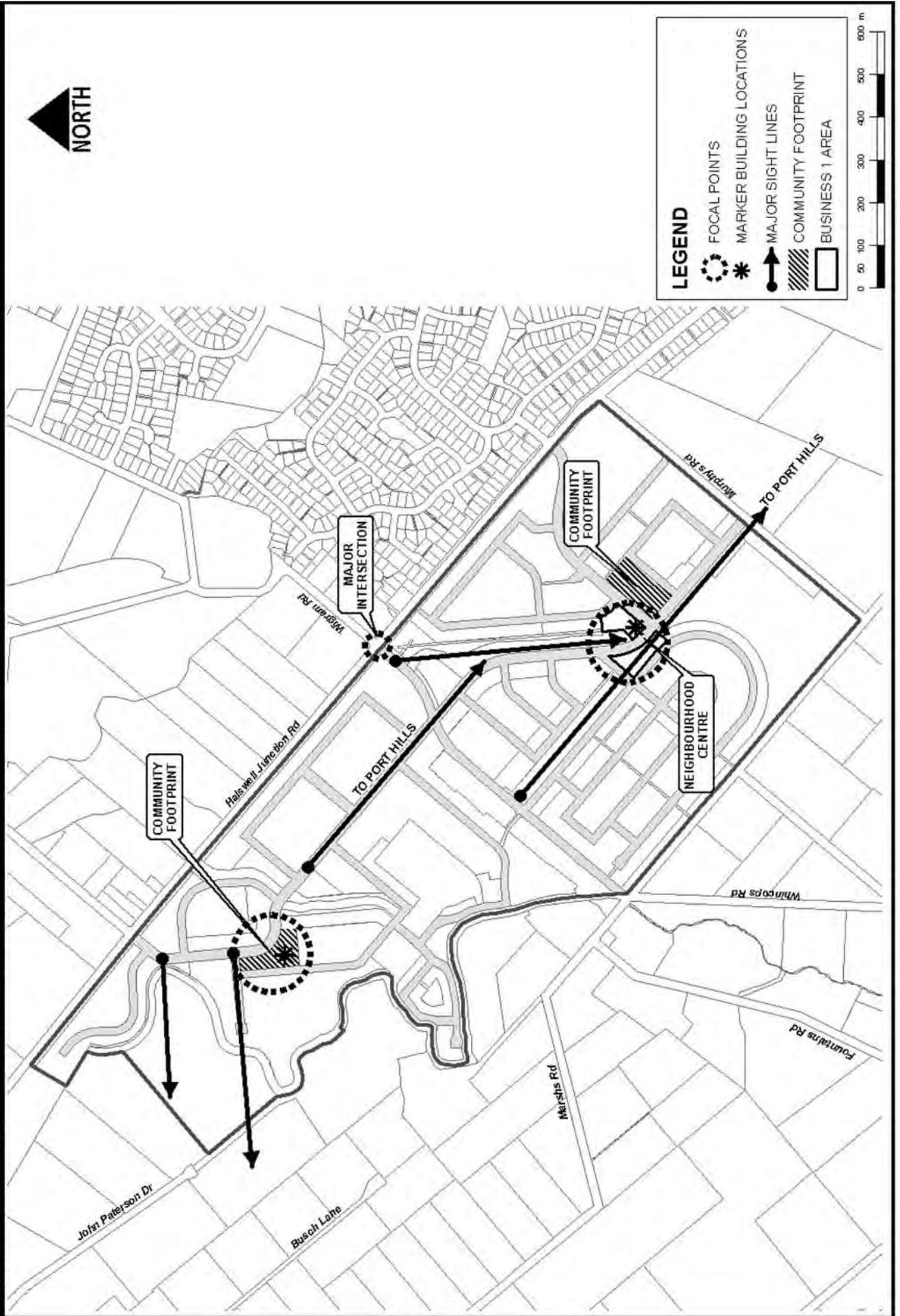
LAND USE	
	EXISTING RESIDENTIAL
	RESIDENTIAL DENSITY A
	RESIDENTIAL DENSITY B
	RESIDENTIAL DENSITY C
	BUSINESS 1
	RECREATION RESERVE
	STORMWATER RESERVE
	POSSIBLE DISTRICT PARK



Appendix 3W/a - Marker Buildings and Focal Points (Halswell West)

Updated 1 November 2011

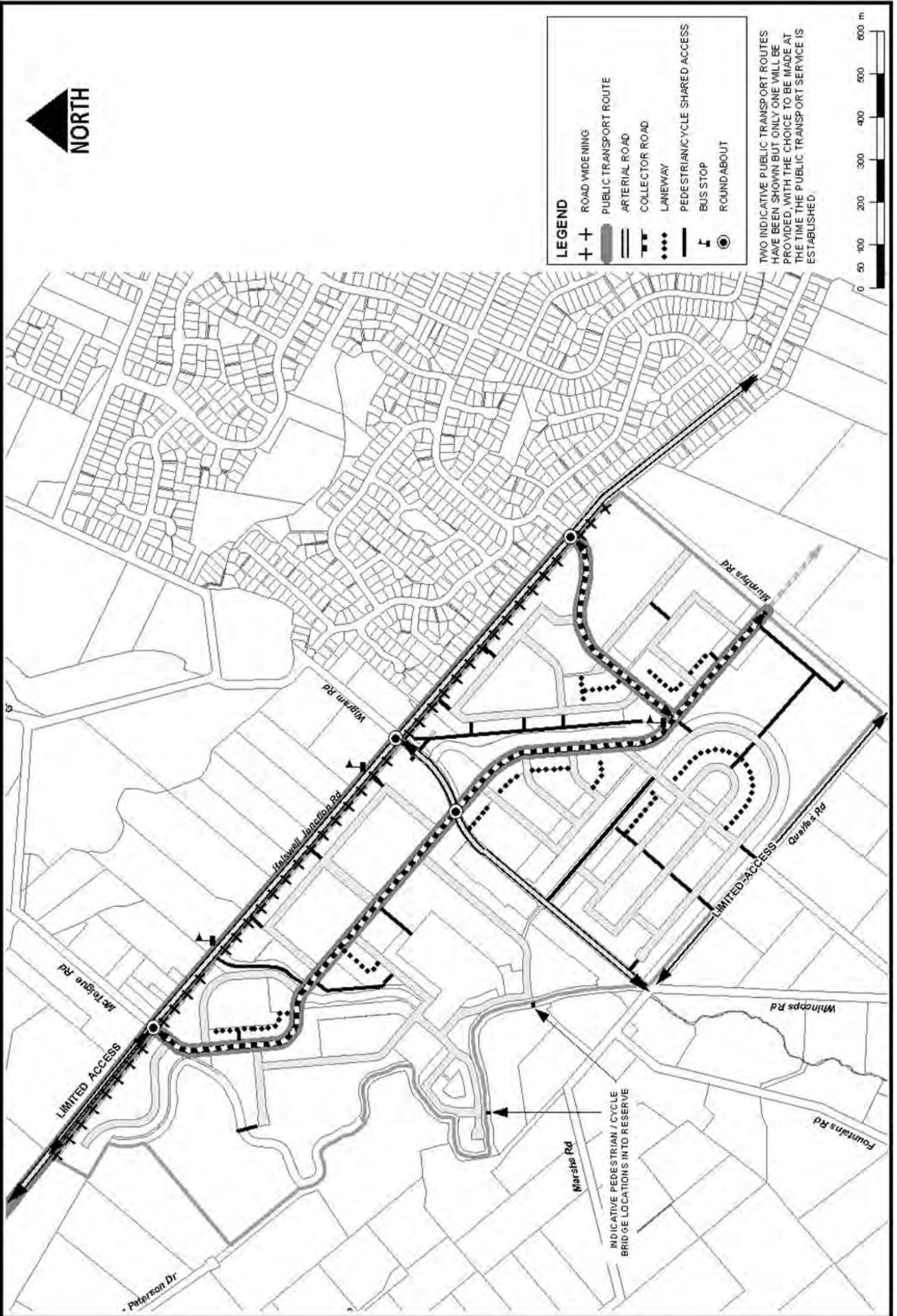
Appendix 3W(a) - Marker Buildings & Focal Points



Appendix 3W/b - Movement Network (Halswell West)

Updated 1 November 2011

Appendix 3W(b) - Movement Network



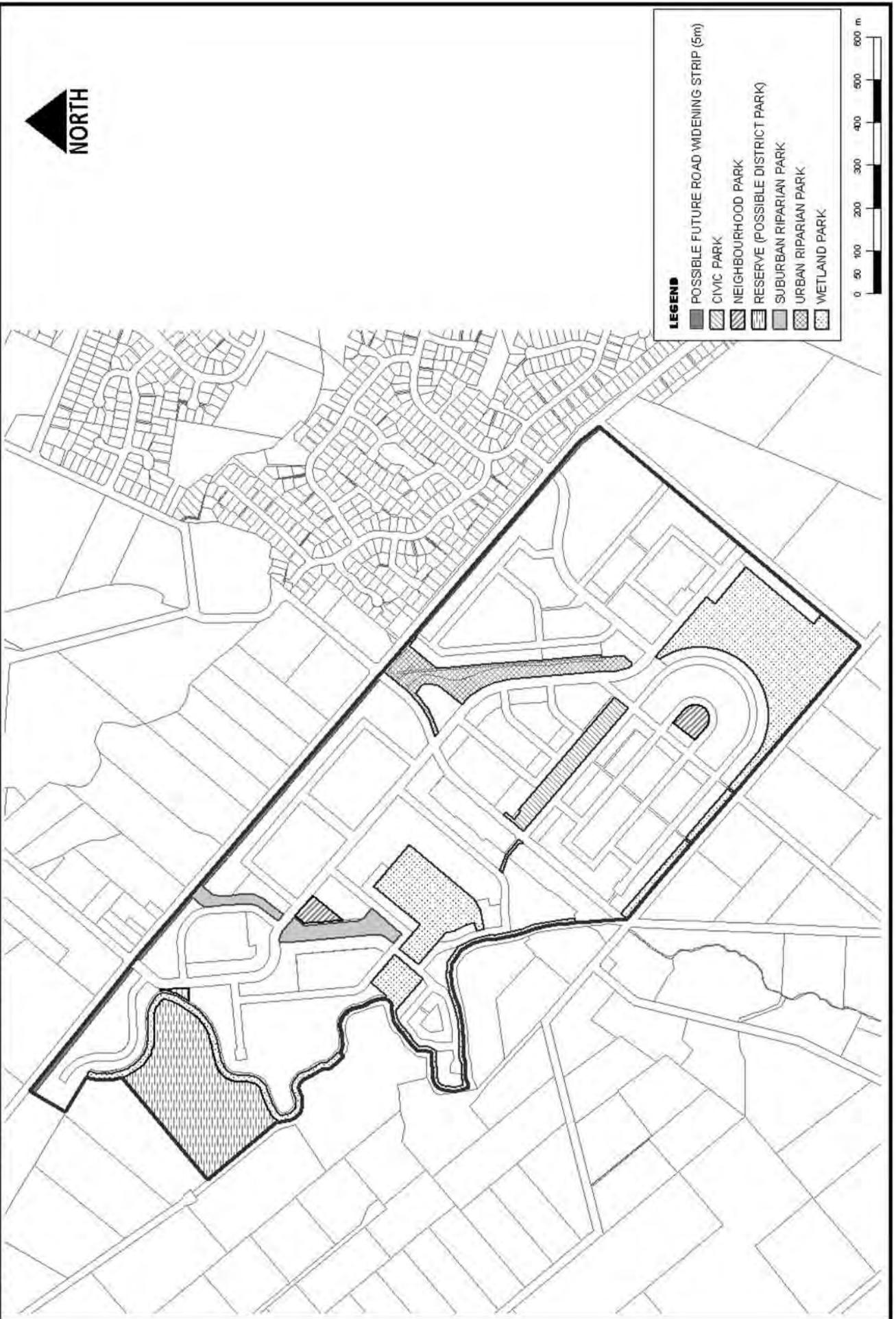
Appendix 3W/c - Blue Network (Halswell West)

Updated 1 November 2011

Appendix 3W/d - Green Network (Halswell West)

Updated 1 November 2011

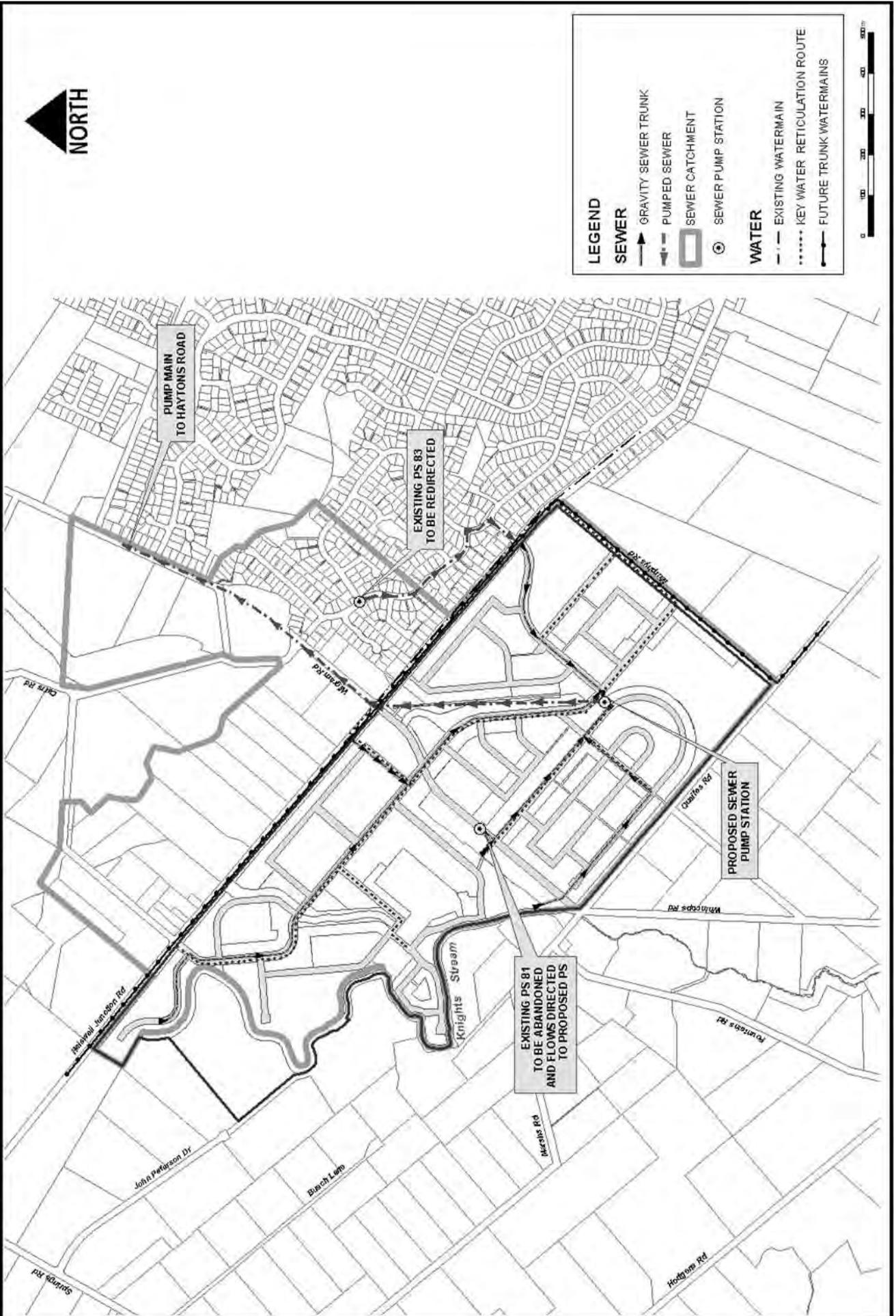
Appendix 3W(d) - Green Network



Appendix 3W/e - Reticulation Network (Halswell West)

Updated 1 November 2011

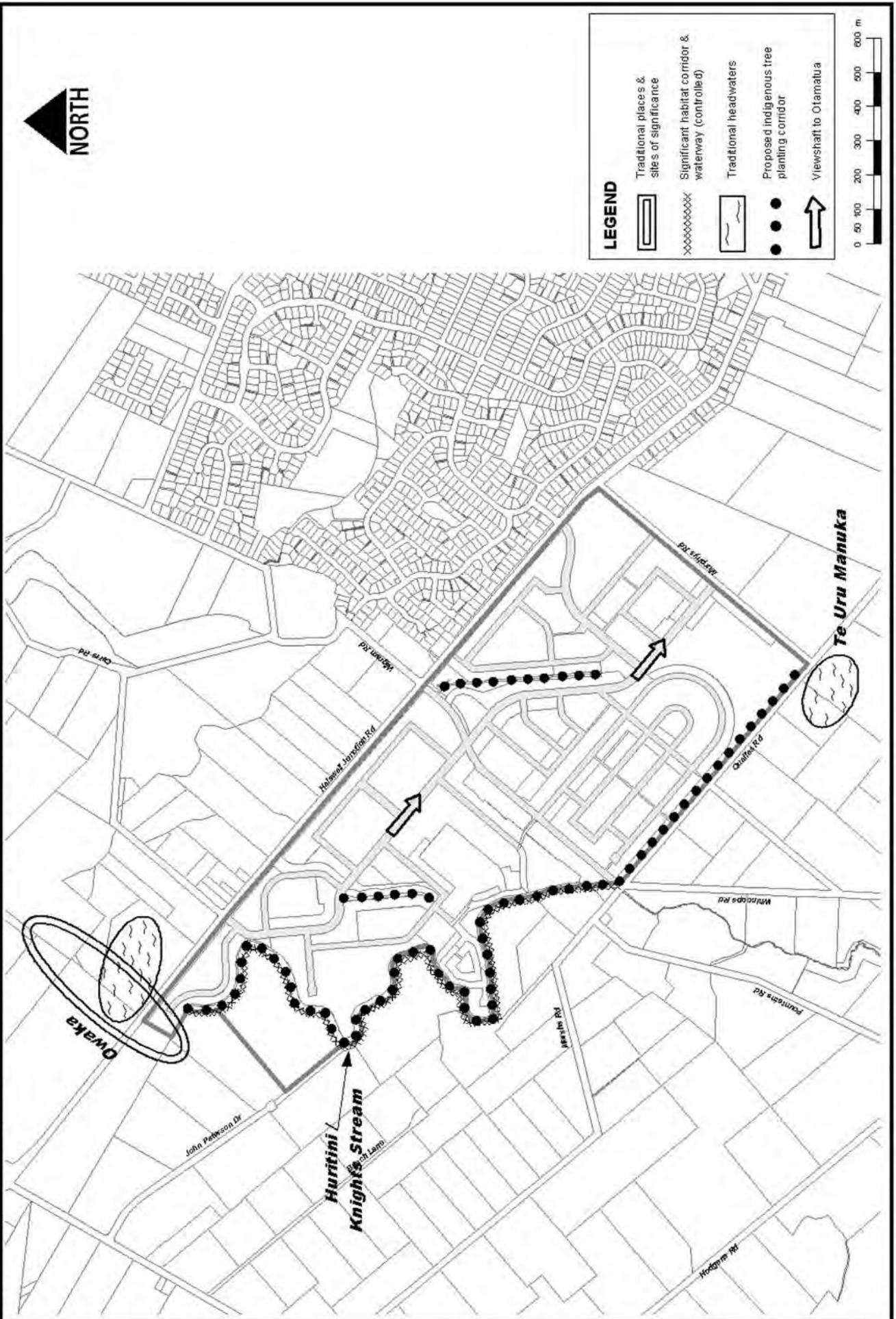
Appendix 3W(e) - Reticulation Network



Appendix 3W/f - Tangata Whenua Layer Diagram (Halswell West)

Updated 1 November 2011

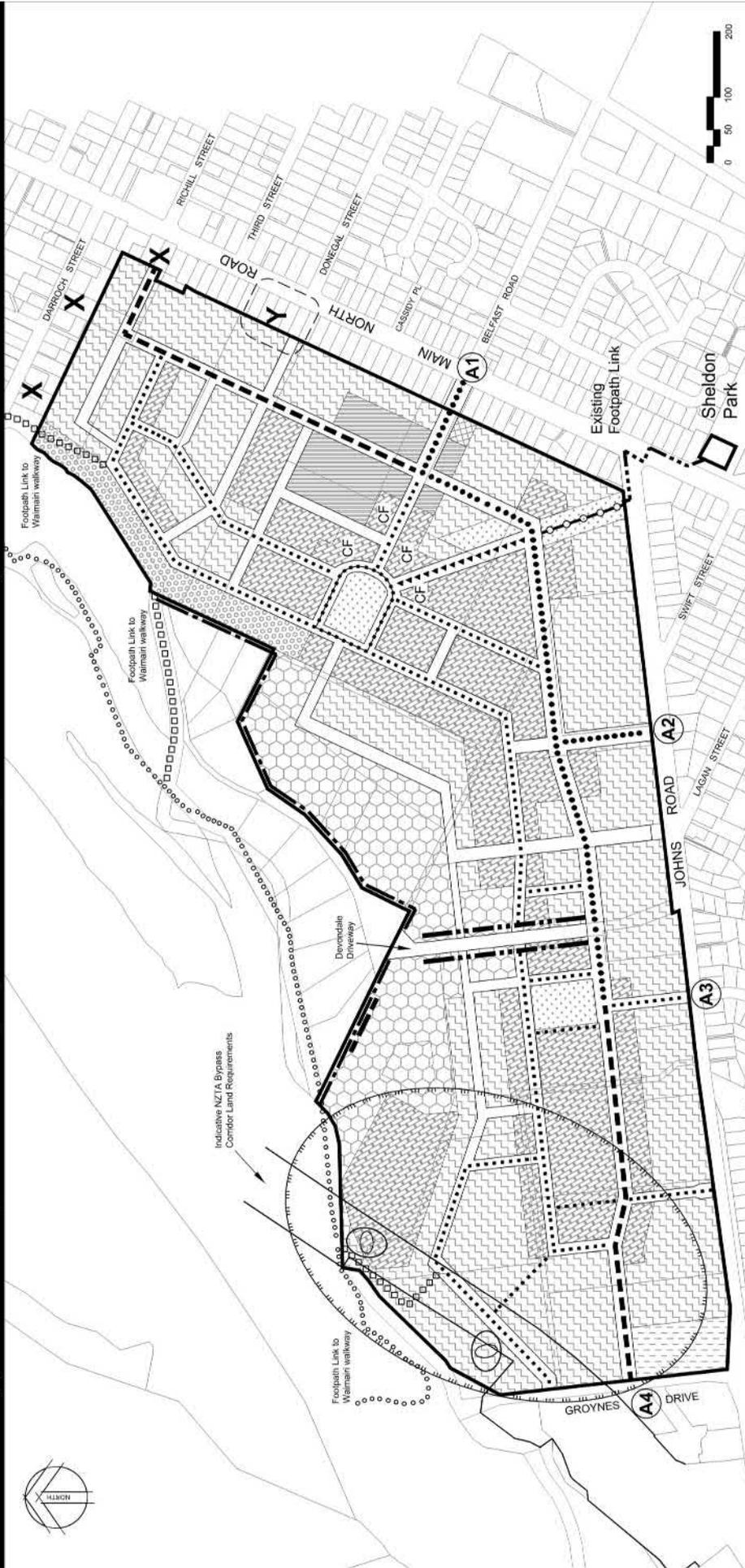
Appendix 3W(f) - Tangata Whenua Layer Diagram



Appendix 3X(a) - Densities and Key Infrastructure (North West Belfast)

Updated 14 May 2012

APPENDIX 3X/1(a) - Outline Development Plan - Living G (North West Belfast) Zone - Densities & Key Infrastructure



LEGEND

	Density 'A' Residential		Living G zone
	Density 'B' Residential		A - Intersections with Johns and Main North Road
	Density 'C' Residential		Urban Open Space
	Mixed Use - Deferred (Rule 3.6.2, Part 3, Vol. 3)		Local Purpose Reserve - Stormwater (Deferred Density 'C' Residential)
	Business 1 (2.6ha)		10m Setback (Rule 7.2.7(h), Part 2, Vol. 3)
	Stormwater treatment/detention		15m Setback (Rule 12.4.6, Part 2, Vol. 3)
			Deferred Business 1 (0.1ha)
			Spine Road 1

	Spine Road 2 with Boulevard (Vehicle Access for High Density generally by Rear Lane)		Key Walking Linkages within Reserve
	Local Road with Boulevard with Intensified Tree Spacings		Potential road linkages
	Tree Lined Key Walking Linkages		Bypass Corridor Concept Plan Area Rules 12.2.20, Part 2, Vol. 3 and 29.1.5, Part 14, Vol. 3
	Key Walking Linkages to Waimair Walkway (See also Appendix 3X/2(a))		Rules 12.4.8, Part 2, Vol. 3; 29.3.4, 29.3.5 and 29.3.6, Part 14, Vol. 3
	Existing Waimair Walkway		Rules 12.4.8, Part 2, Vol. 3; 29.3.4, 29.3.5 and 29.3.6, Part 14, Vol. 3
	Existing Footpath Link		Rules 12.4.8, Part 2, Vol. 3; 29.3.4, 29.3.5 and 29.3.6, Part 14, Vol. 3
	Private pedestrian right of way for benefit of Devondale Estate		Community Footprint
	CF		

EXPLANATION

This plan must be read in association with appendices, 3X/2, 3X/3, 3X/4 - layer diagrams

X Key Walking Linkages within Reserve

Y Potential road linkages

A1 A2 A3 A4 Bypass Corridor Concept Plan Area Rules 12.2.20, Part 2, Vol. 3 and 29.1.5, Part 14, Vol. 3

X Rules 12.4.8, Part 2, Vol. 3; 29.3.4, 29.3.5 and 29.3.6, Part 14, Vol. 3

Y Rules 12.4.8, Part 2, Vol. 3; 29.3.4, 29.3.5 and 29.3.6, Part 14, Vol. 3

A1 A2 A3 A4 Rules 12.4.8, Part 2, Vol. 3; 29.3.4, 29.3.5 and 29.3.6, Part 14, Vol. 3

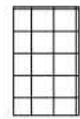
Appendix 3X(b) - Living G (North West Belfast) Zone

Updated 14 May 2012

APPENDIX 3X1(b) - Living G (North West Belfast) Zone - Area 4



AREA



Area 4 (Refer to 29.3.5, Part 14, Vol. 3)

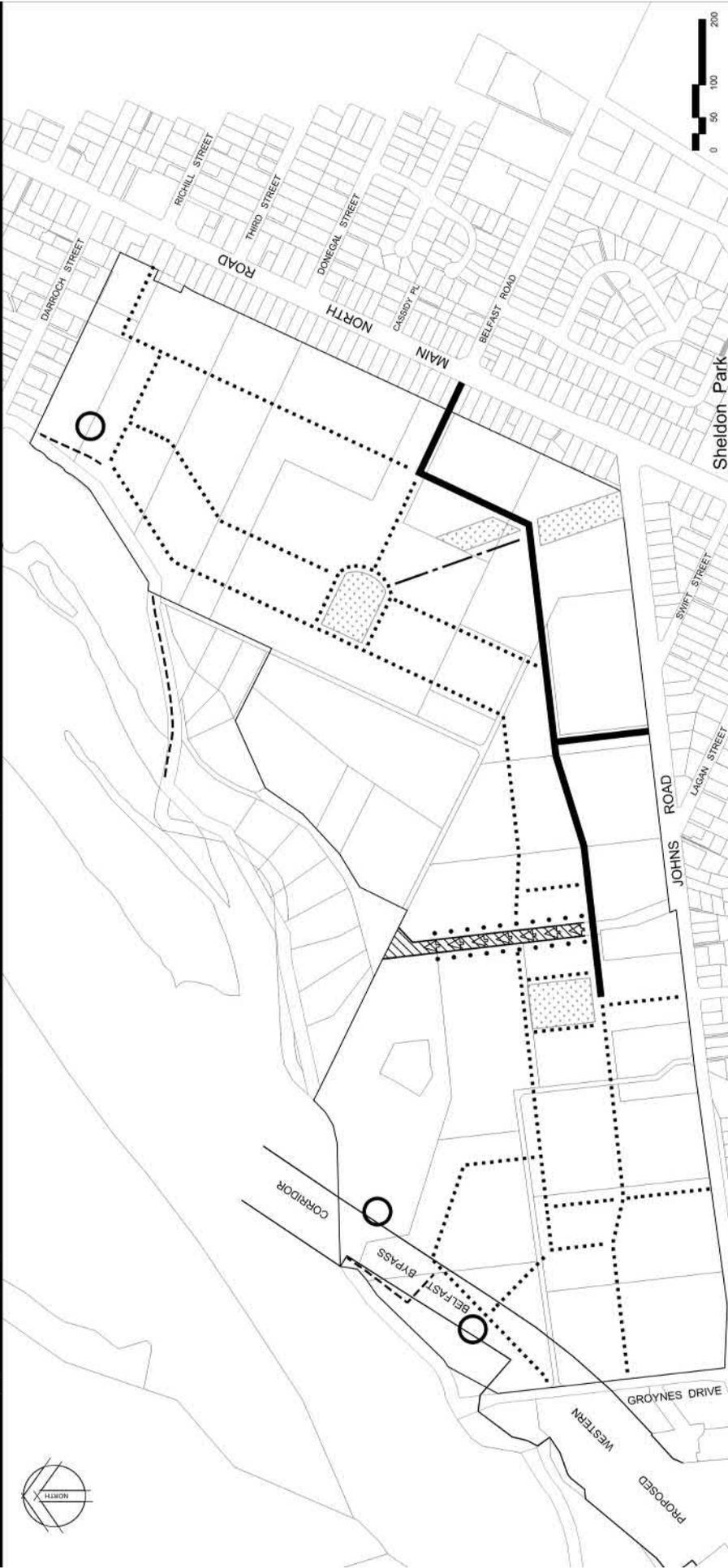
Explanation

This plan must be read in association with appendices, 3X/2, 3X/3, 3X/4 - layer diagrams

Appendix 3X2(a) - Green Network Layer Diagram (North West Belfast)

Updated 14 May 2012

APPENDIX 3X2(a) - Living G (North West Belfast) Zone - Green Network Layer Diagram



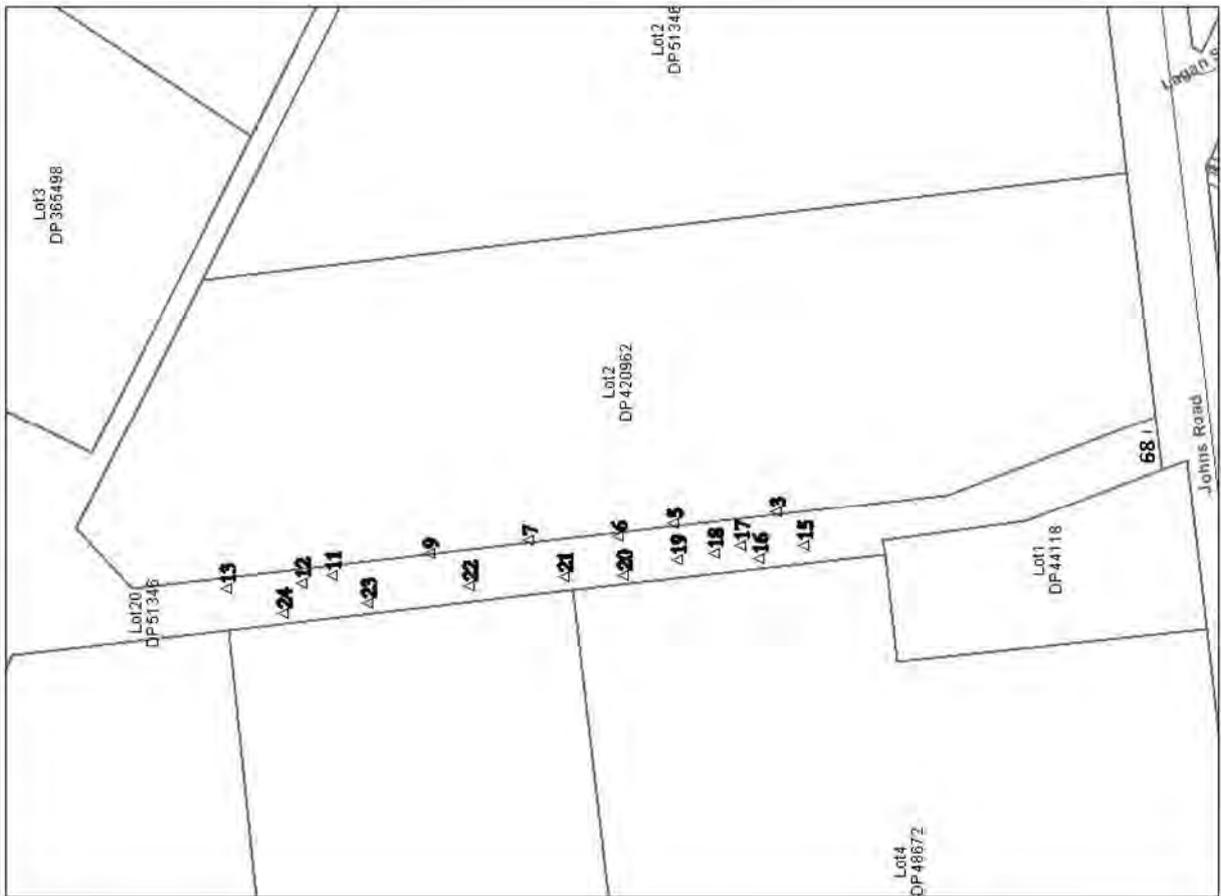
LEGEND:

-  Tree Lined Key Walking Linkages
-  Key Walking Linkages to Waimairi Walkway
-  15m Setback (Rule 12.4.6, Part 2, Vol. 3)
-  Spine Road 2 with Boulevard
-  Local Road with Boulevard
-  Recreation Reserve: Urban Parks associated with high density residential activities
-  Local Purpose Reserve - Stormwater
-  Devondale Driveway
-  Protected trees (Refer to Appendix 3X2(b) and Part 10, Appendix 4 - Heritage/Notable Trees, listing for 68 Johns Road)

Appendix 3X2(b) - Protected Trees (North West Belfast)

Updated 14 May 2012

Appendix 3X2(b) – Living G (North West Belfast) Zone - Green Network Layer Diagram – Protected Trees

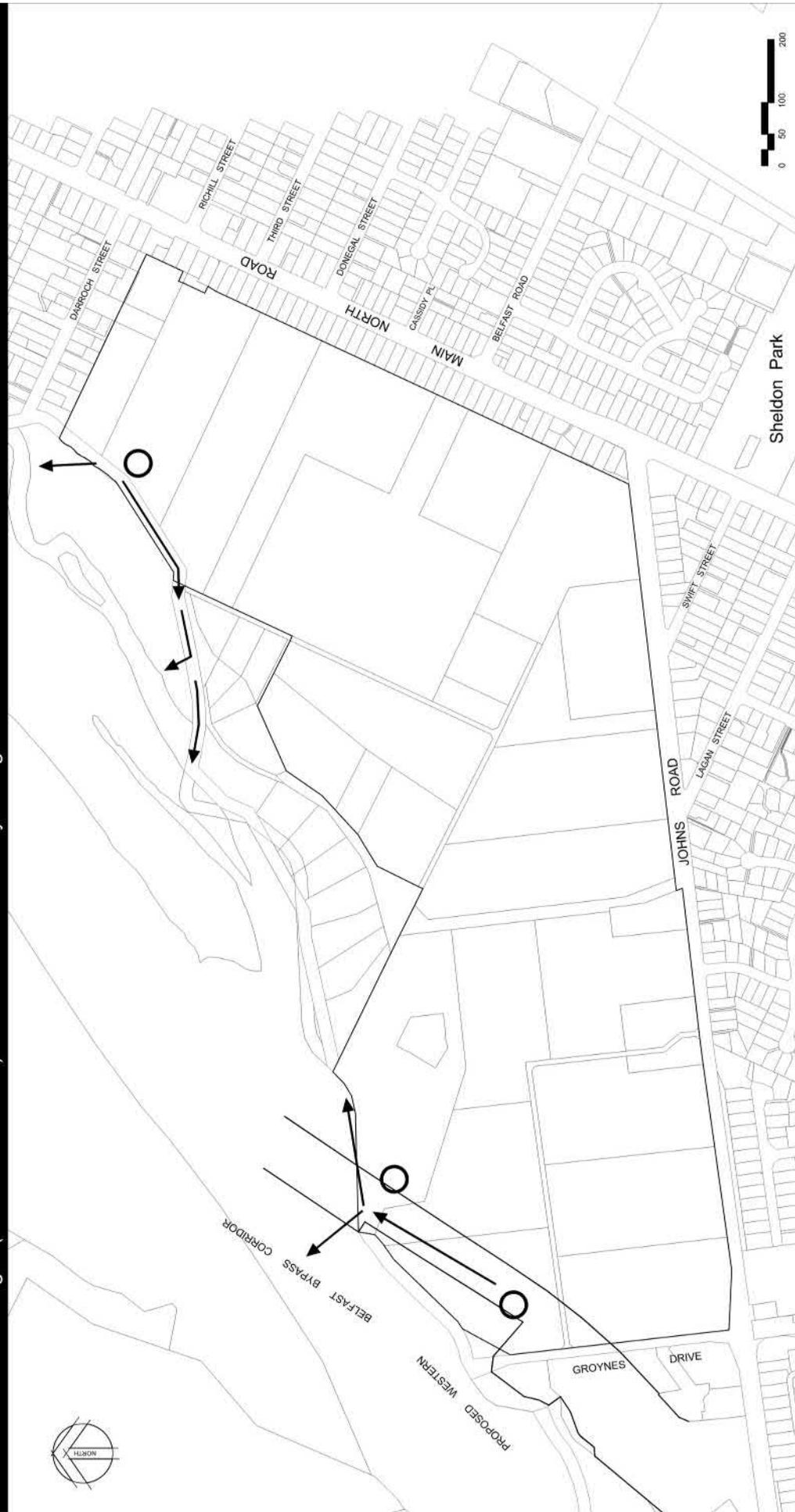


Devondale Estate Driveway (68 Johns Road)				
Trees to be Protected				
Botanical name	Common name	Tree No.	Parcel's legal description	Level of protection
Eastern Side (South to the Northern end security gates)				
Acer pseudoplatanus	Purple Sycamore	3	Lot 2 DP 420962	Subdivision
	Maple			
Aesculus indica	Indian Horse Chestnut	5	Lot 2 DP 420962	Subdivision
Gleditsia triacanthos inermis 'Skyline'	Honey Locust	6	Pt Lot 20 DP 51346	Subdivision
Fagus sylvatica Purpurea	Copper Beech	7	Lot 2 DP 420962	Subdivision
Fagus sylvatica Purpurea	Copper Beech	9	Pt Lot 20 DP 51346, Lot 2 DP 420962	Subdivision
Fagus sylvatica Purpurea	Copper Beech	11	Pt Lot 20 DP 51346	Subdivision
Fagus sylvatica Purpurea	Copper Beech	12	Pt Lot 20 DP 51346	Subdivision
Fagus sylvatica Purpurea	Copper Beech	13	Pt Lot 20 DP 51346	Listed Notable Tree
Western Side (South to the Northern end security gates)				
Aesculus indica	Indian Horse Chestnut	15	Pt Lot 20 DP 51346	Subdivision
Castanea sativa	Sweet Chestnut	16	Pt Lot 20 DP 51346	Subdivision
Castanea sativa	Sweet Chestnut	17	Pt Lot 20 DP 51346	Subdivision
Quercus palustris	Pin Oak	18	Pt Lot 20 DP 51346	Subdivision
Quercus palustris	Pin Oak	19	Pt Lot 20 DP 51346	Subdivision
Aesculus indica	Indian Horse Chestnut	20	Pt Lot 20 DP 51346	Subdivision
Quercus palustris	Pin Oak	21	Pt Lot 20 DP 51346	Subdivision
Taxodium distichum	Swamp Cypress	22	Pt Lot 20 DP 51346	Subdivision
Aesculus indica	Indian Horse Chestnut	23	Pt Lot 20 DP 51346	Subdivision
Fagus sylvatica Purpurea	Copper Beech	24	Pt Lot 20 DP 51346	Subdivision

Appendix 3X3 - Blue Network Layer Diagram (North West Belfast)

Updated 14 May 2012

APPENDIX 3X3 - Living G (North West Belfast) Zone - Blue Network Layer Diagram



LEGEND:

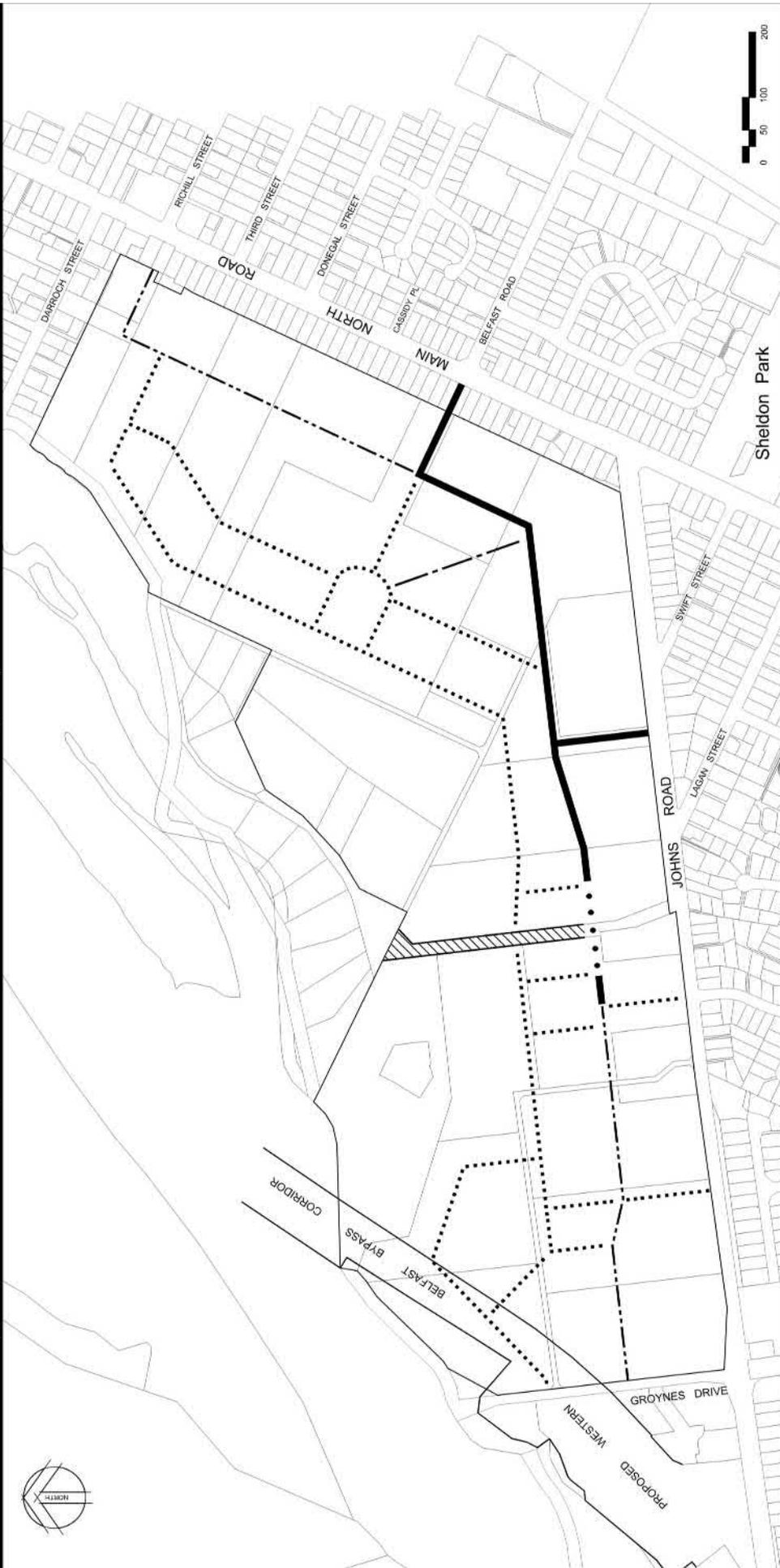
○ Surface stormwater treatment/detention associated with open space locations with shape and size to be confirmed through consent processes

↑ Outfall Directions

Appendix 3X4 - Movement Network Layer Diagram - Road Network - (North West Belfast)

Updated 14 May 2012

APPENDIX 3X4/4 - Living G (North West Belfast) Zone - Movement Network Layer Diagram (Road Network)



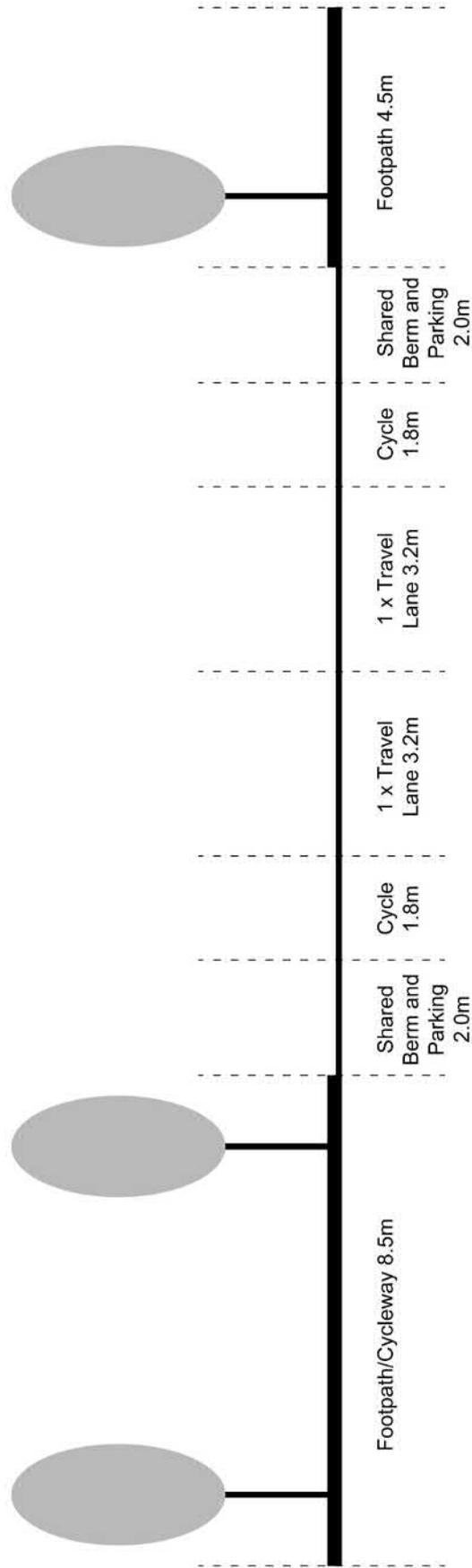
LEGEND:

-  Spine Road 1
-  Secondary Local Road
-  Spine Road 2 with Boulevard
-  Local Road with Boulevard
-  Crossing of Devondale driveway subject to agreement or obtainment under the Public Works Act
-  Devondale Driveway

Appendix 3X4(a) - Movement Network Layer Diagram - Spine Road 2 with Boulevard (North West Belfast)

Updated 14 May 2012

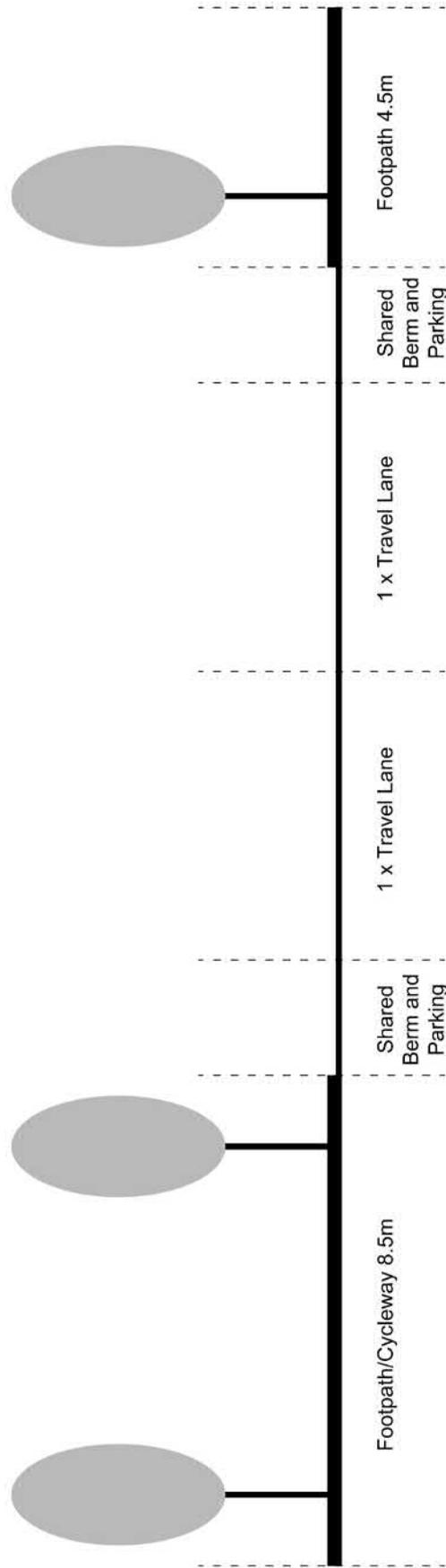
APPENDIX 3X4(a) - Living G (North West Belfast) Zone - Movement Network Layer Diagram - Spine Road 2 with Boulevard



Appendix 3X4(b) - Movement Network Layer Diagram - Local Road with Boulevard (North West Belfast)

Updated 14 May 2012

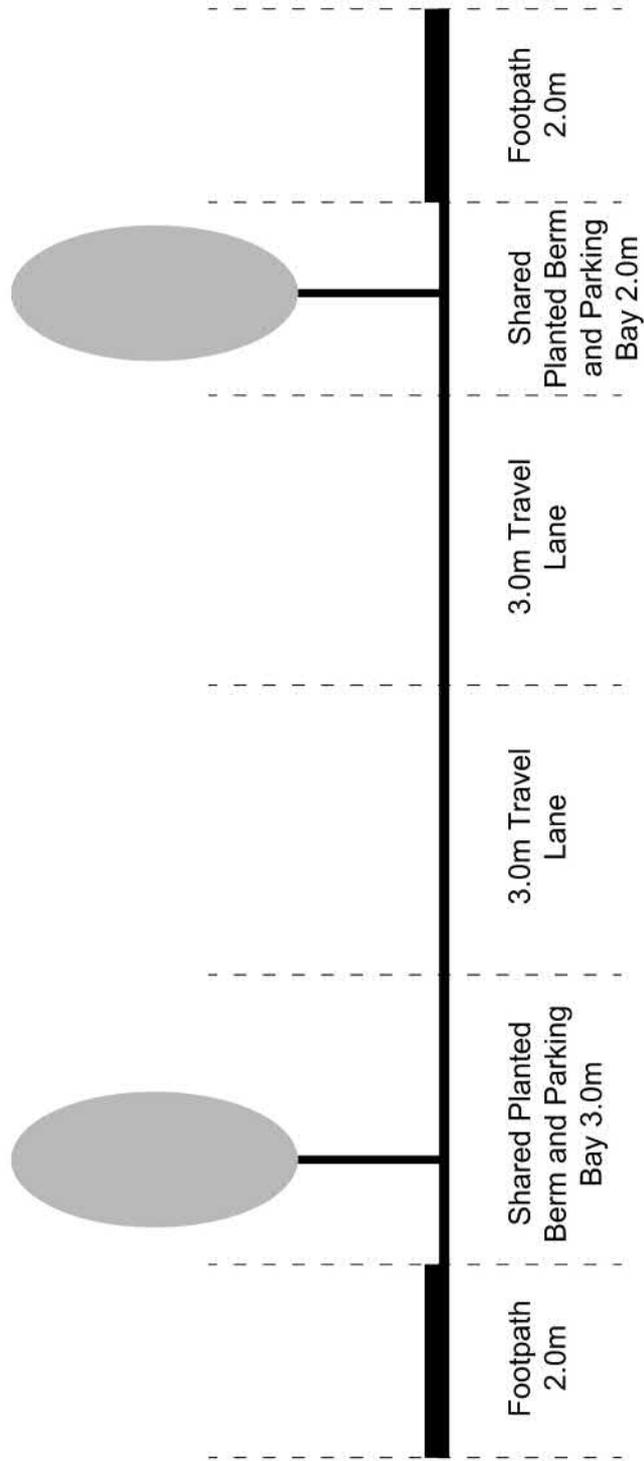
APPENDIX 3X4(b) - Living G (North West Belfast) Zone - Movement Network Layer Diagram - Local Road with Boulevard



Appendix 3X4(c) - Movement Network Layer Diagram - Spine Road 1 (North West Belfast)

Updated 14 May 2012

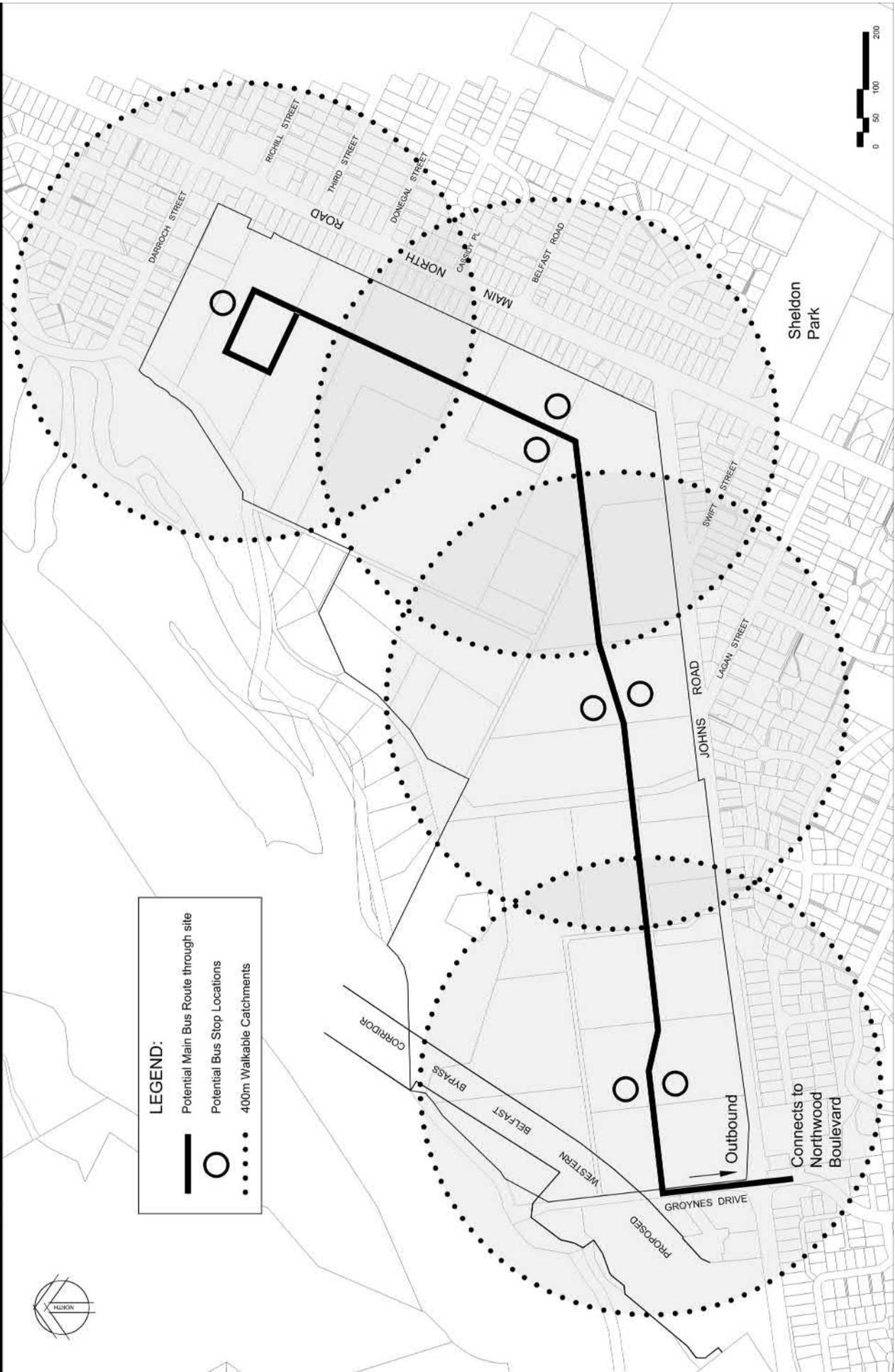
APPENDIX 3X4(c) - Living G (North West Belfast) Zone - Movement Network Layer Diagram - Spine Road 1



Appendix 3X4(d) - Movement Network Layer Diagram - Public Transport Network (North West Belfast)

Updated 14 May 2012

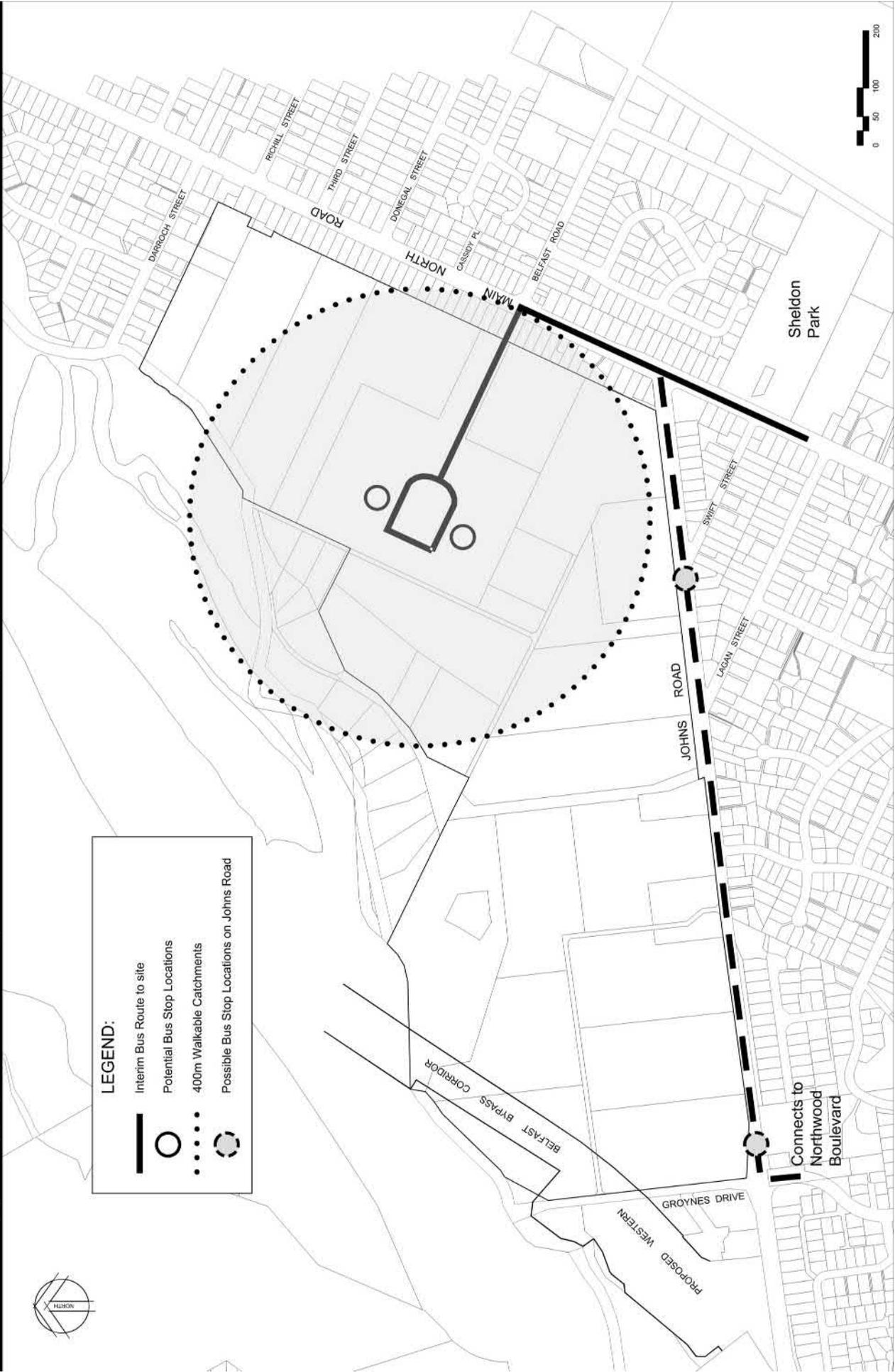
APPENDIX 3X4(g) - Living G (North West Belfast) Zone - Movement Network Layer Diagram - Public Transport Network



Appendix 3X4(e) - Movement Network Layer Diagram - Interim Public Transport Network (North West Belfast)

Updated 14 May 2012

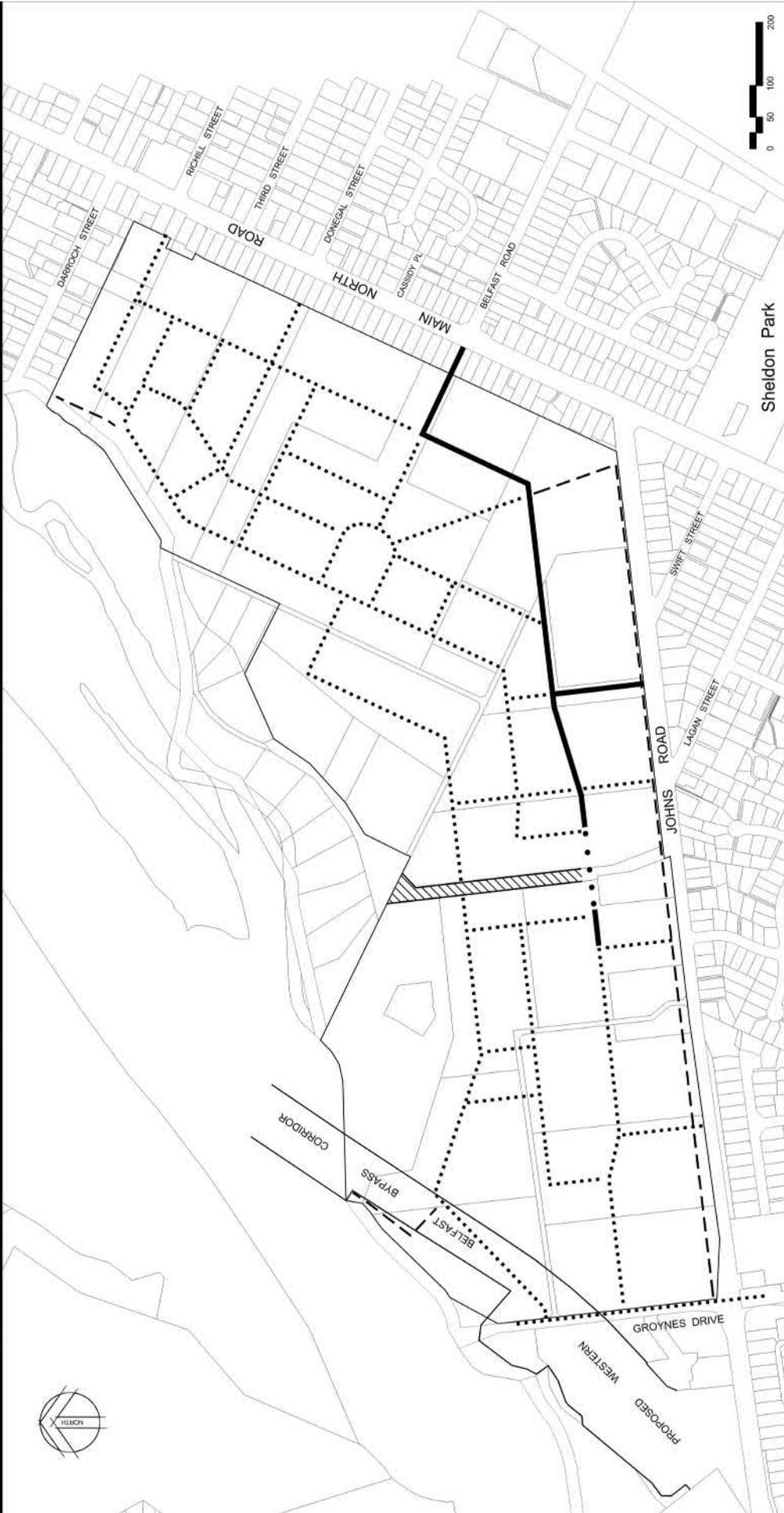
APPENDIX 3X4(e) - Living G (North West Belfast) Zone - Movement Network Layer Diagram - Interim Public Transport Network



Appendix 3X4(f) - Movement Network Layer Diagram - Cycle Network (North West Belfast)

Updated 14 May 2012

APPENDIX 3X4(f) - Living G (North West Belfast) Zone - Movement Network Layer Diagram - Cycle Network



LEGEND:

-  Public Greenway and Cycle Route
-  On-Street Cycle Linkages
-  Off-Street Cycle Path
-  Crossing of Devondale driveway subject to agreement or obtainment under the Public Works Act
-  Devondale Driveway

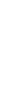
Appendix 3X4(g) - Movement Network Layer Diagram - Pedestrian Network (North West Belfast)

Updated 14 May 2012

APPENDIX 3X4(g) - Living G (North West Belfast) Zone - Movement Network Layer Diagram - Pedestrian Network



LEGEND:

-  Primary Pedestrian routes with tree lined key walking linkages in streets and/or reserves
-  Primary Pedestrian links to Walmairi Walkway
-  Private Pedestrian right of way for benefit of Devondale Estate
-  Secondary Pedestrian Routes
-  Existing Pedestrian network to/from Sheldon Park
-  Crossing of Devondale driveway subject to agreement or obtainment under the Public Works Act
-  Devondale Driveway

(Plan Change 67)

Appendix 4 - List of Special amenity areas (Sams)

Updated 14 November 2005

[\(Click Here to view active list of Sams\)](#)

Appendix 4 - List of Special amenity areas (Sams)

Sam number	General location	Rules applicable (or other method)
1	Heathcote	Community based management plan
2	Beckenham Loop	Street scene
3	Tainui/Moana Streets	Street scene
4	Aynsley Terrace	Street scene
5	Cholmondeley Avenue	Street scene
6	Shand/Piko/Tika	Street scene; residential site density
7	Totara/Hinau/Puriri	Street scene
8	Fendalton (general)	Residential site density; outdoor living space
8a	Bradnor Street	Residential site density; outdoor living space
8b	Heathfield Street	Residential site density; outdoor living space; external appearance
9	River Road	Street scene
10	Slater-Poulton Avenue	Street scene
10a	Dudley Street	Street scene; external appearance
11	Heaton and Circuit Streets	Street scene; external appearance (community based management plan)
12	Massey Crescent	Street scene; residential site density
13	Francis Avenue	Street scene ; external appearance
14	Gosset-Roosevelt	Street scene; residential site density; and external appearance
15	Severn Street	Street scene
16	St James Avenue	Street scene
17	Hackthorne/MacMillan/Dyers	Street scene - assessment matter
17a	Hackthorne Road	External appearance
18	The Esplanade	Street scene; external appearance
19	Church Square	Street scene (community based management plan)
20	Rastrick Area	Height
21	Elm Grove/Hanmer Street	Street scene; residential site density; height (community based management plan)
22	ICON (part)	Street scene; external appearance
23	Salisbury Street	Street scene
23a	Salisbury Street	Street scene; external appearance
24	Oxford Terrace	Street scene; open space; external appearance
25	Gracefield Avenue	Street scene; residential site density
26	Conference/Peacock	Street scene; residential site density; external appearance
27	Otley/Ely Streets	Street scene; residential site density (community based management plan)
28	Beverly Street	External appearance (community based management plan)
29	Ranfurly Street	Street scene; external appearance
30	Chester Street East	Street scene; external appearance
31	Park Terrace/Rolleston Avenue	Street scene; external appearance
32	Cranmer Square	Street scene; external appearance
33	Latimer Square	Street scene; external appearance
34	Auburn Avenue	Street scene; external appearance

35	The Spur	External appearance
36	St Andrews Square/Peel Street	Street scene
37	Emmett Street	Street scene
38	Clissold street	Street scene
39	Mays/Chapter/Weston	Street scene
40	Hawkesbury Avenue	Street scene
41	Naseby Street	Street scene

Appendix 5 - Deleted

Updated 14 November 2005

Appendix 6 - Areas to which alternative specific provisions apply - LHB Zone (Worsleys Road)

Updated 14 November 2005

Appendix 6. Areas to which alternative specific provisions apply - LHB Zone (Worsleys Rd)



Appendix 7 - Areas to which additional provisions apply - LHB Zone (Worsleys Road)

Updated 14 November 2005

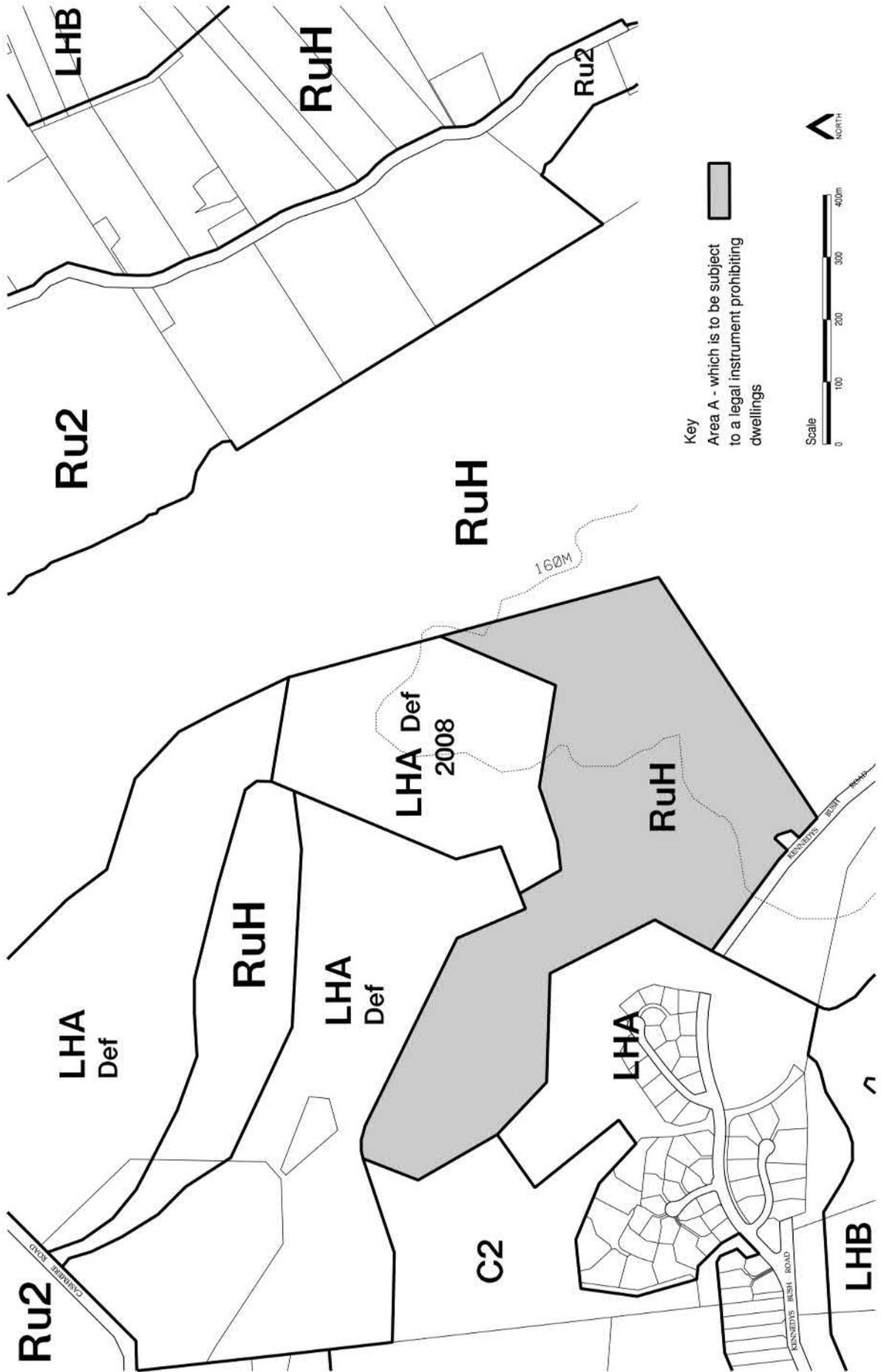
Appendix 7. Areas to which additional provisions apply - LHB Zone (Worsleys Rd)



Appendix 8 - LHA Deferred 2008 Zone (Kennedys Bush/Cashmere Road)

Updated 14 November 2005

Appendix 8. LHA Deferred 2008 Zone (Kennedys Bush/Cashmere Road)

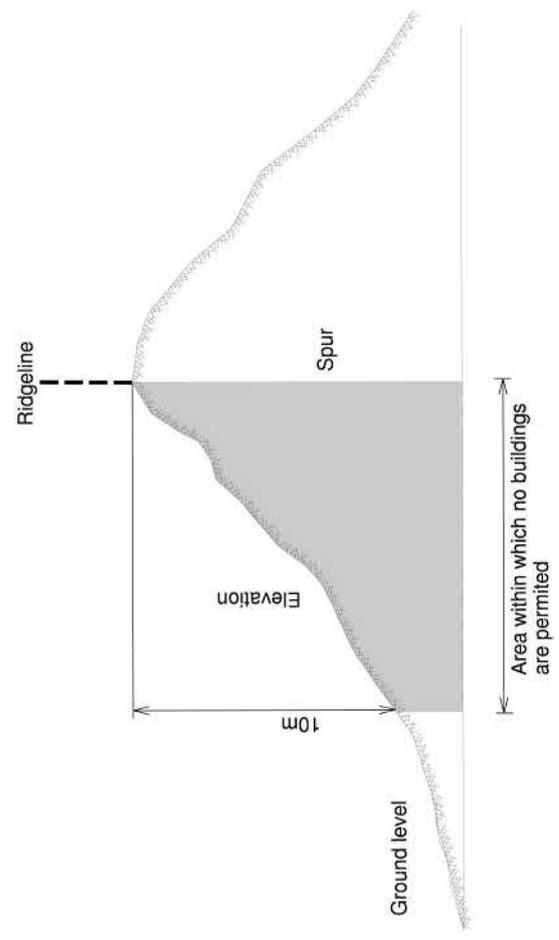
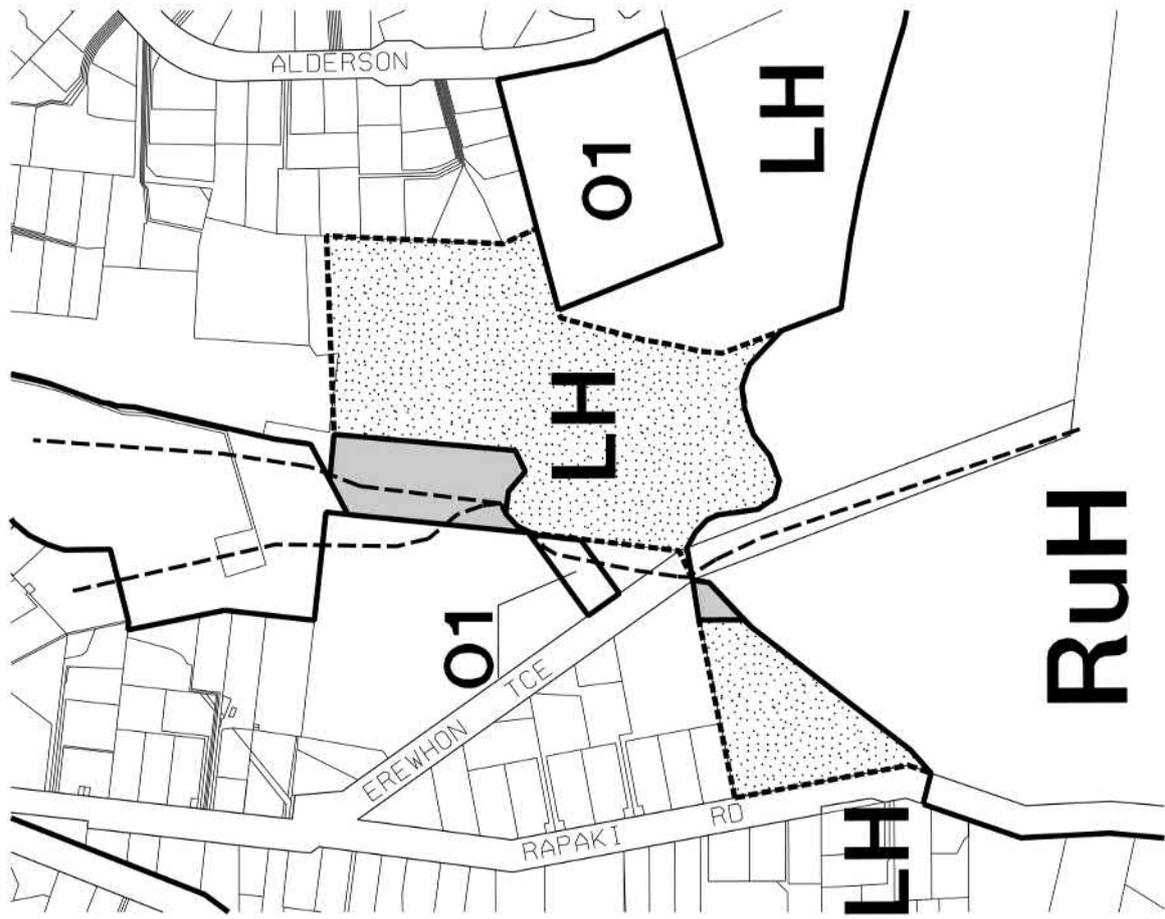


Appendix 9 - Areas to which additional building setback provisions apply - LH Zone (Montgomery Spur)

Updated 14 November 2005

Appendix 9 - Areas to which additional building setback provisions apply - LH Zone (Montgomery Spur)

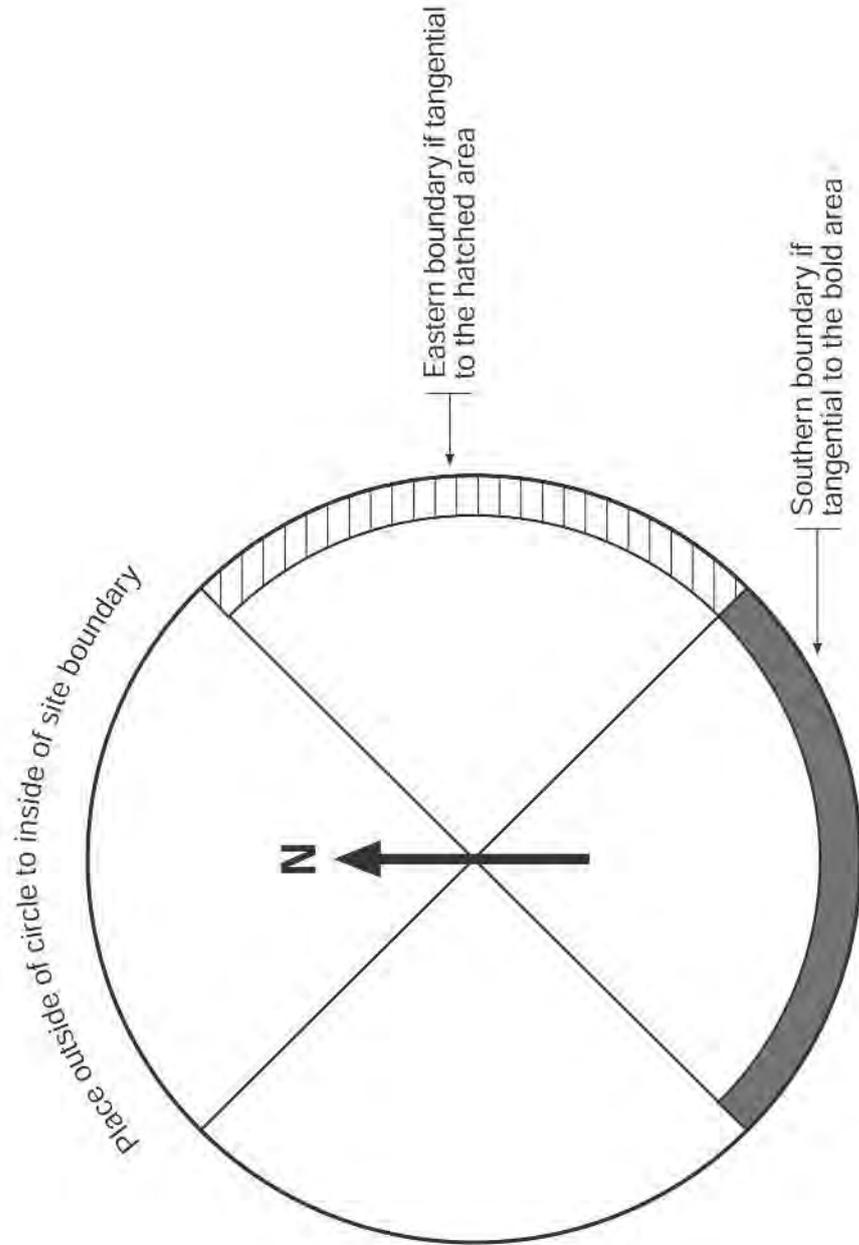
- Key**
- Living H zone boundary
 - ▨ Parts of Living H zone subject to this additional setback rule
 - - - Ridgeline
 - ▭ Areas within which no buildings shall be erected due to the requirement for the 10m elevation setback from the ridgeline. Refer to Part 2, Rule 2.2.6 "Separation from neighbours - residential and other activities" and the diagram below for clarification.



Appendix 10 - Living G High Density (A) and (B) Eastern and Southern Boundary Definition

Updated 8 November 2006

Appendix 10 - Living G High Density (A) And (B) Eastern And Southern Boundary D

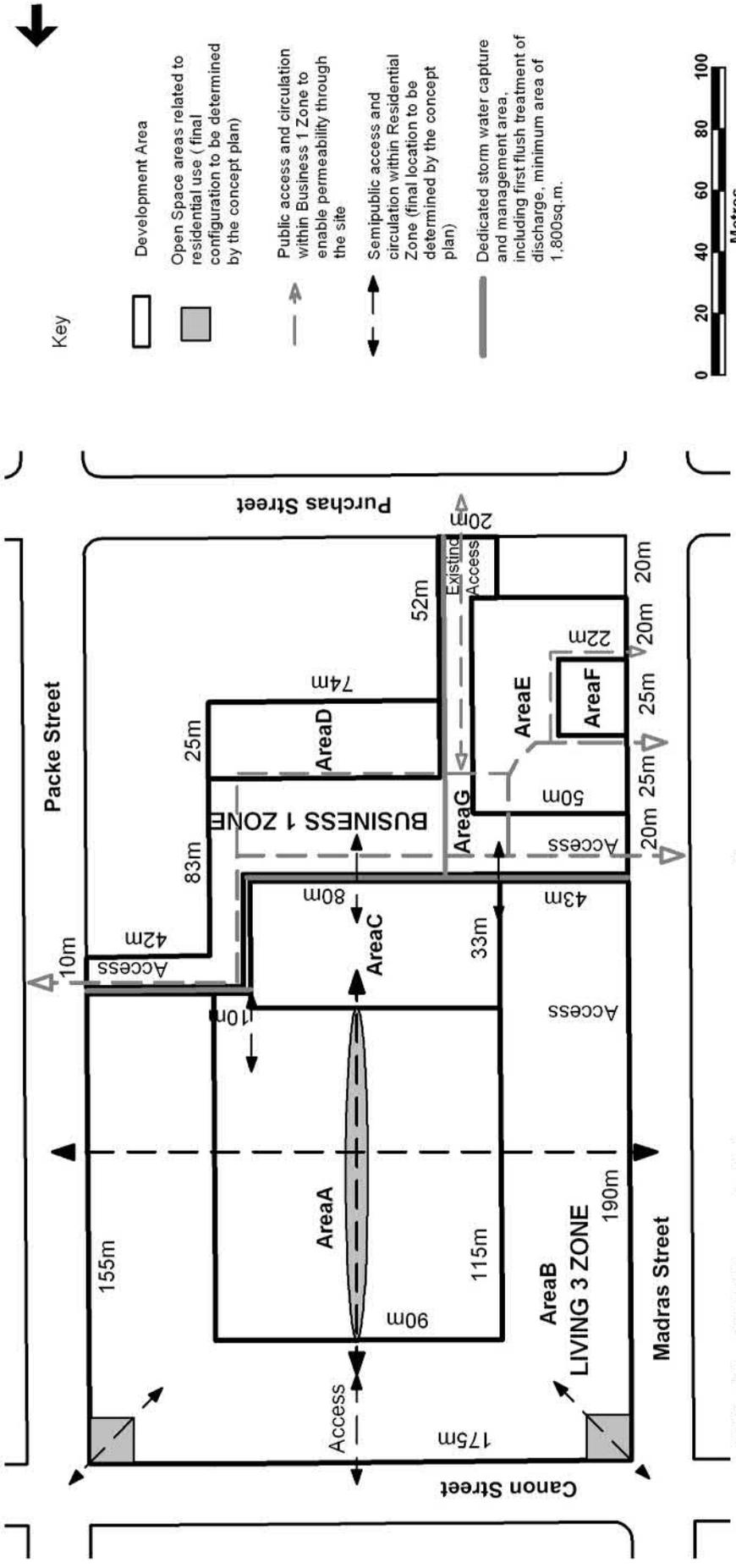


Note: North is true north

Appendix 11 - Development Plan (Living 3 and Business 1 Zones)

Updated 26 October 2010

New Appendix 11 - Development Plan (Living 3 and Business 1 Zones)



Within the development plan area a minimum of 2,300 sq.m. of Open Space that is at least fully accessible to site residents (including Area F) shall be provided.

Area	
Area A	10,535sq.m.
Area B	18,460sq.m.
Area C	2,640sq.m.
Area D	1,850sq.m.
Area E	2,950sq.m.
Area F	550sq.m.
Area G	5,414sq.m.
Total	42,399sq.m.
Area in Business 1	10,764sq.m.
Area in Living 3	31,635sq.m.

Appendix 12 - Area of 458 - 464 Ferry Road to which specific provisions in Part 2 - Living 2, Part 10 & 14 apply

Updated 18 January 2010



Volume 3 : Part 2 Living Zones : Appendix 12 - Area of 458 - 464 Ferry Road to which specific provisions in Part 2 - Living 2, Part 10 & 14 apply

Section Contents Part 3 Business Zones

- 1.0 Zone descriptions
- 1.1 General description and purpose
- 1.2 Central City Zone
- 1.3 Central City Edge Zone
- 1.4 Business 1 (Local Centre/District Centre Fringe) Zone
- 1.5 Business 2 (District Centre Core) Zone
- 1.6 Business 2P (District Centre - Parking) Zone
- 1.7 Business RP (Retail Park) Zone
- 1.8 Business 3 (Inner City Industrial) Zone
- 1.9 Business 3B (Inner City Industrial Buffer) Zone
- 1.10 Business 4 (Suburban Industrial) Zone
- 1.11 Business 4P (Suburban Industrial - Produce Park) Zone
- 1.12 Business 4T (Suburban Industrial - Technology Park) Zone
- 1.13 Business 5 (General Industrial) Zone
- 1.14 Business 6 (Rural Industrial) Zone
- 1.15 Business 7 (Wilmers Road) Zone
- 1.16 Business 8 (Islington Park) Zone (Plan Change 19 Decision)
- 2.0 Rules - Central City Zone
- 2.1 Categories of activities - Central City Zone
 - 2.1.1 Central City Zone
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Part 3 Business Zones

1.0 Zone descriptions

1.1 General description and purpose

Updated 31 August 2011

The business zones comprise the Central City Zone, and those zones in the city in which commercial or industrial activities are the dominant activities. As such, the range of activities in them are characterised, to a greater or lesser extent, by high building densities with strong and highly varied visual impacts. Traffic generation, noise and industrial processes will result in levels of effects greater than those experienced by residents in living or rural environments, and for this reason the protection of amenities at the interface of living and business environments is an important factor in the City Plan. As well as providing protection to residential amenities, balancing recognition has to be given to the need for business activities to operate economically without undue constraint, and to maintain the dominance of these activities in the business zones.

The Council will seek to ensure that business activities are established or redeveloped in a manner which enhances the amenities of business zones, and which promotes the safety and welfare of people working in, visiting, or adjoining these zones.

There are strategic resource management issues associated with business zone activities, particularly retail activities. These relate to the integration of land use and transport and also to the potential individual and cumulative impacts that such activities may have on the continuing ability of the central city and district centres to provide for their amenity, to provide for the community's social and economic wellbeing, and to act as effective focal points around which to concentrate increased population densities.

The Central City Zone is the physical and economic focus of business, cultural, tourism and other activities in the city. However, it can readily be seen as part of the city's overall business environment, and indeed is the single most important focus of these activities, a position which the Council wishes it to retain. It provides for the greatest range, scale and intensity of business activities in a location well suited to such a role.

The business zones in the city are comprised of the following components.

- (a) The Central City Zone, comprising a large part of the area within the four avenues, and the city's greatest concentration of commercial and cultural infrastructure and investment.
- (b) The Business 1 (Local centre/District Centre Fringe) Zone, consisting of approximately one hundred small local commercial areas in the city, generally located within suburban living areas, and also forming part of a number of the district centres.
- (c) The Business 2 (District centre core) Zone, currently numbering 28 located throughout the city. Generally the distribution of these centres, and the range of services provided is good, providing benefits in terms of accessibility, convenience and energy use.
- (d) The Business 2P (Business parking) Zone is a specialist zone associated with district suburban centres, and as well as ensuring parking provision it provides a buffer for adjoining residential areas.
- (e) The Business RP (Retail Park) zone is a variant of traditional commercial centre zonings. It has been established to enable large format retail activities. The type of activity and its associated amenity and built form is more akin to the range of effects historically provided for in commercial zones, such as high levels of traffic, moderate levels of advertising and a strong public presence.
- (f) The Business 3 (Inner city industrial) Zone comprises the city's oldest industrial areas, located south and east of the Central City Zone and extending into Waltham and Sydenham. A small pocket is also located

in Kilmore Street, adjacent to Fitzgerald Avenue The Business 3B (Inner city industrial buffer) Zone is an associated light industrial transition zone with some commercial activity, located between the Business 3 zone and older inner city housing areas.

(g) The Business 4 (Suburban industrial) Zone is a light industrial industrial zone with some commercial activity such as offices and some limited retailing, located within predominantly residential areas, or serving as a buffer zone between residential and the general industrial areas. The Business 4P (Suburban Industrial-Produce Park) Zone is a variant of the Business 4 Zone established in 1990 specifically for the processing of rural produce and associated activities on a 40ha area in Halswell Junction Road. The Business 4T (Suburban industrial - technology park) Zone is another Business 4 zone variant established under the Transitional Plan to encourage high technology uses. Both of the latter zones have some higher than normal amenity standards and landscape treatments. The Business 4 location at 2 Waterman Place is a variant which recognises the extent of retail development that is operating on the site, and the area's relationship with the nearby Business 2 zoned Ferrymead District Centre and the potential integration of these two areas in the long term.

(h) The Business 5 (General industrial) Zone includes large areas of industrial land in Hornby, Middleton, Sockburn, Woolston and Bromley, and smaller areas at Belfast and Papanui, characterised by a range of both light and heavy industries.

(i) The Business 6 (Rural industrial) Zone applies to two areas of land surrounded by rural zones, one at Chaney's bounded by the railway and the northern motorway, and the other adjacent to Johns Road north-east of Christchurch International Airport.

(j) The Business 8 (Islington Park) Zone includes an area of land bounded by Pound Road and Waterloo Road and is based around the old Islington Freezing works. This area is to redevelop as a modern business park and contains provisions designed to ensure groundwater is adequately protected. **(Plan Change 19 Decision)**

The Christchurch International Airport is covered separately by a Special Purpose Zones in the Plan, which has strong elements of a business zone character but with an aviation related emphasis (refer Part 8). (Plan Change 22)

1.2 Central City Zone

Updated 16 November 2009

Zone description and purpose

The Central City Zone covers a large area of land in the centre of Christchurch. It generally extends from near Bealey Avenue in the north to Moorhouse Avenue in the south, east to Madras Street and west to Montreal Street. The boundaries of the zone to the north and west are somewhat irregular, reflecting the close proximity of established inner city living areas to the intensively developed business area.

A wealth of natural physical and heritage features which define much of the image and character of Christchurch, exist within the Central City Zone. The fabric of the zone involves a strong grid pattern of 20 metre wide streets intersected by two diagonal streets, the meandering Avon River, and many important open spaces. Within this fabric the substantial built environment represents the dominant built physical feature of the city.

Within the central city there are five distinctive areas exhibiting different physical characteristics. The Core area surrounds the important public spaces of Cathedral Square and City Mall, and contains many of the city's important heritage features and pedestrian generating activities. The Frame area surrounds the Core to the north, east and south, and is typified by taller buildings and less emphasis on pedestrian activities. The East and West Fringes contain a mixture of office and retail developments, and the West Fringe area in particular is a generally more open environment. The City South area built environment is typically low scale and space extensive, with minimal open space and landscaping.

Within the Core area are three significant areas of open space - City Mall, Cathedral Square and Worcester Boulevard. These central city open spaces are important pedestrian areas and contribute to the retail focus and character of the central city. Those parts of these open spaces that are legal road have been excluded from the Special Purpose (Road) Zone, recognising that their primary focus is not the movement of vehicles

and form part of the Special Purpose (Pedestrian Precincts) Zone (see Part 8). In addition to Council owned land, these areas also include the land containing the Christchurch Cathedral, which is a listed heritage building. A portion of Worcester Boulevard extends into the West Fringe. Activities within these areas are also controlled by other legislation and Council bylaws.

The Central City Zone is the principal focus for commercial, cultural, administrative and tourist activities in Christchurch. It contains a large proportion of the city's employment and investment. It also constitutes an exciting environment for people who for a variety of reasons wish to reside in the zone, an important requirement for ensuring the vitality of the area. The purpose of the zone is to allow a diverse range of activities and the most significant scale and intensity of activities, while preserving and enhancing the important underlying features of the environment in the central city. As the zone environment changes, it will be necessary to exercise some control upon development to achieve desirable environmental outcomes relating to urban form, pedestrian amenity, traffic management, character enhancement and the preservation of heritage features. In addition, the zoning is intended to remain compact to encourage intensive development and easy pedestrian movement in the central city.

Within the Central City Zone, areas have also been identified where the external appearance of buildings will be controlled.

These areas comprise buildings or areas adjacent to significant open spaces, including the Square, City Mall, the Avon River corridor and other important spaces. These areas may also contain listed historic buildings.

The rules relating to listed historic buildings, both within the areas identified for external appearance control, and in other parts of the Central City Zone, are set out in Part 10 of the Plan.

A defined precinct (Part 11 Appendix 1) in the Cashel Street/Oxford Terrace area allows greater flexibility for noise levels reflecting the aggregation of inner city bars.

Environmental results anticipated

- (a) A diverse central city having prosperity, vitality and diversity, operating as the primary focus for community, business, tourism and culture in Christchurch and providing the most significant opportunities for those activities.
- (b) A successful, compact, safe and attractive primary pedestrian area.
- (c) Continuation and reinforcement of the central city as a densely built-up and compact urban environment, and the dominant physical built feature of Christchurch.
- (d) A coherent underlying physical pattern to the central city which derives from the original city layout, and which is reinforced by continued development.
- (e) A built shape and form to the central city that recognises environmental opportunities which determine the scale and placement of buildings within particular areas.
- (f) High levels of vehicle trips to the central city, managed in a way which ensures good accessibility, minimal congestion, and personal safety.
- (g) Well patronised and well located public transport facilities providing efficient access to, and having as their focal point, the central city.
- (h) A range of opportunities for residential living, accommodating a significant and growing resident population which reflects and accepts the diverse range of activities in the central city, and associated traffic, noise and lighting.
- (i) A significant number and varied range of tourist attractions and tourist accommodation within and close to the zone.
- (j) The maintenance and enhancement of central city open spaces.
- (k) Pleasant and safe public spaces and pedestrian areas of high environmental quality, which are supplied with generous levels of daylight, sunlight and weather protection.

- (l) Protection and preservation of important historic buildings, which continue to contribute to the identity of the city and which help to define its cultural tradition.
- (m) A built environment of high architectural quality and buildings of appropriate external appearance in relation to their neighbours and surroundings.
- (n) The maintenance and enhancement of the qualities of buildings adjacent to important open spaces.
- (o) The identification of important open spaces as subject to additional measures to avoid adverse environmental impacts, (e.g., outdoor advertising).
- (p) The reinforcement of an effective buffer between the intensively developed activity area of the Central City Zone and adjoining inner city living areas.
- (q) Moderate to high levels of artificial lighting and high ambient levels of noise, recognising the large number and range of intensive activities, vehicles, buildings and people in the relatively confined area of the central city.

1.3 Central City Edge Zone

Updated 14 November 2005

Zone description and purpose

The Central City Edge Zone covers the three inner city blocks bounded by Madras Street, Cashel Street, Barbadoes Street and St Asaph Street, as well as properties fronting the northern side of Cashel Street. These blocks cover a section of the older industrial area near the central city and have until relatively recently been dominated by light industry, warehousing and service industries, although certain parts of the zone contain vacant lots. Council is seeking to revitalise the Inner City, in order to create a vibrant environment and to this end has zoned the above inner city blocks for mixed use. The zone will assist rejuvenation by enabling a mixture of activities including a continuation of existing business activities and new activities such as medium-high density residential development and other complementary activities. It is envisaged the zone will lead to an increased demand for goods and services in the Central City, increased pedestrian activity, provide employment opportunities, enhance amenity values and provide the opportunity for residential activities, particularly given the proximity of the area to the central city and the Christchurch Polytechnic Institute of Technology (CPIT).

In particular, the zone includes the former Turners and Growers site which is located in the block bounded by Madras Street, Lichfield Street, Barbadoes Street and Tuam Street. It is envisaged that redevelopment of this block will contain a significant residential component which is likely to act as a catalyst for further residential development. It is also proposed to provide in this block for a significant area of open space to provide a public amenity area on the eastern side of the Central City.

The zone contains amenity standards which recognise the mixed use nature of the zone. The standards enable businesses to operate without significant restrictions and residential activities with a protection of amenity. Design and appearance controls apply to larger sites.

Environmental results anticipated

- (a) A revitalised area containing a mix of uses resulting in a vibrant environment.
- (b) A zone environment that provides for a mix of commercial and industrial activities, while introducing a residential element and complementary activities to the locality.
- (c) A diverse range of built residential forms of medium - high densities and moderate heights (generally 1-6 storeys).
- (d) Provision for public open space on the former Turners and Growers site with appropriate linkages to the surrounding areas.
- (e) Office and retail activities limited to those in association with residential, light industrial and service activities in order to maintain the adjacent central city environment.

- (f) Residential amenity provided by good quality built form and landscaping, access to daylight, outdoor living space, and levels of on-site privacy consistent with medium-high density living, and pedestrian activities.
- (g) Business and residential activities operating without significantly adversely impacting on each other.

1.4 Business 1 (Local Centre/District Centre Fringe) Zone

Updated 16 November 2009

Zone description and purpose

These areas are dominated by small scale retail shops and service activities, and many are characterised by "strip" development of shops immediately adjoining road frontages. The Business 1 Zone's purpose is to provide for local opportunities for employment, community activities and convenient (often pedestrian) access to goods and services.

The zone also includes those fringe parts of district centres which adjoin a Business 2 zone and generally comprise the older component of strip frontage development along major roads. These areas have in most cases existed for many decades, and in some centres there has been progressive ribbon development extending along roads. Generally, no further strip development of this nature will be provided for, and these zones will continue to accommodate predominantly business activities of a modest scale but within the framework of the centre as a whole.

The standards of the Business 1 zone control activities where the levels of effects would unduly impact on the amenities, particularly immediately adjoining residential areas. It is recognised that many of these local centres have a poor physical layout and parking arrangements, or are located across major traffic routes from larger centres. Some of the smaller Business 1 zoned centres may not survive in the longer term, and conversion to residential uses may become appropriate.

Environmental results anticipated

- (a) A zone environment with generally small scale commercial buildings.
- (b) Generally lower levels of parking than in larger commercial zones, with standards on access, parking and manoeuvring to mitigate such lack of provision upon any redevelopment that may occur.
- (c) Noise outcomes limited at zone boundaries to levels consistent with adjacent living zones and standards of amenity.
- (d) A visual environment with relatively high site coverage, and in some cases limited open space, on-site car parking, and landscaping.
- (e) Limited future expansion where this would lead to a loss of residential housing stock, generation of traffic through development patterns which could have adverse effects on traffic safety and efficiency, or increased pedestrian movements across arterial roads.
- (f) Community activities and residential occupation encouraged in conjunction with retail activities above ground floor level, and in some cases, ultimate displacement by residential activities.

1.5 Business 2 (District Centre Core) Zone

Updated 16 November 2009

Zone description and purpose

The Business 2 Zone has three main purposes. Firstly, it provides for building development of a significant scale and intensity, appropriate to the function of larger district centres and to the amenities of any living environment adjoining the zone. Secondly, the zone identifies the core of business activity within a district centre, particularly with regard to retailing. Many of these district centres also contain both a Business 2 core

and an adjacent (usually older) Business 1 Zone component. Thirdly, these centres usually contain important community facilities, whether in public or private ownership.

Some of the district centres serve a surrounding neighbourhood catchment. These centres are well distributed throughout the suburban areas of the city, and include a number and variety of small retail, community and service activities, and usually include a supermarket. The Business 2 Zone component of these centres identifies the focal point for business activity and development within these centres. The following are the smaller district centres in the city:

Woolston	St Martins	Edgware
Aranui	Richmond	Redcliffs
Stanmore	Sumner	Fendalton
Belfast	Ilam	Parklands
Wairakei	Halswell	Avonhead
Addington	Hillmorton	

The remaining, larger district centres are significant focal points for business activities and community facilities. They are strategically well distributed on major roads to serve sizeable suburban residential catchments, and generally contain a total floor space in excess of 20,000m². They include an integrated shopping centre with at least one major retail store (a supermarket or variety store). They also usually have a large variety of small shops, a range of professional and commercial activities, offices, community facilities and service activities. In the case of the Ferrymead District Centre, residential activity and public amenities are also envisaged so as to achieve a diverse and vibrant mixed-use outcome. Sizeable land areas are required for car parking, and special traffic management methods are often employed to cater for demand. The following are district centres of this type:

Riccarton	Hornby	Papanui
Church Corner	Linwood	Barrington
Shirley	Merivale	New Brighton
Bishopdale	Sydenham	Ferrymead

Where development of significant retail space is proposed, an assessment procedure will be required to ensure reasonable co-ordination of development within the zone, and attention to co-ordination of development, landscaping and access matters.

In order to ensure adequate parking provision, parts of some district centres have been zoned Business 2 (Parking). These allow living zone activities and carparking provision only. However, in the case of Fendalton, Linwood, and Shirley, other business activity, in addition to parking, is permitted, but is subject to controls to ensure that such activity reflects and protects the residential amenity of nearby living areas so that the Business 2P zones continue to buffer those living areas.

Environmental results anticipated

- (a) A zone environment containing numerous small retail shops and at least one large floorspace retail activity such as a supermarket or department store, often with an integrated shopping mall together with community facilities and offices.
- (b) Relatively high levels of traffic generation and, particularly in the case of the larger district centres, provision of extensive off-street car parking areas with standards on landscaping, access, parking and manoeuvring to mitigate adverse visual and traffic effects.
- (c) Noise outcomes limited at living zone boundaries to levels consistent with adjacent residential areas and their standards of amenity.
- (d) A visual environment characterised by large scale commercial buildings and associated car parking, with landscaping and setbacks to mitigate the effects of large open areas, such as car parking, and of storage areas on adjoining living environments.
- (e) Further development of some centres, subject to measures to mitigate effects on adjoining housing and roading networks.

- (f) Scope for residential occupation, particularly above ground floor level.
- (g) Continued provision of a wide variety of business activities and community facilities and services, to enhance the role of district centres as focal points for the community. (Plan Change 22)

1.6 Business 2P (District Centre - Parking) Zone

Updated 11 April 2012

Zone description and purpose

This specialist zone applies to suburban centres at Linwood, Merivale, Shirley, New Brighton, Fendalton, Wairakei, Barrington and St Martins, to secure parking provision and to act as a buffer for residential areas.

Environmental results anticipated

- (a) Provision of adequate ground level carparking in association with the identified district centres, where the scale of development and associated carparking is potentially significant to surrounding residential areas.
- (b) The maintenance of a buffer carparking area between the centre and the adjoining residential areas.
- (c) In the case of Fendalton, Linwood, and Shirley, limited business activity which protects the residential amenity of nearby living zones and buffers those zones from other business activity in the centre by having smaller scale buildings, buildings with smaller/residential design elements, less conspicuous building colour and outdoor advertising, and reduced impacts in terms of noise, loss of privacy, and other potential nuisance effects. The degree of development permitted in the Business 2P zone at Linwood will be further limited to avoid adverse traffic effects, by the imposition of a maximum total floor area for that zone and the adjoining Business 2 zone combined.

1.7 Business RP (Retail Park) Zone

Updated 16 November 2009

Zone description and purpose

The Business RP (Retail Park) Zone recognises the market trend toward large format retail and trade supply outlets, that has accelerated during and since the 1990's.

Large format, single tenancy stores operate less intensively than their small store equivalents with lower overheads and fewer staff per square metre. They require more space for a given level of business and have high ratios of public trading space. They tend to carry and better display more goods than smaller counterparts and have clearly been embraced by the shopping public.

The trend for the establishment of clusters of large format retailing has not historically been provided for within the City, and as a result, these centres have tended to evolve in an incremental manner. The locational characteristics of these sites is either through:

- a grouping of large format retail on the edge of existing centres, e.g. Chappie Place and at central Moorhouse; or
- a freestanding cluster of mainly large retail activities that are predominantly accessed by private motor car, e.g. The Belfast Supa Centa, Ferrymead, and the site at Tower Junction.

The zone and associated rules recognise this trend and provide for large format retail centres that are predominantly accessed by private motor vehicle. Retail activities that sustain the central city and district centres will be discouraged from migrating to such areas by means of a minimum shop tenancy size threshold. In this way, the large format trend can be enabled in the Business Retail Park zone (BRP zone).

Environmental results anticipated

- (a) A zone environment characterised by large scale commercial buildings, with expansive areas of associated carparking, open space and landscaping. Setbacks and landscaping established and located to

mitigate the adverse effects of car parking areas, and to maintain amenity of adjoining residential and other sensitive environments. The effects of building bulk and scale are addressed through plot ratio and a height standard.

- (b) Moderate levels of traffic generation, but with provision for extensive off-street parking areas with standards on landscaping, access, parking and manoeuvring to mitigate adverse visual and traffic effects.
- (c) The integration of retail land uses with an efficient strategic transport network.
- (d) Noise outcomes received at living zone boundaries limited to levels consistent with adjacent residential areas and their standard of amenity;
- (e) The establishment and operation of large format retail precincts to provide a complementary shopping choice to the central city and district centres.

1.8 Business 3 (Inner City Industrial) Zone

Updated 16 November 2009

Zone description and purpose

The Business 3 Zone covers the older industrial areas near the central city which are dominated by light industry, warehousing and service industries, and includes a range of long established industries often on small sites. There are also some heavier manufacturing industries which have significant nuisance effects such as noise. Building densities are generally higher than suburban industrial areas, and the extent of landscaping is generally considerably lower. These factors derive from the old historic pattern of development on generally small sites with a grid roading network.

The purpose of this zone is to maintain existing industrial employment opportunities while progressively enhancing amenity standards.

The Business 3 Zone contains standards which exclude or control activities where the levels of effects would have an adverse effect on the environment within and adjoining the zone. Retail and office development is subject to limitations in order to avoid adverse effects on the road network, and on the amenity and functions of the central city and district centres. Such limitations also avoid the establishment of incompatible activities and the potential for pressure to lower the effects of industrial and other permitted activities operating up to the levels of effects permitted in the zone.

In comparison with other business zones, the Business 3 zone allows significant impacts in terms of noise, traffic, building scale and permitted hazardous substances. Activities generating multiple visits from the general public are therefore not generally appropriate, given the character of the zone. However, a slightly greater degree of retail is permitted in this zone than in other heavy industrial zones, such as the B5 zone, although less retail is permitted when compared to the B3B and B4 zones. This distinction in relation to other heavy industrial zones is due to its central location, with access to such retail locations being relatively easy, and due to the historical nature of certain retail activities in this area, which have established as of right under former plans.

Environmental results anticipated

- (a) A diverse range of industrial and service activities with a visual dominance of the built environment, rather than open space and extensive landscaping.
- (b) A zone environment containing a high density and scale of commercial and industrial buildings, in reflection of traditional established activities, and the existing pattern of subdivision.
- (c) Relatively high levels of traffic generation with standards on access and manoeuvring to mitigate any adverse effects.
- (d) A visually mixed environment, with a predominant industrial character but with provision to improve and enhance street scene character, through requirements for frontage tree planting and street setbacks for buildings, to mitigate building scale and storage areas as redevelopment takes place.

- (e) Residential occupation confined to on site management or security in reflection of the higher level of impacts from the dominant non residential activities and which is limited in scale and quality of amenity to protect the extent and operation of adjoining business amenities.
- (f) Retailing activity and its wider effects limited to the sale of goods or services produced or processed on site, and other retailing which would not be incompatible with activities operating up to the levels of effects permitted in the zone, nor result in significant cumulative adverse effects, including effects on the amenity and functions of the central city and district centres and effects on the classified road network.
- (g) Office activities in association with industrial activities in order to avoid incompatible activities.

1.9 Business 3B (Inner City Industrial Buffer) Zone

Updated 16 November 2009

Zone description and purpose

The Business 3B Zone has as its purpose the provision of a transitional buffer area between the mixed industrial activity areas in the inner city (Business 3 Zone) and the medium density inner city housing areas.

The activities in the zone are typified by small scale light manufacturing, service and repair industry, warehousing and various community activities such as places of assembly. Offices are not specifically restricted as they are not considered to be incompatible with the environmental effects anticipated in this zone. Some retailing is provided for in these areas, with an emphasis on retail activities of a nature and scale that do not lead to significant adverse effects on the function and amenity of the central city and district centres which serve as important focal points for community activity and provide convenient access to a range of goods and services.

In most cases, the boundary of the Business 3B zone is immediately adjoining a residential area. The performance standards relating to adverse effects will reflect the proximity of business activities to a medium density living environment.

Environmental results anticipated

- (a) A high density of small scale buildings on small sites along road frontages.
- (b) Significant levels of traffic generation but with standards which minimise the effects arising from parking, site access and manoeuvring.
- (c) Adequate provision of landscaping along road frontages (notably across roads from living zones) and screening for residential areas immediately adjoining the boundaries of the zone.
- (d) Adverse effects associated with glare, emissions and odours controlled at the boundary of the adjoining residential areas to a level consistent with residential activities.
- (e) On the site of the former railway station and yards, the development of an environment with large scale space extensive commercial buildings within a park-like environment (including the former railway station) with high standards of landscaping and planting.

Part of the Business 3B Zone is also adjacent to an area of Retail Park Zone which together form an area of approximately 11 hectares comprising land formerly occupied by the railway station and associated marshalling yards. This area is located south of Moorhouse Avenue and north of Carlyle Street, and between the Waltham Road overbridge and the Colombo Street overbridge. This area has been comprehensively developed for large scale space extensive commercial buildings in an inner city location.

1.10 Business 4 (Suburban Industrial) Zone

Updated 12 September 2011

Zone description and purpose

The Business 4 (Suburban Industrial) Zone includes a number of light industrial and servicing areas in the city generally located within or adjoining suburban living areas. It also includes light industrial areas intended to serve as buffer zones between living zones and the Business 5 (General Industrial) Zone, and servicing areas adjoining some large suburban centres. It is characterised by significant variation in geographic location; nature of established activities and range in bulk of built form. For example, Shortland Street, Wainoni is characterised by industrial activities and older buildings built up to boundaries. Papanui is dominated by larger industrial complexes on extensive sites. Blenheim and Ferry Roads are characterised by more uniform tilt slab construction and commercial oriented activities. This variation has resulted in a range of building types and form with very mixed environmental outcomes across the zone. The zone's purpose is to provide for light industry, warehousing and service industries, and some commercial activities such as offices. Some retailing is provided for in these areas, with an emphasis on retail activities of a nature and scale that do not lead to significant adverse effects on the function and amenity of the central city and district centres. Greater provision is made for retail, commercial and residential activity at 2 Waterman Place at Ferrymead in recognition of existing consents and the emergent mixed use district centre at Ferrymead.

The Business 4 Zone contains standards which exclude or control activities where the levels of adverse effects would have an unduly detrimental impact on adjoining living zones. The Business 4 Zone at Ferrymead and Heathcote have a lower height standard to maintain built development at a height consistent with existing buildings and to recognise the setting of these areas.

Retail activity is subject to restrictions in scale in order to prevent the adverse effects of dispersal and dilution of this activity outside the Business 1 and 2 zones, and the Central City zone, as these zones serve as important focal points for community activity and provide convenient access to a range of goods and services. Office development is not considered to be incompatible with the environmental effects anticipated in this zone. In the Business 4 Zone bounded by Deans Avenue, Blenheim Road, Whiteleigh Avenue and the railway line, development of the area shall be in accordance with an outline plan which specifies the roading pattern and open space linkages.

The provisions of the Outline Development Plan (Wigram) (Appendix 3U1 to 3U5, Part 2, Volume 3) will incorporate a Business 4 Zone, and will ensure that the development of the Business 4 zoned land is compatible and fully integrated with its surrounds.

In the Business 4 Zone on the land known as the Musgroves site and identified in Volume 3, Part 3, Appendix 10, development of the area shall be in accordance with an outline development plan which specifies site access, footpaths, cycle lanes, internal road layout and stormwater disposal system requirements. Development of the site may be constrained due to land contamination and ground subsidence issues. It should be noted that as part of any subdivision application and/or a building consent application, detailed assessments will be required in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines. Development of parts of the area will be subject to specific investigation of mitigation or remediation measures at the time of development. The limited capacity of the proposed reticulated sewerage system inhibits the ability of the site to provide for "wet" industries which typically generate large volumes of trade waste. Due to the location of the zone over the Riccarton Aquifer recharge area and the potential for groundwater contamination, the storage and handling of hazardous substances is also limited.

In the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) development of the area shall be in accordance with an Outline Development Plan, Landscape Plan and Plant Species List contained within Part 3, Appendix 9. This land currently cannot be served with wastewater disposal and will require a special arrangement for the upgrading of a sewage pumping station. Development of Kennaway Park is also anticipated to create particular traffic effects, addressed through a critical standard requiring certain road improvements are in place before the site is fully developed.

Environmental results anticipated

- (a) A diverse range of light industrial activities, some office and commercial service activities and limited retail activities, with frontages of larger industrial enterprises set aside for parking, landscaping and offices.
- (b) A zone environment with a high density and scale of industrial, office and commercial service buildings. Some limited retail activity buildings establishing at a small to medium scale in reflection of traditional established activities. A proportion of smaller sites developed intensively.

- (c) Relatively high levels of traffic generation with standards for access and manoeuvring to mitigate adverse effects.
- (d) Noise outcomes limited at living zone boundaries to levels consistent with adjacent living zones and standards of amenity.
- (e) A visually mixed environment, with a predominantly industrial character but with standards on development to improve and enhance street scene character, with requirements for frontage landscaping and street setbacks for buildings to mitigate building scale and storage areas as development and redevelopment takes place.
- (f) Concentration of office or residential accommodation on site frontages, to enhance the visual impact of industrial and other activities.
- (g) Residential occupation confined to on site management or security in reflection of the higher level of impacts from the dominant activities, and which is limited in scale and to protect the extent and operation of adjoining business activities. Provided that at 2 Waterman Place at Ferrymead greater provision is made for residential activity.

1.11 Business 4P (Suburban Industrial - Produce Park) Zone

Updated 1 December 2006

Zone description and purpose

This zone relates to an area of 42 hectares on Halswell Junction Road which is being developed as a "produce park". This industrial park was established under the previous Papanui Plan with performance standards requiring development to be low density with a significant emphasis on open space and landscape treatments. There is already a higher standard of amenity than in other Business Zones and there is an expectation that this locality will continue to be developed in this way. It is therefore appropriate for the Plan to ensure that these visual amenity values are not adversely affected or undermined by any future development. The emphasis of this zone is therefore to maintain the higher levels of landscape treatment and visual amenity values. Retail activities have been restricted to avoid reverse sensitivity effects between incompatible activities.

Environmental results anticipated

- (a) Development of a park-like setting for industrial and commercial development with extensive landscaping provisions.
- (b) A low density open appearance to development, with limited building coverage and provision of generous set backs from external and internal roading.

1.12 Business 4T (Suburban Industrial - Technology Park) Zone

Updated 1 December 2006

Zone description and purpose

This zone relates to land in the Russley area in the north-west of the City (adjacent to Sir William Pickering Drive) which is being developed as a "technology park". This industrial park was established under the previous Waimairi Plan with performance standards requiring development to be low density with a significant emphasis on open space and landscape treatments. There is already a higher standard of amenity than in other Business Zones and there is an expectation that this locality will continue to be developed in this way. It is therefore appropriate for the Plan to ensure that these amenity values are not adversely affected or undermined by any future development. The emphasis of this zone is therefore to maintain the higher levels of landscape treatment and amenity.

Environmental results anticipated

- (a) A zone environment where the density and scale of building development is low with a "park-like" industrial character.
- (b) High standards of landscaping and visual amenity.
- (c) A street scene characterised by large setbacks.

1.13 Business 5 (General Industrial) Zone

Updated 29 June 2012

Zone description and purpose

The Business 5 (General Industrial) Zone includes large areas in the Hornby, Middleton, Sockburn, Woolston and Bromley areas, and smaller areas at Belfast and Papanui. It is characterised by a wide range of both light and heavy industry, processing and warehousing. Some areas in Halswell Junction Road are affected by constraints on stormwater and trade waste disposal, and building is limited in areas previously subject to excavation and filling. There is some smaller scale industry and retail activity in association with industry, but there is a distinct presence of "heavy" industries which, in comparison with other business zones, have significant impacts in terms of noise, traffic, building scale, and also emissions in some areas. A lower level of environmental outcomes is anticipated within parts of the zone in reflection of its location and character. In most (but not all) locations, the zone is buffered from living zones by Business 4 Zones. The Business 5 land at Sir James Wattie Drive, does not adjoin living but rather rural zonings. Additional rules have been included to improve the level of visual amenity at the rural-urban boundary. The Business 5 Zone at Sir James Wattie Drive is traversed by a high voltage transmission line (BRY-ISL 220kV Line). In accordance with the National Policy Statement on Electricity Transmission 2008 (NPSET) the Council is required to manage development to ensure that any third party development in the transmission corridor does not affect the on-going operation, maintenance, upgrading and development of the line or result in any reverse sensitivity effects. (Plan Change 54 Decision)

Environmental results anticipated

- (a) A diverse range of industrial and service activities.
- (b) A zone environment with high building density and scale, and large outdoor storage areas.
- (c) Relatively high levels of both light and heavy vehicle generation, and rail freight operations associated with parts of the zone.
- (d) Relatively high levels of noise outcomes, particularly in contrast to the other zones in the city.
- (e) A distinctly "industrial" visual environment, dominated by buildings and storage, but with provision to gradually improve and enhance street scene character upon development or redevelopment, with frontage landscaping to mitigate building scale and storage areas.
- (f) Residential occupation confined to on-site management or security in reflection of the higher level of impacts from the dominant industrial activities, and which is limited in scale and amenity to protect the extent and operation of business activities.
- (g) A presence of activities requiring storage and use of significant amounts of hazardous substances, in reflection of the variety and scale of industrial activities.
- (h) Limitations on discharges of trade wastes ('wet' industries) in the Halswell Junction Road area in recognition of capacity restrictions for disposing of liquid effluent (until and if) additional capacity is provided.
- (i) Retailing activity and its effects limited to the sale of goods produced on site in order to avoid the reverse sensitivity effects of incompatible activities.
- (j) The protection of the security of supply of electricity to the City and prevention of reverse sensitivity effects in respect of the National Grid.
- (k) Avoidance of activities that may constitute a birdstrike hazard or reverse sensitivity issues for aircraft using Christchurch International Airport.

(Plan Change 54 Decision)

1.14 Business 6 (Rural Industrial) Zone

Updated 1 December 2006

Zone description and purpose

The Business 6 (Rural Industrial) Zone applies to two large areas of land. The first is the Chaney's industrial area located on the Main North Road, bounded by the northern motorway to the west, and the South Island main trunk railway to the east. It is also contained to the north by the Waimakariri River. The area includes large amounts of as yet undeveloped land, and development is constrained at present by the lack of water supply, and provision for sewage disposal.

The second area incorporates existing rural industrial sites located to the west of Johns Road, and north of McLeans Island Road, and Christchurch International Airport. Historically, the area has been occupied by industries associated with timber storage, milling and processing, and also includes cement products manufacture, and transport and construction yards. It currently has similar servicing constraints to the Chaney's area.

Because of its rural location, the zone is considered suitable for space extensive "dry" industry, which often would be constrained in a normal suburban industrial setting and incompatible with any surrounding residential activities.

The areas covered by the zone are very well serviced by transport links. Both parts of the zone adjoin State Highway 1 and in the case of Johns Road, has close proximity to the airport. The Chaney's block also adjoins the railway. Direct access to State Highway 1 for heavy vehicles makes the zone suitable for industries requiring transport of large and bulky items without the need for access through urban areas. Nevertheless, a high standard of visual amenity is to be achieved through increased building and storage area setbacks and landscaping requirements in recognition of their high visibility and surrounding rural setting. Both areas have some potential as "regional" industrial facilities with value to adjoining districts.

The Johns Road area has particular locational constraints. The area is in relatively close proximity to Christchurch International Airport, and possible glare problems created by large roofed building areas close to airport operations may occur. Because of these factors, the Council envisages a low density industrial area with low building densities, and relatively low employee numbers. This is consistent with the suitability of the zoning for space extensive industries requiring large outdoor storage areas.

Constraints on industry include lack of reticulated sewerage or water supply, and siting over the Christchurch-West Melton aquifer recharge area, making the area unsuitable for "wet" industries generating large volumes of trade wastes unless sewerage reticulation is provided. Storage and handling of hazardous substances is also limited due to potential groundwater contamination.

Considerable further development potential exists in both blocks.

Environmental results anticipated

- (a) A zone environment with relatively low building density and scale, and large outdoor storage areas.
- (b) Significant potential levels of traffic generation, particularly heavy vehicles, with standards on access and manoeuvring to mitigate these aspects. Access will be encouraged via internal roading to minimise vehicle conflict points on Main North Road and Johns Road.
- (c) Improved standards of visual amenity achieved through limits on site density, and provision for landscaping and increased setbacks on Johns Road and Main North Road.
- (d) Residential occupation confined to on-site management or security in reflection of the higher level of impacts from the dominant non-residential activities, and which is limited in scale to protect the extent and operation of adjoining business activities.

- (e) Limitations on discharges of trade wastes and the storage and handling of hazardous substances in recognition of the lack of sewerage reticulation, the proximity of the Waimakariri River, and the need to protect aquifer recharge areas from contamination.
- (f) Retailing activity and effects limited to sale of goods produced on site in order to avoid the reverse sensitivity effects of incompatible activities.

1.15 Business 7 (Wilmers Road) Zone

Updated 11 July 2011

Zone description

This zone comprises some 63ha of land located on the eastern side of the Hornby industrial area and to the north of Halswell Junction Rd and to the west of McTeigues Road. Historically parts of the area have been used for gravel extraction and waste disposal, and two sites within this area are still used for such purposes. The area is also the location of a mushroom farming operation and the RNZSPCA. Much of this area was previously zoned Special Purpose (Awatea) Zone which was created as an interim zoning pending consultation with landowners to give effect to a final zoning pattern, development plan and rules for this area. Historically, this land has been used for a variety of rural uses, several old quarry sites used for landfilling and some industrial activities.

The area is characteristic of a rural industrial area, with the potential for further development for business and industrial purposes. However, further intensification of land uses and subdivision is considered suitable for space intensive, high effects, "dry" industries which often would be constrained in a normal suburban industrial setting and which would be incompatible with residential activities. Development in the zone is limited due to constraints in terms of infrastructure, the storage and use of hazardous substances, residential activities and retailing. The current capacity constraints of the existing reticulated sewerage system limits the ability of the area to provide for further "wet" industries which typically generate large volumes of trade waste. Currently, upgrading of the main trunk line serving the south west area is not programmed in the Long Term Community Consultation Plan until 2014-2016. Until such time as additional capacity is made available or upgrading of the main trunk line has been undertaken, there is restricted opportunity for further development to occur. Due to the location of the zone over the Christchurch-West Melton aquifer recharge area and the potential for groundwater contamination, the storage and handling of hazardous substances is also limited. Development of parts of the zone may also be constrained due to land contamination and stability issues. As part of any subdivision application and/or a building consent application, detailed assessments may be required in accordance with the Ministry of the Environment's Contaminated Land Management Guidelines and any relevant National Environmental Standard for assessing and managing contaminants in soil, and in relation to landfill gas generated at the site. Residential and retail activities have been restricted to avoid reverse sensitivity effects between incompatible activities, and to avoid adverse retail distribution effects.

Development of the zone is subject to an Outline Development Plan to ensure development occurs in a comprehensive and integrated manner. External access to the zone and internal access within the zone is restricted to avoid potential adverse amenity effects resulting from heavy vehicle movements and increased traffic generation. The safe and efficient functioning of Halswell Road and Wigram Road is also an important consideration. The Outline Development Plan identifies and manages potential adverse visual and amenity effects of future industrial activities on existing and future sensitive living environments at the zone interface. The purpose of the Outline Development Plan is to allow a high level of flexibility and incentive for developing the zone for future light industrial and warehousing activities, in accordance with the framework of documents in the appendices to this part of the City Plan:

- (a) Outline Development Plan (Appendix 3T, Part 2);
- (b) Fixed Structural Elements Layer (Appendix 3Ta, Part 2);
- (c) Green Network Layer Diagram (Appendix 3T(i), Part 2);
- (d) Blue Network Layer Diagram (Appendix 3T(ii), Part 2);
- (e) Movement Network Layer Diagrams (Appendix 3T(iii) - (vi), Part 2);
- (f) Tangata Whenua Layer Diagram (Appendix 3T(vii), Part 2).

The zone is situated at the headwaters of the Heathcote and Haswell River catchments and is positioned over an unconfined aquifer. Provisions have been designed to limit potential contamination of the rivers and aquifer by managing the timing of development and restricting the storage of hazardous substances.

Within the zone, recognition is given to the existing Meadow Mushrooms farming operation located on that land shown as hatched in Part 3, Appendix 12, the RNZSPCA and the Owaka Pit. Lesser restrictions on activities within this area are provided, particularly in regard to noise, hazardous substances (but only in terms of mushroom farming), and amenity standards. The less restrictive controls applying to Meadow Mushrooms are considered to be appropriate, given that this area is located adjacent to a Business 5 Zone, but more importantly because the balance land within the zone, creates an interface and buffer between living areas associated with the Living G (Awatea) Zone, and activities (existing and future) on that land shown as hatched in Part 3, Appendix 12.

Notwithstanding the above, a higher standard of visual amenity than has been developed in the area prior to creating Living G (Awatea) Zone in recognition of the area's visibility and adjoining living areas associated with the Living G (Awatea) Zone. There is also a need to control activities where the levels of adverse effects would have an unduly detrimental impact on adjoining, sensitive living zones. This is achieved through building setbacks, control on building height, open space and landscaping requirements. A number of specific provisions are incorporated in the zone to overcome particular impacts on individual sites and areas.

1.16 Business 8 (Islington Park) Zone (Plan Change 19 Decision)

Updated 11 August 2011

Zone description and purpose

The Business 8 Zone is a large new business zone in the southwest of the city, is generally bounded by Pound Road, Waterloo Road and the suburb of Islington, and is based around the old Islington Freezing Works complex that previously had a general industrial Business 5 zoning.

The zone provisions are tailored to ensure that the underlying Groundwater Recharge Zone is adequately protected from potential contamination and are considerably more restrictive than the earlier Business 5 provisions that covered a third of the zone. These measures include restrictions on categories of hazardous substances used or stored in the Business 8 Zone, low threshold quantity limits for other hazardous substances which could have potential adverse effects on groundwater, and a restriction on both the manufacturing and underground storage of hazardous substances. The provisions of the Natural Resources Regional Plan administered by the Canterbury Regional Council also have a direct bearing on the sorts of activities that can occur within the zone and form part of the regulatory framework governing groundwater.

The zone will enable the regeneration of the existing large 'brownfield' industrial complex based on the old freezing works, with the possible retention of good quality existing buildings that are capable of adaptive reuse, and the removal of the obsolete structures that comprise the majority of the existing complex, and their replacement with modern buildings and landscaping. The zone will also facilitate the remediation and capping of areas contaminated by the old freezing works activity. The zone will make provision for pedestrian and cycle linkages between the existing Hornby area to the south and existing or prospective recreational development to the west of Pound Road and has been designed to ensure adequate buffers are provided between business activity and adjoining Living Zones.

The site is suitable for business activities in terms of its location in relation to transport links to the north, west and south, along with close proximity to the airport and to the rail corridor. The site will be serviced by internal roading in order to protect the residential character of existing streets in Islington as well as providing the opportunity for a new strategic road link between Pound Road and Hornby. Development within the zone is subject to an outline development plan to ensure that the zone is developed in a comprehensive, integrated manner.

Islington Park is traversed by a high voltage transmission line (BRY-ISL 220kV Line). In accordance with the National Policy Statement on Electricity Transmission 2008 (NPSET) the Council is required to manage development to ensure that any third party development in the transmission corridor does not affect the on-going operation, maintenance, up-grading and development of the line or result in any reverse sensitivity effects.

Environmental results anticipated

- (a) A range of 'dry' light industrial, commercial, transport, business, and warehousing activities with convenient access to major transport routes and Christchurch International Airport.
- (b) The maintenance of the quality of Christchurch groundwater through restrictions on the use, storage, manufacturing, or disposal of hazardous substances or other potential threats to groundwater quality.
- (c) The regeneration of an obsolete industrial 'brownfield' site and low productivity grazing activities with a modern business park.
- (d) The capping and remediation of areas of existing ground contamination.
- (e) Relatively high levels of traffic generation including heavy vehicles, with controlled direct access points to the strategic road network and the avoidance of vehicular access to adjoining Living Zones.
- (f) Noise, glare, and access to sunlight outcomes limited at Living Zone boundaries to levels consistent with the levels of amenity anticipated in Living Zones.
- (g) Provision for pedestrian and cycle linkages between Hornby and existing and prospective recreational activities west of Pound Road.
- (h) Avoidance of activities that may constitute a birdstrike hazard or reverse sensitivity issues for aircraft using Christchurch International Airport.
- (i) Avoidance of sensitive activities that may result in reverse sensitivity issues for lawfully established operations in the nearby Rural Quarry Zone.
- (j) The protection of the security of supply of electricity to the City and prevention of reverse sensitivity effects in respect of the National Grid.

Environmental results anticipated

- (a) A range of compatible industrial and service activities.
- (b) Low densities of scale and building development, typically large outdoor storage areas.
- (c) Frontage landscaping to mitigate building scale and storage areas, and increased setbacks from road and internal boundaries and living zone boundaries.
- (d) No residential activities.
- (e) Possible limitation on discharges of trade wastes in recognition of available sewerage reticulation capacity. Limitations on the storage and handling of hazardous substances in recognition of the need to protect the aquifer recharge areas from contamination.
- (f) High levels of noise outcomes, particularly in contrast to the other zones in the city.
- (g) Activities generating low levels of environmental effect.
- (h) Development of the zone to occur in general accordance with the Outline Development Plan.
- (i) Provision of 'dry' business and industrial activity of low density in building scale and development reflective of the sites constraints and limitation.
- (j) Building to be established onsite to achieve a high level of design and amenity.

2.0 Rules - Central City Zone

Updated 14 November 2005

Guide to using these rules

Step 1: Check whether the proposal complies with all of the development standards in the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity, with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

Step 2: Check whether the site adjoins an important public open space as identified on the planning maps. If it is, any alterations to the exterior of buildings (excluding demolition), or the erection of new buildings, or the use of any part of a site not undertaken in a building, shall be a discretionary activity with the exercise of the Council's discretion limited to visual appearance.

(Applications under these rules will not be notified)

Note : If a building, place or object is listed for protection, it shall be subject to the rules applicable to listed buildings in Part 10, Clause 1.

Step 3: Check whether the proposal complies with all of the community standards in the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity.

Step 4: Check whether the proposal complies with all of the city rules (cross referenced in the zone rules).

If not, application will need to be made for a resource consent in respect of these rules.

Then: If the proposal complies with all of the zone rules and city rules, it shall be a permitted activity.

Notes:

1. There are no critical zone standards applicable in the zone, but any critical standards in the city rules are cross referenced where required.
2. The standards may specify that an activity is a discretionary activity.

2.1 Categories of activities - Central City Zone

Updated 14 November 2005

2.1.1 Central City Zone

Updated 14 November 2005

(a) Any activity which complies with -

- all of the development standards under Clause 2.2; and
- all of the community standards under Clause 2.3.

shall be a **permitted activity**.

(b) Any activity which complies with all of the community standards but does not comply with any one or more of the development standards under Clause 2.2, shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any activity which does not comply with any one or more of the community standards under Clause 2.3, shall be a **discretionary activity**.

(d) Clarification of categories of activities.

The standards may also specify that an activity is discretionary (community or development standards).

2.1.2 Reference to city rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

2.2 Development standards - Central City Zone

Updated 14 November 2005

Any application arising from non-compliance with the standards in Clauses 2.2.1 and 2.2.3 - 2.2.5 will not require the written consent of other persons, and shall be non-notified.

2.2.1 Street scene and containment

Updated 14 November 2005

(Refer to planning map 39D for identification of Frame, Core, East Fringe, West Fringe and City South)

(a) Street frontage

Core and Frame - All activities shall include buildings along the full frontage of the site. These buildings shall be built up to the road boundaries of the site except that:

(i) buildings shall be setback a minimum of 2.1 metres from road boundaries at ground level only along those parts of Colombo Street as shown on planning map 39E. This setback shall be paved for pedestrian use; and

(ii) buildings shall be setback a minimum of 3.0 metres from the road boundary, and the setback landscaped, along the eastern side of Manchester Street as shown on planning map 39E. In this case the landscaping shall consist of paving for pedestrians and trees at a rate of 1 tree for every 10 metres of road frontage. Any trees required by this rule shall be of or species capable of reaching a minimum height at maturity of 8 metres and shall be not less than 1.5 metres high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this rule.

West Fringe - Buildings, and the use of any part of a site not undertaken in a building, shall be set back a minimum of 4.5 metres from road boundaries and the setback area landscaped except that:

(i) buildings shall be built up to road boundaries along the full frontage of the site on sites fronting Colombo Street, between Kilmore and Salisbury Streets; and

(ii) for sites fronting Victoria Street, between Kilmore and Salisbury Streets there shall be no setback requirement.

City South - Buildings, and the use of any part of a site not undertaken in a building, shall be set back a minimum of 4.5 metres from road boundaries of sites fronting Durham, Manchester, Madras, St Asaph and Tuam Streets, and Moorhouse Avenue and the setback area landscaped.

Note : There is no setback requirement for buildings in the East Fringe.

(b) Minimum facade heights

The minimum height of any street facade of buildings shall be as follows:

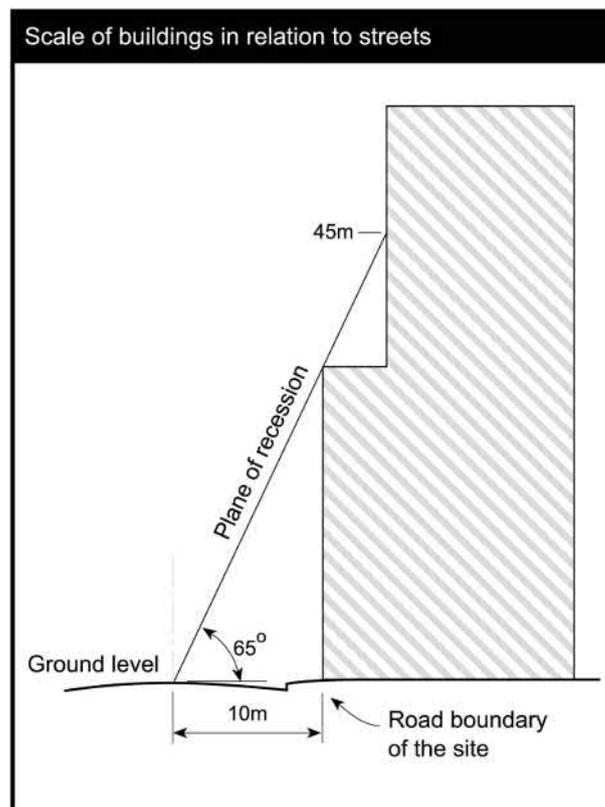
Area	Streets	Minimum
Core	Cathedral Square	14m
	City Mall (east of Colombo Street)	10.5m
	All other streets	9m
Frame	All streets	9m
East Fringe	Manchester and High Streets	9m
West Fringe	Colombo Street only	7m

(c) Outdoor storage

Any outdoor storage areas adjoining or visible from any public road shall be screened from the road by landscaping, or a solid fence not less than 1.8 metres high, except those for the sale or hire of vehicles, boats and caravans.

(d) Scale of buildings in relation to streets

Any building shall not penetrate a recession plane of 65° from the horizontal and inclined towards the building and drawn from a line located 10 metres out from the road boundary of the site. All buildings must comply with this requirement up until the recession plane reaches a height of 45 metres above ground level. Once the recession plane reaches a height of 45 metres, it shall no longer apply (refer to diagram below).



On those sites immediately opposite Victoria Square in Armagh Street (from Oxford Terrace to Colombo Street), the recession plane shall be drawn from a line located 20 metres out from the road boundary of the site.

This rule shall not apply to sites bordering Latimer Square road to the west of Latimer Square, which are covered by alternative height provisions (see Appendix 7).

(e) Trees

Where the use of any part of a site is not undertaken in a building, that part of the site;

- (i) With a road frontage of at least 10 metres shall be planted with a minimum of one tree, plus one additional tree for every 10 metres of road frontage (e.g. 10 metres frontage - 2 trees, 20 metres frontage - 3 trees, etc.).
 - (ii) Where three or more trees are required these trees shall be planted no more than 15 metres apart, or closer than 5 metres apart.
 - (iii) Any trees required shall be planted along the road frontage.
 - (iv) In addition to (i) - (iii) above, one tree shall be planted for every 5 parking spaces provided on the site. Trees shall be planted within or adjacent to the carparking area.
 - (v) Any trees required by this rule shall be of a species capable of reaching a minimum height at maturity of 8 metres and shall be not less than 1.5 metres high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this rule.
- (f) Protection of trees and landscaping.
- (i) Any trees required under Clause (e) above shall be located within a planting protection area around each tree, with a minimum dimension or diameter of 1.5 metres.
 - (ii) No more than 10% of any planting protection area shall be covered with any impervious surfaces.
 - (iii) Planting protection areas and landscaping adjacent to a road boundary or adjacent to or within a carparking area shall be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers shall be located at least 1 metre from any tree.
- (g) Maintenance of landscaping

Any landscaping or trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.

2.2.2 Sunlight and outlook for neighbours

Updated 14 November 2005

(a) Buildings shall not project beyond a building envelope constructed by recession planes as shown in Part 2, Appendix 1, from points 2.3 metres above any boundary with a living zone. Where the planning maps show a living zone boundary drawn down one side of a street, the recession plane shall be constructed from a point 2.3 metres above the centreline of the street.

Note , there is no recession plane requirement between sites located in the Central City zone or where a site in the Central City zone adjoins a site in another non-living zone.

- (b) Buildings shall be set back a minimum of 3 metres from any boundary with a living zone.
- (c) The level of site boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

2.2.3 Sunlight admission to important pedestrian areas

Updated 14 November 2005

(a) Cathedral Square: No building shall be constructed or extended so that it casts a shadow on the ground at 12 noon (Local mean time) on 22 June beyond the lines AB, CD and EF as shown in Part 3, Appendix 1. The angle of recession shall be 23° measured in a north/south plane.

(b) City Mall: No building shall be constructed or extended so that it casts a shadow on the ground at 12 noon (Local mean time) on 22 September, beyond the lines AB, CD and EF, as shown in Part 3, Appendix 1. The angle of recession shall be 47° measured in a north/south plane.

2.2.4 Weather protection

Updated 14 November 2005

Every building with road frontage to those roads shown on map number 39E shall, on its erection or on being reconstructed or altered in a way that substantially changes its external appearance, be provided with a veranda or other means of weather protection, which shall provide continuous cover for pedestrians.

Note : The Council must give its consent for the intrusion of buildings or structures over the Special Purpose (Road) and (Pedestrian Precincts) Zones as owner of land in those zones.

2.2.5 Appearance of buildings and sites

Updated 22 May 2006

In areas adjoining an important public open space, as shown on planning map 39F, the erection of any new buildings, or external alterations to any existing buildings (excluding demolition), or the use of any part of a site not undertaken in a building, shall be a discretionary activity with the exercise of the Council's discretion limited to visual appearance **except where** any building within the above areas is a listed historic building, place or object in which case the rules in Clause 1, Part 10 shall apply.

Notes:

(a) In implementing the above rule the Council may consider consulting, pursuant to Section 92(2) of the Resource Management Act, a design panel. The design panel would be made up of representatives from bodies such as the Institute of Architects, the Institute of Landscape Architects and Historic Places Trust.

(b) Refer also to Part 9, Clause 7.4.4 Heritage Conservation Contributions.

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Filling, excavation and building adjacent to waterways
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Display of outdoor advertisements
(refer Part 10, Clause 3)

Relocated buildings
(refer Part 10, Clause 6)

Sale of liquor
(refer Part 10, Clause 4)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

2.3 Community standards - Central City Zone

Updated 14 November 2005

2.3.1 Building floorspace

Updated 14 November 2005

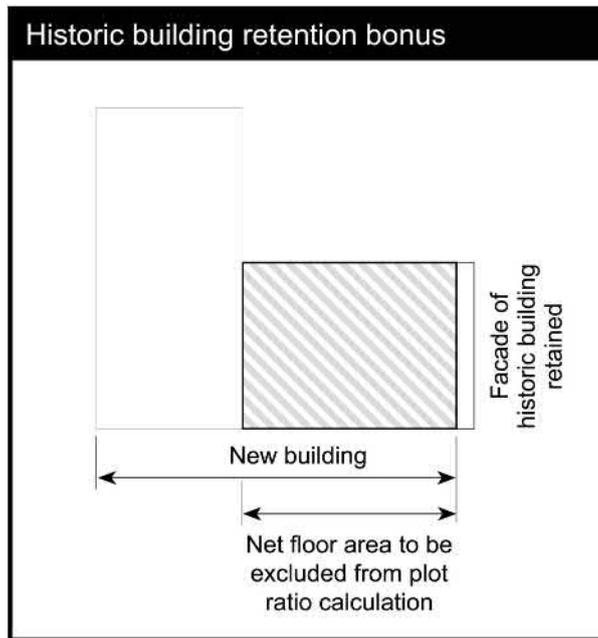
The maximum plot ratio shall be as specified below, except as specified in subclauses (a) and (b).

Area	Maximum plot ratio	Bonuses
Core	6.5	Nil
Frame	5	2
East Fringe	3.5	1.5
West Fringe	3.5	1.5
City South	2	Nil

(a) Central city historic building retention bonus

Where any historic building within the Frame, East Fringe and West Fringe listed in Part 10 is retained as part of the development of a site, the net floor area of the historic building, or any part thereof, remaining on the site, may be excluded from the net floor area for the purposes of plot ratio calculation, provided that the maximum net floor area of the historic building which can be excluded shall not exceed the bonus floor area obtainable in the area as shown above.

Where only the facade of the historic building is retained, the net floor area to be excluded from plot ratio calculation may include any part of the new building which does not exceed the height of the retained facade, and is located immediately behind the facade as shown in the accompanying diagram.



(b) Travellers' accommodation and hotels bonus

Sites within the Frame, East Fringe and West Fringe Areas which include travellers' accommodation and hotels, shall be entitled to a bonus plot ratio up to that provided for in the relevant area, provided that at least 50% of the building's net floor space area is used for accommodation.

2.3.2 Building height

Updated 14 November 2005

The maximum building height for new buildings or alterations shall be as follows:

Area	Maximum building height
Core	45m
Frame (1)	80m
Frame (2)	60m
East Fringe (excluding sites west and north west of Latimer Square as per Appendix 7)	40m
West Fringe (south of Peterborough Street)	40m
West Fringe (north of Peterborough Street)	30m
City South	20m
Latimer Square (as per Appendix 7)	25-40m (as per Appendix 7)

provided that the maximum building heights for the land in Colombo and Armagh Streets which

- (a) faces Victoria Square; and
 - (b) is in Frame (2) of the Central Business Area
- are stated in the table below.

Table 1 - Maximum heights for buildings bordering the southern and eastern edges of Victoria Square

Address	Existing Building Identification	Maximum Building Height (Exclusive of Lift Wells)
794 Colombo Street	Oxford on Avon	15 metres
208-210 Oxford Terrace and 786-792 Colombo Street	Allan McLean Building	25 metres
776 Colombo Street	Copthorne Central	40 metres
772-774 Colombo Street	Vic and Whale	50 metres
91-107 Armagh Street	Former Union Centre Building	50 metres
764 Colombo Street	Forsyth Barr	65 metres
779 Colombo Street	National Bank	15 metres
92 and 102 Armagh Street	Vacant site	50 metres

2.3.3 Shopping frontages

Updated 16 November 2009

The use of the front 10 metres of the ground floor of every building or of any part of a site not undertaken in a building, fronting onto those streets identified as required shopping frontages on planning map 39E shall be limited to retail activities, commercial services, places of entertainment, reception areas of hotels and travellers accommodation, or entrance ways only for other activities.

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, access and maneuvering)
(refer Part 13)

Reference to other critical standards

Updated 14 November 2005

Filling, excavation and building adjacent to waterways
(refer Part 9, Clause 5)

Airport protection surfaces (Prohibited activity)
(refer Part 9, Clause 6)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

Volume 3 : Part 3 Business Zones : 2.3 Community standards - Central City Zone : Reference to other critical standards

2a.0 Rules - Central City Edge Zone

Updated 14 November 2005

Guide to using these rules

Step 1 : Check whether the activity is specified as a controlled activity in 2a.2.12 - Design and Appearance. If it is, resource consent is required. The proposal cannot be declined, and can only be subject to conditions and the exercise of the Council's discretion is limited to the matters subject to that standard.

Step 2 : Check whether the proposed activity complies with all of the development standards in the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

Step 3: Check whether the proposed activity complies with all of the community standards in the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity.

Step 4 : Check any relevant city rules that apply to the proposed activity as cross referenced in the zone rules. If any one or more of these rules are not met, the activity will require consent in respect of those rules.

Then : If the proposal complies with all of the zone rules and city rules, it shall be a permitted activity.

2a.1 Categories of activities - Central City Edge Zone

Updated 14 November 2005

2a.1.1 Central City Edge Zone

Updated 14 November 2005

(a) Any activity which is specified as a controlled activity shall be a **controlled activity** .

(b) Any activity which complies with -

- all of the development standards under Clause 2a.2; and
- all of the community standards under Clause 2a.3.

shall be a **permitted activity** .

(c) Any activity which complies with all of the community standards but does not comply with any one or more of the development standards under Clause 2a.2, shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(d) Any activity which does not comply with any one or more of the community standards under Clause 2a.3, shall be a **discretionary activity** .

2a.1.2 Reference to city rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

2a.2 Development standards - Central City Edge Zone

Updated 14 November 2005

Any application arising from non-compliance with the standards in Clauses 2a.2.12 - Design and Appearance will not require the written consent of other persons, and shall be non-notified.

2a.2.1 Site density

Updated 14 November 2005

The maximum plot ratio per site shall be 2.5.

2a.2.2 Height

Updated 14 November 2005

The maximum height of any building shall be 20 m.

2a.2.3 Street scene and containment

Updated 14 November 2005

(a) Street scene

The building setback from road boundaries shall be 3 m, except that this setback can be greater where a setback area is used solely for public or communal space, and not for carparking.

(b) Scale of buildings in relation to streets

Any building shall not penetrate a recession plane of 42° from the horizontal and inclined towards the building and drawn from a line located 10 metres out from the road boundary of the site.

2a.2.4 Separation from neighbours

Updated 14 November 2005

(a) The minimum building setback from a boundary with a living zone shall be 3 m.

(b) Residential activities

There shall be no minimum building setback from internal boundaries except that a balcony or the window of any living area or bedroom of a residential activity that faces an internal boundary and there is no other direct daylight available to that living area or bedroom, the balcony or window shall not be located within 3m of any internal boundary.

2a.2.5 Daylight and outlook for neighbours

Updated 14 November 2005

(a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above the boundary with a living, cultural, conservation or open space zone as shown in Part 2, Appendix 1.

(b)

(i) Where a site in the Central City Edge zone adjoins a site in the Cultural, Conservation or Open Space zone, Diagram D in Appendix 1 to Part 2, Volume 3 of the Plan shall apply to that boundary of the site that adjoins the Cultural, Conservation or Open Space zone..

(ii) Where a site in the Central City Edge zone adjoins a site in a Living zone the appropriate living zone recession plane shall apply in accordance with the diagrams in Appendix 1 to Part 2, Volume 3 of the Plan.

(iii) There is no recession plane requirement for those sites located in the Central City Edge zone that adjoin only other Central City Edge or Business zoned sites.

(c) The level of site boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level then that lower level shall be adopted.

2a.2.6 Visual amenity

Updated 14 November 2005

(a) Location of offices and showrooms

Offices and showrooms (except on rear sites) shall be located at the front of buildings facing the street.

(b) Outdoor storage areas

Any outdoor storage area, except those used for the sale of vehicles, machinery, boats and caravans, shall not be located within the setback specified in rule 2a.2.4, and shall be located to the rear of the principal building on the site and shall be screened by landscaping, fence(s), wall(s) or a combination to at least 1.8m in height.

2a.2.7 Landscaped areas

Updated 14 November 2005

(a) Where buildings are proposed to be setback from the road boundary of the site, the setback area shall be landscaped. The landscaping shall be provided along all road frontages except across vehicle crossings.

Note for clarification: This rule applies to front sites only.

(b) Trees

Where landscaping is required above, it shall include the following:

(i) Sites with road frontages of greater than 9 metres shall be planted with a minimum of one tree, plus one additional tree for every 10 metres of road frontage (e.g. 10 metres frontage - 2 trees, 20 metres frontage - 3 trees, etc.).

(ii) Where three or more trees are required these trees shall be planted no more than 15 metres apart, or closer than 5 metres apart.

(iii) Any trees required shall be planted along the road frontage and in front of any buildings on the site.

(iv) In addition to (i) - (iii) above, one tree shall be planted for every 5 parking spaces required on the site. Trees shall be planted within or adjacent to the carparking area

(v) Any trees required by this rule shall be of a species capable of reaching a minimum height at maturity of 8 metres and shall be not less than 2.5 metres high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this rule.

(c) Protection of trees and landscaping

(i) Any trees required under Clause (b) above shall be located within a landscaping strip (see Clause (a)), or within a planting protection area around each tree, with a minimum dimension or diameter of 1.5 metres.

(ii) No more than 10% of any landscaping strip (see Clause (a)) and planting protection area shall be covered with any impervious surfaces.

(iii) Landscaping strips or planting protection areas adjacent to a road boundary or adjacent to or within a carparking area shall be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers shall be located at least 1 metre from any tree.

(d) Maintenance of landscaping

Any landscaping or trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.

2a.2.8 Outdoor living space - residential activities

Updated 14 November 2005

(a) Each ground floor residential unit with a room, or storage space for a vehicle, on the ground floor shall be provided with an outdoor living space contained within the net area of the site with a minimum area of 30m^2 and a minimum dimension of 3m.

(b) Each residential unit without a room on the ground floor shall be provided with a balcony with a minimum area of 5m^2 and a minimum dimension of 2m. Where a balcony is provided as an alternative to ground level outdoor living space, a balustrade shall have a maximum height of 1.2m.

(c) Each ground floor outdoor living space shall be screened by a wall, screen or landscaping, to at least 1.5m in height, designed to ensure privacy from the road, and adjoining buildings. Any wall or screen shall be constructed with materials which harmonise with the unit. Where such screening is by way of landscaping, the minimum height shall be the minimum height at the time of planting.

(d) The required minimum area shall be located immediately outside and readily accessible from a living room of each unit.

(e) The required minimum area shall not be occupied by any building, access, or parking space, other than;

- an outdoor swimming pool; or
- accessory building of less than 8m^2 ; or
- any buildings or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter and occupies no more than 30% of the area of the outdoor living space.

2a.2.9 Outdoor service space - residential activities

Updated 14 November 2005

(a) Each residential unit shall be provided with an outdoor service space contained within the net area of the site with a minimum area of 5m^2 and a minimum dimension of 1.5m, except that an indoor area or areas with a minimum volume of 3m^3 may be provided in lieu of any outdoor service space.

(b) Each outdoor service space shall be screened from adjoining sites, public spaces and adjoining outdoor living spaces.

(c) Outdoor Service spaces shall be located to the rear of the principal building on the site.

2a.2.10 On-site convenience - residential activities

Updated 14 November 2005

- (a) All outdoor living, service and storage spaces, garages, carports and car parking spaces, shall be conveniently located in relation to each other and to the units they serve.
- (b) Facilities such as rubbish storage areas, letter and milk boxes and electricity meter boxes, shall be readily accessible from outside the units and from a road.

2a.2.11 Noise - residential and educational activities

Updated 14 November 2005

The building within which any:

- (i) residential activity, or
- (ii) any educational activity, which operates between the hours of 7 pm and 6 am

is situated shall meet the acoustic insulation requirement set out in the rule below.

Any habitable space in a building used for any residential activity (including but not limited to, housing, hotel, motel, hospital, retirement complex or other accommodation where people live day and/or night) and any educational activity within the zone shall be protected from noise arising from outside the building by ensuring the external sound insulation level achieves the following minimum performance standard: $D_{tr,2m,n} > 30\text{dB}^*$.

Compliance with this performance standard shall be achieved by:

Conformance with the schedule of typical building construction set out in Appendix 8;

or,

An acoustic design certificate signed by a suitably qualified acoustic engineer stating the design proposed is capable of achieving compliance with the above performance standard.

(* Refer to Vol. 3, Part 1, Definitions: External Sound Insulation Level)

2a.2.12 Design and appearance

Updated 14 November 2005

Any new building or extension to a building of more than 200 m² of additional gross floor area on sites with a frontage of 30 m or greater and/or greater than 4,000 m² in area will be a controlled activity in respect of external design and appearance of the building, including (but not limited to) building continuity and modulation, material and external colour; bulk; proposed landscaping and the relationship of the proposal to the adjacent public spaces and/or streets.

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Filling, excavation and building adjacent to waterways
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects

(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Display of Outdoor advertisements
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

2a.3 Community standards - Central City Edge Zone

Updated 14 November 2005

2a.3.1 Retail activities

Updated 16 November 2009

Any retail activity undertaken from a site shall only consist of one or more of the following:

- (i) the display and sale of goods produced, processed or stored on the site and ancillary products, up to 20% of the net floor area on the site used to produce, process or store those goods, or 350m² retail floorspace, whichever is the lesser.
- (ii) trade suppliers.
- (iii) second hand goods outlets.
- (iv) food and beverage outlets.

2a.3.2 Offices

Updated 14 November 2005

Any office shall not exceed 90m² in gross floor area. The sum of all offices in a single building shall not occupy more than 50% of the gross floor area of that building.

Reference to other community standards

Updated 14 November 2005

Ecological heritage sites
(refer Part 4, Clause 2)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

Volume 3 : Part 3 Business Zones : 2a.3 Community standards - Central City Edge Zone :
Reference to other critical standards

3.0 Rules - Commercial business zones

Updated 14 November 2005

Guide to using these rules

Step 1: Determine which zone the proposed activity is located within.

Step 2: Check whether the proposed activity complies with all of the development standards in the relevant zone.

If not, application will need to be made for a resource consent, assessed as a discretionary or controlled activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

Step 3: Check whether the proposed activity complies with all of the community standards in the relevant zone. If not, application will need to be made for a resource consent, assessed as a discretionary activity

Step 4: Check that the activity complies with all the critical standards. If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Step 5: Check any relevant city rules that may apply to the proposed activity as cross referenced in these zone rules. If any one or more of these rules are not met, the activity will require consent in respect of those rules.

If the proposed activity complies with all of the relevant zone rules and city rules, it shall be a permitted activity.

3.1 Categories of activities

Updated 14 November 2005

3.1.1 Business 1 and 2 Zones

Updated 14 November 2005

(a) Any activity which complies with

- all of the development standards under Clauses 3.3.1 and 3.4; and
- all of the community standards under Clauses 3.3.1 and 3.5; and
- all of the critical standards under Clauses 3.3.1 and 3.6

shall be a **permitted activity**.

(b) Any activity which complies with all of the community and critical standards, but does not comply with any one or more of the development standards under Clauses 3.3.1 or 3.4, shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any activity which does not comply with any one or more of the community standards under Clauses 3.3.1 and 3.5 shall be a **discretionary activity** .

(d) Any activity that does not comply with any one or more of the critical standards under Clauses 3.3.1 and 3.6 shall be a **non-complying activity** .

(e) Clarification of categories of activities. The standards may also specify that an activity is discretionary or controlled with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

3.1.2 Reference to city rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

3.2 Residential activities

Updated 14 May 2012

(a) In the Business 2 Zone, or any part of the Business 1 Zone forming part of a district centre identified in Clause 1.4 residential units may be erected. In addition to the Business 1 or 2 zone rules all residential activities shall also comply with the Living Zones (Part 2) clauses 4.2.11 and 4.2.12 inclusive, Transport (Part 13) and Subdivisions (Part 14) as if the site were zoned Living 3.

(b) In any part of the Business 1 Zone adjoining a Living 3, 4A, 4B or 4C Zone, residential units may be erected. In addition to the Business 1 Zone rules all residential activities shall also comply with the Living Zones (Part 2) clauses 4.2.11 and 4.2.12 inclusive, Transport (Part 13) and Subdivisions (Part 14) as if the site were zoned Living 3.

(c) In the Business 1 Zone, other than in the circumstances covered by (a) and (b) above, residential units may be erected. In addition to the Business 1 Zone rules all residential activities shall also comply with the Living Zones (Part 2) Clauses 2.2.10, 2.2.11, 2.4.1 and 2.4.3; Transport (Part 13); and Subdivision (Part 14), as if the site were zoned Living 2.

3.3 Zone rules and city rules - Business 2P Zone

Updated 14 November 2005

3.3.1 Business 2P Zone

Updated 11 April 2012

(a) All Business 2P zones except those at Shirley (Golf Links Road - Planning Map 33A), Linwood (Chelsea Street - Planning Map 40A), Fendalton (Memorial Avenue - Planning Map 31A), and St Martins (Beckford Road / Wades Avenue - Planning Map 47A).

The rules applicable to activities in the Business 2P Zone (except those at Shirley, Golf Links Road - Planning Map 33A, at Linwood, Chelsea Street - Planning Map 40A, at Fendalton, Memorial Avenue - Planning Map 31A), and at St Martins (Beckford Road / Wades Avenue - Planning Map 47A) shall be those which apply to the Living 2 Zone, except that all or part of the Business 2P Zone may be used for carparking in association with the adjoining district centre, such carparking to be provided at ground level only. The requirements relating to tree planting in Clause 3.4.3(c) below shall apply.

(b) Business 2P zones at Shirley (Golf Links Road - Planning Map 33A), Linwood (Chelsea Street - Planning Map 40A), and Fendalton (Memorial Avenue - Planning Map 31A)

The rules applicable to activities in the Business 2P zones at Shirley (Golf Links Road - Planning Map 33A), Linwood (Chelsea Street - Planning Map 40A) and Fendalton (Memorial Avenue - Planning Map 31A) shall be those which apply to the Business 2 zone. Except that, for the purpose of this rule the Business 2 rules are deemed to be modified and added to, by the following rules for any activity which is either within 30m of a boundary with a living zone or within 30m of a road boundary opposite a living zone, and which is not a permitted activity in other Business 2P zones under Clause 3.3.1 (a) above:

- (i) Privacy and glare

All activities shall be controlled activities in respect of:

- glare from vehicle lights,
- privacy of neighbours.

(ii) Building design and colour, landscaping, outdoor activity and advertising

Any activity in respect of building design and colour, landscaping, outdoor activities and outdoor advertising, that is not a discretionary activity or a non-complying activity (through non-compliance with a community or critical standard respectively), shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the following matters:

- landscaping design and planting,
- building entrances, loading areas and outdoor activities, including service areas for storage and rubbish collection,
- the design of the building in respect of the inclusion of residential/human scale design elements, except that discretion on this matter will not apply to any facade which has display windows along the full building length at ground level and the building has a height of less than 5m,
- outdoor advertising and the colour of buildings,

Development standards

(iii) Continuous building length

Clauses 2.2.7 and 2.2.8, Part 2, (Continuous building length) shall apply, as if the site were zoned Living 2, to all parts of buildings which are either within 30m of a boundary with a living zone or within 30m of a road boundary opposite a living zone. However, the exceptions in Clauses 2.2.7 (i) and 2.2.8 (iv) shall not apply in the Business 2P zone.

(iv) Sunlight and outlook for neighbours

The maximum angle of the recession plane requirements of Clause 3.4.1 (Part 3) shall be 40 degrees.

(v) Street scene

Where a road boundary is opposite a living zone, buildings shall be set back a minimum of 6m from that road boundary if the road is an arterial road or 10m if the road is not an arterial road, unless the building is less than 5m in height and has display windows along the full road frontage at ground level. (Refer also to Critical Standard (vii) below).

Community standard

(vi) Height

The maximum height of any building shall be 8m.

Critical standards

(vii) Street scene

Where a road boundary is opposite a living zone, buildings shall be set back a minimum of 4.5m from that road boundary, unless the building is less than 5m in height and has display windows along the full road frontage at ground level.

(vii) Height

The maximum height of any building shall be 9m.

(c) Business 2P Zone at St Martins (Beckford Road / Wades Avenue - Planning Map 47A).

The rules applicable to activities in the Business 2P Zone at St Martins (Beckford Road / Wades Avenue - Planning Map 47A) shall be those which apply to the Living 2 Zone, except that all or part of the Business 2P Zone may be used for carparking in association with the adjoining district centre, such carparking to be provided at ground level only. Where applicable, the requirements relating to visual amenity and external appearance in Clause 3.4.3 below shall apply. Except that for the purpose of this rule Clause 3.4.3 is deemed to be modified and added to, by the following rules.

Development standards

(i) Development of land within the Business 2P (St Martins) Zone shall be in general accordance with the Outline Development Plan included in Part 3, Appendix 19.

(ii) No access shall be provided from the Business 2P (St Martins) Zone to Beckford Road or Wades Avenue.

(iii) Landscaping shall be established in accordance with Clause 3.4.3(c), except as modified by the following requirements:

(A) Trees shall be planted in accordance with Clause 3.4.3(c), except that a road frontage of at least 7 metres shall be planted with a minimum of one tree, plus one additional tree for every 7 metres of road frontage (e.g. 7 metres frontage - 2 trees, 14 metres frontage - 3 trees, etc), and these trees shall be planted no more than 7 metres apart, or closer than 5 metres apart.

(B) A landscape strip with a minimum depth of 1.5m shall be established along the Beckford Road frontage of the Business 2P (St Martins) Zone. Shrub and groundcover planting within this landscape strip shall grow to, or be maintained at a maximum height of 1.2 metres.

(C) A landscape strip with a minimum depth of 3.0m shall be established along the Wades Avenue frontage of the Business 2P (St Martins) Zone. Shrub and groundcover planting within this landscape strip shall grow to or be maintained at a maximum height of 1.0 metres, and any tree planted in accordance with 3.3.1(c)(iii)(A) shall be limbed up to a minimum height of 2.2m.

(D) Where the Business 2P (St Martins) Zone adjoins a Living Zone, a landscape strip along the zone boundary with a minimum depth of 2.0m (except where otherwise specified on the Outline Development Plan) shall be established, in addition to a fence or a wall as specified by Clause 3.4.3(b). Shrub planting at the back of the landscape strip must be capable of attaining, or be maintained at, a minimum height equivalent to the height of the adjacent fence while other plants in front are layered at lower heights.

(E) Within the landscape strip specified by 3.3.1(c)(iii)(D) trees shall be planted and/or retained in accordance with the Outline Development Plan at a spacing no greater than 7m.

(F) New trees planted in accordance with 3.3.1(c)(iii)(E) may be counted towards the total number of trees required under clause 3.4.3(c)(iv).

(G) All trees required to be planted in the Business 2P (St Martins) Zone shall be not less than 3 metres in height at the time of planting.

(H) An irrigation system shall be installed within the landscape strip.

(I) The new edge of seal at car park bays adjacent to the southern boundary of properties at 2/26 and 28 Wades Avenue shall be timber batten to minimise excavation and disturbance to tree roots.

3.4 Development standards - Business 1 and 2 Zones

Updated 12 March 2012

Any application arising from non-compliance with Clause 3.4.3(f), 3.4.5 and 3.4.7 will not require the written consent of other persons for notification, and shall be non-notified. (Plan Change 22)

3.4.1 Sunlight and outlook for neighbours and pedestrian areas

Updated 16 November 2009

(a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above the boundary with any living zone as shown in Part 2, Appendix 1.

Note : There is no recession plane requirement for sites located in the Business 1 or 2 zones that adjoin sites that are not zoned Living.

(b) The level of site boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

(c) For sites within the Business 2 Zone at central New Brighton, no building shall be constructed or extended so that it casts a shadow on the ground at 12 noon (Local mean time) on 22 September, beyond the lines AB as shown in Part 3, Appendix 1. The angle of recession shall be 53° measured in a north/south plane.

3.4.2 Separation from neighbours

Updated 14 November 2005

The minimum building setback from the boundary of any living zone shall be 3 metres.

3.4.3 Visual amenity and external appearance

Updated 16 November 2009

(a) Any outdoor storage area shall be screened by a 1.8m high fence except for those for the sale or hire of vehicles, boats or caravans and shall not be located within the setback specified in Clause 3.4.2.

(b) Where a site adjoins a living, cultural, open space, or conservation zone, provision shall be made for landscaping, fence(s), wall(s) or a combination to at least 1.8m in height along the length of the zone boundary, excluding any road frontages. Where landscaping is provided it shall be for a minimum depth of 1.5m along the zone boundary.

(c) Trees

Where the use of any part of any site is not undertaken in a building, that part of the site;

(i) With a road frontage of at least 10 metres shall be planted with a minimum of one tree, plus one additional tree for every 10 metres of road frontage (e.g. 10 metres frontage - 2 trees, 20 metres frontage - 3 trees, etc).

(ii) Where three or more trees are required these trees shall be planted no more than 15 metres apart, or closer than 5 metres apart.

(iii) Any trees required shall be planted along the road frontage.

(iv) In addition to (i) - (iii) above, one tree shall be planted for every 5 parking spaces provided on the site. Trees shall be planted within or adjacent to the carparking area

(v) Any trees required by this rule shall be of a species capable of reaching a minimum height at maturity of 8 metres and shall be not less than 1.5 metres high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this rule.

(d) Protection of trees and landscaping

(i) Any trees required under Clause (c) above shall be located within a planting protection area around each tree, with a minimum dimension or diameter of 1.5 metres.

(ii) No more than 10% of any planting protection area shall be covered with any impervious surfaces.

(iii) Planting protection areas and landscaping adjacent to a road boundary or adjacent to or within a carparking area shall be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers shall be located at least 1 metre from any tree.

(e) Maintenance of landscaping

Any landscaping or trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.

(f) For sites within the Business 2 Zone at central New Brighton, any development (including all accessory buildings, fences and walls associated with that development) that results in buildings over 11 metres in height or provides 3 or more residential units, shall be a discretionary activity, with the exercise of the Council's discretion limited to the urban design and external appearance of the development.

3.4.4 Building development and redevelopment

Updated 16 November 2009

Within the Business 1 and 2 Zones any building, extension to building or redevelopment, involving more than 4000m² of gross leasable floor area shall be a controlled activity in respect of the proposed layout of buildings, the location of car parking areas and access points, the proposed landscaping and the relationship of the proposed development with other activities within the zone, except that in the case of the Ferrymead District Centre where additional relevant matters in clause 6.5.4 shall also be considered (Plan Change 22)

3.4.5 Street scene

Updated 5 January 2009

(a) Within the Business 2 Zone (Sydenham district centre only) all buildings shall be built up to the road boundary of Colombo Street along the full frontage of the site.

(b) In any other zone (other than Sydenham or the Ferrymead district centre Business 2 zone) where any wall of a building does not have display windows along the full road frontage at ground floor level, the building shall be set back 3m from the road frontage and the frontage shall be landscaped.

(c) For sites with frontage to Ferry Road between Charlesworth Street and the Heathcote River bridge the building setback shall be a minimum of 10m.

3.4.6 Special Provision - Linwood (Eastgate)

Updated 14 November 2005

Within that part of the Business 2 and Business 2P Zones at Linwood identified in Part 3, Appendix 9, any increase in gross leasable floor area resulting in a total gross leasable floor area for both zones combined in excess of 40,000m², shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the traffic effects.

3.4.7 Special Provision - Design and appearance Business 1 Zone at East Belfast

Updated 12 March 2012

In the Business 1 zoned land at East Belfast identified on the Outline Development Plan in Part 3 Appendix 3s, Volume 2, all development shall be a restricted discretionary activity with the exercise of the Council's discretion limited to matters of design and appearance.

3.4.8 Residential activities - Outline Development Plan (Awatea)(Appendix 3T, Part 2) and (Halswell West)(Appendix 3W, Part 2)

Updated 1 November 2011

In the Business 1 Commercial Area, as identified on Outline Development Plan (Awatea)(Appendix 3S, Part 2) residential activity shall not be located on the ground floor of any building.

3.4.9 Urban design and amenity for development in the Business 1 Commercial Area - Outline Development Plan (Awatea)(Appendix 3T Part 2) and (Halswell West)(Appendix 3W, Part 2)

Updated 1 November 2011

The erection of new buildings, and additions exceeding 100m² in floor area to existing buildings, shall be a restricted discretionary activity, with the exercise of the Council's discretion limited to the design and amenity of the site and development thereon.

3.4.10 Development Plan

Updated 12 March 2012

(a) Within that part of the land shown in the development plan contained in Part 3, Appendix 14, zoned Business 1 development shall be in accordance with the layout position and floor areas of activities shown.

(b) Any development within the development plan contained in Part 3, Appendix 14 shall be a discretionary activity with the Council's discretion limited to:

- conformity with the detail contained in the development plan
- vehicular, cycle and pedestrian access
- conformity with the concept plan required under (c) below
- in the case of any floor area greater than that prescribed in the development plan, any distributional effects on other commercial centres and any wider transport network effects from any associated transport generation
- any wider transport network effects from any associated transport generation caused by development not in accordance with the development plan
- effects on the amenity values for surrounding activities including as a result of noise, vibration, fumes and glare from vehicles
- effects of traffic generated by the development on the amenity and safety of surrounding streets
- the maintenance of permeability within the block for internal pedestrian and cycle circulation, including the connections with that part of the blocked zoned Living 3
- overall urban design and appearance include facade modulation, and the provision of open space between buildings
- the integration and mix of activities provided, including facilities for resident's recreation and other non-residential activities

(c) Should the development proposed be the first development within the development plan contained in Part 3, Appendix 14 (including that part within the Living 3 zone), that the application be accompanied by concept plan covering the development of the whole area within the said development plan, such concept plan to show in outline:

- the bulk and location of all buildings
- the nature of each activity and the integration of the mix activities

- access, circulation (vehicular/pedestrian/cycle) and parking areas
- overall landscaping concepts
- areas of open space, including the degree to which such spaces are private, shared by onsite residents or available for wider public use
- stormwater capture and management, including first flush

(d) Within that part of the land shown in the development plan contained in Part 3, Appendix 14 zoned Business 1, there shall be a maximum total GLFA within combined Areas D and E of 3,500m² for non-residential activities, and :

- (i) one individual tenancy in these Areas shall have a GLFA of up to 800m²; and
- (ii) no other individual tenancy in these Areas shall have a GLFA of greater than 450m².

3.4.11 Maximum Floor Area for Retail Activities in the Business 1 Area - Outline Development Plan (Halswell West (Appendix 3W))

Updated 1 November 2011

In the Business 1 area as identified on Outline Development Plan (Halswell West Appendix 3W)) any single retail activity with a gross leasable floor area in excess of 1,000m² shall be a restricted discretionary activity with the exercise of Council's discretion limited to traffic needs.

Volume 3 Statement of Rules – Part 3, Business Zones

3.4.12 Residential activities - Outline Development Plan (North West Belfast)

Updated 14 May 2012

In the Business 1 Commercial Area and Mixed Use area, as identified on Densities and Key Infrastructure Plan (North West Belfast) (Volume 3, Part 2, Appendix 3X/1(a)), residential activity shall not be located on the ground floor of any building.

3.4.13 Urban design and amenity for development in the Business 1 Commercial Area and Mixed Use area - Densities and Key Infrastructure Plan (North West Belfast) (Appendix 3X/1(a), Volume 3, Part 2)

Updated 14 May 2012

In the Business 1 zone the erection of new buildings, and additions exceeding 100m² in floor area to existing buildings, shall be a restricted discretionary activity, with the exercise of the Council's discretion limited to the design and amenity of the site and development thereon.

In the mixed use area the erection of new buildings, and additions to existing buildings, shall be a controlled activity, with the exercise of the Council's control limited to the design (including signage) and amenity of the site and development thereon.

3.4.14 Mixed Use Area - Living G (North West Belfast) Zone

Updated 14 May 2012

Notwithstanding any other rule, any new retail gross floor area that cumulatively with any existing retail public floor area in the Living G (North West Belfast) Mixed Use area totals 500m² or less shall be a controlled activity.

(Plan Change 67)

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Filling, excavation and building adjacent to waterways
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Display of outdoor advertisements
(refer Part 10, Clause 3)

Relocated buildings
(refer Part 10, Clause 6)

Sale of liquor
(refer Part 10, Clause 4)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

3.5 Community standards - Business 1 and 2, and 2P (Fendalton Mall) Zones

Updated 14 November 2005

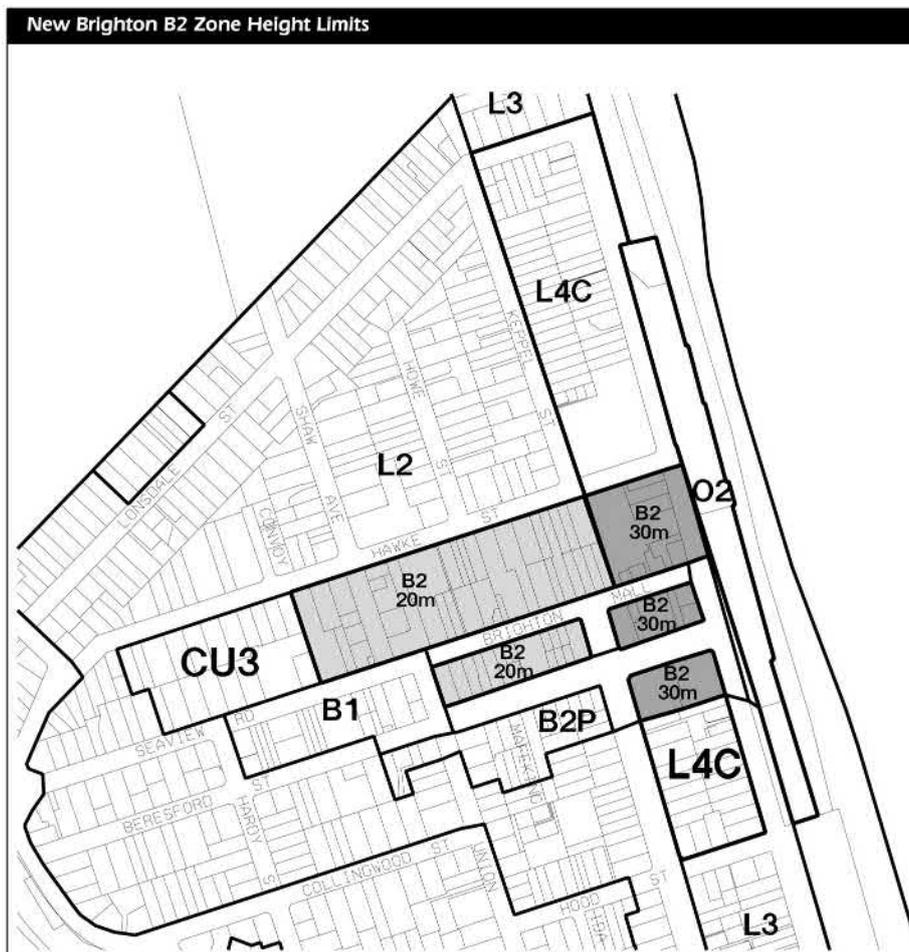
3.5.1 Height

Updated 16 November 2009

The maximum height of any building shall be;

Business 1 Zone	8m
Business 2 Zone (Ferrymead, Sydenham, Riccarton, Hornby, Linwood and Papanui district centres)	20m
Business 2 Zone New Brighton (see accompanying diagram)	
Western area	20m
Eastern area	30m
Business 2 Zone (Shirley district centre)	16m
Business 2 Zone (all other centres)	12m
(Plan Change 22)	

Location of Business 2 zones in New Brighton



3.5.2 Site density

Updated 14 November 2005

Maximum plot ratio per site shall be:

Business 1 Zone 1.0

Business 2 Zone 1.5

3.5.3 Special provision - Fendalton Mall

Updated 14 November 2005

Landscaping and tree retention

In the Business 2P Zone (Fendalton Mall) the Memorial Avenue frontage shall be landscaped and the existing mature trees, namely *Quercus palustris* (pin oak) *Quercus robur* (English oak) and *Acer pseudoplatanus* (sycamore) shall be retained.

3.5.4 Special Provision - Papanui

Updated 14 November 2005

Within that part of the Business 2 zone at Papanui shown as hatched in Appendix 6, Part 3, no single activity or combination of activities, (other than a road) generating more than 250 vehicle movements per day or requiring more than 25 car parks shall be permitted unless, prior to any such activity or combination of activities commencing, a new link road or service lane is completed between Langdons Road and Sawyers Arms Road. That new road or service lane is to be generally parallel to Main North Road, and approximately within the alignment 110 - 250 metres (centreline to centreline) from Main North Road.

3.5.5 Special Provision - Ferrymead

Updated 16 November 2009

(a) The development of land within the Business 2 Zone at Ferrymead shall be in general accordance with the layout shown on the outline development plan included in Part 3, Appendix 16.

(b) Retail activity shall be limited to a maximum gross leasable floor area of 30,000m² within the Business 2 Zone at Ferrymead, provided that such retail activity shall occur at ground floor level only.

3.5.6 Special Provision - residential and retail activity in the Business 1 Zone, East Belfast

Updated 12 March 2012

In the Business 1 Zone at fronting Blakes Road at East Belfast:

(a) No residential activity shall be permitted to establish at ground floor level, with the exception of entranceway access, internal circulation arrangements, carparking and garaging for residential dwellings.

(b) For any retail activity the maximum gross leasable floor area for the zone is limited to 2000m², and any single tenancy shall not exceed a gross leasable floor area of 300m² except for a supermarket tenancy which shall not exceed 500m².

3.6 Critical standards - Business 1 and 2 Zones

Updated 14 November 2005

3.6.1 Special Provision - Papanui

Updated 14 November 2005

Within that part of the Business 2 zone at Papanui shown as hatched in Appendix 6, Part 3, no single activity or combination of activities, (other than a road) generating more than 400 vehicle movements per day or requiring more than 40 car parks shall be permitted unless, prior to any such activity or combination of activities commencing, a new link road or service lane is completed between Langdons Road and Sawyers Arms Road. That new road or service lane is to be generally parallel to Main North Road, and approximately within the alignment 110 - 250 metres (centreline to centreline) from Main North Road.

(Plan Change 22)

3.6.2 Mixed Use Area - Living G (North West Belfast) Zone

Updated 14 May 2012

Except as provided for under the provisions of the Rural 3 Zone, development in this area is deferred until physical construction begins on the Western Belfast Bypass.

Notwithstanding any other rule, any additional retail floor area that cumulatively with any existing retail area in the Living G (North West Belfast) Mixed Use area exceeds 500m² shall be a non-complying activity.

No one tenancy shall have a public floor area of more than 180m².

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Airport protection surfaces (Prohibited activity)
(refer Part 9, Clause 6)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

4.0 Rules - Retail Park Zone

Updated 16 November 2009

Guide to using these rules

Step 1: Determine which zone the proposed activity is located within.

Step 2: Check whether the proposed activity complies with all of the development standards in the relevant zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

Step 3: Check whether the proposed activity complies with all of the community standards in the relevant zone. If not, application will need to be made for a resource consent, assessed as a discretionary activity.

Step 4: Check that the activity complies with all the critical standards. If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Step 5: Check any relevant city rules that apply to the proposed activity as cross referenced in these zone rules. If any one or more of these rules are not met, the activity will require consent in respect of those rules.

In particular, attention is drawn to rules on noise, glare, and hazardous substances.

If the proposed activity complies with all of the relevant zone rules and city rules, it shall be a permitted activity.

4.1 Categories of activities - Retail Park Zone

Updated 16 November 2009

4.1.1 Retail Park Zone

Updated 16 November 2009

(a) Any activity which complies with:

- all of the development standards under Clause 4.2;
- all of the community standards under Clause 4.3; and
- the critical standard in Clause 4.4

shall be a permitted activity

(b) Any activity which complies with all of the community standards, but does not comply with any one or more of the development standards under Clause 4.2, shall be a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any activity which does not comply with any one or more of the community standards under Clause 4.3 shall be a discretionary activity.

(d) Any activity which does not comply with the critical standard under Clause 4.4 shall be a non-complying activity.

(e) Clarification of activities:

The standards may also specify that an activity is discretionary or controlled (development standards) with the exercise of the Council's discretion limited to that standard.

4.1.2 Reference to city rules

Updated 16 November 2009

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

4.2 Development standards - Retail Park Zone

Updated 16 November 2009

Any application arising from non compliance with:

- (a) the standards in Clauses 4.2.4(a) and 4.2.6;
- (b) the standards in Clauses 4.2.4(b) and 4.2.5 on sites other than those adjoining a living zone, or on the opposite side of a road from a living zone;

will not require the written consent of other persons, and shall be non-notified.

4.2.1 Street scene

Updated 16 November 2009

The minimum building setback from road boundaries shall be: 6m

Except:

- (a) for sites within Moorhouse Central, other than those comprising retail activities with a gross leasable floor area of greater than 450m², the minimum building setback shall be 3m
- (b) where the separating road has only two lanes and is not classified as an arterial road, the minimum building setback from road boundaries opposite a living zone shall be 10m.
- (c) where required in (a) and (c) above, for sites with more than one road boundary, the setback from one road boundary may be reduced to 1.5m.

Refer to Part 8, Appendix 3 for the list of classified roads.

4.2.2 Separation from neighbours

Updated 16 November 2009

The minimum building setback from any boundary with a living, cultural, conservation, rural, open space, and Special Purpose (Awatea) zone shall be: 3m.

4.2.3 Sunlight and outlook for neighbours

Updated 16 November 2009

- (a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above the boundary with a living, cultural, conservation, or open space zone as shown in Part 2 Appendix 1 (Diagram B)

- (i) Where a site adjoins a site in the Cultural, Conservation or Open Space zone, Diagram (C) in Appendix 1 to Part 2, Volume 3 of the Plan applies
- (ii) Where a site adjoins a site in a Living zone the appropriate living zone recession plan shall apply in accordance with the diagrams in Appendix 1 to Part 2, Volume 3 of the Plan.
- (iii) There is no recession plane requirement where the boundary of the site does not adjoin a Living zone.

(b) The level of site boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level then that lower level shall be adopted.

4.2.4 Visual amenity

Updated 16 November 2009

(a) Location of offices and showrooms -

Offices and showrooms associated with industrial activities (except on rear sites) shall be located at the front of buildings facing the street.

(b) Outdoor storage areas -

- (i) Any outdoor storage area shall not be located within the setbacks specified in Clause 4.2.2
- (ii) Any outdoor storage area, except those for the sale of vehicles, machinery, boats and caravans, shall be located behind the setbacks specified in Clause 4.2.1.

4.2.5 Landscaped areas

Updated 16 November 2009

(a) Area and location of landscaping

Excluding those areas required to be set aside for trees to be planted within or adjacent to car parking areas (refer to 4.2.5(b)(iv)), the minimum percentage of the site to be set aside as a landscaped area shall be: 10%

and

on sites, other than rear sites, all required landscaping shall be located along the road frontage of the site, except as required in (iii) below. A landscaping strip with a minimum average width of 1.5 metres and a minimum width of 0.6 metres shall be provided along all road frontages except across vehicle crossings

and

(i) on sites, or parts of sites, on the opposite side of a road to a living zone the landscaping strip shall have a minimum average width of 4.5 metres and a minimum width of 1.5 metres along the road frontage, except

- across vehicle crossings; or
- where the separating road has more than two lanes or is an arterial road; or
- for service station canopies, where the landscaping strip shall have a minimum average width of 3m and a minimum width of 1.5m along the road frontage.

(ii) on sites adjoining a living, cultural, open space, conservation, rural and Special Purpose (Awatea) zone:

- at least half of the required landscaping shall be located along the zone boundary; and

- provision shall be made for landscaping, fence(s), wall(s) or a combination to at least 1.8 metres in height along the length of the zone boundary. Where landscaping is provided it shall be for a minimum depth of 1.5 metres along the zone boundary.

Note:

The minimum average width of a landscape strip shall be calculated by excluding any part of the strip that is further back than the minimum required building setback for the site.

(b) Trees

Where the use of any part of any site is not undertaken in a building, that part of the site:

- (i) With a road frontage of at least 10 metres shall be planted with a minimum of one tree, plus one additional tree for every 10 metres of road frontage (e.g. 10 metres frontage - 2 trees, 20 metres frontage - 3 trees, etc.).
- (ii) Where three or more trees are required these trees shall be planted no more than 15 metres apart, or closer than 5 metres apart.
- (iii) Any trees required shall be planted along the road frontage.
- (iv) In addition to (i) to (iii) above, one tree shall be planted for every five parking spaces or where car spaces are in facing pairs, one tree for every five pairs of car spaces provided on the site. Trees shall be planted within or adjacent to the carparking area.
- (v) Any trees required by this rule shall be of a species capable of reaching a minimum height at maturity of 8 metres and shall be not less than 1.5 metres high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this rule.

(c) Protection of trees and landscaping

- (i) Any trees required under Clause (b) above shall be located within a planting protection area around each tree, with a minimum dimension or diameter of 1.5 metres.
- (ii) No more than 10% of any planting protection area shall be covered with any impervious surfaces.
- (iii) Planting protection areas and landscaping adjacent to a road boundary or adjacent to or within a carparking area shall be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers shall be located at least 1 meter from any tree.

(d) Maintenance of landscaping

Any landscaping or trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.

4.2.6 Development Plan

Updated 16 November 2009

- (a) (i) The development of land in the area bounded by Deans Avenue, Blenheim Road, Whiteleigh Avenue and the railway line shall be in general accordance with the development plan contained in Appendix 5, Part 3.
 - (ii) Any development not in conformity with the development plan shall be a controlled activity with the exercise of the Council's discretion limited to access, open space links and landscape buffers.
- (b) (i) The development of land in the area bounded by Antigua Street, Moorhouse Avenue, Selwyn Street, and the railway line shall be in general accordance with the development plan contained in Appendix 14, Part 3.

- (ii) Any development not in conformity with the development plan shall be a controlled activity with the Council's discretion limited to access links to and within the site.

4.2.7 Development and redevelopment of retail space

Updated 16 November 2009

Any building, extension to a building or redevelopment to be used for a retail activity, and which involves more than 4,000m² of gross leasable floor area, shall be a controlled activity in respect of the proposed layout of buildings, the location of landscaping, and the relationship of the proposed development with other activities in the zone or adjoining zones.

4.2.8 Height

Updated 16 November 2009

The maximum height of any building shall be 15m.

Reference to other development standards

Updated 16 November 2009

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Building adjacent to waterways and the coastline
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

4.3 Community standards - Retail Park Zone

Updated 16 November 2009

4.3.1 Site density

Updated 16 November 2009

The maximum plot ratio per site shall be: 0.5

Except for Moorhouse (Central) where the maximum plot ratio per site shall be: 1.0

4.3.2 Residential units

Updated 16 November 2009

(a) Any residential unit shall be in association with an established business activity, and shall establish at the rate of no more than one residential unit per business activity.

(b) Any residential unit shall be for the purposes of security or management of the business activity on the site.

(c) Any residential unit shall be designed so as to meet a night-time (10pm till 7am) internal design standard of 30dBA Leq and 45dBA Lmax.

Note: This may necessitate the need for mechanical air conditioning, which would also need to be insulated to the above standards.

Reference to other community standards

Updated 16 November 2009

Ecological heritage sites
(refer Part 4, Clause 2)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

4.4 Critical standards - Retail Park Zone

Updated 16 November 2009

4.4.1 Retail activities

Updated 16 November 2009

The minimum gross leasable floor area (glfa) for any individual retail activity tenancy shall be 450m², except:

- (a) for those areas as identified on the development plan contained in Appendix 13, Part 3 for the area of land bounded by Deans Avenue, Foster Street, and Whiteleigh Avenue where the minimum gross leasable floor area (GLFA) for a maximum of five (5) individual retail tenancies shall be 300m²;
- (b) the following retail activities:
 - (i) the display and sale of goods produced, processed or stored on the site (and ancillary products), up to 20% of the net floor area on the site used to produce, process or store those goods.
 - (ii) yard based suppliers.
 - (iii) trade suppliers.
 - (iv) second hand goods outlets.
 - (v) food or beverage outlets.
 - (vi) pharmacies contained within the structure of a health facility, up to 20% of the net floor area of the balance of the facility.

For the purposes of this rule, 'tenancy' shall mean one retail activity occupancy created by freehold, leasehold, licence or any other arrangement to occupy.

4.4.2 Height

Updated 16 November 2009

The maximum height of any building shall be 20m.

Reference to other critical standards

Updated 16 November 2009

Excavation and filling of land

(refer Part 9, Clause 5)

Protected buildings, places and objects

(refer Part 10, Clause 1)

Protected trees

(refer Part 10, Clause 2)

Outdoor advertising

(refer Part 10, Clause 3)

Fortified sites

(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Hazardous substances

(refer Part 11, Clause 3)

Subdivision

(refer Part 14)

5.0 Rules - Industrial Business Zones

Updated 20 September 2006

Guide to using these rules

Step 1: Determine which zone the proposed activity is located within.

Step 2: Check whether the proposed activity complies with all of the development standards in the relevant zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

Step 3: Check whether the proposed activity complies with all of the community standards in the relevant zone. If not, application will need to be made for a resource consent, assessed as a discretionary activity.

Step 4: Check any relevant city rules that apply to the proposed activity as cross referenced in these zone rules. If any one or more of these rules are not met, the activity will require consent in respect of those rules.

In particular, attention is drawn to rules on noise, glare, and hazardous substances.

If the proposed activity complies with all of the relevant zone rules and city rules, it shall be a permitted activity.

5.1 Categories of activities

Updated 20 September 2006

5.1.1 Business 3, 3B, 4, 4P, 4T, 5, 6, and 7 and 8 Zones (Plan Change 19 Decision)

Updated 31 August 2011

(a) Any activity which complies with:

- all of the development standards under Clause 5.2; and
- all of the community standards under Clause 5.3;

shall be a permitted activity.

(b) Any activity which complies with all of the community standards, but does not comply with any one or more of the development standards under Clause 5.2, shall be a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any activity which does not comply with any one or more of the community standards under Clause 5.3 shall be a discretionary activity .

(d) Any activity which does not comply with any one or more of the critical standards under Clauses 3.6, 4.4 and 5.4 shall be a non complying activity.

(e) Clarification of categories of activities:

The standards may also specify that an activity is discretionary or controlled (development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

5.1.2 Reference to city rules

Updated 20 September 2006

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

5.2 Development standards - Business 3, 3B, 4, 4P, 4T, 5, 6, 7 and 8 Zones (Plan Change 19 Decision)

Updated 31 August 2011

Any application arising from non compliance with:

- (a) the standards in Clauses 5.2.1, 5.2.2, 5.2.3(a), 5.2.4(b) and 5.2.6 (a);
- (b) the standards in Clauses 5.2.3, 5.2.6 (b) and 5.2.7 on sites other than those adjoining a Living Zone, or on the opposite side of a road from a Living Zone;

will not require the written consent of other persons, and shall be non-notified.

5.2.1 Site density

Updated 12 March 2012

The maximum plot ratio per site shall be:

Business 3 and 5 Zones:	1.5
Business 3B (except in the area bounded by Moorhouse Avenue, Carlyle Street, Waltham Road and Colombo Street), 4, and 7 and 8 Zones: (Plan Change 19 Decision)	1.0
Business 3B in the area bounded by Moorhouse Avenue, Carlyle Street, Waltham Road and Colombo Street:	1.5

5.2.2 Open space

Updated 20 September 2006

The maximum percentage of site area covered by buildings shall be:

Business 4T Zone :	25%
Business 4P Zone :	50%
Business 6 and 7 Zone :	40%

5.2.3 Street scene

Updated 29 June 2012

- (a) The minimum building setback from road boundaries shall be:

Business 3 and 3B:	3m
Business 4, 5, and 7 and 8 : (Plan Change 19 Decision)	6m
Business 7 (Halswell Junction Road)	1.5m
Business 8 Zone Pound Road frontage (Plan Change 19 Decision)	
North of Setback Line as shown in Appendix 18, Part 3 (Plan Change 19 Decision)	10m
South of Setback Line as shown in Appendix 18, Part 3 (Plan Change 19 Decision)	20m
Business 4P Zone (Main South Road, Halswell Junction Road, Shands Road):	12m
Internal roads:	6m
Business 4T Zone:	15m
Business 6 Zone:	15m

except that

- (i) the minimum building setback from road boundaries for service station canopies shall be 3m.
- (ii) for sites with more than one road boundary, the setback from one road boundary may be reduced to 1.5m, except in Business 7 Zone, the setback from one road boundary may be reduced to 3m, apart from the Business 8 zone where buildings shall be set back a minimum of 6m from all road boundaries, and 10m from Pound Road. This exception shall not apply to the Tunnel Road setback in Business 4 Zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3, Appendix 9. (Plan Change 19 Decision)
- (iii) in the Business 4 Zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 (CT 42C/1207) and shown on Part 3, Appendix 10, the minimum building setback from Wigram Road shall be 10m, except that residential units shall be set back a minimum distance of 4.5m from the Wigram Road boundary.
- (iv) In the Business 4 zoned sites fronting Blakes Road at East Belfast the minimum building setback from the road boundary opposite a living, conservation or open space zone shall be 7.5m.
- (v) In the Business 7 Zone the setback from Halswell Junction Road shall be 15m.
- (vi) In the Business 5 Zone on the land covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21), the minimum building setback from Shands Road shall range from 40m at the intersection with Marshs Road to 20m at the intersection with Sir James Wattie Drive and 40m along the frontage with Marshs Road, as provided for on the Outline Development Plan. (Plan Change 54 Decision)

- (b) The minimum building setback from road boundaries opposite a living zone shall be:

Business 3 and 3B Zone :

- where the separating road has more than two lanes or is an arterial road 3m
- where the separating road has only two lanes and is not classified as an arterial road 6m

Business 4 Zone :

- where the separating road has more than two lanes or is an arterial road 6m
- where the separating road has only two lanes and is not classified as an arterial road 10m
except on Riccarton Road where the minimum building setback shall be 3m

Business 5 and 7 Zone (except for sites with frontages onto Mc Teigues Road):

- where the separating road has more than two lanes or is an arterial road 7.5m
- where the separating road has only two lanes and is not classified as an arterial road 15m

Business 7 Zone (for sites with frontages onto Mc Teigues Road) 15m

except that

- (i) the minimum building setback from road boundaries opposite a living zone for service station canopies in the Business 3, 3B, 4, 4T, 4P, 5 and 6 zones, shall be 3m.
- (ii) in the Business 4 Zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 (CT 42C/1207) and shown on Part 3, Appendix 10,
 - the minimum building setback from the site's south-western boundary shall be 10m, except that residential units shall be set back a minimum distance of 4.5m from the site's south-western boundary; and
 - on that part of the Musgroves site which includes the land designated for the Southern Motorway, the minimum building setback from the site's south-eastern boundary with a living zone shall be 70m,

except that

when the land required for the Southern Motorway on that site has been purchased by New Zealand Transport Agency the setback may be reduced to 6m from the northern boundary of that land.

(Refer to Part 8, Appendix 3 for the list of classified roads.)

5.2.4 Separation from neighbours

Updated 12 March 2012

- (a) The minimum building setback from the boundary with a living zone shall be:

Business 3B, and 4 Zones: 3m

The minimum building setback from the boundary with a living, conservation, open space or cultural zone shall be: (Plan Change 19 Decision)

Business 8 Zones: (Plan Change 19 Decision) 5m

except that:

- for the Business 4 Zone bounded by Halswell Junction Road, Branston Street and Springs Road the minimum building setback from the boundary with the Living 1 Zone shall be 50m
- on the southern boundary of the Business 4 Zone (South Island Dairy Farmers, Russley Road) adjoining the boundaries of Lots 4, 8, 9, 14, 15 and 16 DP27361, the minimum building setback shall be 20m.
- for Business 4 Zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 and shown on Appendix 10, Part 3, Volume 3, the following standards shall apply:

(i) the minimum building setback from the site's south-western boundary shall be 10m, except that residential units shall be set back a minimum distance of 4.5m from the site's south-western boundary; and

(ii) on that part of the Musgroves site which includes the land designated for the Southern Motorway, the minimum building setback from the site's south-eastern boundary with a living zone shall be 70m,

except that

when the land required for the Southern Motorway on that site has been purchased by New Zealand Transport Agency the setback may be reduced to 6m from the northern boundary of that land.

Business 4T Zone

on the western boundary of the zone: 5m

on all other boundaries with living zones: 13.5m

Business 5 Zone

6m

Except that this setback does not apply where the site abuts the Living G (Wigram) Zone

Business 7 Zone

15m

(b) The minimum building setback from internal boundaries shall be:

Business 4P Zone: 5m (one side only)

Business 4T Zone: 5m

Business 4 Zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 (CT 42C/1207) and shown on Part 3, Appendix 10, on the north-eastern boundary with open space zone: 3m

Business 6 Zone 10m

Business 7 Zone: 6m

5.2.5 Sunlight and outlook for neighbours

Updated 12 March 2012

(a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above the boundary with a living, cultural, conservation or open space zone, except for :

- buildings erected on the Business 4 zoned land adjoining the Open Space 3 Zone containing the Addington league grounds or the Open Space 3B Zone identified as Addington Racecourse on Planning Map 45A; or

- buildings erected in the Business 5 Zone and adjoining and adjoining the Living G (Wigram) Zone.

(b)

(i) Where a site in the Business 3, 3B, 4, 4P, 4T, 5, ~~6~~ , or 8 zone adjoins a site in the Cultural, Conservation or Open Space zone, Diagram C in Appendix 1 to Part 2, Volume 3 of the Plan applies. **(Plan Change 19 Decision)**

(ii) Where a site in the Business 3, 3B, 4, 4P, 4T, 5, 6, ~~7~~ , or 8 zone adjoins a site in a Living zone or Special Purpose (Wigram) or (Hospital) zone where living zone standards apply the appropriate living zone recession plane shall apply in accordance with the diagrams in Appendix 1 to Part 2, Volume 3 of the Plan. **(Plan Change 19 Decision)**

(iii) There is no recession plane requirement for sites located in the Business 3, 3B, 4, 4P, 4T, 5, 6, ~~7~~ , or 8 zone that adjoin only sites that are not zoned Living, Cultural, Conservation or Open Space or that adjoin sites within the Special (Wigram) or (Hospital) Zone where living zone standards do not apply. **(Plan Change 19 Decision)**

(c) The level of site boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level then that lower level shall be adopted.

(d) Business 4 zoned sites fronting Blakes Road at East Belfast shall comply with a recession plane commencing at a height of 8m on the Blakes Road boundary and climbing at an angle of 15 degrees until it reaches a line 50m back from and parallel to the Blakes Road boundary.

5.2.6 Visual amenity

Updated 31 August 2011

(a) Location of offices and showrooms -

Offices and showrooms (except on rear sites) shall be located at the front of buildings facing the street.

(In the Business 4P Zone, where a site has frontage to both an internal and an external road, the street shall be deemed to be the external road).

In the Business 8 zone, where a site has frontage to both a street and a stormwater basin/ open space as shown in Appendix 13, Part 3, offices and showrooms may be located so as to face either the street or the stormwater basin/ open space. Where a site has frontage to both an internal street and to Pound Road, the street shall be deemed to be the internal road. **(Plan Change 19 Decision)**

(b) Outdoor storage areas

(i) Any outdoor storage area shall not be located within the setbacks specified in Clause 5.2.4.

(ii) Any outdoor storage area, except those for the sale of vehicles, machinery, boats and caravans, shall be located behind the setbacks specified in Clause 5.2.3.

5.2.7 Landscaped areas

Updated 29 June 2012

(a) Area and location of landscaping

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

Business 3B Zone (on sites on the opposite side of a road to a living zone):	5%
Business 3B Zone (area bounded by Moorhouse Avenue, Carlyle Street, Waltham Road and Colombo Street):	10%
Business 4, 6, and 8 Zones and Business 7 Zone excluding that area shown as hatched on Part 3, Appendix 12 (Plan Change 19 Decision)	10%
Business 5 Zone (excluding that area of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21), and that area of the Business 7 Zone shown as hatched on Part 3, Appendix 12: (Plan Change 54 Decision)	7.5%
Business 4T and 4P Zones:	20%
and	

on sites, other than rear sites and sites within the Business 8 zone and sites within the area of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) , all required landscaping shall be located along the road frontage of the site. A landscaping strip with a minimum average width of 1.5 metres and a minimum width of 0.6 metres shall be provided along all road frontages except across vehicle crossings and

(Plan Change 19 Decision) (Plan Change 54 Decision)

(i) In the Business 4P Zone

- at least half of the required landscaping area shall be along the road frontage of Shands, Halswell Junction and Main South Roads **except that** where sites do not have frontage to these roads all the required landscaping shall be along any other road boundary; and
- on sites with frontage to Shands, Halswell Junction and Main South Roads, a landscaping strip shall be provided with a minimum width of 12 metres along these road frontages.

(ii) In the Business 4 Zone at Wrights Road as identified on the Outline Development Plan in Part 3, Appendix 20

- A 3 metre wide landscape strip shall be located along the Wrights Road frontage of the site except across vehicle crossings;
- A 3 metre wide landscape strip shall be located along the Jack Hinton Drive frontage of the site except across vehicle crossings;
- Any solid fence along the Jack Hinton Drive frontage of the site shall not exceed 1m in height;
- A 1.5 metre wide landscape strip shall be located along all the zone boundaries.

NOTE: Refer to Part 3, Rule 5.2.8, in respect of development being in accordance with the Outline Development Plan at Appendix 20. (Plan Change 58 Decision)

(iii) In the Business 4 Zone, sites with frontage to Ferry Road between Charlesworth Street and the Heathcote River bridge (at Ferrymead), the front 10m depth of the site shall be landscaped.

(iv) On sites, or parts of sites, on the opposite side of a road to a living zone the landscaping strip shall have a minimum average width of 4.5 metres and a minimum width of 1.5 metres along the road frontage, except

- across vehicle crossings; or
- where the separating road has more than two lanes or is an arterial road; or
- for service station canopies in the Business 3, 3B, 4, 4T, 4P, 5 and 6 zones, where the landscaping strip shall have a minimum average width of 3m and a minimum width of 1.5m along the road frontage.

(v) On sites adjoining a living, cultural, open space, or conservation zone (except for sites within the Business 4 Zone at Wrights Road as shown on the Outline Development Plan in Part 3, Appendix 20) : (Plan Change 58 Decision)

- at least half of the required landscaping shall be located along the zone boundary and;
- provision shall be made for landscaping, fence(s), wall(s) or a combination to at least 1.8 metres in height along the length of the zone boundary. Where landscaping is provided it shall be for a minimum depth of 1.5 metres along the zone boundary.

(vi) In the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) any allotment that borders Tunnel Road shall include a landscaping strip with a minimum width of 10m, along the allotment boundary with Tunnel Road.

(vii) In the Business 4 Zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 (CT 42C/1207) and shown on Part 3, Appendix 10, the landscaping strip shall have a minimum average width of 4.5m and a minimum width of 1.5m along the frontage of Wigram Road, the future extension of Aidanfield Drive along the site's south-western boundary and the future Southern Motorway along the site's south-eastern boundary.

(viii) In the Business 7 Zone

- at least half of the required landscaping area shall be located along the Living G (Awatea) Zone boundary and where landscaping is provided it shall be of a minimum depth of 4m along the zone boundary; and
- on sites with frontage to Halswell Junction Road, a landscaping strip shall be provided with a minimum width of 4m along this road frontage.

(ix) In the Business 4 zoned sites fronting Blakes Road at East Belfast a landscaping strip with a minimum width of 3m shall be provided along the site frontage opposite a living, conservation or open space zone except across vehicle crossings. The balance of landscaping required under rule 5.2.7(a) shall be located forward of the building frontage and along internal boundaries where these are visible from a public place.

(x) In the Business 8 Zone, a landscaping strip with a minimum width of 3 metres shall be provided along all road frontages apart from along Pound Road where the minimum width shall be 6m. The landscaping strip excludes vehicle crossings. The balance of the landscaping shall be located forward of the street-facing building line (apart from rear sites), and along internal boundaries where these are visible from a public place. (Plan Change 19 Decision)

(xi) In the Business 5 Zone on the land legally described as Lot3 DP 49638 the existing line of eucalyptus trees along the south boundary of the site shall be retained within a 2m wide landscape strip.

(xii) In that part of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) the minimum area set aside for landscaping and the planting to be undertaken shall be as provided for on that Outline Development Plan. Landscaping with a minimum width of 2.5m is still required along all road frontages. (Plan Change 54 Decision)

Note:

The minimum average width of a landscape strip shall be calculated by excluding any part of the strip that is further back than the minimum required building setback for the site.

In the Business 8 zone, the design of landscaping along the Pound Road frontage is subject to clause 14-20.18. (Plan Change 19 Decision)

(b) Trees

- (i) Sites with road frontages of at least 10 metres shall be planted with a minimum of one tree, plus one additional tree for every 10 metres of road frontage (e.g. 10 metres frontage - 2 trees, 20 metres frontage - 3 trees, etc.).
- (ii) Where three or more trees are required these trees shall be planted no more than 15 metres apart, or closer than 5 metres apart.
- (iii) Any trees required shall be planted along the road frontage and in front of any buildings on the site.
- (iv) In addition to (i) - (iii) above, one tree shall be planted for every 5 parking spaces required on the site. Trees shall be planted within or adjacent to the carparking area
- (v) In the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9), planting of trees and shrubs within the 10 metre landscaping strip adjacent to Tunnel Road shall be in accordance with the Landscape Plan and Plant Species List (contained within Part 3, Appendix 9) and :
 - 1. Shall have a minimum width of planting of 5 metres at any one point,
 - 2. At least 50% of plants shall be capable of reaching a minimum height at maturity of 1.5 metres, and;
 - 3. At least one tree per 10 metres will be capable of reaching a mature height of not less than 8 metres.
- (vi) Any trees required by this rule shall be of a species capable of reaching a minimum height at maturity of 8 metres and shall be not less than 1.5 metres high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this rule.

Advice Note: Vegetation in close proximity to the transmission corridor is also subject to the Electricity (Hazards from Trees) Regulations 2003. Within the Business 8 Zone, where any trees are located within 18m of the centreline of the electricity transmission line shown on the Outline Development Plan in Part 3 Appendix 18, they should be species that have a maximum height of no more than 10m at maturity. (Plan Change 19 Decision)

Vegetation to be planted within the transmission corridor shown on the Outline Development Plan for Sir James Wattie Drive in Appendix 21 should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulation 2003. To discuss works, including tree planting, near any electrical line, contact Transpower. (Plan Change 54 Decision)

(c) Protection of trees and landscaping

- (i) Any trees required under Clause (b) above shall be located within a landscaping strip (see Clause (b)), or within a planting protection area around each tree, with a minimum dimension or diameter of 1.5 metres.
- (ii) No more than 10% of any landscaping strip (see Clause (a) and planting protection area shall be covered with any impervious surfaces.
- (iii) Landscaping strips or planting protection areas adjacent to a road boundary or adjacent to or within a carparking area shall be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers shall be located at least 1 metre from any tree.

(d) Maintenance of landscaping

Any landscaping or trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.

5.2.8 Outline Development Plans

Updated 29 June 2012

(a) Within the Business 4 Zone the development of land in the area bounded by Deans Avenue, Blenheim Road, Whiteleigh Avenue and the railway line shall be in general accordance with the development plan contained in Appendix 5, Part 3.

(i) For (a) above, any development not in conformity with the development plan shall be a controlled activity with the exercise of the Council's discretion limited to access, open space links and landscape buffers.

(b) Within the Business 4 Zone the development of land in the area identified in the Outline Development Plan (Wigram) (Appendix 3T/1, Volume 3, Part 2) shall be in accordance with the following parts of the Outline Development Plan (Wigram):

- i. Appendix 3U/1: Outline Development Plan
- ii. Appendix 3U/2: Key Structuring Elements
- iii. Appendix 3U/3: Layer Diagram - Green Network
- iv. Appendix 3U/4: Layer Diagram - Movement Network
- v. Appendix 3U/5: Layer Diagram - Blue Network

(c) In the Business 4 zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 and shown in Volume 3, Part 3, Appendix 10, the development shall be in accordance with the development plan contained in Appendix 10, Part 3.

(i) Any development not in accordance with the development plan shall be a discretionary activity with the exercise of Council's discretion limited to internal road layout, site access, footpaths and amenity strips along road frontages, and stormwater disposal system.

(d) Within the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) the development of land shall be in general accordance with the Outline Development Plan, Landscape Plan and Plant Species List (contained within Part 3, Appendix 9) and shall ensure that:

(i) planting and the formation of legal public pedestrian/cycle access within the Landscape Area shall be completed and maintained as a condition of subdivision consent.

(ii) pedestrian and cycle access through the Landscape Area from the northern end of Kennaway Park roadway to the Heathcote River crossing shall be illuminated to a level between 2 and 10 lux to provide a safe and convenient access way.

(e) Within the Business 4 Zone at Wrights Road (as shown on the Outline Development Plan in Part 3, Appendix 20) the development of land shall be in general accordance with the Outline Development Plan contained in Appendix 20, Part 3.

(i) Any development not in conformity with the development plan shall be a controlled activity with the exercise of the Council's control limited to site access and/or landscape buffers. (Plan Change 58 Decision)

(f) Within the Business 5 Zone the development of land in the area covered by the whole of the Outline Development Plan (Sir James Wattie Drive - Appendix 21) shall be in accordance with the site layout, landscape area, plant species, building colour shown on that Plan and shall ensure that:

(i) planting within the landscape setback areas from Shands Road and Marshs Road shall be completed and maintained and legal public pedestrian/cycle access formed as a condition of subdivision consent.

(ii) any pedestrian and cycle access through or within the Outline Development Plan Area shall be illuminated to a level between 2 and 10 lux to provide for safe and convenient access;

(iii) the road and cycleway layout provides safe and convenient access to the surrounding road network and the public cycleway between Little River, Prebbleton and Hornby;

(iv) the finished colour of all buildings achieves the outcomes set out in the colour palette for the total height of all the walls over 8m which face directly or are generally parallel to Shands Road and Marshs Road and are located within that sector of the Outline Development Plan to which the colour palette applies; and

(v) the land is set aside for stormwater infiltration basins and swales in accordance with the Outline Development Plan and that these are designed to achieve an attractive finish and easily maintained grade.

(vi) Any third party development in the electricity transmission line corridor does not affect the ongoing operation, maintenance, upgrading and development of the line or result in any reverse sensitivity effects.

(g) Any development not in accordance with Clause 5.2.8(h) will be a restricted discretionary activity with the Council's discretion limited to the relevant matters with which the development does not comply. An exception to this is where building and structures are proposed within 0-12m of either side of the centre line of a high voltage transmission line in which case such activities are non-complying activities. **(Plan Change 54 Decision)**

(h) Any development not in accordance with 5.2.8.(d) will be a restricted discretionary activity, with the exercise of the Council's discretion limited to the relevant matter(s) to which the development does not comply.

(i) In the Business 7 Zone, the development of land shall be in accordance with the following parts of the Living G (Awatea) Outline Development Plan:

- (i) Outline Development Plan (Awatea) (Appendix 3T, Part 2);
- (ii) Fixed Structural Elements Diagram (Appendix 3Ta, Part 2);
- (iii) Green Network Layer Diagram (Appendix 3T(i), Part 2);
- (iv) Blue Network Layer Diagram (Appendix 3T(ii), Part 2);
- (v) Movement Network Layer Diagrams (Appendix 3T(iii) - (vi), Part 2);
- (vi) Tangata Whenua Layer Diagram (Appendix 3T(vii), Part 2).

(j) Within the Business 8 Zone the development of land shall be in general accordance with the outline development plan contained in Appendix 18, Part 3. Any development not in general accordance with the outline development plan shall be a restricted discretionary activity, with the Council's discretion limited to:

- (i) access;
- (ii) the amenity of adjoining living zones;
- (iii) the location of convenience facilities;
- (iv) the adequate provision of pedestrian and cycle connectivity, open space links;
- (v) effects on the high voltage transmission line and landscape buffers. An exemption to this is where buildings and structures are proposed within 0-12m either side of the centreline of a high voltage transmission line and where such activities are non-complying activities. **(Plan Change 19 Decision)**

Refer to critical standard 5.4.4

5.2.9 Height

Updated 31 August 2011

- (a) The maximum height of any building shall be:
- | | |
|--|-----|
| Business 4 Zone (except the Business 4 Zone at Ferrymead) | 15m |
| Business 4 Zone at Ferrymead | 11m |
| Business 8 Zone (within 50m of a living zone boundary or Pound Road) (Plan Change 19 Decision) | 15m |
| Business 8 Zone (in all other situations) (Plan Change 19 Decision) | 20m |
- (b) In the Business 4 zoned land at Kennaway Park (being land bounded by Tunnel Road and Heathcote River, shown on the Outline Development Plan in Part 3, Appendix 9), the maximum height of any building shall be:
- (i) Within 130m of the true right bank of the Heathcote River directly opposite the Living 2 located on the true left bank of the Heathcote River 11m
- (ii) Within 20m of the 10m wide Landscape Area that adjoins Tunnel Road the maximum height is to be calculated on a height distance ratio, increasing in height from 11m at the site boundary to 15m to 20m distance from the Tunnel Road boundary, as illustrated in the figure below.
- (iii) In all other areas of the Kennaway site 15m

Note:

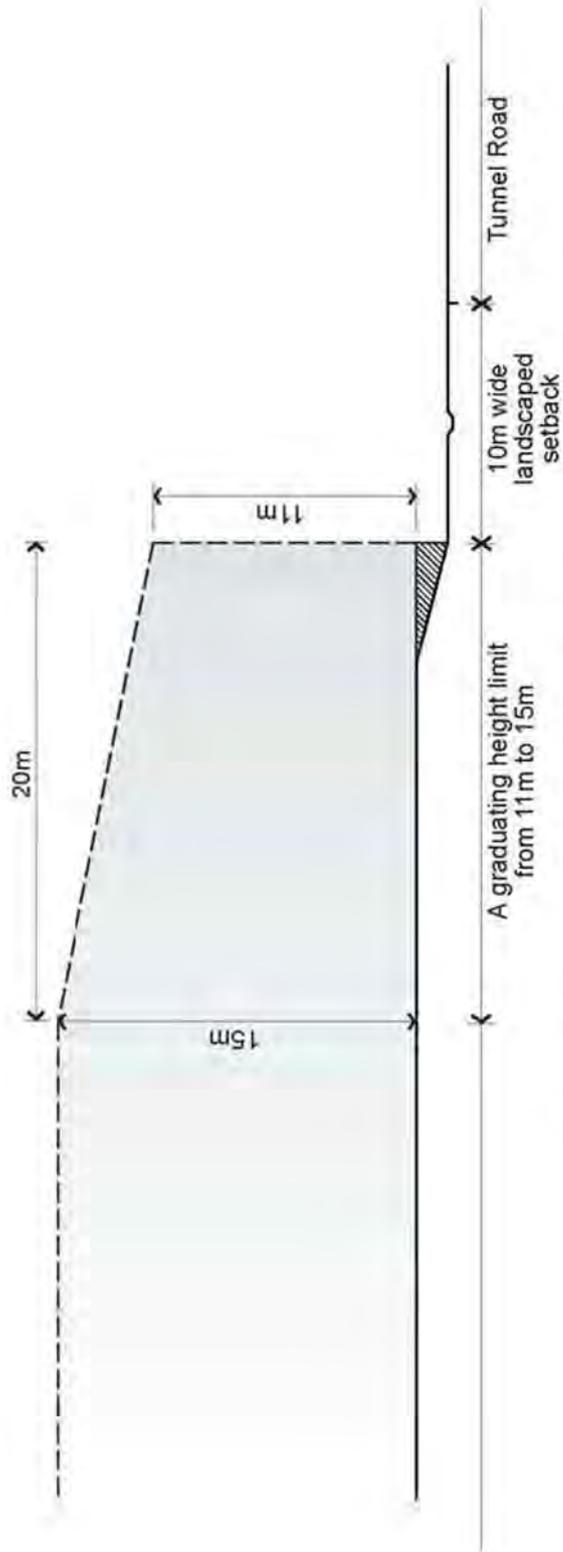
Under provision 5.2.9(b)(i) the area to which this building height restriction applies is shown on the Outline Development Plan for the Business 4 zoned land at Kennaway Park.

Under provision 5.2.9(b)(ii) the setback to which this building height restriction applies is shown on the Outline Development Plan for the Business 4 zoned land at Kennaway Park.

Note:

Under provision 5.4.5(a) the area to which this building height restriction applies is shown on the Outline Development Plan for the Business 4 zoned land at Kennaway Park.

Height Diagram Kennaway Park



An 11m building height limit applies at the inner edge of the 10m wide landscape setback.
This height limit graduates up to 15m at a distance of 20m into the site

5.2.10 Building reflectivity

Updated 15 March 2010

Within the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) any building walls or outdoor advertising adjacent to and facing either Tunnel Road or the Heathcote River that are painted or powder coated shall be in colour with a reflectivity of no more than 35%.

5.2.11 Reverse Sensitivity

Updated 15 March 2010

In the Business 4 land shown as Kennaway Park (being land bounded by Tunnel Road, and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) any office or showroom windows within 100 metres of the true right bank of the Heathcote River shall be of a type that cannot be opened.

5.2.12 Residential Activity

Updated 15 March 2010

In the Business 4 zoned land at Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) there shall be no residential units as a permitted activity on site.

5.2.13 Hours of Operation: Service Deliveries - Business 4 zoned sites fronting Blakes Road at East Belfast

Updated 12 March 2012

For Business 4 zoned sites fronting Blakes Road no service deliveries shall occur on site between the hours of 10.00pm to 7.00am.

5.2.14 Design and amenity for development in the Business 7 and 8 Zone

Updated 31 August 2011

The erection of new buildings and additions to existing buildings shall be a controlled activity, with the exercise of the Council's control limited to the design and amenity of the site and development thereon in all of the Business 7 Zone and on sites which have frontage to Pound Road in the Business 8 Zone. (Plan Change 19 Decision)

5.2.15 Waterbodies and Birdstrike risk (Plan Change 19 Decision)

Updated 29 June 2012

In the Business 5 Zone at Sir James Wattie Drive and Business 8 zone, because of the bird strike risk for Christchurch International Airport there shall be no creation of waterbodies, except for stormwater facilities for the disposal and/or treatment of stormwater. Any stormwater facilities must be designed, operated and managed (including the margins and plantings) to avoid attracting bird species which constitute a hazard to aircraft. The stormwater system shall be certified by a suitably qualified person to the following standards: (Plan Change 54 Decision)

- The design, operation and management of the stormwater system shall avoid attracting bird species which constitute a hazard to aircraft;
- Stormwater infiltration basins are designed to fully drain within 48 hours of the cessation of a 2% AEP storm event;

- Rapid soakage overflow chambers in sufficient numbers and with sufficient capacity to minimise any ponding of stormwater outside the infiltration basin areas;
- The use of plant species within the basin (including its margins) that are suitable for inundation by stormwater and are not attractive to birds;
- Basin size and side slope dimensions that are suitable for stormwater management and are not attractive to birds;

Any proposal that does not comply with this provision shall be limited notified to Christchurch International Airport Limited.

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Building adjacent to waterways and the coastline
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

5.3 Community standards - Business 3, 3B, 4, 4P, 4T, 5, 6, and 7 and 8 Zones (Plan Change 19 Decision)

Updated 31 August 2011

5.3.1 Retail activities

Updated 29 June 2012

Business 3 Zone

- (a) Any retail activity undertaken from a site shall only consist of one or more of the following:

- (i) the display and sale of goods produced, processed or stored on the site, and ancillary products, up to 20% of the net floor area on the site used to produce, process or store those goods, or 350m² retail floorspace, whichever is the lesser;
- (ii) yard-based suppliers.
- (iii) trade suppliers.
- (iv) second hand goods outlets.
- (v) food and beverage outlets.
- (vi) service stations.

Business 3B, 4 and 8 Zones (Plan Change 19 Decision)

Note: additional information to assist users in applying rules (b), (c) and (d) below may be found in an Information Booklet provided by the Council.

- (b) Any retail activity shall only consist of one or more of the following:
- (i) yard based suppliers.
 - (ii) trade suppliers.
 - (iii) second hand goods outlets.
 - (iv) food and beverage outlets.
 - (v) retail activities (other than those specified in (i) to (iv) above), which comprise either:
 - a single tenancy ; or
 - a group of tenancies sharing vehicle access and/or parking;
 - and which comprise no more than 2000m² of gross leasable floor area.

For the purpose of this rule, ' tenancy' shall mean one retail activity occupancy created by freehold, leasehold, license or any other arrangement to occupy.

(c) Notwithstanding compliance with (b) above, retail activities will be discretionary activities where the aggregate gross leasable floor area of:

- the proposed retail activity; plus
- any other existing or approved retail floorspace, of which some part of the site is located within 200 metres of any part of the proposed development site;

exceeds 3000m²

provided that:

- (i) this clause shall not apply to proposed retail activities that are allowed by (b)(i) to (iv) above, nor to:
 - the display and sale of goods produced, processed or stored on the premises (and ancillary products), up to 20% of the net floor area on the premises used to produce, process or store those goods, or 350m² retail floorspace, whichever is lesser.
 - pharmacies contained within the structure of a health facility, up to 20% of the net floor area of the balance of the facility or 350m², whichever is lesser.

(ii) any existing or approved retail activity on a site wholly or partly within 200 metres of the proposed development site shall be excluded from assessment of the gross leasable floor area where:

- it consists of an activity allowed by clause b(i) to (iv) above, or listed in (c)(i) above.
- it is located wholly or partly within a Central City Zone, B2 Zone or contiguous B2/B1 Zone, and any part of the development site is within 50 metres of a Central City, B2 or contiguous B2/B1 Zone, and any intervening land is zoned B3B, B4, Special Purpose (Road) or Special Purpose (Rail) Zone.

Note: refer to Appendix 2 diagrams and clause (d) below to assist in interpreting clause (c).

(d) For the purpose for applying (c) above:

(i) existing and approved retail floorspace information is to be obtained from the Council.

Note: the applicant may choose to verify that information through additional site survey work.

(ii) where:

- a person/applicant (A) obtains retail floorspace information from the Council; and
- another retail application (B) (for resource consent (including Certificate of Compliance) or building consent) is granted within the 200 metre threshold, which causes the information obtained by applicant (A) to become outdated;
- then the additional retail floorspace proposed by (B) and any consequential breach of rule 5.3.1(c) above by applicant (A) will be required to be included and assessed by applicant (A), even if their application has already been lodged.

(iii) the term 'contiguous B2/B1 Zones' shall mean that two zones are adjacent, or separated only by a Special Purpose (Road) Zone.

(iv) the term 'site' and 'development site' shall mean subclauses 1 to 3 under the definition of 'site' in Part 1 of Volume 3.

(v) the term 'approved' shall include any retail activity for which resource consent (including Certificate of Compliance) or building consent has been granted;

provided that the application of this term:

- shall not include retail activity for which resource consent (including Certificate of Compliance) or building consent has been granted, but which has since been cancelled, or which has lapsed and for which no application has been made within applicable statutory time frames to extend the time in which to give effect to it; and
- shall not include retail activity for which building consent has been granted but which cannot be given effect to because resource consent for the retail activity is required and has not been obtained; and
- in those situations where more than one application has been made for a retail activity on the same part of a site and no construction progress has been made toward giving effect to any of the proposals, shall only consider the largest floorspace for which resource consent (including Certificate of Compliance) or building consent has been granted.

Business 4P, 5, 6 and 7 Zones.

(e) Any retail activity undertaken from a site shall only consist of the display and sale of goods produced or processed or stored on the site (and ancillary products), up to 20% of the net floor area on the premises used to produce, process or store those goods, or 350m² retail floorspace, whichever is the lesser.

(f) Community Standard 5.3.1 clauses (a) to (d) above do not apply to the B4 zoned site at 2 Waterman Place, where retail activities on the site shall be limited to a maximum gross leasable floor area of 6,500m², provided that such retail activity shall occur at ground level only.

(g) Within that part of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) provision is made for a single food and beverage outlet of 150m². (Plan Change 54 Decision)

5.3.2 Residential units

Updated 31 August 2011

With the exception of the B4 zoned site at 2 Waterman Place, there shall be no more than one residential unit in association with any established business activity.

Residential activities within the B4 zoned site at 2 Waterman Place, shall also comply with the Living Zones (Part 2) clauses 4.2.8 to 4.2.11 inclusive. Transport (Part 13) and Subdivisions (Part 14) as if the site were zoned Living 3.

With the exception of the B4 zoned site at 2 Waterman Place, any residential unit shall be for the purposes of security or management of the business activity on the site.

5.3.3 Offices

Updated 31 August 2011

In any zone, other than the Business 3B, 4, and 4T, and 8 zone, any office shall be in association with and ancillary to a business activity on the same site. This clause shall not apply to bank ATM facilities.

5.3.4 Roading and access

Updated 29 June 2012

(a) In the Business 4P Zone, the development of land shall be based upon an internal road with up to two road access points onto Halswell Junction Road and not more than one on to Shands Road.

(b) In the Business 4 Zone access to Deans Avenue shall be limited to Lester Lane, which is to be realigned between 100m and 110m from the intersection of Moorhouse and Deans Avenues as shown in Appendix 5, Part 3.

(c) In the Business 4 zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 and shown in Volume 3, Part 3, Appendix 10, the development shall be in accordance with the provisions of the outline development plan requiring that there shall be:

(i) No more than two road access points from the Musgroves site, one of which must be to Wigram Road and one to the future Aidanfield Drive extension along the site's south-western boundary.

(ii) Road access points between the parameters specified in the Part 3, Appendix 10 development plan.

(iii) No road frontage / direct vehicle access to Wigram Road or Aidanfield Drive extension from any property within the site.

(iv) An intersection of Wigram Road and the internal site road incorporating:

- separate left and right turn lanes to and from the site designed in accordance with Appendix 10, page 3 diagram,
- allowance for possible future bus stop facilities;

provided that

- the works involving separate left and right turn lanes to and from the site will be carried out at the time of the first subdivision application or the first new activity establishing on the site prior to subdivision consent, and
- all intersection improvements and internal roading and footpath works shall be carried out at the cost of the developer or their successor/s in title.

(v) An internal site road connecting the Wigram Road and Aidanfield Drive extension access points. As an interim measure, creation of a cul de sac, no more than 250 metres in length, is permitted at Stage 1 of the development provided that the internal site road is completed at Stage 2 of that development and linked to Aidanfield Drive extension when that extension is constructed.

(vi) Provision for a 10m corner splay for a future roundabout at the intersection of Wigram Road and Aidanfield Drive extension.

(vii) Other than as provided for under (v) above, no cul de sacs within the site longer than 150 metres.

(viii) Footpaths and amenity strips provided along Wigram Road, Aidanfield Drive extension and internal road frontages.

(d) Within the Business 4 Zone at Wrights Road (as shown on the Outline Development Plan in Part 3, Appendix 20), access to Wrights Road shall be limited to two access points, and those access points are to be separated by a minimum distance of 50m and set back at least 25m from the intersection of Jack Hinton Drive and Wrights Road.

(e) Within the Business 4 Zone at Wrights Road (as shown on the Outline Development Plan in Part 3, Appendix 20), any access to Jack Hinton Drive shall be set back at least 15m from the intersection of Jack Hinton Drive and Wrights Road. **(Plan Change 58 Decision)**

(f) In the Business 8 Zone there shall be no vehicular access from individual sites directly onto Pound Road, or onto Brixton, Wilson, or Mortlake Streets. **(Plan Change 19 Decision)**

5.3.6 Site Contamination and Landfill Gas

Updated 11 July 2011

The construction of any building involving human occupancy in the Business 7 Zone shall be a restricted discretionary activity with the Council's discretion limited to health and safety, adequacy of site investigation, mitigation and remedial action.

Note 1:

Investigation of individual building lots should be carried out in accordance with the Ministry for the Environment's Contaminated Land Management guidelines or any relevant National Environmental Standard for assessing and managing contaminants in and on land. An investigation shall also be carried out to evaluate the extent and potential effects of landfill gas to the health and safety of occupiers of the site and of other land. These investigations shall be carried out by persons with recognised expertise and experience.

In the event that soil contamination is identified or landfill gas is detected at levels which require remedial and/or site management measures to be undertaken to make the land suitable for its intended purpose, or to manage effects on occupiers of other land, such measures should be undertaken and recorded, copies of the investigation and remediation/site management reports should accompany the resource consent application.

Note 2: This clause does not apply where soil contamination has been investigated by way of subdivision consent application in accordance with Clause 20.4.9 Site Contamination.

5.4 Critical standards - Business 4, 5, 7 and 8 Zones (Plan Change 54 Decision)

Updated 29 June 2012

5.4.1 Groundwater protection

Updated 29 June 2012

(a) In the Business 4 Zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 (CT 42C/1207) and shown on Part 3, Appendix 10, the Group 2 standards for hazardous substances under Schedule 2 of Part 11, Section 3, shall apply.

(b) in the Business 7 Zone, Phase 1 composting shall not be permitted, where Phase 1 composting is described as involving the preparation of compost from raw materials (animal manure and plant matter with added nutrients and water) until the compost is a chocolate brown colour with soft, pliable straws, with moisture content of 72-78%.

(c) In the Business 5 Zone on the land covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) the Group 3 standards for hazardous substances under Schedule 2 of Part 11, Clause 3.3 shall apply. (Plan Change 54 Decision)

Note: The provisions of the Natural Resources Regional Plan (NRRP) prepared by the Canterbury Regional Council are also of direct relevance to managing groundwater and proposals will also need to comply with the standards contained in the NRRP or resource consent obtained.

It should also be noted that the Business 8 zone is subject to the Group 3 standards for hazardous substances under schedule 2 of Part 11, Section 3 that have been designed to ensure groundwater is adequately protected. (Plan Change 19 Decision)

5.4.2 Wastewater discharge

Updated 29 June 2012

(a) In the Business 4 Zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 (CT 42C/1207) and shown on Part 3, Appendix 10, trade waste disposal is constrained to a daily average sewage flow not exceeding 0.09L/s/Ha (litres/second/hectare).

(b) For all development in the Business 7 Zone, provision shall be made for the disposal of waste water via the Christchurch City Council reticulated waste water system.

(c) Within the Business 5 Zone on the land legally described as Lot 3 DP 49632 (CT 263702) trade waste and stormwater disposal is constrained to a daily average sewerage flow not exceeding 0.091/s ha (litres/seconds/hectare).

(d) In the Business 8 Zone, trade waste disposal is constrained to a daily average sewage flow not exceeding 0.09L/s/Ha and the average daily sewage discharge from the entire 114 ha Business 8 Zone shall be less than or equal to 863m³/day. (Plan Change 19 Decision)

(e) In that part of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) business activities shall be a non-complying activity where:

(i) the total volume of wastewater from the block will exceed a daily average sewage flow of 0.09 l/s/ha (litres/second/hectare); and

(ii) until local sewerage capacity is increased, the total volume of wastewater from the block will exceed a daily average sewage flow of 1000 litres/day/ha. (Plan Change 54 Decision)

5.4.3 Stormwater discharge

Updated 15 March 2010

In the Business 4 Zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 (CT 42C/1207) and shown in Volume 3, Part 3, Appendix 10, stormwater disposal shall be based on a first flush treatment and detention basin system designed in accordance with the development plan shown in Part 3, Appendix 10.

5.4.4 Heathcote River Setback

Updated 15 March 2010

Within Landscape Area on Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) there shall be no erection of buildings or fences, display of outdoor advertisements, parking of vehicles or use for any purpose other than landscaping, passive recreation, or ecological enhancement.

5.4.5 Kennaway Park - Road Improvements

Updated 15 March 2010

Not more than 10 hectares (excluding roads) of the Business 4 zoned land known as Kennaway Park (being land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) may be used for commercial or industrial purposes until:

(a) The intersection of Kennaway Road and Chapmans Road is upgraded to provide dedicated right turn bays that provide two approach lanes on the minor arm that are continuous for a length of no less than 35 metres, and

(b) The section of Cumnor Terrace linking Chapmans Road and Maunsell Street is upgraded to provide a central median to provide for the safe turning movements of heavy vehicles and to provide adequate sealed carriageway space for the safe movement of general traffic and cyclists.

5.4.6 Height

Updated 29 June 2012

The maximum height of any building shall be:

Business 4 Zone (except the Business 4 Zone at Ferrymead and Heathcote)	20m
Business 4 Zone at Ferrymead and Heathcote	15m
Business 5 Zone, within the area covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) (Plan Change 54 Decision)	20m
Business 8 Zone (within 50m of a living zone boundary or Pound Road) (Plan Change 19 Decision)	20m
Business 7 Zone, excluding the area shown as hatched on Part 3 Appendix 12 for mushroom farming	15m

5.4.7 Noise Sensitive Activities (Plan Change 19 Decision)

Updated 31 August 2011

In the Business 8 Zone no noise sensitive activities are permitted within the Ldn 50 dBA air noise contour as shown in Variation 4 to Change 1 of the Regional Policy Statement. Noise sensitive activities are:

- Residential activities, including custodial units for the management or security of any business activity;
- Education activities including pre-school places or premises, but not including trade training or other industry related training facilities;
- Travellers accommodation;

- Hospitals, healthcare facilities and any elderly persons housing or complex.

5.4.8 Development Plan - Business 7

Updated 11 July 2011

Notwithstanding Rule 5.2.8, any development in the Business 7 Zone not in accordance with the Fixed Structural Elements Layer Diagram (Appendix 3Ta, Part 2), shall be a non-complying activity.

5.4.9 Outline Development Plan (Sir James Wattie Drive - Appendix 21) - Roading Improvements (Plan Change 54 Decision)

Updated 29 June 2012

Notwithstanding any other provisions of this Plan that may separately make an activity permitted, controlled, restricted discretionary or fully discretionary any development within the area covered by the Outline Development Plan - Sir James Wattie Drive - Appendix 21 shall be a non-complying activity until the intersection of Shands Road - Sir James Wattie Drive is upgraded by way of a roundabout or traffic lights the layout and design of the intersection shall be agreed with the City Council.

Reference to other community standards

Updated 22 July 2006

Ecological heritage sites

(refer Part 4, Clause 2)

Protected buildings, places and objects

(refer Part 10, Clause 1)

Protected trees

(refer Part 10, Clause 2)

Fortified sites

(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Hazardous substances

(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)

(refer Part 13)

Reference to other critical standards

Updated 29 June 2012

Electricity Transmission Line Corridor

(refer Part 9, Clause 4) (Plan Change 54 Decision)

Excavation and filling of land

(refer Part 9, Clause 5)

Protected buildings, places and objects

(refer Part 10, Clause 1)

Protected trees

(refer Part 10, clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

Volume 3 : Part 3 Business Zones : 5.4 Critical standards - Business 4, 5, 7 and 8 Zones :
Reference to other critical standards

6.0 Assessment matters for resource consents

6.1 General

Updated 16 November 2009

6.1.1

Updated 16 November 2009

The matters contained in Sections 104 and 105, and in Part II of the Act, apply to consideration of all resource consents for land use activities.

6.1.2

Updated 16 November 2009

In addition to the matters covered in 6.1.1 above, the Council shall also apply the relevant assessment matters set out in Clauses 6.2-6.4 below.

6.2 Central City Zone

Updated 16 November 2009

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

6.2.1 Street scene and containment

Updated 16 November 2009

- (a) Where appropriate, the effects of any reduced setback or reduced facade height of a building, upon the visual impression of the streetscape and the "sense of containment" of the street.
- (b) The adequacy of provision of space in a building setback for convenient pedestrian movements.
- (c) The effect of not having a building on the road frontage, upon the existing height, design and external appearance of building facades.
- (d) The nature and extent of landscaping provided in respect to any setback requirement.
- (e) Any adverse effects on traffic movements by vehicle, public transport or pedestrians arising from the proposed setback.
- (f) The impact of any reduced setback, or lowering of facade heights, or outdoor storage, or areas without buildings, on the appearance of the building and site from any public space.
- (g) The compatibility of the building with the scale and facade heights of adjoining buildings.
- (h) Any proposed public amenity or building design features (including the provision of street furniture), to compensate for lack of building height or reduced setback.
- (i) Any particular effects of increased height above street facades on the integrity of buildings adjoining open spaces, or on listed historic buildings, places or objects.

- (j) The impact of the proposed setback or facade height upon quality and features of the external appearance of the proposed buildings.
- (k) The extent of any impact of the proposed building or alteration upon sunlight admission to the street, having regard to the orientation of the street and the building.
- (l) Whether the site has more than one street frontage.

6.2.2 Sunlight and outlook for neighbours

Updated 16 November 2009

- (a) Any adverse impacts on the enjoyment of residential amenity within sites in adjoining living zones, particularly on outdoor living spaces or main living areas of residential units.
- (b) The effect in terms of the area of adjoining land affected by increased shadowing and the number of residential properties involved.
- (c) The visual effects of building height and scale on the amenity experienced by adjoining residential properties.
- (d) Any proposed landscaping provision adjacent to the boundary, and whether it would mitigate outlook from any affected residential property.
- (e) The nature of the activity proposed on sites or within any buildings or residential properties in adjoining living zones in terms of visual intrusion.

6.2.3 Sunlight admission to important pedestrian areas

Updated 16 November 2009

- (a) The extent of any shadowing on public enjoyment and amenity of Cathedral Square or City Mall arising from any proposed building or alteration to a building.
- (b) The nature and activities undertaken within any space affected by increased shadowing caused by any proposed building or alteration to a building.
- (c) The extent of any additional shadowing having regard to the time of year that the additional shadowing is expected to occur.

6.2.4 Weather protection

Updated 16 November 2009

- (a) The extent of footpath that may be exposed to adverse weather conditions if a veranda is not provided.
- (b) The volume of pedestrian movement in the vicinity of the building concerned.
- (c) The effect of not providing a veranda upon the use, design and appearance of adjoining buildings, the continuity of the veranda provision on the street and the continuity of the street facade.
- (d) In the case of a heritage building, the effects of a veranda on its heritage values.

6.2.5 Appearance of buildings and sites

Updated 16 November 2009

- (a) General

- (i) The extent to which the building takes into account its context and location having regard to the urban form identified for the central city.
- (ii) The extent to which the design and external appearance of the building recognises and reinforces the general requirement of the plan to build up to the street frontage and maintain the grid and diagonal street pattern of Christchurch.
- (iii) Where sites have been aggregated, or the building is on a large site, the extent to which the design elements of the building are in scale with the relatively fine grained and individual site development which has been a traditional characteristic of Christchurch.
- (iv) The extent to which the ground level area of the building interacts with pedestrians and pedestrian linkages.

(b) Areas adjacent to important public open spaces.

The extent to which the building reflects, respects or compliments its relationship with adjoining or nearby areas of important public open spaces, particularly in respect of:

- (i) the formal or informal nature of the space (e.g., axial, symmetrical, open and free flowing);
- (ii) any impacts of the building on the use of those spaces (e.g., shadowing and wind funnelling);
- (iii) any visual focal points or features (e.g., statues, memorials, water features or specimen trees);
- (iv) any vistas or pedestrian linkages;
- (v) the impact of the building on the definition or containment of the space.

(c) The extent to which any site or part of any site that does not contain a building is designed and landscaped to minimise any adverse visual impact on important public open spaces, and the degree to which it complements and enhances those areas.

6.2.6 Building floor space

Updated 16 November 2009

- (a) The effect of any increase in floor area ratio in terms of building bulk and scale on the amenities of the adjoining area, and on adjoining buildings.
- (b) Where relevant, the extent to which any proposed building will add to the stock of the city's tourist accommodation.
- (c) The extent to which listed historic buildings and their important features are to be retained in any development or redevelopment.
- (d) The design and appearance of the proposed building in terms of its compatibility with any open space areas, and adjoining buildings.
- (e) The number and scale of any existing buildings in the area and the effects of any further cumulative increases in floor area ratio.
- (f) Any likely requirements for additional parking and access that will be generated having regard to existing provision in the locality.

6.2.7 Building height

Updated 16 November 2009

- (a) The effects of any increased building height in reference to existing scale and height of adjoining buildings, and in that part of the central city.

- (b) The effect of increased building height on any public open space and on the pedestrian environment, particularly shadowing and visual intrusion.
- (c) Any effects of increased building height in terms of wind behaviour and its effect on pedestrians.
- (d) The relative effects of additional height, having regard to the scale and bulk of the building.
- (e) The effect of any increase in building height on the urban form outcomes for the various areas of the central city (Core, Frame, West Fringe, East Fringe, City South).

6.2.8 Shopping frontage

Updated 16 November 2009

- (a) The effect of not providing for compulsory shopping frontage on the pattern of adjacent activities and the continuity of the shopping frontage.
- (b) Any likely adverse effects on pedestrians and street life of not providing a compulsory retail frontage.
- (c) The visual impact of any non retail activities upon the street facade of a building and street scene.

6.3 Central City Edge Zone

Updated 16 November 2009

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

6.3.1 Site density

Updated 16 November 2009

- (a) The ability to provide adequate landscaping, parking and manoeuvring spaces required by rules in the zone.
- (b) Any adverse effects of increased site density on adjoining properties.
- (c) The ability to mitigate any adverse effects of increased site density, by additional landscaping or screening.

6.3.2 Height

Updated 16 November 2009

- (a) The effects of any increased building height in reference to existing scale and height of adjoining buildings, and in that part of the city.
- (b) The effect of the increased height in terms of visual dominance by buildings on the outlook from other sites, roads and public open spaces in the surrounding area, which is out of character with the local environment.
- (c) The relative effects of additional height, having regard to the scale and bulk of the building.
- (d) The ability to mitigate any adverse effects of increased height such as through increased separation distances between the building and adjoining sites or the provision of screening.

6.3.3 Street scene and containment

Updated 16 November 2009

- (a) The visual relationship of the building to others in the vicinity.
- (b) Any effect on the visual impression of the streetscape.
- (c) The effect of not having a building on or in proximity to the road frontage, and effects upon the existing height, design and external appearance of building facades.
- (d) The extent to which any proposed parking or outdoor storage area will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites and/or the city's "garden city" image.
- (e) The impact of any increased setback, or outdoor storage areas without buildings on the appearance of the building and site from any public space.
- (f) The external appearance of vehicle manoeuvring, loading or car parking areas.
- (g) The extent and quality of landscaping to be provided and its relationship with other landscaping on adjacent sites, public spaces or roads.
- (h) The effect of reducing the standard, taking account of such factors as existing road widths, street planting, and the orientation of buildings on adjoining sites.

6.3.4 Separation from neighbours

Updated 16 November 2009

- (a) Any potential for increased nuisance effects on adjoining sites or to residents in any adjoining living zones.
- (b) The scale and height of buildings within the reduced setback.
- (c) The ability to better utilise the site and provide better environmental quality elsewhere on the site.
- (d) The effect of reduced daylight to the living room or bedroom.

6.3.5 Daylight and outlook for neighbours

Updated 16 November 2009

- (a) The effect of any reduced daylight admission on properties in adjoining living zones, taking account of the extent of overshadowing and the position of outdoor living spaces or main living areas in buildings.
- (b) The effect of any increased height on the relative building scale and privacy between the Central City Edge Zone and any adjoining living zone.
- (c) The scale, length and size of walls and buildings and their effects on amenities in any adjoining living zone.
- (d) The mitigating effect, in terms of height, of any landscaping and trees proposed on the boundary of the site.

6.3.6 Visual amenity

Updated 16 November 2009

The visual impacts of locating offices other than facing the street, or of locating storage areas in front yards, in respect to:

- (a) the nature of the use of the site;

- (b) the extent, appearance and type of screening or landscaping proposed;
- (c) any relevant factors in respect to the undesirability of siting offices or storage in a complying position.

6.3.7 Landscaped areas

Updated 16 November 2009

- (a) The effect of any reduced landscaping in terms of the scale and appearance of the buildings in the zone.
- (b) The effect of any reduction in landscaping and screening on the visual impacts of outdoor storage areas.
- (c) The extent to which the site is visible from adjoining sites, and the likely consequences of any reduction in landscaping standards or screening.
- (d) Any compensating factors for reduced landscaping or screening, including the nature of planting or materials used, the location of parking, manoeuvring or storage areas, and office accommodation.
- (e) The visual appearance of the site.
- (f) The relative importance of landscaping on the particular site concerned, taking account of the visual quality of the surrounding environment, particularly where a low standard of visual amenity exists and improvement is necessary.
- (g) The nature of the activity itself and any proposed building, and any particular adverse visual impacts it may have.
- (h) The effect of any reduction in tree planting provision, in respect to the visual appearances of carparking or vehicle storage and loading areas.

6.3.8 Outdoor living space- residential activities

Updated 16 November 2009

- (a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.
- (b) Any alternative provision on, or in close proximity to, the site for outdoor living space to meet the needs of likely future residents of the site.
- (c) The extent to which the reduction in outdoor living space or the lack of its access to daylight is compensated for by alternative space within buildings with access to ample daylight and fresh air.
- (d) The extent to which any building located within an outdoor living space will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.
- (e) The extent to which the use of any outdoor living space could be effectively reduced by the establishment of activities on adjoining sites.

6.3.9 Outdoor service and storage space - residential activities

Updated 16 November 2009

- (a) Where an outdoor or indoor service space or storage space is not provided for each residential unit, the adequacy in terms of area and convenience to residents of any common area provided.
- (b) The extent to which any reduced outdoor or indoor service space or storage space will result in any inability to adequately use the space for the intended purpose.

- (c) The extent to which an alternative location for outdoor service and storage space may have an adverse effect upon on-site, street scene and neighbourhood amenity.

6.3.10 On site convenience - residential activities

Updated 16 November 2009

- (a) Where the said facilities are not conveniently located in relation to each other and the units they serve, the extent to which arrangements have been made to ensure that residents will be able to identify their facilities and use them without undue loss of privacy, and avoid confusion for visitors.
- (b) The extent to which the alternative choice of location of rubbish storage areas, letter and milk boxes, contribute to increased privacy and security for residents, and reduce confusion to visitors.

6.3.11 Noise - residential and educational activities

Updated 16 November 2009

- (a) The impact of any residential accommodation or educational activity that does not provide the required noise insulation on the ability of existing or future permitted business activities to operate or establish without undue constraint.
- (b) The location of any nearby business activities and the degree to which the amenities may be adversely affected.

6.3.12 Design and appearance

Updated 16 November 2009

- (a) The external design and appearance of the building, including building style, material and external colour.
- (b) The visual relationship of the building to its neighbours and the street scene.
- (c) The extent to which the ground level of the building interacts with pedestrians and pedestrian linkages.
- (d) Any impacts of the building on adjacent public space (streets, parks etc) or residential uses, e.g. shadowing, wind funnelling, dominating structures.
- (e) The extent to which any site or part of any site that does not contain a building is designed and landscaped to minimise any adverse visual impact on adjoining activities, building and spaces.
- (f) The general attractiveness of the development in terms of materials, colour, modulation, architectural detail, the relationship and proportion of solid, window and void in the façade.
- (g) If continuity of the building along the frontage is maintained.

6.3.13 Retail activities

Updated 16 November 2009

- (a) Whether the retailing activity is likely to be incompatible with existing and permitted future activities that produce effects up to the levels permitted in the zone, and the potential for reverse sensitivity effects.
- (b) The extent to which the activity, either alone or in association with other nearby activities, is likely to have an adverse effect upon the safety and efficiency of the road network.
- (c) The extent to which parking, access and manoeuvring areas consider the safety of pedestrians, and cyclists, and create fewer, well designed and located connections to the road network.

- (d) The extent to which the activity (having regard to its proposed size, composition and characteristics) is likely to have an adverse effect upon the amenity values and functions of the central city zone or any district centre or centres and their ongoing ability to provide for the future needs of their communities.
- (e) The extent of any likely impacts upon the amenity of adjoining sites, including any adverse effects of building or parking areas / access points on adjoining living sites.

6.3.14 Offices

Updated 16 November 2009

- (a) The impact of any stand alone office developments in terms of potential incompatibility with existing and permitted future activities that produce effects up to the levels permitted in the zone, and the potential for reverse sensitivity effects.
- (b) Whether the impact of any stand alone office developments would adversely affect the Central City Zone.

6.4 Business 2P zones - Fendalton, Linwood, Shirley, and St Martins

Updated 11 April 2012

- (a) Where any activity does not comply with a rule of the Business 2 or Living 2 zones that applies to that activity, the Council shall have regard to the respective assessment matters that apply to that rule.
- (b) Whether the residential amenities of living zones adjacent to, or across a road from, the Business 2P zone are respected and protected from;
- the visual impact of large buildings, buildings with long unbroken walls and roofs or without sufficient small scale design elements that reflect the scale of design elements common in residential areas, and conspicuous building colour and outdoor advertising;
 - the loss of privacy and the effects of vehicle lights where relatively high levels of activity occur above ground level; and
 - the noise and nuisance effects of outdoor activities, that differs significantly from the effects that would otherwise occur in the living zones.
- (c) Whether landscape design and planting will adequately mitigate the effects arising from activities on living zones that differ significantly from the effects that would otherwise occur in living zones.
- (d) The extent to which any development accords with the Outline Development Plan (St Martins) contained in Volume 3, Part 3, Appendix 19.
- (e) The effect of any reduction in landscaping and screening on the visibility of car park areas from residential properties adjoining the St Martins Business 2P Zone.
- (f) Within the Business 2P (St Martins) Zone, the adequacy and location of vehicle access points in relation to other parking, vehicle access points and the road network in the locality, and in relation to the nature and scale of any activities proposed.

6.5 Business 1 and 2 Zones

Updated 16 November 2009

6.5.1 Sunlight and outlook for neighbours and pedestrian areas

Updated 16 November 2009

- (a) The visual impacts on adjoining living zones.
- (b) The extent of overshadowing and impact on the outdoor living spaces or main living areas of residential buildings.
- (c) The extent and quality of any landscaping proposed to mitigate any impacts of the building scale.
- (d) The extent and effect of any shadowing on the public enjoyment and amenity of New Brighton Mall and adjacent buildings arising from any proposed building or alteration to a building.
- (e) The nature of activities undertaken within any space affected by increased shadowing caused by any proposed building or alteration to a building.
- (f) The extent of any additional shadowing having regard to the time of year that the additional shadowing is expected to occur.

6.5.2 Separation from neighbours

Updated 16 November 2009

- (a) The use of any intervening space between the residential property and buildings in the business zone and its likely effects on properties in the living zone.
- (b) The extent and quality of any landscaping proposed.
- (c) Any adverse effects on any public space or recreation areas.
- (d) The visual impact of proposed buildings as seen from any residential property.
- (e) The relative size of the building which encroaches into the setback area required.

6.5.3 Visual amenity

Updated 16 November 2009

- (a) The extent and quality of any screening proposed for outdoor storage areas and to provide screening for sensitive adjoining activities.
- (b) The type and volume of materials or goods that are stored in any outdoor storage area.
- (c) The extent to which any site or part of any site that does not contain a building is designed and landscaped to soften the visual appearance of such areas from any public space. (Plan Change 22)
- (d) For sites within the Business 2 zone in Central New Brighton:

Any proposal shall be assessed against the extent and quality to which the development addresses the following principles:

1. Buildings with commercial activity on the ground level should be built up to the New Brighton Mall and Marine Parade boundaries, except where necessary to provide pedestrian access to rear carparking areas. Minor modulations and setbacks, such as recessed pedestrian entrances and windows, are acceptable to provide architectural interest provided the overall continuity of the street frontage is not compromised.
2. Active frontages should be provided at the ground level and should address the immediate boundary with New Brighton Mall (ie. retail/food and beverage).
3. Through-site pedestrian links should be provided where these result in benefit to pedestrians by avoiding long distances around city blocks.

4. Where buildings are taller than 20 metres any potential adverse wind effects on the surrounding area should be assessed and remedied. Adverse wind effects should be avoided or otherwise minimised through on-site design, for example by the massing and form of the building(s).
5. Verandas should be provided along retail and entertainment street frontages to provide weather protection for pedestrians.
6. Residential activities developed along New Brighton Mall should recognise it as a primary frontage and be designed to promote its use, safety and vitality.

In addition to these assessment matters, all the assessment matters contained in Part 2, Clause 7.2.6(c) and (d) shall also apply, as applicable.

6.5.4 Building development and redevelopment

Updated 16 November 2009

- (a) The location of activities with regard to public use and convenience.
- (b) The relationship of parking access and manoeuvring areas in respect to safety of pedestrians, the location and safety of access points.
- (c) The provision made for the safety and security of users of the centre, particularly at night.
- (d) The visual appearance and attractiveness of the development, particularly as a pedestrian environment.
- (e) The relationship of the development with any open space areas, within or adjoining the centre, and the accessibility of any public facilities such as crèches, libraries and public conveniences.
- (f) Any adverse effects of building or parking areas/access points on adjoining living zones.
- (g) The extent and quality of landscaping required and the effectiveness of proposed planting and trees in screening carparking areas and buildings from adjoining residences. (Plan Change 22)
- (h) For Ferrymead, the following assessment matters are limited in their application to only that component of the Ferrymead district centre that is subject to development or redevelopment:
 - (i) The extent to which the development facilitates safe and direct pedestrian walkways, cycleways, vehicular access, and pedestrian access to public transport, both within and adjoining the site;
 - (ii) The extent to which trees or landscaping contributes to the amenity both within the site and surrounding environment;
 - (iii) The relationship and linkages (both physical and visual) of the development with any open space areas within or adjoining the site, particularly integration with the Estuary and Charlesworth Reserve;
 - (iv) The degree to which the development provides for residential, commercial services, community facilities and publicly accessible open space; and
 - (v) The extent to which buildings relate to the street, accessways and publicly accessible areas.

6.5.5 Street scene

Updated 16 November 2009

- (a) The visual relationship of the building to adjoining buildings, and others in the vicinity.
- (b) In the Sydenham district centre Business 2 Zone, the use to be made of the proposed setback.

- (c) In the Sydenham district centre Business 2 Zone, any effect on the visual impression of the streetscape and "sense of enclosure".
- (d) In the Sydenham district centre Business 2 Zone, the effect on the traditional "mainstreet" character of the shopping centre.
- (e) Any adverse effects on traffic movements, both vehicle and pedestrian.
- (f) The visual impact on the street scene and/or adjacent living zones of any building without display windows.
- (g) For Ferrymead, the effect of reducing the standard, taking into account such factors as pedestrian safety, street planting, pedestrian and transport integration with adjacent sites, and the orientation of buildings on adjoining sites.
- (h) For Ferrymead, the extent to which the reduced setback is comparable with the existing built form in the vicinity.

6.5.6 Special Provision - Linwood (Eastgate)

Updated 16 November 2009

- (a) Any adverse effects created by increased traffic or changed traffic patterns arising from development beyond the floor area limit, particularly on the Linwood Avenue/Aldwins Road/Buckleys Road intersection. (Variation 86)

6.5.7 Height

Updated 16 November 2009

- (a) Any adverse effects of height on any adjoining residential properties in living zones, taking account of the bulk of the building.
- (b) The design and appearance of the building, and the quality and scale of any landscaping and tree planting proposed to reduce the visual impact of building height and scale.
- (c) The relevance of, and extent to which, the additional building height may allow better use of the existing site and obviate any need for external expansion.
- (d) The extent of that portion of the building which exceeds the height limit and its effect on sunlight admission to any living zone property.
- (e) The extent to which that part of the building exceeds the height standard is set back from any living zone boundaries. (Plan Change 22)
- (f) For Ferrymead, the extent to which the additional height may disrupt middle and long distance views across the City and compete with the central city skyline as the focal point of the City's form.

6.5.8 Site Density

Updated 16 November 2009

- (a) The impacts of any increase over the specified site density with respect to the adverse effects, if any, of proposed building scale and coverage on any adjoining living zone.
- (b) Any adverse impacts in terms of parking demand and access to the site.
- (c) The adequacy of landscaping provision on the site.
- (d) The ability to provide for public space whether under cover or external to buildings.

- (e) Whether there is greater opportunity to provide for the rationalisation and better design of the shopping centre.

6.5.9 Special provisions - Fendalton Mall

Updated 16 November 2009

The visual impacts of any removal or reduction of the landscaping or of existing trees, with respect to the outlook for adjoining residents or from Memorial Avenue.

6.5.10 Special provision - Papanui

Updated 16 November 2009

- (a) Any likely adverse effects created by the additional traffic generated on the surrounding road network as a result of the further development of activities in this part of this B2 zone.
- (b) The adequacy and location of any parking provision and access points in relation to other parking, access points, and the road network in the locality, and in relation to the nature and scale of any activities proposed.

6.5.11 Special provision - Ferrymead

Updated 16 November 2009

- (a) The extent to which any development accords with the Outline Development Plan (Ferrymead) contained in Volume 3, Part 3, Appendix 16.
- (b) Any adverse effects created by increased vehicular traffic from the development beyond the retail floor area limit on the adjoining road network, including both access and the wider network.
- (c) The extent to which retail activity above ground floor level creates a potential for over-intensification of the site, decreases the ability to achieve a variety of activities on-site or compromises development of the zone as shown in the Outline Development Plan (Ferrymead) contained in Volume 3, Part 3, Appendix 16.
- (d) The extent to which development increases the pedestrian permeability within the site and increases traffic integration with adjoining sites.
- (e) The degree to which the development incorporates residential, commercial service, community facilities, and public aspects (i.e., access, gathering areas and landscaping).
- (f) The degree to which the activity within the development contributes to mix uses.
- (g) Any reduction in the linkages with the Estuary, Heathcote River, Charlesworth Reserve and the Port Hills.
- (h) The degree to which the development enhances on-site open space and integrates with adjoining ecological and landscape areas, including but not limited to Charlesworth Reserve.
- (i) Those matters stated in Clause 6.5.4(h).

(Plan Change 22)

6.5.12 Special Provision - Design and Appearance Business 1 Zone at East Belfast

Updated 12 March 2012

- a) Any development in the Business 1 Zone at East Belfast shall be assessed against the following criteria:

Site Configuration and Access

- b) The development should be planned and designed in an integrated manner to avoid or mitigate adverse visual, noise and traffic effects on residential properties adjoining Blakes Road and opposite the Business 1 Zone.
- c) The main buildings should generally be parallel to the adjoining roads in order to address the street frontage(s) and to enable parking and storage to be located at the rear of the site.
- d) Outdoor storage should be screened from view from Blakes Road and residential areas either by the configuration of buildings or by fencing.
- e) Vehicle access shall be provided through the site, linking the two streets and ensuring the safe and efficient movement of pedestrians, cyclists and vehicles and connections to key routes nearby.
- f) Development should be designed to minimise the number of service and vehicle accessways from Blakes Road to reinforce pedestrian priority along the footpath and within the site.
- g) Direct pedestrian pathways should be provided from footpaths on adjoining and abutting roads (and from any bus stop along the frontage) to principal entrances to the building(s), and which avoids crossing parking areas.
- h) Cycle racks should be provided at convenient locations.

Activity Mix

- i) The development should comprise a mix of small tenancies that will provide for the day-to-day retail needs of residents.
- j) The main entrance to any above ground level residential dwelling should be provided separately from the entrance to the ground floor tenancies and be clearly identifiable and well articulated.

Building Design and Appearance

- k) When viewed from any public space buildings should create visual interest through roof form, openings, and variation, and should avoid any continuous flat or blank building frontages to the public space. Architectural design and detailing should ensure that the development becomes a valued centrepiece (i.e. a local centre) for its local community.
- l) Building design should encourage visual and physical interaction with the street. This includes providing appropriate architectural detailing, and maximising doors, display frontages and balconies fronting onto the adjoining roads and any other public spaces, with priority to be given to the Blakes Road frontage. Extensive blank walls facing the street should be avoided, particularly at ground level.
- m) The design of new buildings and structures should emphasise and celebrate the corner of Blakes Road and adjoining business zone road.
- n) Canopies should be provided along the Blakes Road frontage of the building (as a minimum) and at other locations to provide for dry access to the main entry points.
- o) Signage should be located on the building(s) as much as possible and should be designed to integrate with the building and site design.

Landscaping and Fencing

- p) Attractive hard and soft landscaping treatments should be provided for all publicly visible areas of the development. Larger vegetation is encouraged along the boundary with business zoned properties.
- q) The style and materials used for any walls or fences forward of the front face of a building should relate directly to the buildings style and materials.
- r) Fences and landscaping along the road boundary should not obstruct ground level views, especially fences forward of the front face of a building, which should be low and allow open views of business frontages.

6.5.13 Special provision - residential and retail activity in the Business 1 Zone, East Belfast

Updated 12 March 2012

- (i) When considering residential activity, specifically entranceway access and internal circulation arrangements, carparking and garaging:
 - a) The development should integrate with existing development in the Business 1 Zone.
 - b) Open carparking and enclosed garages should be located behind or beneath buildings such that it is not visually dominant from the street.
 - c) Open carports and freestanding garages should not be used.
 - d) The form, amenity and function of the Business 1 zoned land as a comprehensive, mixed use local centre development should not be compromised by the scale, extent or design of residential activities.
- (ii) When considering the gross leasable floor area of retail activities:
 - (a) The extent to which the local centre will remain dominated by small scale retail shops and service activities.
 - (b) The potential for strategic and/or retail distributional effects on existing commercial centres.
 - (c) Any adverse effects created by increased vehicular traffic from the development on the adjoining road network.
 - (d) Any adverse effects on the amenity of neighbouring residential properties.
- (e) The extent to which the matters in 6.5.12 have been considered.

6.5.14 Residential activities- Outline Development Plan (Awatea)

Updated 11 July 2011

- (a) The impact of any additional residential accommodation on the ability of existing or future permitted commercial activities to operate or to establish without undue constraints
- (b) The effects of establishing any residential accommodation on the amenity, safety and convenience of on-site residents, having regard to existing to existing or future potential business activities.
- (c) The effect of any residential buildings or units on the development scope of the site or adjoining sites.
- (d) Any beneficial effects of residential units as a buffer for adjoining living, rural, cultural, conservation or open space zones, while still permitting commercial development on the site or adjoining sites.
- (e) The site layout, building specifications, nature and/or purpose of the proposed residential accommodation, and the need or likely demand for residential accommodation of that kind in the general area.

6.5.15 Design and amenity for development in the Business 1 Zone - Outline Development Plan (Awatea)

Updated 11 July 2011

- (a) The quality of architectural treatment of main elevations including building design, architectural features and details, use of colour and building materials.
- (b) The extent to which active rooms are positioned in relation to the street to maximise passive surveillance.

- (c) The extent to which tree planting, including species, height and calibre achieves a high quality landscaping outcome and mitigates adverse visual effects and scale of commercial buildings and business activities.
- (d) The extent to which landscaping is used in preference to sealed areas, solid fencing and walls along road boundaries.
- (e) The position of security fencing to reduce the dominance of the streetscape and avoid compromising landscape areas.
- (f) The extent to which any signage on buildings is integrated with a buildings' architectural details.
- (g) The extent to which the locations of outdoor storage, loading, and parking areas area located behind buildings away from public areas.

6.5.16 Design and amenity for development in the Business 1 and Community Footprint Area - Outline Development Plan (Halswell West)(Appendix 3W and 3W(a), Part 2)

Updated 11 July 2011

- (a) The quality of architectural treatment of main elevations including building design, architectural features and details, use of colour and building materials.
- (b) The extent to which active rooms are positioned in relation to the street to maximise passive surveillance.
- (c) The extent to which tree planting, including species, height and calibre achieves a high quality landscaping outcome and mitigates adverse visual effects and scale of commercial buildings and business activities.
- (d) The extent to which landscaping is used in preference to sealed areas, solid fencing and walls along road boundaries.
- (e) The position of security fencing to reduce the dominance of the streetscape and avoid compromising landscape areas.
- (f) The extent to which any signage on buildings is integrated with a buildings' architectural details.
- (g) The extent to which the location of outdoor storage, loading, and parking areas are located behind buildings away from public areas.
- (h) The extent to which measures are used to minimise stormwater runoff and potable water use from buildings and sites such as rainwater collection tanks, permeable paving, rain gardens and swales.

6.5.17 Residential Activities - Outline Development Plan (Halswell West)

Updated 11 July 2011

- (a) The impact of any additional residential accommodation on the ability of existing or future permitted commercial activities to operate or to establish without undue constraint.
- (b) The effects of establishing any residential accommodation on the amenity, safety and convenience of on-site residents, having regard to existing or future potential business activities.
- (c) The effect of any residential buildings or units on the development scope of the site or adjoining sites.
- (d) Any beneficial effects of residential units as a buffer for adjoining living, rural, cultural, conservation or open space zones, while still permitting commercial development on the site or adjoining sites.
- (e) The site layout, building specifications, nature and/or purpose of the proposed residential accommodation, and the need or likely demand for residential accommodation of that kind in the general area.

6.5.18 Contamination and landfill gas

Updated 11 July 2011

Where contaminants or landfill gas are detected at levels which justify remediation or management of the site to protect the health and safety of occupiers of the site or of other land:

- The risk to health and safety of any persons.
- Suitability of remedial and/or site management measures to be undertaken to make the site suitable for the intended purposes.
- Suitability of remedial and/or site management measures to ensure the protection of ground water quality and sediment control during the remediation

6.5.19 Development Plan

Updated 30 April 2011

For activities not in accordance with the development plan contained in Part 3, Appendix 14:

- The extent to which comprehensive, mixed use development would continue to be achieved
- The nature and degree of any adverse effects caused by proposals not in accordance with the development plan.
- The ability of the proposals to any other existing development within the block.
- The relationship of proposals to any other existing development within the block.
- Whether the scale and nature of development is consistent with that anticipated for a local centre.

In relation to urban design and appearance including facade modulation, the following:

- Generally blank facades or flat elevations devoid of relief should be avoided, particularly on street and open space frontages.
- Buildings facing streets should be articulated to provide visual interest and depth
- Building frontages at ground level should encourage interaction with the street or open spaces, to provide visual interest and enhance public safety, including maximising use of doors, windows and balconies.
- Buildings should be orientated towards the street or internal accessways and entrances should be clearly identifiable and accessible.
- The design of vehicle entrances and accessways should recognise the relationship between vehicles, pedestrians and cyclist and reinforce pedestrian priority, particularly in terms of materials sightlines and location of accesses.
- Car parking and garaging should be located behind or beneath buildings such that it is not visually dominant from the street.
- Buildings should have a rhythm, scale and proportion to address the streetscape and to ensure sufficient relief on larger facade elements.
- Materials expression should ensure cohesion and consistency throughout the development and reflect its predominantly residential character.
- Fenestration should consider outlook and privacy.

In relation to open space between buildings the following:

- Buildings should encourage overlooking of streets and open spaces to improve safety.
- Design, size and location of open space should reflect the character and scale of surrounding buildings.
- The extent to which comprehensive design has led to greater utility of open space provision than would be the case with piecemeal development.
- Landscape treatment including lighting of open space (landscape plan) with regard to safety, boundary treatment, streetscape and planting.
- Interaction between open space and circulation patterns.
- Interaction between open space and buildings with regard to outlook, views and privacy for residents.
- Integration of stormwater treatment within open space with regard to visual amenity.

When considering the concept plan required as part the first development within the development plan area:

- The extent to which the lack of concept plan, or the lack of detail provided, undermines the ability for the site to be developed comprehensively and in an integrated manner.
- The extent to which the nature and extent of future development can be integrated with existing development within the block

When considering additional floor areas or tenancy areas:

- (a) The effects of any larger floor space for non-residential activity on other centres particularly district centres.
- (b) Any effects in terms of traffic generation and access.
- (c) The maintenance of permeability within the block for internal pedestrian and cycle circulation including the connections with that part of the block within the Living 3 zone.
- (d) The extent to which the form, amenity and function of this Business 1 zoned area as a local centre would be maintained.

6.5.20 Design and amenity for development in the Business 1 Zone and Mixed Use area - Outline Development Plan (North West Belfast) - Part 2, Appendix 3X

Updated 14 May 2012

- (a) The quality of architectural treatment of main elevations including building design, architectural features and details, use of colour and building materials.
- (b) The extent to which active rooms are positioned in relation to the street to maximise passive surveillance.
- (c) The extent to which tree planting, including species, height and calibre achieves a high quality landscaping outcome and mitigates adverse visual effects and scale of commercial buildings and business activities.
- (d) The extent to which landscaping is used in preference to sealed areas, solid fencing and walls along road boundaries.
- (e) The position of security fencing to reduce the dominance of the streetscape and avoid compromising landscape areas.
- (f) The extent to which any signage on buildings is integrated with a buildings' architectural details.
- (g) The extent to which the location of outdoor storage, loading, and parking areas are located behind buildings away from public areas.

(Plan Change 67)

6.6 Business Retail Park Zone

Updated 16 November 2009

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

6.6.1 Street scene

Updated 16 November 2009

- (a) The external appearance of vehicle manoeuvring, loading or car parking areas, particularly as seen from living zones or roads.
- (b) The extent of office accommodation at the front of the building and its ability to enhance the appearance of the building.
- (c) The extent and quality of landscaping provided.
- (d) The effect on visual quality and outlook of reducing the standard, on any adjoining living zone, or frontage of nearby properties.
- (e) The effect of reducing the standard, taking account of such factors as existing road widths, street planting, and the orientation of buildings on adjoining sites particularly those in living zones.
- (f) The extent to which the reduced setback is comparable with the existing built form in the vicinity.
- (g) The extent to which the building visually dominates the streetscape.
- (h) Whether or not the site has more than one road frontage and incorporates suitable amenity planting and building design.

6.6.2 Separation from neighbours

Updated 16 November 2009

- (a) Any potential for increased nuisance effects on adjoining sites or to residents in any adjoining living zones.
- (b) The provision of compensating landscaping or screening.
- (c) The scale and height of buildings within the reduced setback.
- (d) The ability to better utilise the site and provide better environmental quality elsewhere on the site.
- (e) The proposed use of the setback space, and the visual and other effects of this use.

6.6.3 Sunlight and outlook for neighbours

Updated 16 November 2009

- (a) The effect of any reduced sunlight admission on properties in adjoining living, cultural, conservation, open space, rural, and Special Purpose (Awatea) zones, taking account of the extent of overshadowing and the position of outdoor living spaces or main living areas in buildings.
- (b) The effect of any increased height on the relative building scale and privacy between the business zone and any adjoining living, cultural, conservation, open space, rural, and Special Purpose (Awatea) zones.

- (c) The scale, length and size of walls and buildings and their effects on amenities in any adjoining living zone.
- (d) The mitigating effect, in terms of height, of any landscaping and trees proposed on the boundary of the site.

6.6.4 Visual amenity

Updated 16 November 2009

The visual impacts of locating offices and showrooms for industrial activities other than facing the street, or of locating storage areas in front yards, in respect to:

- (a) the nature of the use of the site;
- (b) the type and volume of materials to be stored on the frontage of the site;
- (c) the extent, appearance and type of screening or landscaping proposed;
- (d) any relevant factors in respect to the undesirability of siting offices or storage in a complying position.

6.6.5 Landscaped areas

Updated 16 November 2009

- (a) The effect of any reduced landscaping in terms of the scale and appearance of the buildings in the zone.
- (b) The effect of any reduction in landscaping and screening on the visual impacts of outdoor storage areas and/or car park areas.
- (c) The extent to which the site is visible from adjoining sites, particularly those in living zones, and the likely consequences of any reduction in landscaping standards or screening.
- (d) Any compensating factors for reduced landscaping or screening, including the nature of planting or materials used, the location of parking, manoeuvring or storage areas, and office accommodation.
- (e) The visual appearance of the site in terms of the length of road frontage or the length of any adjoining living zone boundary.
- (f) The relative importance of landscaping on the particular site concerned, taking account of the visual quality of the surrounding environment, particularly where a low standard of visual amenity exists and improvement is necessary.
- (g) The nature of the business activity itself, and any particular adverse visual impacts it may have .
- (h) The effect of any reduction in tree planting provision, in respect to the visual appearances of carparking or vehicle storage and loading areas.

6.6.6 Development plan - Business RP Zone

Updated 16 November 2009

Area bounded by Deans Avenue, Blenheim Road, Whiteleigh Avenue and the railway line.

- (a) The effectiveness of external access to the development.
- (b) The extent to which road access ensures safe and efficient traffic circulation within the zone.
- (c) The extent to which the development provides linkages between different parts of the area and buffering between incompatible activities or road and rail corridors.

Area bounded by Antigua Street, Moorhouse Avenue, Selwyn Street, and the railway line:

- (a) The effectiveness of external access to the development plan area.
- (b) The extent to which road access ensures safe and efficient traffic circulation within the development plan area and to Moorhouse Avenue in particular.
- (c) The extent to which the development provides linkages between different parts of the development plan area, and in particular to adjoining sites and to the rear access corridor.

6.6.7 Development and redevelopment of retail space

Updated 16 November 2009

- (a) The extent to which parking, access and manoeuvring areas consider the safety of pedestrians and cyclist, and create fewer, well designed and located connections to the road network.
- (b) The provision made for the safety and security of users of the premises, particularly at night.
- (c) The visual appearance, attractiveness and convenience of the development for the public.
- (d) The relationship of the development with any open space areas within or adjoining the site.
- (e) Any adverse effects of building or parking areas/access points on adjoining living zones.
- (f) The extent and quality of landscaping required and the effectiveness of proposed planting and trees in screening carparking areas and buildings from adjoining living zones.

6.6.8 Site density

Updated 16 November 2009

- (a) The ability to provide adequate landscaping, parking and manoeuvring spaces required by rules in the zone.
- (b) The degree to which the open space character of the zone will be retained.
- (c) The likely impacts of additional floorspace on traffic congestion and safety, access, the road network and amenities of adjoining sites.
- (d) Any adverse effects of increased building coverage or site density, particularly on properties in any adjoining living zone.
- (e) The ability to mitigate any adverse effects of increased coverage or site density, by additional landscaping or screening.

6.6.9 Residential units

Updated 16 November 2009

- (a) The impact of any residential accommodation on the ability of existing or future commercial activities to operate or establish without undue constraint.
- (b) Any beneficial effects of residential units as a buffer for adjoining living, rural, cultural, conservation or open space zones, while still permitting commercial or industrial development on the site or adjoining sites.

6.6.10 Height

Updated 16 November 2009

- (a) The extent to which that part of the building which exceeds the height standard is set back from any living, cultural, conservation or open space zone boundaries.
- (b) The extent of that portion of the building which exceeds the height limit and its effect on sunlight admission to any Living, Cultural, Conservation or Open Space zoned property.
- (c) The relevance of, and extent to which, the additional building height may enable the more efficient, practical and/or pleasant use of the remainder of the site or the long-term protection of significant trees or natural features on the site.
- (d) The design and appearance of the building, and the quality and scale of any mitigation that can be implemented to reduce its visual impact.
- (e) The nature and extent of any adverse effects of height on any adjoining properties in living, conservation, open space or cultural zones taking into account the overall bulk of the building.
- (f) The extent to which the building height may contribute to the domination of the building in the locality, having regard to the scale and form of buildings in the suburban context.
- (g) The extent to which the additional height may disrupt middle and long distance views across the City and compete with the central city skyline as the focal point of the City's form.
- (h) The extent to which other rules, such as setbacks and recession planes are complied with, and "over development" of the site avoided.

6.7 Business 3, 3B, 4, 4P, 4T, 5, including the Business 5 Zone at Sir James Wattie Drive), 6, and 7 and 8 Zones (Plan Change 19 Decision) (Plan Change 54 Decision)

Updated 29 June 2012

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

6.7.1 Site density and open space

Updated 20 September 2006

- (a) The ability to provide adequate landscaping, parking and manoeuvring spaces required by rules in the zones.
- (b) With regard to the Business 4P, 4T, 6 and 7 Zones, the degree to which the open space character of those zones will be retained.
- (c) Any adverse effects of increased building coverage or site density, particularly on properties in any adjoining living zone.
- (d) The ability to mitigate any adverse effects of increased coverage or site density, by additional landscaping or screening.

6.7.2 Street scene

Updated 29 June 2012

- (a) The external appearance of vehicle manoeuvring, loading or car parking areas, particularly as seen from living zones or roads.
- (b) The extent of office accommodation at the front of the building and its ability to enhance the appearance of the building.
- (c) The extent and quality of landscaping to be provided.

- (d) The effect on visual quality and outlook of reducing the standard, on any adjoining living zone, or frontage of nearby properties.
- (e) The effect of reducing the standard, taking account of such factors as existing road widths, street planting, and the orientation of buildings on adjoining sites particularly those in living zones.
- (f) The effect of reducing the standard on the open space "suburban park" character of the Business 4P and 4T Zones.
- (g) Within that part of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive – Appendix 21) the effect of reducing that standard on the visual amenity of the adjoining Rural Zone and nearby public cycleway, and on the approach to Christchurch along Shands Road or Marshs Road. (Plan Change 54 Decision)

6.7.3 Separation from neighbours

Updated 16 November 2009

- (a) Any potential for increased nuisance effects on adjoining sites or to residents in any adjoining living zones.
- (b) The provision of compensating landscaping or screening.
- (c) The scale and height of buildings within the reduced setback.
- (d) The ability to better utilise the site and provide better environmental quality elsewhere on the site.
- (e) The proposed use of the setback space, and the visual and other effects of this use.

6.7.4 Sunlight and outlook for neighbours

Updated 12 March 2012

- (a) The effect of any reduced sunlight admission on properties in adjoining living, cultural, conservation or open space zones, taking account of the extent of overshadowing and the position of outdoor living spaces or main living areas in buildings.
- (b) The effect of any increased height on the relative building scale and privacy between the business zone and any adjoining living, cultural, conservation or open space zones.
- (c) The scale, length and size of walls and buildings and their effects on amenities in any adjoining living zone.
- (d) The mitigating effect, in terms of height, of any landscaping and trees proposed on the boundary of the site.
- (e) Within the Living G (East Belfast) Zone the extent to which any intrusion of the road boundary recession plane results in additional building scale and bulk and associated effects on the visual and residential amenity of residential properties and the visual amenity of the conservation or open space zones opposite

6.7.5 Visual amenity

Updated 16 November 2009

The visual impacts of locating offices other than facing the street, or of locating storage areas in front yards, in respect to:

- (a) the nature of the use of the site;
- (b) the type and volume of materials to be stored on the frontage of the site;

- (c) the extent, appearance and type of screening or landscaping proposed;
- (d) any relevant factors in respect to the undesirability of siting offices or storage in a complying position.

6.7.6 Landscaped areas

Updated 12 March 2012

- (a) The effect of any reduced landscaping in terms of the scale and appearance of the buildings in the business zone.
- (b) The effect of any reduction in landscaping and screening on the visual impacts of outdoor storage areas.
- (c) The extent to which the site is visible from adjoining sites, particularly those in living zones, and the likely consequences of any reduction in landscaping standards or screening.
- (d) Any compensating factors for reduced landscaping or screening, including the nature of planting or materials used, the location of parking, manoeuvring or storage areas, and office accommodation.
- (e) The visual appearance of the site in terms of the length of road frontage or the length of any adjoining living zone boundary.
- (f) The relative importance of landscaping on the particular site concerned, taking account of the visual quality of the surrounding environment, particularly where a low standard of visual amenity exists and improvement is necessary.
- (g) The nature of the business activity itself, and any particular adverse visual impacts it may have.
- (h) The effect of any reduction in tree planting provision, in respect to the visual appearances of carparking or vehicle storage and loading areas.
- (i) Within the Living G (East Belfast) Zone the extent to which the proposed landscaping mitigates any effects on the visual amenity of adjoining residential properties or conservation or open space zones
- (j) The extent to which tree planting under the electricity transmission corridor would adversely affect the safe and efficient functioning of the electricity network or restrict maintenance of that network. (Plan Change 19 Decision)

6.7.7 Outline Development Plans - Business 4, 5 and 8 Zones (Plan Change 19 Decision) (Plan Change 54 Decision)

Updated 29 June 2012

- A. Area bounded by Deans Avenue, Blenheim Road, Whiteleigh Avenue and the railway line.
 - (a) The effectiveness of external access to the development.
 - (b) The extent to which road access ensures safe and efficient traffic circulation within the zone.
 - (c) The extent to which the development provides linkages between different parts of the area and buffering between incompatible activities or road and rail corridors.

Area within the Outline Development Plan (Wigram)

 - (a) The extent to which any development accords with the documents comprising the Outline Development in Appendix 3U/1 to 3u/5 Part 2 Volume 3.
- B. In the area known as the Musgroves site, which is legally described as Lot 6 DP 73928 and shown in Volume 3, Part 3, Appendix 10:
 - (a) the effectiveness of the external access points, intersection design and pedestrian access to the site and their effect on the safety and efficiency of the adjoining road network;

- (b) the safety and efficiency of the traffic movement within the development site;
- (c) the efficiency and effectiveness of the stormwater disposal system in controlling water-borne contaminants, avoiding discharge of stormwater into contaminated landfill areas of the site, and maintaining adequate ground and surface water quality;
- (d) the effectiveness of the stormwater detention basin in mitigating the risk of downstream flooding.

C. In relation to part of the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9):

- (a) The extent to which the development provides for connectivity to the surrounding area for pedestrian and cyclists, including to the north of the site.
- (b) The extent to which Landscaping, planting and stormwater treatment ponds maintain or enhance the visual amenity and ecological values of the margins of the Heathcote River.
- (c) The extent to which landscaping of the Heathcote River margin can contribute to the enhancement of tangata whenua freshwater values.
- (d) The extent to which planting and the location of pedestrian/cycle ways protect and enhance the habitat of birds with specialised habitat requirements.

D. In relation to the Business 4 Zone at Wrights Road (being the land shown on the Outline Development Plan in Part 3, Appendix 20): **(Plan Change 58 Decision)**

- (a) the effectiveness of the external access points and their effect on the safety and efficiency of the adjoining road network;
- (b) the extent to which landscaping (or solid fencing on the Jack Hinton Drive frontage) maintains or enhances the visual amenity of the surrounding environment.

E. In relation to that part of the Business 5 zoned land located within the Outline Development Plan, Sir James Wattie Drive, Appendix 21.

- (a) The extent to which the development provides for safe and efficient connectivity to the surrounding area and transport network for vehicles, pedestrians and cyclists including to Marshs Road.
- (b) The extent to which the development provides safe and efficient linkages within the site for all forms of transport.
- (c) The extent to which the landscaping, (planting and maintenance) and stormwater infiltration basins maintain or enhance the visual amenity of the site and in particular the urban-rural edge at Marshs Road and the approach to Christchurch City on Shands Road.
- (d) The extent to which building, form, colour and location on site mitigates the visual dominance of buildings when viewed from the rural-urban boundary, the Little River-Hornby cycleway and the south side of Marshs Road;
- (e) The extent to which the planting (species and density) will maintain an attractive green edge to the urban area and provide habitat for birdlife.
- (f) Effects on high voltage transmission lines (except where buildings and structure are proposed and located within 12m either side of the centreline and are therefore non-complying activities - see Rule 9 - 4.4.8. **(Plan Change 54 Decision)**)

F. Area covered by the Business 8 zone **(Plan Change 19 Decision)**

- (a) The extent to which safe and efficient access is provided to the arterial road network;

- (b) The extent to which vehicular access arrangements, the wider movement network and the distribution of generated traffic may combine to affect residential areas and the potential effects of these factors upon residential amenity and safe and efficient access for residential areas.
- (c) The degree to which safe and efficient pedestrian and cycle access is provided through the site, is connected with the wider movement network, and is integrated with stormwater basins and/ or open space;
- (d) The degree to which stormwater retention basins and open space is located so as to provide an effective buffer between business and residential activities;
- (e) The extent to which stormwater basins and open space areas are co-located so as to maximise recreational and amenity opportunities;
- (f) The degree to which reverse sensitivity issues relating to the lawfully established operations within the nearby RuQ zoned land are avoided;
- (g) The degree to which local convenience facilities to service the day-to-day needs of businesses such as cafes, office support businesses and the like are located in convenient locations such as adjacent to the intersections of the main internal roads or adjacent to areas with high amenity values such as stormwater basins and open space areas.

6.7.8 Retail Activities

Updated 16 November 2009

- (a) For retail activities wholly or partly within the B3, B4P, B5 and B6 zones, the extent to which the activity is likely to be incompatible with existing and permitted future activities that produce effects up to the levels permitted in the zone, and the potential for reverse sensitivity effects.
- (b) The extent to which the activity, either alone or in association with other nearby activities, is likely to have an adverse effect upon the safety and efficiency of the road network.
- (c) The extent to which parking, access and manoeuvring areas consider the safety of pedestrians and cyclists, and create fewer, well designed and located connections to the road network.
- (d) The extent to which the activity (having regard to its proposed size, composition and characteristics) is likely to have an adverse effect upon the amenity values and functions of the central city or any district centre or centres and their ongoing ability to provide for the future needs of their communities.
- (e) The extent to which the convenient access of communities to commercial and community services may be positively or adversely affected by the proposed activities.
- (f) The extent to which the proposed activities would occupy land and road frontage and/or be likely to attract further similar activities thus discouraging or displacing permitted activities, having regard to the wellbeing of the community in relation to extent of the zoning and its character and function.
- (g) For those sites wholly or partly within 50 metres of the Central City Zone or a B2 or a contiguous B2/B1 zone, the extent to which the proposal is integrated with other retail activities in those zones, including in respect of site layout, parking, landscaping, and the visual appearance and attractiveness of the development (particularly as a pedestrian environment).
- (h) For those sites beyond 50 metres of the Central City Zone or a B2 or a contiguous B2/B1 zone, the extent to which the site is self-contained in respect of appropriate off-street parking for customers and employees and as to goods delivery service arrangements.
- (i) The extent to which the activity reinforces an identified existing or potential community focus by its co-location with community facilities, public transport nodes and proximity to higher density living zones and/or increased population base.
- (j) The relationship of the development with any open space areas within or adjoining the site, and the accessibility of any nearby existing public facilities such as creches, libraries and public conveniences.

- (k) The extent of any likely impacts upon the amenity of any sites in adjoining living, rural, cultural, conservation or open space zones, including any adverse effects of building or parking areas / access points on adjoining living zones.
- (l) The provision made for the safety and security of users of the premises, particularly at night.

6.7.9 Residential units

Updated 31 August 2011

- (a) The impact of any additional residential accommodation on the ability of existing or future permitted industrial activities to operate or establish without undue constraint.
- (b) The effects of establishing any residential accommodation on the amenity, safety and convenience of on-site residents, having regard to existing or future potential business activities.
- (c) The effect of any residential buildings or units on the development scope of the site or adjoining sites.
- (d) Any beneficial effects of residential units as a buffer for adjoining living, rural, cultural, conservation or open space zones, while still permitting industrial development on the site or adjoining sites.
- (e) Whether the development of residential units would enable or assist retention of a historic building by conversion to this use.
- (f) The site layout, building specifications, nature and/or purpose of the proposed residential accommodation, and the need or likely demand for residential accommodation of that kind in the general area.
- (g) For that part of the Business 4 land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9), the extent to which there is a genuine need for live-in security or management of the activity on site and the extent to which potential reverse sensitivity effects of residential units on industrial activities undertaken in the nearby Business 5 zone are addressed. In particular, the extent to which the effects of noise and odour emissions from the adjoining Business 5 zone would be mitigated (including any acoustic insulation proposed and/or provision for other measures such as mechanical ventilation if considered necessary).
- (h) In the Business 8 Zone, the degree to which the provision of any residential units has the potential to create a reverse sensitivity effect on the operations of Christchurch International Airport Limited. **(Plan Change 19 Decision)**

6.7.10 Offices

Updated 16 November 2009

The impact of any stand alone office developments in terms of potential incompatibility with existing and permitted future activities that produce effects up to the levels permitted in the zone, and the potential for reverse sensitivity effects.

6.7.11 Roading and access

Updated 31 August 2011

- (a) The effect of any additional access points in respect to:
 - (i) the likely level and type of traffic using the proposed access point;
 - (ii) the effect on the safety and efficiency and the adjoining road network;
 - (iii) the location of the proposed access point and the adequacy of existing or alternative access points.

- (b) In the area known as the Musgroves site as shown in Part 3, Appendix 10:
- (i) the effectiveness of the external access points, intersection design and pedestrian access to the site and their effect on the safety and efficiency of the adjoining road network;
 - (ii) the safety and efficiency of the traffic movement within the development site;
- (c) In the Business 8 Zone, the extent to which vehicular access arrangements, the wider movement network and the distribution of generated traffic may combine to affect residential areas and the potential effects of these factors upon residential amenity and safe and efficient access for residential areas. **(Plan Change 19 Decision)**

6.7.12 Height

Updated 16 November 2009

- (a) The extent to which that part of the building which exceeds the height standard is set back from any living, cultural, conservation or open space zone boundaries.
- (b) The extent of that portion of the building which exceeds the height limit and its effect on sunlight admission to any Living, Cultural, Conservation or Open Space zoned property.
- (c) The relevance of, and extent to which, the additional building height may enable the more efficient, practical and/or pleasant use of the remainder of the site or the long-term protection of significant trees or natural features on the site..
- (d) The design and appearance of the building, and the quality and scale of any mitigation that can be implemented to reduce its visual impact.
- (e) The nature and extent of any adverse effect of height on any adjoining properties in living, conservation, open space or cultural zones taking into account the overall bulk of the building.
- (f) The extent to which the building height may contribute to the domination of the building in the locality, having regard to the scale and form of buildings in the suburban context.
- (g) The extent to which the additional height may disrupt middle and long distance views across the City and compete with the central city skyline as the focal point of the City's form.
- (h) The extent to which other rules, such as setbacks and recession planes are complied with, and "over development" of the site avoided.

6.7.13 Building reflectivity

Updated 15 March 2010

The extent to which building form, materials, location on site and any proposed landscaping mitigate the visual impact of buildings when viewed from Tunnel Road or the true left bank of the Heathcote River.

6.7.14 Reverse sensitivity

Updated 15 March 2010

The extent to which the effect of odour (from activities on the adjoining Business 5 zoned land) on proposed activities within the office or showroom is mitigated.

6.7.15 Hours of operation: Service deliveries - Business 4 Zone sites fronting Blakes Road at East Belfast

Updated 12 March 2012

In relation to the Business 4 zoned sites fronting Blakes Road the extent to which the hours of operation will result in traffic movements which are incompatible with the character and residential amenity anticipated within the adjoining Living Zone.

6.7.16 Design and amenity for development in the Business 7 Zone and for Sites fronting Pound Road in the Business 8 Zone (Plan Change 19 Decision)

Updated 31 August 2011

Business 7:

- (a) The quality of architectural treatment of main elevations including building design, architectural features and details, use of colour and building materials.
- (b) The extent to which active rooms are positioned to front onto the street to maximise passive surveillance, an active frontage and visual interest associated with the building design.
- (c) The extent to which tree planting, including species, height and quality achieves a high quality landscaping outcome and mitigates adverse visual effects and scale of buildings and business activities.
- (d) The extent to which landscaping is used in preference to sealed areas, solid fencing and walls along road boundaries.
- (e) The extent to which the positioning of security fencing reduces the dominance of the streetscape and avoid compromising landscape areas.
- (f) The extent to which any signage on buildings is integrated with a buildings' architectural details.
- (g) The extent to which the locations of outdoor storage, loading, and parking areas are located behind buildings away from public areas.

Business 8: (Plan Change 19 Decision)

- (a) The quality of architectural treatment of main elevations fronting Pound Road, including building design, architectural features and details, use of colour and building materials.
- (b) The extent to which active rooms are positioned to front onto Pound Road to maximise visual interest associated with the building design.
- (c) The extent to which the positioning of security fencing reduces the dominance of the streetscape and avoids compromising landscape areas.
- (d) The extent to which any signage on buildings is integrated with a buildings' architectural details.
- (e) The extent to which the locations of outdoor storage and loading areas are located behind buildings away from public viewing from Pound Road.

6.7.17 Waterbodies and Birdstrike risk (Plan Change 19 Decision)

Updated 31 August 2011

- (a) The extent to which the proposed water features will be attractive to birdlife that might pose a birdstrike risk to the operation of Christchurch International Airport Limited;
- (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.

7.0 Reasons for rules

7.1 Central City Zone

Updated 16 November 2009

7.1.1 Street scene and containment

Updated 16 November 2009

These interrelated rules have five main elements, including the setback of buildings from the street, minimum facade height, outdoor storage, scale of buildings in relation to streets, and trees and landscaping.

It is intended that the street setback reflect the dominance of buildings in the central city with the requirement that buildings be along the full length of street frontages within the Core and Frame. An exception is made for Colombo Street, between Cathedral Square, north to Gloucester Street, and south to Hereford Street. In these areas a setback of 2.1m is required in recognition of the importance of these entrances to the significant open space and pedestrian environment of Cathedral Square, and in recognition of their status as key nodes in the amenity linkage. The setback ensures adequate capacity for pedestrian movement on those busy intersections, while providing enhanced street and pedestrian amenity.

Provision for building up to the street frontage highlights the city's grid pattern and also reflects the existing character of the central city as the urban focus for Christchurch and this is also required on a number of other streets, although there are some exceptions to these as indicated below.

The requirement for buildings to be built up to the street along part of Colombo Street reflects the existing character of buildings in this area, recognising that a number are listed buildings of heritage value.

On sites in the City South area fronting Durham, Manchester, Madras, St Asaph, Tuam Streets, and Moorhouse Avenue, a 4.5 metre setback is provided to allow development of a boulevard atmosphere in these streets, reflecting their major traffic functions. This will also enable greater opportunity to provide for street landscaping, thus softening the impacts of buildings in these outlying areas of the central city.

Provision is made for a 3 metre setback on the eastern side of Manchester Street to enhance the quality of this street as a major city shopping street, allowing provision for additional street trees and a greater width for pedestrian passage on the eastern side of the street which is more exposed to sunlight.

The West Fringe has a 4.5 metre setback specified in order to maintain a more open and landscaped environment between the central city and the residential/cultural zones in the west, and because retailing is not a significant activity.

The minimum facade heights reinforce other rules such as those relating to building height. The reason for these rules is to ensure that in key streets relating to the Core area of the central city, in City Mall, and the Frame, in the East Fringe including Manchester and High Streets, and Colombo Street in the Fringe, have minimum heights which maintain the dominant building character in these streets and with the setback requirements provides visual containment of the streetscape. These facade rules are expected to maintain urban scale in these streets and the maintenance of a strong emphasis on a vibrant built environment. The facade height limit in the City Mall is formulated to ensure consistency with the sunlight admission rule.

Where outdoor storage areas in the central city are likely to be physically visible from the street, provision is made for screening by landscaping or fencing in order to remove any visual detractor.

The incorporation of a recession plane angle in the Plan is intended to ensure that a sense of openness and a reasonable degree of sunlight admission to streets is maintained, whilst still allowing for large scale inner city buildings. On Armagh Street, in the area between Oxford Terrace and Colombo Street, the recession plane allows for taller buildings on the street frontage due to the open space of Victoria Square immediately to the north and reinforces the grid pattern along this boundary. In the Frame, the recession plane is

discontinued at a height of 45 metres. This will permit high building within the Frame, while minimising adverse effects in terms of visual amenity, openness and daylight admission to the street.

Where sites or parts of sites are used in a way that creates large open areas, such as carparking, tree planting will soften the visual impact of such areas and assist in enhancing the amenities of the street, irrespective of whether or not there is a building on the site.

7.1.2 Sunlight and outlook for neighbours

Updated 16 November 2009

A rule has been incorporated in the Plan to protect living zone properties on the boundary of the Central City Zone from overshadowing by tall buildings. This could result in the adjoining living zone environment becoming an unattractive place to live, risking erosion of remaining housing areas in the central city.

Complementing this is a setback requirement from the living zone boundary for such buildings.

7.1.3 Sunlight admission to important pedestrian areas

Updated 16 November 2009

The Plan has identified Cathedral Square and City Mall as significant open spaces in the city. Cathedral Square is the physical focal point of the city and such is a very important public space to the entire city. Similarly, City Mall is the major pedestrian thoroughfare in the central city. Both of these areas are intensively used for pedestrian purposes.

The reason for rules relating to recession planes controlling buildings in these areas, is to ensure that these areas, and the activities within them, are able to enjoy a sufficient amount of sunlight admission. This is necessary to ensure that the spaces function successfully and are attractive for public use. The rules have been written in such a way as to ensure that the rule is a reasonable proxy to the orientation of the public spaces with regard to the angles of the sun at critical times of the year.

7.1.4 Weather protection

Updated 16 November 2009

Provision is made in the City Plan for specified inner city streets to have verandas or other forms of weather protection, as a requirement when buildings are constructed or substantially reconstructed. The purpose of this rule is to enhance the attractiveness and convenience of the central city as a shopping environment, and as a place for visitors. These streets have been chosen because they have relatively high pedestrian movements.

7.1.5 Appearance of buildings and sites

Updated 16 November 2009

These rules are important and should be read in conjunction with those on listed buildings, places and objects in Part 10. Buildings and areas adjacent to important public open spaces within the central city have been identified because of their streetscape quality, or because they adjoin key open spaces which have a high public profile and contribute strongly to the character and appeal of the city.

There are spaces which together with adjoining buildings, form coherent spatial linkages through the central city area and which accordingly need special recognition and sympathetic treatment in terms of the appearance and continuity of the adjoining buildings.

The special qualities of significant open spaces may be identified with:

- (i) formal or informal character;
- (ii) passive or active recreational opportunities;

- (ii) special features such as river or sculpture settings;
- (iv) historic qualities;
- (v) specific tree or plant species;
- (vi) size and scale of the space;
- (vii) the degree of containment by the built environment.

These spaces have an identified character and the appearance of adjoining buildings needs to acknowledge the specific character of the space, and the location of the building site in relation to the space and its features.

The visual quality of important public open spaces can also be adversely affected by uses that create open spaces in or adjacent to these areas. The appearance of such open spaces needs to be in sympathy with these identified public spaces.

7.1.6 Building floor space

Updated 16 November 2009

The controls relating to floor space contain provisions relating to the maximum floor area ratio, and bonuses available for central city historic building retention incentives, and also for travellers' accommodation.

There are also specific separate standards for identified areas within the central city area, including areas defined on the planning maps as to Core, Frame, East Fringe, West Fringe and City South. Each of these areas, while making up part of the central city, has a distinctive building character to it. Higher plot ratios are permitted in the Core and Frame as an essential part of urban form and the establishment of a clear city centre focus physically dominated by a concentration of larger buildings. This is complemented by standards allowing a lower plot area ratio in the East and West Fringes of the city, with the lowest standard being in the City South area, intended to be more similar to a suburban/commercial scale of building density. The reason for the lower plot ratio permitted in the East and West Fringes and in the City South, is to ensure that the limited amount of high rise building that does take place, is primarily concentrated in the central areas, thus reinforcing the dominance of the built environment of the central city.

Similarly, these controls are reflected in other standards such as maximum building height and facade heights, and also in the parking provision required. These outlying areas, such as City South in particular, are expected to provide car parks to a similar standard to that of suburban centres, particularly as this area is more remote from the public transport focus of the central city.

The Council provides, through the Plan, a building retention incentive for historic buildings, partially as a non regulatory means of providing for historic building retention. A bonus allows a higher floor ratio in all areas except the Core and City South, should an historic building be preserved. No provision is made in the Core for such a bonus because of the need to keep building scale lower to retain the open environment around the Square. Similarly, there is little need for such a bonus to be provided for City South area where there is not a significant concentration of heritage buildings, or a major tourism role.

In addition, an incentive is provided in the Frame, East Fringe and West Fringe, for the provision of travellers' accommodation, which is seen as a major economic benefit to the city. This offers relief from regulation, as an economic incentive.

7.1.7 Building height

Updated 16 November 2009

The provisions for building height also seek to reinforce the physical dominance and highest density of activity of the central area of the city. These allow for the greatest building heights of 60-80m to be achieved in an area identified as the Frame, around the inner edge of the central city. The Core, comprising that area centred on the Square, allows a lower maximum building height of 45m to provide a greater degree of openness and sunlight admission to Cathedral Square, and also to the Avon River, although large buildings have already been established along the river frontage in the western area of the core.

In the East and West fringes, building heights range from 30-40 metres recognising that these areas are more remote from the intense activity of the central city as well as being transition areas in some cases to inner city residential areas where some protection from the adverse impacts of high buildings is required. A further factor is the presence of parks and river margins as important open spaces. Building height limits adjacent to Latimer Square have been determined in relation to the heights of existing trees in the Square and in order to achieve a measure of consistency in building height surrounding the Square, both of which define the character, scale and environmental qualities of the open space.

An even lower limit of 20 metres is provided for in the City South area in recognition of the existing bulk and low scale of building development in that area. It is not intended or anticipated that this area will become a focus for intensive high rise building development which is instead being encouraged to locate in the Core and Frame.

7.1.8 Shopping frontage

Updated 16 November 2009

This rule relates to the area within the central city that is the focus for pedestrian orientated activities. The area generally encompasses City Mall, Colombo Street and Cathedral Square which already has a predominantly pedestrian orientated environment. In order to maintain a convenient, attractive and safe pedestrian environment "shopping frontages" have been required on most streets in this area.

These limit the ground floor use of buildings and sites to retail activities and commercial services, places of entertainment, reception areas of hotels and travellers' accommodation, or entrance ways.

7.2 Central City Edge Zone

Updated 16 November 2009

7.2.1 Site density

Updated 16 November 2009

This standard is the major determinant of the bulk and height of buildings and their visual impact. As well as this the standard acts as a major determinant of the area available for vehicle parking, manoeuvring and loading, landscaping and street scene.

A plot ratio technique is employed in this zone as a high building coverage is anticipated due to the inner city location. The purpose of this control is to ensure that the issue of the scale and size of buildings is controlled to ensure adverse effects are minimised.

7.2.2 Height

Updated 16 November 2009

The maximum building height of 20m reflects the scale of development envisaged in this area and the need to use land resources effectively. This height limit also reflects the zone's location in close proximity to the Central City Zone.

7.2.3 Street scene

Updated 16 November 2009

The setback is an important determinant of the visual impact of buildings from the street, the location of parking areas, and providing opportunities for landscaping visible from the street.

It is intended that the maximum street scene setback of 3m reflects the strongly urban character of the inner city, the historic pattern of development, small sites and generally extensive building coverage. This rule will

ensure that the character of this part of the inner city is maintained. It however continues to provide opportunities for tree and garden planting for activities and efficient and practical use of sites.

The provision of office accommodation along the front of a building can often reduce impacts on the surrounding environment by presenting a more visually attractive building frontage.

The inclusion of a recession plane angle in the zone is intended to ensure that a sense of openness in the street scene environment is maintained, whilst still allowing for large scale inner city buildings.

7.2.4 Separation from neighbours

Updated 16 November 2009

The standard required for the interface with living zones is sufficient to allow a landscaped strip to soften the visual appearance and maintain the amenities of adjoining residences.

The setback for residential activities adjacent to internal boundaries is intended to provide access to daylight for a living area and bedroom, where no other direct daylight is available, in order for the amenity of residents to be maintained.

7.2.5 Daylight and outlook for neighbours

Updated 16 November 2009

The reason for the recession plane requirements is to ensure that on the Central City Edge Zone interface, residential properties are able to maintain a sufficient standard or amenities comparable to those in the living zone itself. The recession plane also acts as a 'de facto' height control, as well as a means of protecting access to daylight. It also reinforces requirements for a setback to reduce impacts of building scale.

7.2.6 Visual amenity

Updated 16 November 2009

The standards on visual amenity are closely associated with standards on plot ratio, and street scene. They have two components - location of offices and showrooms, and the screening of outdoor storage areas.

Usually the most visually pleasing aspect of a business activity (and that usually displayed) is the showroom and/or office. For this reason, this component of a development is required to be located to the front of a site.

Outdoor storage areas are required to be located behind the principal building and to be screened either by landscaping, fences or both to maintain the attractiveness of sites as viewed from roads and adjoining residential properties, consistent with the city's "garden city image".

7.2.7 Landscaped areas

Updated 16 November 2009

The form of landscaping required in most cases is trees and shrubs. This type of landscaping is most likely to achieve the objectives of enhancing the city's environment and Garden City image, and significantly softening the impact of the built environment. Other features can be included provided they are ancillary to the tree and shrub planting. No definitive limit has been placed on the area of such other features, as the impact of a landscape feature is not necessarily proportional to the area of land occupied. However, in most cases the majority of the area required to be landscaped will need to be planted in trees and shrubs to achieve the desired effect.

In the Central City Edge Zone much land is already developed, and a key element of the rules is to achieve gradual improvement in visual amenity of the area over time as it is redeveloped. The location of the landscaping provisions are aimed at enhancing the street scene to create a pleasant aspect.

The rules applying to tree planting are intended to provide a form of landscaping which is visually obvious and effective, particularly in terms of softening building scale, parking and storage areas. To provide certainty the rules specify spacing of trees, with scope for variations to avoid monotony.

Provision is also required for the protection of trees within defined areas or within strips to enhance their opportunity to flourish and to avoid damage. Finally, the rules specify the trees capable of reaching a specified height, and species which will meet the landscaping requirements. This has been done both to ensure landscaping can be usually effective in the medium term (if not immediately) and to provide an element of certainty.

The rules recognise that the quality of landscaping cannot be achieved solely through regulatory means. However, the Council has design guidelines available which are designed to assist with landscaping, the success of which is at least partly reliant on the commitment of property owners.

7.2.8 Outdoor living space

Updated 16 November 2009

A minimum area and dimension of outdoor living space has been required for residential units to ensure that an area of each site is set aside which is sufficient to meet the outdoor living needs of current and future residents of the site and to meet needs for access to daylight and fresh air. The outdoor space is designed to be readily accessible from living areas and intended to ensure that each area set aside for outdoor living is pleasant and convenient. The rule for outdoor living space clarifies that some buildings or parts of buildings may be located within an outdoor living space without compromising the overall use of the space for outdoor living purposes. Any buildings or parts of buildings proposed to be located within an outdoor living space that exceed the specified exemptions may compromise the use and purpose of that space.

The alternative provision of a balcony is offered for residential units in the zones without rooms or storage areas on the ground floor. This reflects the practical difficulties for residents of such units of using outdoor living spaces at ground level and the unlikelihood that such spaces would be used.

7.2.9 Outdoor service space, storage space and on site convenience

Updated 16 November 2009

A minimum area and dimension of outdoor service spaces has been required for residential units in the zone to ensure that in this higher density environment sufficient areas are set aside for rubbish storage and drying washing outside. Recognising that providing such areas in a high density zone may not be practicable in every circumstance an alternative indoor area(s) will be considered acceptable.

On site convenience rules are applied to ensure that prior consideration is made of the layout of multi-unit developments to avoid confusion and unnecessary loss of privacy for residents.

The establishment of outdoor service and storage space to the rear of the principal building on the site will ensure that the street façade of the building is unobstructed, and may better address the street. This will in turn ensure that the character of this inner city area is maintained.

7.2.10 Noise - residential and educational activities

Updated 16 November 2009

As the zone provides for a mix of both business and residential activities rules have been established so as to mitigate the effects of noise from business activities on residential units and educational activities which are noise sensitive activities.

Noise insulation standards are specified for residential and educational buildings in the zone. This is designed to protect occupiers from noise generated by business activities. The means of achieving these standards rests with the developer. Noise standards only apply to educational facilities during night time hours in recognition that these activities do not have the same sensitivity to noise as residential activities and that night time noise levels can be more intrusive than during the day.

7.2.11 Design and appearance

Updated 16 November 2009

In the Central City Edge Zone there will be a mix of business, residential and other activities. This rule has been included to ensure that a standard of visual amenity acceptable to residents and users of the area is achieved, i.e. an environment that is pleasant to be in. This rule applies only to larger sites because potentially they have greater visual impact. On smaller sites, development is likely to be of a more human scale because of the smaller building volume and setback restrictions.

7.2.12 Retail

Updated 16 November 2009

The Plan allows for the sale of goods produced, processed or stored on the site, which have been historically permitted within this area. The retail floorspace threshold for such factory sales is set at a level to provide for the majority of bonafide industrial activities with ancillary retailing aspirations.

The rules restrict a dispersal of retail activities in order to avoid cumulative adverse effects on the roading network and on the amenity and functions of the Central City zone and district centres, and to limit the potential displacement of permitted industrial activities (reverse sensitivity effects). There is no restriction on the establishment of commercial services but the extent of retail activity has been limited in order to reinforce a centres-based approach to retail distribution throughout the City.

Retail activities are recognised as being high traffic generators and, as such, can have significant impacts on the efficiency, effectiveness and safety of the road network. Increased travel in terms of numbers and distances of trips can also have long term implications for air quality and energy efficiency. The existing commercial centres serve important community functions, are focal points for population intensification and are well located in respect of the road network generally, including public transport nodes.

The Planning framework seeks a continuing distribution of centres which perform these functions and the avoidance of sudden decline of existing centres and the associated reduction in amenity of those centres which could result if the Plan were to allow a greater dispersal and dilution of retail activity as of right. Consolidating retail activities principally within existing centres provides certainty for investment and limits the potential for adverse effects of a dispersed pattern of retail activity. New, large scale retail activities are therefore not generally anticipated within this zone, and, where sought, will be subject to assessment of all relevant effects.

However, in recognition that some limited retailing may be able to occur without the resultant adverse distributional effects on existing commercial centres, a balance has been struck to allow retail activities of a particular scale and nature to continue. In particular, 'trade suppliers' is a specific category that encompasses a range of retail activities that are considered unlikely to give rise to adverse distributional effects on the central city and district centres. Similarly, 'food and beverage outlets' have been provided for as not only are they unlikely to give rise to distributional effects but they also provide an important service to workers and residents in the area.

7.2.13 Offices

Updated 16 November 2009

Stand alone office activities have been limited in order to protect the adjacent Central City Zone.

7.3 Business 1, 2 and 2P Zones

Updated 16 November 2009

7.3.1 Residential activities (General rule)

Updated 16 November 2009

(refer Clause 3.2)

The availability of land within district centre business zones is generally limited by environmental constraints and the need to maintain a good distribution of such centres. There is often considerable competition for this land resource.

Although large scale residential development is unlikely to take place in the Business 1 and 2 zones, that which does occur is likely to be at a higher density. The Business 1 and 2 Zones will be a different residential environment in contrast to that enjoyed by residential occupants in the adjoining lower density and less busy living zones. Building bulk and location for buildings including residential activities are the same as for business activities, both for reasons of consistency and to enable opportunity for higher density residential development particularly in major centres. Additional requirements apply to residential activities to provide for the needs of residents.

High density residential development is also seen as a means of taking advantage of the range of commercial services in close proximity to potential residents.

7.3.2 Business 2 and 2P Zones - Zone rules and city rules

Updated 11 April 2012

(refer Clause 3.3)

The purpose of the Business 2 and 2P Zones is to allow for any activity permitted in the Living 1, 2 or 3 Zones, and additionally for ground level carparking in association with adjoining commercial centres at Linwood, Merivale, Shirley, New Brighton, Barrington, Fendalton, Wairakei and St Martins.

The reasons for these rules are twofold. Firstly, it ensures the provision of carparking and open space in association with large centres where the scale of development can have a significant effect on local amenities and on the level of traffic generation on the local street network. Secondly, the parking zone reflects local circumstances in the case of several of these district centres. In Fendalton, Linwood, Barrington, Merivale, Wairakei and St Martins, the Business 2P Zone is intended to act as a buffer between commercial development and the adjoining residential area. In Merivale, the location of the Business 2P Zone acts as a buffer zone to residential development. In the case of New Brighton, the Business 2P Zone provides for a recognised deficiency of parking in an older district centre.

Additional controls have been placed on the St Martins Business 2P Zone in respect of landscaping requirements and access restrictions so as to provide additional mitigation for the adjoining residential environment.

While residential activities are provided for, little such development is expected. It is however compatible with the surrounding environment of these centres, acknowledging their residential surrounds.

In the case of the Business 2P zones at Fendalton, Linwood, and Shirley, a level of business activity is also provided for. However, that business activity is subject to additional controls to those applying in Business 2 zones. This is intended to ensure that the Business 2P zones buffer nearby living zones to the degree that the residential amenity of those living zones is protected and that the effects of activities in the Business 2P zone reflect those of the living zones. In particular, they recognise the potential that would otherwise exist for business activities to detract from those residential amenities, particularly in respect of the scale, design and colour of buildings and outdoor advertising, and the effects of the scale and intensity of activities in terms of noise, loss of privacy, and other nuisance effects. In some cases individual standards are more restrictive than would occur in the nearby living zones, reflecting the fact that not all the standards that apply to the living zones are applied to the Business 2P zone and the greater probability of larger buildings and signs in business zones.

(Plan Change 22)

7.3.3 Sunlight and outlook for neighbours and pedestrian areas

Updated 16 November 2009

In the case of both Business 1 and 2 Zones, a recession plane provision is incorporated to ensure that the standard of residential amenity on the boundary of any living zone is sufficient to ensure the protection of adjoining residential amenities in a manner similar to adjoining sites with living zones.

The Plan has identified New Brighton Mall as a significant open space for pedestrians. The reason for rules relating to recession planes controlling buildings in this area is to ensure that this area, and the activities within it, are able to enjoy a sufficient amount of sunlight admission. This is necessary to ensure that the space functions successfully and is attractive for public use.

7.3.4 Separation from neighbours

Updated 16 November 2009

A setback has been required from living zone boundaries to ensure that the scale and size of buildings does not unduly detract from enjoyment of properties in adjoining living zones. It also allows the opportunity for locating landscaping to reduce the impact of the buildings and complements the sunlight admission clause.

7.3.5 Visual amenity and external appearance

Updated 16 November 2009

Rules in the Plan address outdoor storage and a buffer for sensitive neighbouring activities in terms of requirements for screening. Where sites or parts of sites are used in a way that creates large open areas, such as carparking, tree planting will soften the visual impact of such areas. The provision of landscaping in Business 2 Zones, is also addressed as part of consent procedures (refer Clause 3.4.4).

The outdoor storage provisions are similar for business zones generally and are incorporated to ensure that any outdoor storage is sufficiently screened so that visual detraction is minimised from adjoining residential properties or from the street.

Only limited provision is made for landscaping in the Business 1 Zone because of the small scale of Business 1 Zone shopping centres which usually intensively occupy small sites, making the provision of more extensive landscaping generally impractical. (Plan Change 22)

In central New Brighton an external appearance rule applies to higher density multi-unit developments to ensure that larger buildings meet well-established urban design principles and thereby produce a high amenity, high density mixed-use environment for both occupants and the wider community. The rule recognises the visual sensitivity of the area to poorly designed large buildings due to the high public profile of this area through its location adjacent to the mall, beachfront, and pier, its role as a district centre, and the current low density character of the surrounding neighbourhood.

7.3.6 Building development and redevelopment

Updated 16 November 2009

The rule applies to large scale development in all suburban centres. It aims to ensure that the best degree of co-ordination is achieved within the centre in respect to key features such as landscaping, access, pedestrian linkages, parking and building layout, whilst recognising the fragmented ownership that may be present. These in turn relate to effects both within the centre (as a convenient and attractive place to visit) access to public facilities in the centre and the external effects, particularly on the safety and efficiency of the roading network and on adjoining residential amenities.

The intention of the landscaping is to ensure that adequate tree planting is undertaken to soften the effects of greater building scale and extensive carparking provision in this zone.

The rule only applies to larger floorspace developments, as it would be unnecessary and onerous to apply assessments to small developments in centres. The overall aim is to avoid unco-ordinated, poorly laid out developments within which access (particularly for pedestrians) is poor, or external amenities are unsatisfactory. (Plan Change 22)

7.3.7 Street scene

Updated 16 November 2009

Provision for building up to the street frontage reflects Council's desire to retain the existing character of the Sydenham district centre as a traditional older "main street" shopping area, unique among suburban centres.

There is no requirement for buildings to be setback from the road in other centres, except where a solid wall without display windows is proposed along the street frontage. In that case a landscape setback is required to soften the impact of the building on the street amenities and adjacent living zones.

Part of the Business 2 Zone at Ferrymead has a greater street scene requirement because of the extensive landscaping which exists as a result of the rules in the Transitional District Plan, and the benefit of maintaining this high visual amenity.

7.3.8 Special Provision - Linwood (Eastgate)

Updated 16 November 2009

The road network around the Eastgate Shopping Centre in Linwood, particularly the Linwood Avenue/Aldwins Road/Buckleys Road intersection, is already operating at capacity at times. The opportunity has been provided for some limited additional development at Linwood, either in the Business 2 or Business 2P zone. Any development beyond that limit will need to be assessed to determine whether it would result in unacceptable levels of adverse traffic effects, particularly in respect of the intersection.

7.3.9 Height

Updated 16 November 2009

In the Business 1 Zone, the maximum building height of 8m has been set to complement the maximum height provisions for the living zones that usually surround or adjoin the small Business 1 Zones. In the Business 2 Zone the height limit is greater, reflecting the scale of development, the need to use land resources effectively, and generally larger sites. The 20m height limit in Sydenham reflects its industrial surrounds and traditional "main street" scale of development.

A greater height limit of 20 metres has been set for the larger district centres (Ferrymead, Riccarton, Hornby, Linwood and Papanui) reflecting their size and scale of development. At Ferrymead, a height limit of 20 metres is intended to provide flexibility for a diversity of mixed uses to develop and remain in keeping with existing nearby structures and the environment. An intermediary level of 16 metres has been set at Shirley reflecting the size and scale of the zone, but acknowledging the presence of low scale residential development in close proximity to the centre. (Plan Change 22)

In New Brighton the building height anticipated has been graduated from west to east in response to the increase in building height for the residential zone immediately adjacent to the eastern end of the Mall area. The increase in height to 30 metres for a small area of the Business 2 zone enables high rise buildings to form a focal point at the key intersection of the Mall with Marine Parade.

7.3.10 Site density

Updated 16 November 2009

The provisions on site density for business zones set a standard for plot ratio. The purpose of this control is to ensure that the issue of the scale and size of buildings is controlled primarily to ensure that any adverse effects of building scale on adjoining residential areas are minimised. Sufficient provision must also be made where appropriate to ensure that related matters such as landscaping and parking can be sufficiently addressed.

These provisions also assist in promoting a more efficient use of land in terms of the design of shopping centres, giving encouragement to making the best use of the land resources available, and also emphasising redevelopment options over piecemeal expansion. (Plan Change 22)

7.3.11 Special provision - Business 2P Zone - Fendalton Mall

Updated 16 November 2009

Following a history of hearings, a rule has been carried over from the Transitional Plan to the City Plan peculiar to this centre.

Local residents are anxious to ensure the visual outlook from Memorial Avenue and adjoining dwellings is not compromised by carparking development. Consequently to enhance amenities, and the outlook over the carparking area landscaping has been required together with the retention of existing trees over the Business 2P Zone on the Memorial Avenue frontage.

7.3.12 Special Provision - Papanui

Updated 16 November 2009

The "Special Provision - Papanui" rules have been incorporated into the Plan in recognition of the fact that the area subject to these provisions is suitable for a significant level of activity, but only if a link road/service lane is constructed and completed between Langdons and Sawyers Arms Roads prior to any such activity commencing. The link is required in order to mitigate adverse traffic effects on the surrounding roading network which would result from expansion of significant traffic generating activities without a link road/service lane.

7.3.13 Special Provision - Ferrymead

Updated 16 November 2009

The particular standards applying to the Business 2 zone at Ferrymead recognise the developing of this land as a new district centre. The inclusion of an outline development plan is intended to provide a template for the mix of activities that will occur on site including external and internal linkages (both physical and visual), where they will occur and the provision of associated car parking, access and amenity provisions. A 30,000m² GLFA threshold for retail activity recognises some 20,000m² GLFA of retailing which is consented to on the site. The corresponding requirement that retail activity be confined to ground floor level only is intended to avoid over-intensification and facilitate a 'town centre' (rather than traditional retail mall) approach to future development, which provides for the establishment of commercial and residential areas above ground level.

(Plan Change 22)

7.3.14 Special Provision - Business 1 Zone at East Belfast

Updated 12 March 2012

Design and Appearance

All development within the Business 1 zone at East Belfast requires a resource consent for design and appearance to ensure that appropriate building form and design is achieved and that it will be compatible and integrate with surrounding development.

For the successful functioning of the local centre careful consideration of the site layout and the design and external appearance of buildings is required. Controls are centred around the scale, siting and form of buildings, and the layout of the site, including provision for pedestrian and vehicles. The rule seeks to create a local centre that has character, with a positive relationship between development and public spaces and high commercial amenity. The rule also seeks to minimise adverse effects on the surrounding residential environment including neighbourhood amenity values.

The primary frontage area is focussed on Blakes Road to facilitate the development of this area as the principal local shopping street, where retail for day-to-day purposes is predominant and buildings closely relate to the streets through building form and frontages, providing activity, interest and vitality. Buildings with

ground floor active frontages are especially important in this area and the rule facilitates interaction with the street through window visibility and pedestrian entrances.

Residential and retail activity

This standard limits the location of residential activity to above ground floor level in the Business 1 zone at East Belfast, with the exception of residential entranceways, carparking and garaging. This is to ensure the form, function and amenity of the Local Centre is maintained and that small tenancy business use is the principal activity on the site.

The standard in respect of gross leasable floor area of retail activities is intended to limit the overall size of retail floorspace in the Local Centre and also the size of any single retail tenancy, particularly a supermarket tenancy. This is to ensure the Local Centre does not give rise to strategic and/or retail distributional effects, particularly on major retail centres and that it remains a Local Centre in size and character.

7.3.15 Residential activities - Outline Development Plan (Awatea) and (Halswell West)

Updated 1 November 2011

A limitation has been imposed on residential units seeking to establish in this commercial area. Residential activity is permitted to establish above a commercial activity. There is a shortage of commercially zoned land available for the establishment of retail and convenience type shopping in south west Christchurch. The purpose of this rule is to ensure that the Business 1 zoned land is primarily developed for commercial purposes thereby serving the day-to-day convenience needs of the community, as well as promoting the opportunity for mixed use development to occur.

7.3.16 Design and amenity for development in Business 1 Commercial Area - Outline Development Plan (Awatea)

Updated 11 July 2011

In the Business 7 Zone all new buildings, external alterations or additions require resource consent as a restricted discretionary activity with the Council's discretion limited to the design and amenity of the development. This provision has been inserted to address concerns over the quality of development occurring in close proximity to areas of high density residential development and/or areas of significant open space. This provision includes assessment matters to act as guidance for developers and for those assessing applications as to the appropriate level of amenity anticipated for commercial development in this area.

7.3.17 Design and amenity for development in the Business 1 and Community Footprint Areas Area - Outline Development Plan (Halswell West)

Updated 1 November 2011

In the Business 1 and Community Footprint Areas at the Halswell West area all new buildings, alterations or additions requires resource consent as a restricted discretionary activity with the Council's discretion limited to the design and amenity of the development. This provision has been inserted to address concerns over the quality of development occurring in close proximity to areas of high density residential development and/or areas of significant open space. This provision includes assessment matters to act as guidance for developers and for those assessing applications, as to the appropriate level of amenity anticipated for commercial development in this area.

7.3.18 Development Plan

Updated 30 April 2011

The development plan that relates to the Business 1 zone within the block bounded by Madras Street, Canon Street, Packe Street and Purchas Street is intended to control overall development patterns within this comprehensive development and ensure coordinated development over this large block of land.

Provision has also been made within this rule for consideration of urban design principles and appearance, along with the provision of open space between buildings, to ensure a high level of amenity is provided both within this comprehensive development and as it relates to surrounding areas.

The floor space provision within this rule limits the floor space of non-residential activity. This is to ensure that the provision of such activities are of sufficient scale to service local neighbourhood needs for goods and services but no so large as to detract from the form, function and amenity of other centres.

7.3.19 Design and amenity for development in the Business 1 Commercial Area and Business 1 Mixed Use area - Outline Development Plan (North West Belfast) - Part 2, Appendix 3X

Updated 14 May 2012

Within the Business 1 Commercial area all new buildings, alterations or additions require resource consent as a restricted discretionary activity with the Council's discretion limited to the design and amenity of the development. Within the Mixed Use area all new buildings, alterations or additions which cumulatively total Public Floor area of 500m² or less, and a single tenancy of 180m² public floor area or less require resource consent as a controlled activity with the Council's control limited to the design and amenity of the development. These provisions have been inserted to address concerns over the quality of development occurring in close proximity to areas of high density residential development and areas of significant open space. This provision includes assessment matters to act as guidance for developers and for those assessing applications, as to the appropriate level of amenity anticipated for commercial development in this area.

(Plan Change 67)

7.4 Business RP Zone

Updated 16 November 2009

7.4.1 Street scene

Updated 16 November 2009

The street scene setback is an important determinant of the visual impact of buildings from the street, from other zones (especially living zones) across roads, the location of parking areas, and provision of landscaping.

The Business Retail Park zone at Ferrymead has an increased setback standard from Ferry Road because of the extensive landscaping which exists as a result of the rules in the Transitional District Plan, and the benefit of maintaining this high visual amenity. The high standard of landscaping and setback required is necessary in this case, in order to be consistent with the adjoining zone and its related setback landscaping requirements, and because of the close proximity to the Estuary, and open view from large areas of the Port Hills.

Sites within the Moorhouse Central portion of the zone have a reduced setback in acknowledgement of historical development and planning rules that have operated in this area. However, any proposed large format retail activity in this area will be subject to the same setback as other BRP zones in recognition of anticipated parking and landscaping requirements, and the desire to associate large format retailing with a low density form of built development.

Generous setbacks have been specified where these are on the opposite side of a road from any living zone to protect residential amenities and provide greater scope for landscaping. However, where any commercial business site is separated from a living zone by a road with more than two lanes or classified as an arterial road, the minimum building setback is reduced to acknowledge the additional separation provided by the road and in recognition of the effects of high volumes of traffic.

7.4.2 Separation from neighbours

Updated 16 November 2009

A setback has been required from the boundaries with certain other zones to ensure that the scale and size of buildings does not unduly detract from the enjoyment, use and amenity of adjoining properties. It also allows the opportunity for locating landscaping to reduce the impact of the buildings and complements the sunlight admission clause.

7.4.3 Sunlight and outlook for neighbours

Updated 16 November 2009

A recession plane provision is incorporated to ensure that the standard of amenity on the boundary is sufficient to ensure the protection of adjoining amenities, including residential amenity, in a manner similar to adjoining sites with living zones.

7.4.4 Visual amenity

Updated 16 November 2009

Usually the most visually pleasing aspect of industrial activity (and that usually displayed) is the showroom and/or office. For this reason, this component of a development is required to be located to the front of a site.

Rules in the Plan address outdoor storage and a buffer for sensitive neighbouring activities in terms of requirements for screening. Where sites or parts of sites are used in a way that creates large open areas, such as carparking, tree planting will soften the visual impact of such areas.

The outdoor storage provisions are similar to those applying to business zones generally and are incorporated to ensure that any outdoor storage is sufficiently screened so that visual detracting is minimised from adjoining residential properties or from the street.

7.4.5 Landscaped areas

Updated 16 November 2009

The form of landscaping required in most cases is trees and shrubs. This type of landscaping is most likely to achieve the objectives of enhancing the city's environment and Garden City image, and significantly softening the impact of the built environment. Other features can be included provided they are ancillary to the tree and shrub planting. No definitive limit has been placed on the area of such other features, as the impact of a landscape feature is not necessarily proportional to the area of land occupied. However, in most cases the majority of the area required to be landscaped will need to be planted in trees and shrubs to achieve the desired effect.

The Business Retail Park zone at Ferrymead has an increased landscaping standard from Ferry Road because of the extensive setback which exists as a result of the rules in the Transitional District Plan, and the benefit of maintaining this high visual amenity. The high standard of landscaping and setback required is necessary in this case, in order to be consistent with the adjoining zone and its related setback landscaping requirements, and because of the close proximity to the Estuary, and open view from large areas of the Port Hills.

7.4.6 Development Plan

Updated 16 November 2009

In relation to the Retail Park zone which is within the area bounded by Deans Avenue, Blenheim Road, Whiteleigh Avenue and the railway line, the development plan is intended to achieve the following objectives:

- Ensure co-ordinated roading/cycle/pedestrian access provision between adjoining parcels of land.
- Indicate 70 important locations for the provision of open space, waterway enhancement/linkages or natural features to be protected.
- Ensure any development relates well with the surrounding area.

- Identify the presence of any particular constraints on development in the zone, including setbacks, in order that they may be integrated within the design proposal.

In relation to the area bordered by Antigua Street, Moorhouse Avenue, Selwyn Street and the railway line, the development plan is intended to ensure the following objectives:

- (a) to ensure the coordination of vehicle access points to the block;
- (b) improve vehicle circulation between activities within the block, and
- (c) to minimise the interference to the traffic function of Moorhouse Avenue.

7.4.7 Development and redevelopment of retail space

Updated 16 November 2009

The rule applies to large scale development in the Retail Park zone, which have potential to generate significant effects. It aims to ensure that the best degree of co-ordination is achieved within the centre in respect to key features such as landscaping, access, pedestrian linkages, parking and building layout, whilst recognising the fragmented ownership that may be present. These in turn relate to effects both within the centre (as a convenient and attractive place to visit) access to public facilities in the centre and the external effects, particularly on the safety and efficiency of the roading network and on adjoining residential amenities.

The intention of the landscaping is to ensure that adequate tree planting is undertaken to soften the effects of greater building scale and extensive carparking provision in this zone.

The overall aim is to avoid unco-ordinated, poorly laid out developments within which access (particularly for pedestrians) is poor, or external amenities are unsatisfactory.

7.4.8 Site Density

Updated 16 November 2009

The purpose of this control is to ensure that the issue of the scale of building development is controlled, to ensure that any adverse effects of building scale on amenity and potential traffic generation are minimised. Sufficient provision must also be made where appropriate to ensure that related matters such as landscaping and parking can be sufficiently addressed.

A less stringent rule is applied to the Moorhouse Central area of the zone, to more closely reflect the inner city location and the historical high building coverage in this area.

7.4.9 Residential units

Updated 16 November 2009

A restriction has been imposed on residential units requiring insulation to ensure that they are not affected by noise events within the zone which could in turn lead to issues of reserve sensitivity that threaten the viability of commercial activities.

7.4.10 Retail activities

Updated 16 November 2009

The zone will enable the establishment of large format retail activities which are predominantly accessed by private motor vehicle and have city wide shopping catchments. A diversity in scale of retail activities is actively discouraged, not only to avoid adverse effects on the function and viability of the central city and district centres, but also to maintain certainty that specific areas within the City are available to provide an environment for comparison shopping in a large format retail environment.

Particular retail activities are exempt from the floor area threshold as they do not, by their nature, generate distributional effects even if they establish at a smaller floorspace and in a clustered or agglomerated pattern.

7.4.11 Height

Updated 16 November 2009

In the Business Retail Park Zone, the maximum building height of 15m has been set at a level which would provide for the majority of built development anticipated in a suburban industrial complex, such as a large warehouse or up to 3 storey office building. A height limit is considered appropriate across the zone to ensure that built development remains in context with the surrounding suburban environment, does not disrupt the skyline of middle and long distance views, reduces the potential for conflict at site boundaries, downdraft effects and buildings that would compete with the central city skyline.

7.5 Business 3, 3B, 4, 4P, 4T, 5, 6, and 7 and 8 Zones (Plan Change 19 Decision)

Updated 31 August 2011

7.5.1 Site density and open space

Updated 12 March 2012

These two standards are closely related to each other, and are major determinants of the bulk and height of buildings and their visual impact. As well as this they act as a major determinant of the area available for vehicle parking, manoeuvring and loading, landscaping and street scene. Lower coverage is characteristic of a suburban industrial park character, while a higher plot ratio allows more intensive use of a site with greater relative building height and bulk.

In the more intensively built up industrial zones (Business 3, 3B, 4, and 5 and 8 Zones) a plot ratio technique is employed. In these zones a high building coverage is anticipated, particularly in the Business 3 zone with its older smaller sites, and inner city location, and the Business 5 Zone which provides for a wide range of industrial activities and is generally buffered from residential areas. (Plan Change 19 Decision)

In the less intensively built up industrial zones, a site coverage technique is utilised. Both the Business 4P and 4T Zones are marketed as "park-like" business environments which need to be reflected in rules which distinguish them from industrial zones generally. The Business 6 and 7 Zones are surrounded by a rural environment. A more open visual character recognising this surrounding environment, and the highly visible location of the zone adjacent to major highways, requires a lower permissible building coverage.

7.5.2 Street scene

Updated 29 June 2012

The street scene setback is an important determinant of the visual impact of buildings from the street, from other zones (especially living zones) across roads, the location of parking areas, and provision of landscaping.

Large setbacks have been specified in the Business 4T, 4P and 6 Zones, because these areas are located in or adjacent to environmentally sensitive areas, and in the case of the Business 4T and 4P Zones, have been established to provide an attractive environment.

Similarly, generous setbacks have been specified in the Business 4, 5 and 7 Zones where these are on the opposite side of a road from any living zone to protect residential amenities and provide greater scope for landscaping. However, where any industrial business site is separated from a living zone by a road with more than two lanes or classified as an arterial road, the minimum building setback is reduced to acknowledge the additional separation provided by the road and in recognition of the effects of high volumes of traffic. On Riccarton Road this setback has been further reduced in acknowledgement of the size of sites and the likely

nature of commercial activities in this area in the future and their limited adverse visual effects. Otherwise the setback has been specified to allow sufficient scope for parking and landscaping.

Larger setbacks have been specified for the Musgroves site, being that property legally described as Lot 6 DP 73928 (CT 42C/1207). The reason for this requirement is to provide greater scope for landscaping, maintain amenity values, and provide an adequate buffer between industrial activities and adjacent residential activity, including that which may potentially be established across Wigram Road on the former Wigram Airfield site, and Aidanfield Drive should it be extended along the Musgroves site's southern-western boundary. It is expected that Aidanfield Drive will be extended through the area known as Aidanfield to connect to Wigram Road. A larger setback from the site's south-eastern boundary has been specified to take into account the area proposed to be covered by the Southern Motorway in its widest point and to allow sufficient scope for buffer landscaping. The provision for a reduced setback recognises the fact that the final width and outline of the Southern Motorway and its surrounds may vary in places. A reduced setback from the road boundaries opposite a living zone is provided for residential units on the Musgroves site in acknowledgment that such buildings will not have any adverse effects on living zones separated from the site by a road.

The Business 3 and 3B Zones have smaller setbacks in recognition of the strongly urban character of the inner city, the historic pattern of development, small sites and high building coverage. The provision of office accommodation along the front of a building can often reduce impacts on adjoining living zone environments by presenting a more visually attractive building frontage.

A reduced setback is provided for the setback of canopies for service stations in acknowledgment of the nature, function and purpose of such canopies to provide shelter for the public obtaining service stations services. Sufficient depth is retained for the purpose of enabling landscape planting to grow.

The setback for buildings on corner sites provides the developer of a site with some flexibility to adjust setbacks without the loss of development potential that results when a road boundary setback is required from two road frontages. A minimum setback is still required to ensure sufficient space for landscape planting is available to screen buildings and maintain amenity values. No reduced setback is provided for on the road boundary of corner sites facing living zones due to the need to protect the amenity values and outlook from residentially developed sites.

The building setback is provided for Business 4 zoned sites fronting Blakes Road at East Belfast is 7.5m, with a 3m landscaped strip to ensure a uniform setback and a pleasing street scene for Blakes Road. A number of additional mitigation controls also apply to these sites including: a street scene recession plane restriction, increased frontage landscaping, restriction on the hours of operation for deliveries, and glare restrictions which will ensure that the visual and amenity values associated with the Living, Open Space and Conservation zones opposite are not compromised. The proposed setback also encourages parking to be located to the rear of site rather than at the front to maintain the street scene.

In the area of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) increased street scene setback is provided along the frontage with Marshs Road and Shands Road to consolidate a green edge to the city and the rural-urban boundary and to maintain the amenity values of the Shands Road approach to the City. (Plan Change 54 Decision)

7.5.3 Separation from neighbours

Updated 15 March 2010

The standard required is sufficient to allow a landscaped strip to soften the visual interface with other, (particularly living) zones, and maintain the amenities of any adjoining residences. A large setback has been required along the southern boundary of the South Island Dairy Farmers site (B4) in Russley Road to maintain the existing separation from the adjoining living zones and thereby maintaining an amenity buffer. A larger setback is required in the Business 6 Zone, in reflection of the zone's rural characteristics. A larger setback is also required where the Business 4T Zone has boundaries with existing residential areas to reflect the special amenity characteristics of the zone. The setback is decreased on the western boundary of the zone as the developer of the living zone on this boundary has imposed an increased setback and future development of the residential area is expected to take account of the presence of the Business 4T Zone.

A greater setback is also required for that area of the Business 4 Zone bounded by Springs Road, Halswell Junction Road and Branston Street due to the significant adverse effects on amenity values created by the existing activities undertaken on the site.

A 3m setback is required from the north-eastern internal boundary of the Musgroves site (being that land legally described as Lot 6 DP 73928 (CT 42C/1207) and shown in Part 3, Appendix 10) to recognise the amenity of the adjoining Open Space zoning. This requirement will also allow the opportunity for landscaping to be established between sites to reduce the visual impact of buildings.

7.5.4 Sunlight and outlook for neighbours

Updated 12 March 2012

The reason for the recession plane requirements is to ensure that on the business zone interface, that residential properties are able to maintain a sufficient standard of amenities comparable to those in the living zone itself. The recession plane also acts as a 'de facto' height control, as well as a means of protecting access to sunlight. It also reinforces requirements for a setback to reduce impacts of building scale.

An exception is made for buildings erected in the Business 4 Zone adjoining land zoned Open Space 3 and 3B which contains the Addington league grounds and the Addington Racecourse. These Open Space Zones are dominated by large purpose-built buildings and the erection of larger buildings in the Business 4 Zone close to the zone boundary is unlikely to adversely affect the amenity values of the locality.

In the Business 4 zoned sites Blakes Road the recession plane requirements are provided to ensure that the business zone interface with the residential properties opposite maintains a sufficient standard of amenity consistent with the Living, Open Space or Conservation zones. The recession plane also acts as a 'de facto' height control.

7.5.5 Visual amenity

Updated 16 November 2009

The standards on visual amenity are closely associated with standards on open space, plot ratio, and street scene. They have two components - location of offices and showrooms, and the screening of outdoor storage areas.

Usually the most visually pleasing aspect of a business activity (and that usually displayed) is the showroom and/or office . For this reason, this component of a development is required to be located to the front of a site.

Outdoor storage areas are required to be screened either by landscaping, fences or both, with particular regard to storage such as wrecked cars or containers. This is necessary in recognition of experience with inadequate screening, particularly evident in older industrial areas. This requirement applies to all zones.

7.5.6 Landscaped areas

Updated 29 June 2012

The form of landscaping required in most cases is trees and shrubs. This type of landscaping is most likely to achieve the objectives of enhancing the city's environment and Garden City image, and significantly softening the impact of the built environment. Other features can be included provided they are ancillary to the tree and shrub planting. No definitive limit has been placed on the area of such other features, as the impact of a landscape feature is not necessarily proportional to the area of land occupied. However, in most cases the majority of the area required to be landscaped will need to be planted in trees and shrubs to achieve the desired effect.

The extent of landscaping required is a reflection of the location and environmental sensitivity of zones. The Business 4P Zone was originally established to promote a "clean green" rural produce image, and the Business 4T Zone a range of high technology uses in a park like environment. Accordingly, both zones require a high proportion of site landscaping to maintain the higher levels of landscape treatment and amenity values that are anticipated. Part of the Business 4 Zone at Ferrymead has increased landscaping

standards because of the extensive landscaping which exists as a result of the rules in the Transitional District Plan, and the benefit of maintaining this high visual amenity.

The Business 4 zoned sites fronting Blakes Road at East Belfast have been provided with a minimum landscaping width in order to protect the visual amenity of residential properties or open space located opposite and to also provide a coherent landscaping strip along Blakes Road.

The Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) is required to have a 10m minimum width of landscaping adjacent to the boundary with Tunnel Road (in general accordance with the Landscape Plan and Plant Species List contained within Part 3, Appendix 9) to ensure that the backs of the buildings are partially screened when viewed from Tunnel Road. This area of landscaping serves the additional function of Avoca Valley floodwater detention during storm events (greater than a 1 to 5 year return period).

Extensive landscaping is also required along the margin of the Heathcote River, (in accordance with the Landscape Plan and Species List contained within Part 3 Appendix 9) in order to enhance visual amenity and ecological values of the river margin.

The location and extent of landscaping in the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) has been provided for in a consolidated and comprehensive manner in order to establish an integrated green edge to the City and to maintain a high level of visual amenity along the rural-urban boundary and the principal road frontages of Marshs Road and Shands Road. **(Plan Change 54 Decision)**

The Business 6 Zone has a landscaping requirement which reflects the high visibility and rural aspect of the zone. The Business 4, 5, and 7 and 8 Zones have landscaping requirements, which in addition to rules on location of landscaping, are of sufficient extent to protect residential and rural amenity (where relevant) and enhance the streetscape. **(Plan Change 19 Decision)**

The Business 3B Zone requires the provision of a small landscaped area which reflects its role as a buffer to living zones, but no requirement is made in the Business 3 Zone (except for the area bounded by Moorhouse Ave, Carlyle St, Waltham Rd and Colombo Streets, other than the area zoned BRP). With the exception of this area, the Business 3 zones are intensively developed and too small to make any required landscaping area either practicable or effective on many sites. Instead, tree planting provision is required. Landscaping is required in part of the Business 3 Zone formerly occupied by the railway station reflecting the fact that the area is recently re-developed as an industrial "park-like" environment with larger sites and higher amenity standards.

In the above zones much land is already developed, and a key element of the rules is to achieve gradual improvement in visual amenity.

The location of the landscaping provisions are aimed at enhancing street and living zone interfaces to create a pleasant aspect.

In the Business 4P Zone, the basis of control is to enhance the rural-urban interface of the zone and to maintain higher visual amenity values.

The extent and depth of landscaping required for the Musgroves site (being that land legally described as Lot 6 DP 73928 (CT 42C/1207) and shown in Part 3, Appendix 10), reflects the sensitivity of the surrounding environment being predominantly Living 1 zoning to the south and west, and Open Space zoning to the east. It is also expected that the former Wigram Aerodrome located to the north, will be redeveloped in the near future.

The rules applying to tree planting are intended to provide a form of landscaping which is visually obvious and effective, particularly in terms of softening building scale, parking and storage areas. To provide certainty the rules specify spacing of trees, with scope for variations to avoid monotony.

Provision is also required for the protection of trees within defined areas or within strips to enhance their opportunity to flourish and to avoid damage. On living zone boundaries (other than roads) a vegetative screen or fence is required to ensure protection of residential properties from adverse visual impacts of adjoining business zones. On sites on the opposite side of a road from a living zone, an increased landscaping strip is also required to protect the residential properties from adverse visual impacts. However,

where an industrial site is separated from a living zone by a road with more than two lanes or an arterial road, no increase is required in acknowledgment of the additional separation provided by the road and in recognition of the effects of high volumes of traffic.

It is also expected that the Wigram Aerodrome located to the north, will be developed for residential purposes in the near future. The retention of existing tree planting within a landscape strip (Lot 3 DP 49632) reflects the location of the land alongside the Rural 2 Zone boundary and the rural-urban boundary in this part of the City.

In the Business 4 Zone at Wrights Road (being the land shown on the Outline Development Plan in Part 3, Appendix 20), the specific landscaping requirements reflect the location of the site being adjacent to the Open Space environment of the Addington Raceway. The zone requires increased landscaping standards to enhance the amenity of the streetscape and the surrounding environment. It also includes a requirement for the height of any solid fence along the Jack Hinton Drive frontage to be restricted in order to enhance the entry to the OS3B Zone. **(Plan Change 58 Decision) (Plan Change 54 Decision)**

The Business 5 Zone at Sir James Wattie Drive, and Business 8 Zone at Islington is-are traversed by an electricity transmission corridors. The height of landscaping beneath this-these corridors is required to comply with the Growth Limit Zones as prescribed by the Electricity (Hazards from Trees) Regulations 2003. These regulations seek to ensure that the safe and efficient functioning of the electricity network is not threatened by the growth of tall vegetation in close proximity to the conductors. Maintenance of trees can be difficult to monitor and pollarding or trimming trees beneath their natural height at maturity can result in poor landscape outcomes. Any vegetation should be carefully selected at the time of planting to ensure that the species chosen will not result in ongoing maintenance issues in terms of proximity to the transmission corridor and ensure compliance with the Regulations is achieved. This can include ensuring that any trees located within 18m of the centreline of the electricity transmission line are species that have a maximum height of no more than 10m at maturity. It should also be noted that the trimming and maintenance of trees in close proximity to the corridor is also subject to the Electricity (Hazards from Trees) Regulations. **(Plan Change 19 Decision)**

Finally, the rules specify the trees capable of reaching a specified height, and species which will meet the landscaping requirements. This has been done both to ensure landscaping can be usually effective in the medium term (if not immediately) and to provide an element of certainty.

The rules recognise that the quality of landscaping cannot be achieved solely through regulatory means. However, the Council has design guidelines available which are designed to assist with landscaping, the success of which is at least partly reliant on the commitment of industrial property owners.

7.5.7 Outline Development Plan (Plan Change 19 Decision)

Updated 29 June 2012

In relation to the Business 8 Zone and part of the Business 4 Zone (the area bounded by Deans Avenue, Blenheim Road, Whiteleigh Avenue and the railway line) the development plan is intended to achieve the following objectives: **(Plan Change 19 Decision)**

- Ensure co-ordinated roading/cycle/pedestrian access provision between adjoining parcels of land.
- Indicate important locations for the provision of open space, waterway enhancement/linkages or natural features to be protected.
- The general relationship of development with the surrounding area.
- The presence of any particular constraints on development in the zone, including setbacks.
- The reverse sensitivity effects generated by land development within electricity transmission corridors shall be managed in order to avoid, remedy or mitigate the adverse effects on both the safe, secure and efficient use and development of the transmission network and the safety and amenity values of the community. **(Plan Change 19 Decision)**

In relation to the part of the Business 4 Zone subject to the Outline Development Plan (Wigram), the Outline Development Plan is intended to help achieve the integration of development within the Business 4 zone with surrounding development including that within the Living G (Wigram) Zone.

The development plan for the Musgroves site (being that land legally described as Lot 6 DP 73928 and shown in Part 3, Appendix 10) is intended to:

- Achieve safe and efficient movement of traffic to and from the site and on Wigram Road through limiting the number of access points and intersection design requirements.
- Ensure co-ordinated roading and pedestrian access provision between adjoining parcels of land.
- Avoid adverse effects of stormwater runoff on the surface and ground water quality.
- Mitigate the risk of downstream flooding.

In relation to the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) the Outline Development Plan, Landscape Plan and Plant Species List (contained in Part 3 Appendix 9) is intended to achieve the following:

- Indicate locations for the provision of floodwater retention, pedestrian linkages and landscaping.
- Contribute to the enhancement of the biodiversity of the site through the development of stormwater ponds, the planting of native flora and the creation of amenity areas within the Landscape Area.
- Reflect any particular constraints on development in the zone, including setbacks or building height restriction.
- Ensure co-ordinated roading/cycle/pedestrian access provision between adjoining parcels of land and to achieve connectivity and accessibility to the surrounding transport/movement network, including provision for convenient access by pedestrians and cyclist by a pathway to the northern end of the development to link with the control gates/pedestrian/cycle bridge over the Heathcote River.
- Contribute to the enhancement of tangata whenua freshwater values through the landscaping enhancement of the Heathcote River margin.
- Protect and enhance the habitat of the birds with specialised habitat requirements.

In relation to the Business 4 Zone at Wrights Road (being the land shown on the Outline Development Plan in Part 3, Appendix 20) the development plan is intended to:

- Achieve safe and efficient movement of traffic to and from the site and on Wrights Road through limiting the number of access points;
- Ensure the amenity values of the surrounding environment are enhanced through specific landscaping standards.

(Plan Change 58 Decision)

In relation to that part of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) the development plan is intended to achieve the following objectives:

- to ensure coordinated safe and efficient access for all modes of transport within the area and to the surrounding transport networks;
- to identify the important locations for the provision of open space and landscape enhancement;
- to minimise the visual impact of buildings on the rural-urban boundary, nearby rural activities and public areas; and
- to ensure provision is made for the principal elements of the stormwater network. **(Plan Change 54 Decision)**

7.5.8 Retail activities

Updated 31 August 2011

The Plan allows for retailing the sale of goods produced, processed or stored on the site, throughout the Industrial Business Zones. The retail floorspace threshold for such trade sales is set at a level to provide for the majority of bonafide industrial activities with ancillary retailing aspirations.

The rules restrict a dispersal of retail activities over industrial areas generally in order to avoid cumulative adverse effects on the roading network and on the amenity and functions of the Central City and district centres, and to limit the potential displacement of permitted industrial activities (reverse sensitivity effects). In those zones in which some additional retailing is provided for as of right (specifically the B3, B3B, ~~and B4~~ and B8 zones), there is no restriction on the establishment of commercial services but the extent of retail activity has been limited in order to reinforce a centres-based approach to retail distribution throughout the City. **(Plan Change 19 Decision)**

Retail activities are recognised as being high traffic generators and, as such, can have significant impacts on the efficiency, effectiveness and safety of the road network. Increased travel in terms of numbers and distances of trips can also have long term implications for air quality and energy efficiency. The existing commercial centres serve important community functions, are focal points for population intensification and are well located in respect of the road network generally, including public transport nodes.

The Planning framework seeks a continuing distribution of centres which perform these functions and the avoidance of sudden decline of existing centres and the associated reduction in accessibility to goods and services for some sections of the community. In addition, a reduction in amenity of those centres could result if the Plan were to allow a greater dispersal and dilution of retail activity as of right. Consolidating retail activities principally within existing centres provides certainty for investment and limits the potential for adverse effects of a dispersed pattern of retail activity. New, large scale retail activities are therefore not generally anticipated within industrial zones, and, where sought, will be subject to assessment of all relevant effects.

However, in recognition that some limited retail activity may be able to occur without the resultant adverse distributional effects on existing commercial centres, a balance has been struck to allow retail activities of a particular scale and nature to continue in some industrial zones. In particular, 'trade suppliers' is a specific category that encompasses a range of retail activities that are considered unlikely to give rise to adverse distributional effects on the central city and district centres. Similarly, 'food and beverage outlets' have been provided for as not only are they unlikely to give rise to distributional effects but they also provide an important service to workers in industrial areas.

Yard based suppliers are provided for, due to their limited potential for distributional effects and their potential incompatibility with other activities in the Central City and district centres, including effects arising from visual form and lower amenity including noise and dust nuisance characteristics. Service stations are also specifically provided for within the Business 3 zone in reflection of their limited ability to generate distributional effects (in light of the definition of 'service station'), and the existing number of service stations within the zone. There is no similar rule in the Business 3B and 4 zones as this activity is permitted as of right provided it does not breach the retail floorspace thresholds that apply.

Pharmacies are provided for in Business 3B and 4 zones where they are co-located with health facilities in order to reduce trip generation and travel distances for the majority of visitors to these facilities. In addition, the rules allow some limited retailing of goods produced on site.

The scale of other permitted retailing in the Business 3B, ~~and B4~~ and B8 zones is controlled in two ways. The 2,000m² maximum threshold in relation to proposed new activities enables a wide range of individual retail outlets or small groups of outlets, to establish as of right, provided they are not creating or adding to a much more significant retail focus. The threshold has been chosen as one at or below which it is considered very unlikely that there could be more than minor adverse effects on the central city and district centres or on the communities that rely on these centres for their wellbeing, no matter what form of development may proceed. The over-riding 3,000m² retail activity threshold limits the development of a potentially significant retail focus. Its distance criteria have been established having regard to likely walking distance tolerances and the need to ensure that the cumulative effects of new-on-old or new-on-new developments for retailing activities can be taken into account. **(Plan Change 19 Decision)**

The cumulative assessment provisions deliberately exclude genuinely proximate retailing activities in the Central City and district centres (B2 and contiguous B2/B1 zones), as new activities located adjacent to these centres would support a centres-based approach to retailing while still requiring assessment once they breach the individual threshold. To that extent, retailing activities adjacent to the City's larger centres have a potentially lower threshold to overcome than those in other industrial business localities. This rule is not, however, extended to include retailing in the much smaller stand-alone B1 zones, as their extent and functions are limited and a large retail activity has far more potential to greatly enlarge the size and function of the centre and consequently impact upon the distribution of commercial activity in the City.

The Business 4 zone at 2 Waterman Place is provided with a 6,500m² threshold for retail activity in recognition of the extent of existing consents and the emergent mixed-use district centre at Ferrymead. Any retail activity beyond this threshold may have adverse effects in terms of traffic generation on the performance of the Waterman Place and Ferry Road intersection.

7.5.9 Residential units and noise sensitive activities (Plan Change 19 Decision)

Updated 31 August 2011

A restriction has been imposed on residential units, limiting them to one unit for any established activity, and that it be associated with on-site security or management. The reason for this is to some extent a recognition of lower standards of amenity for any residential occupants in industrial areas, but more to avoid a situation where residential occupation could lead to pressures to limit industrial activities. This in turn could impose costs on, or limit industrial activities in a manner which threatens their economic viability or opportunity to establish.

No residential units or other noise sensitive activities are provided for underneath the Ldn 50 dBA airnoise contour (as shown in Variation 1 to Change 1 to Chapter 12A to the Regional Policy Statement) in the Business 8 Zone in recognition of the potential for such activities to give rise to reverse sensitivity effects on the ongoing operations of Christchurch International Airport and the lawfully established operations within the nearby Rural Quarry Zone. (Plan Change 19 Decision)

Rule 5.2.12 for the Business 4 land at Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) does not permit any residential use of the site and requires an applicant to demonstrate through the resource consent application process that there is a genuine need for live-in security or management of the activity on site and that any reverse sensitivity issues can be addressed. The nearby Business 5 Zone contains heavy industries that operate 24 hours a day and generate noise and odour. Residential activity is restricted in Kennaway Park so as to avoid reverse sensitivity effects.

7.5.10 Offices

Updated 16 November 2009

Stand alone office activities have been limited to avoid incompatible activities and the potential reverse sensitivity effects that offices may have on existing and future activities that produce effects up to the levels permitted in the B3, 4P, 5 and 6 zones. Those zones provide opportunities for "heavy" industry and other activities that would generally be incompatible in other parts of the City.

7.5.11 Roading and access

Updated 29 June 2012

The establishment of the Business 4P Zone was undertaken in a way which ensures access points are restricted to specified points on Halswell Junction Road and Shands Road, and with no access to Main South Road. The reason for this is that the zone will generate significant heavy vehicle movements and all three frontage roads serve major traffic functions.

The area surrounded by Deans Avenue, Blenheim Road, Whiteleigh Avenue and the railway line is subject to special rules relating to access because these roads all serve major traffic functions. Access to Deans Avenue is restricted and a new road is proposed via a relocated Lester Lane, for reasons of traffic safety.

Within the Business 8 zone, no vehicular access is to be provided onto the adjoining Living zoned streets to ensure that appropriate levels of residential amenity are able to be maintained. **(Plan Change 19 Decision)**

The Business 4 activities on the Musgroves site, as shown on Appendix 10, Part 3, have the potential to generate a significant number of vehicle movements which could create congestion, cause delays for right turning traffic at the Wigram Road intersection and compromise the safety of the receiving road environment. To mitigate these potential adverse effects restrictions on access to the Musgroves site and the intersection design requirements are introduced. Separate left and right turning lanes to and from the site at the Wigram Road intersection are required so that the performance of the intersection does not deteriorate to an unacceptable level prior to the opening of the Southern Motorway extension and / or the opening of alternative access to / from the Aidanfield Drive extension. These measures will ensure that the anticipated future arterial function of Wigram Road and its efficiency and safety are not compromised. The layout of the internal site road, the number and spacing of vehicle access points to the site and footpath requirements, as indicated on the outline development plan, are in accordance with the relevant New Zealand Standard 4404:2004 and the Council Infrastructure Design Standard.

The establishment of the Business 4 Zone at Wrights Road (as shown on the Outline Development Plan in Part 3, Appendix 20) was undertaken in a way which ensures access points are restricted along Wrights Road. The reason for this is that the zone will generate significant vehicle movements to Wrights Road, which serves a major traffic function and contains high levels of traffic. The access restrictions to Wrights Road will ensure the safety and efficiency of the traffic network surrounding the site is not compromised. **(Plan Change 58 Decision)**

Development within that part of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) has the potential to generate a significant number of vehicle movements at the intersection of Sir James Wattie Drive and Shands Road which will cause extensive delays for right turning traffic and resulting congestion. To mitigate this effect provisions have been included to limit access from Sir James Wattie Drive until such time as the intersection is upgraded. These measures will ensure that the function of Shands Road is not compromised as a major access link to Christchurch. **(Plan Change 54 Decision)**

7.5.12 Groundwater protection

Updated 29 June 2012

The reason for this rule is to reduce the potential for hazardous substances to contaminate groundwater. Activities located within the Business 4 Zone are permitted to store high levels of hazardous substances under Part 11, Section 3 of the Plan. Generally, the storage and use of a high level and range of hazardous substances is considered not to be a threat to groundwater quality in those parts of the City where the aquifer is confined by impermeable soils. However, the Musgroves site (being that land legally described as Lot 6 DP 73928 (CT 42C/1207) and shown in Part 3, Appendix 10), is located over the unconfined aquifer and within an area where the overlying silt layers are between 1 and 3 metres in depth. For this reason, a greater restriction on the use and storage of hazardous substances on this site, is considered to be appropriate to reduce the risk of groundwater contamination.

The same precaution has also been applied to that area of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21). **(Plan Change 54 Decisions)**

7.5.13 Wastewater discharge

Updated 29 June 2012

(a) Wastewater discharge is limited from the Musgroves site (being that land legally described as Lot 6 DP 73928 (CT 42C/1207) and shown in Part 3, Appendix 10), to a volume consistent with residential development on the site. The reason for this limitation is due to the cost share scheme which was set up to provide a waste water system to service the block of land known as Aidanfield, which included the Musgroves site. The scheme was designed to accommodate only residential development of the Musgroves site and therefore higher levels of wastewater, typically generated from industrial activities, cannot be accommodated. The wastewater restriction will limit the type of business activities that can establish on the Musgroves site to essentially dry business and light industrial or commercial activities. This limitation will have an added effect of reducing the risk of groundwater contamination.

(b) Wastewater discharge is also limited on Lot 3 DP 49632 (CT 267702) Sir James Wattie Drive. This reflects the limited scale of development possible from the site and will also ensure that the type of activities that establish on the site are dry business and industrial activities, and at the same time reduce the risk to groundwater contamination.

(c) All business activities located within the area covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) are restricted to a non-complying activity where the total volume of wastewater from the block would exceed 0.09 l/s (litres/second/hectare). This reflects limited capacity in downstream trunk sewers for discharges from businesses in the western area of Christchurch. In addition, there is a local sewerage capacity issue in the immediate area. The rule restricting total flow to 1000 litres/ha/day until local capacity upgrading occurs, only provides for a very low sewage flow. This means that businesses in this block will generally need to have a low labour intensity, for example large distribution activities. Before any development which is more labour intensive overall or generates more than this flow in total can occur, local upgrading of capacity will be necessary beyond the area covered by Appendix 21. (Plan Change 54 Decision)

(d) Wastewater discharge from the Business 8 Zone is limited to ensure that total trade waste discharges from across the entire zone do not exceed the volumes that were discharged from the portion of the zone that was used as the Islington Freezing Works and associated rural area. As with the Musgroves site, the wastewater restriction will limit the type of business activities that can establish within the Business 8 Zone to essentially dry business and light industrial or commercial activities, with an attendant reduction in the risk of groundwater contamination. (Plan Change 19 Decision)

7.5.14 Stormwater discharge

Updated 15 March 2010

Stormwater discharge from the Musgroves site (being that land legally described as Lot 6 DP 73928 and shown in Part 3, Appendix 10) is limited to a first flush and detention basin system discharging to Heathcote River through the Dry Stream on the north-eastern boundary of the site and must be designed in accordance with the development plan in Part 3, Appendix 10. The site has a higher ground water table than most of this area. Backfilling of the former quarry on the site with uncontrolled landfill has resulted in ground contamination. This precludes the discharge of roof and impervious surfaces runoff water to the ground. To maintain the ground water quality and avoid the discharge of any contaminated stormwater directly into the Heathcote River or discharge of stormwater into contaminated landfill areas of the site rules ensure a first flush treatment basin will be provided. The on-site detention basin will restrict the rate of discharge and prevent downstream flooding at peak times. Before the treated stormwater can be directed to Heathcote River via the Dry Stream, the stream bed may need to be regraded to avoid ponding and creating a mosquito nuisance.

7.5.15 Hours of operation: Service Deliveries - Business 4 Zone fronting Blakes Road (East Belfast)

Updated 12 March 2012

The controls on the hours that service deliveries can take place are provided to ensure the residential amenity values associated with the Living Zone opposite are not compromised.

7.5.16 Building Reflectivity - Kennaway Park Only

Updated 15 March 2010

Standards for reflectivity of building walls that are adjacent to and face Tunnel Road or the Heathcote River have been set to reduce the visual dominance of buildings when viewed from areas outside of the site. The use of colours with low reflectivity on these parts of the buildings and the landscaping areas adjacent to Tunnel Road and the Heathcote River will assist in mitigating any potential obtrusive visual impact of buildings.

7.5.17 Reverse sensitivity - Kennaway Park Only

Updated 15 March 2010

The standard for office and showroom windows has been set to reduce the likelihood of reverse sensitivity issues arising from complaints about odour (from activities on the nearby Business 5 zoned land) on offices or showrooms within the Kennaway Park Business 4 zone.

7.5.18 Heathcote River Setback - Kennaway Park Only

Updated 15 March 2010

A Landscape Area adjacent to the Heathcote River on Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) has been required as a Critical Standard to achieve the following objectives:

- Recognition of the sensitivity of the established bird habitat (e.g Cormorant roosts) along parts of the river margin.
- Minimise the loss of amenity of the 20 metre wide Esplanade Reserve.
- Allow the stormwater treatment ponds and landscaping swales to be established.
- Provide for practical and convenient legal public pedestrian and cycle access along the river and between Kennaway Park and the surrounding area.

7.5.19 Road improvement rule - Kennaway Park Only

Updated 15 March 2010

The particular location of the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) within the road network gives rise to traffic effects, particularly loading of intersections and the section of Cumnor Tce that will require road improvements. These are anticipated to cost more than the typical incremental improvements that are funded by the Development Contributions system. The rule is designed to ensure this additional cost is not a cost to the community, and is taken into account when economic decisions about the use of the land are made. The owners of the land at the time will have to devise a mechanism for ensuring the works are carried out, with the co-operation of the Council as the road controlling authority.

7.5.20 Height

Updated 29 June 2012

In the Business 4 and in the Business 8 Zone within 50m of the boundary with a Living Zone or Pound Road , the maximum building height of 15m has been set at a level which would provide for the majority of built development anticipated in a suburban industrial complex, such as a large warehouse or up to 3 storey office building. A height limit is considered appropriate across the zone to ensure that built development remains in context with the surrounding suburban environment, does not disrupt the skyline of middle and long distance views, reduces the potential for conflict at site boundaries, downdraft effects and buildings that would compete with the central city skyline. (Plan Change 19 Decision)

A lower standard has been set for the Business 4 zone at Ferrymead to maintain built development at a level consistent with existing buildings and in recognition of the sensitivity of this area adjacent to a Conservation zone, the Heathcote River and the Avon-Heathcote estuary margins. In addition, the zone at Ferrymead is back-dropped by the Port Hills and over-looked by residential development. A lower standard has also been set for the former Maltworks site in Heathcote Valley because of its landscape context and the potential for buildings to visually dominate the Heathcote village.

Within the hatched area of the Business 5 Zone shown on the Outline Development Plan (Sir James Wattie Drive - Appendix 21) the maximum building height has been set at 20m. This is to recognise the location of the subject land adjoining the rural-urban interface in this part of the city. It also provides for a building height that can be well screened by the landscape setback and planting species identified on the Outline Development Plan for the Marshs Road and Shands Road frontages. For the non-hatched Business 5 Zoned area shown on this ODP, there is no maximum building height. (Plan Change 54 Decision)

A 20m height limit has been set over the balance of the Business 8 Zone to ensure that the potential visual effects of excessively tall buildings are able to be controlled, whilst also providing for modern distribution centre warehouses. The height limit also reflects the fact that over a third of the Business 8 zone was previously zoned Business 5 (based around the old Islington Freezing Works), and was not subject to any height limit whatsoever. (Plan Change 19 Decision)

In the Business 7 Zone, the maximum building height of 15m has been set at a level which would provide for the majority of built development anticipated in a suburban industrial complex, such as a large warehouse. A height limit is considered appropriate across the zone to ensure that built development remains in context with the surrounding suburban environment, does not disrupt the skyline of middle and long distance views, reduces the potential for conflict at site boundaries, downdraft effects and buildings that would compete with the central city skyline.

7.5.21 Design and amenity for development in the Business 7 and 8 Zone

Updated 31 August 2011

In the Business 7 Zone all new buildings, external alterations or additions require resource consent as a controlled activity with the Council's control limited to the design and amenity of the development. In the Business 8 Zone this control applies to new buildings, external alterations or additions which are located on sites with frontage to Pound Road. This provision has been inserted to address concerns over the quality of development occurring in an area that will effectively become the future 'southern gateway' to the City. Consequently, a higher standard of visual amenity is required, particularly with regard to the built form and the way buildings relate to the overall site with regard to fencing, on-site car parking, loading and storage areas thereby achieving a quality environmental outcome. This provision includes assessment matters to act as guidance for developers and for those assessing applications as to the appropriate level of amenity anticipated for developments in these areas. (Plan Change 19 Decision)

7.5.22 Waterbodies and Birdstrike risk (Plan Change 19 Decision)

Updated 29 June 2012

The Business 8 Zone is located in proximity to the Christchurch International Airport Limited aircraft approach slopes, and the Business 5 Zone at Sir James Wattie Drive is not far away and is located on a bird flight path. As such, it is important that the risk of birdstrike on Airport operations is minimised. Water features are therefore not anticipated in either zone, ~~within the Business 8 Zone~~, apart from any basins necessary for the management and disposal of stormwater. Such basins are to be designed to minimise their attractiveness for bird species that potentially create a birdstrike risk. Proposals that do not comply with this rule are to be limited notified to Christchurch International Airport Limited so that CIAL can have the opportunity to respond to potential risk posed by such proposals. (Plan Change 54 Decision)

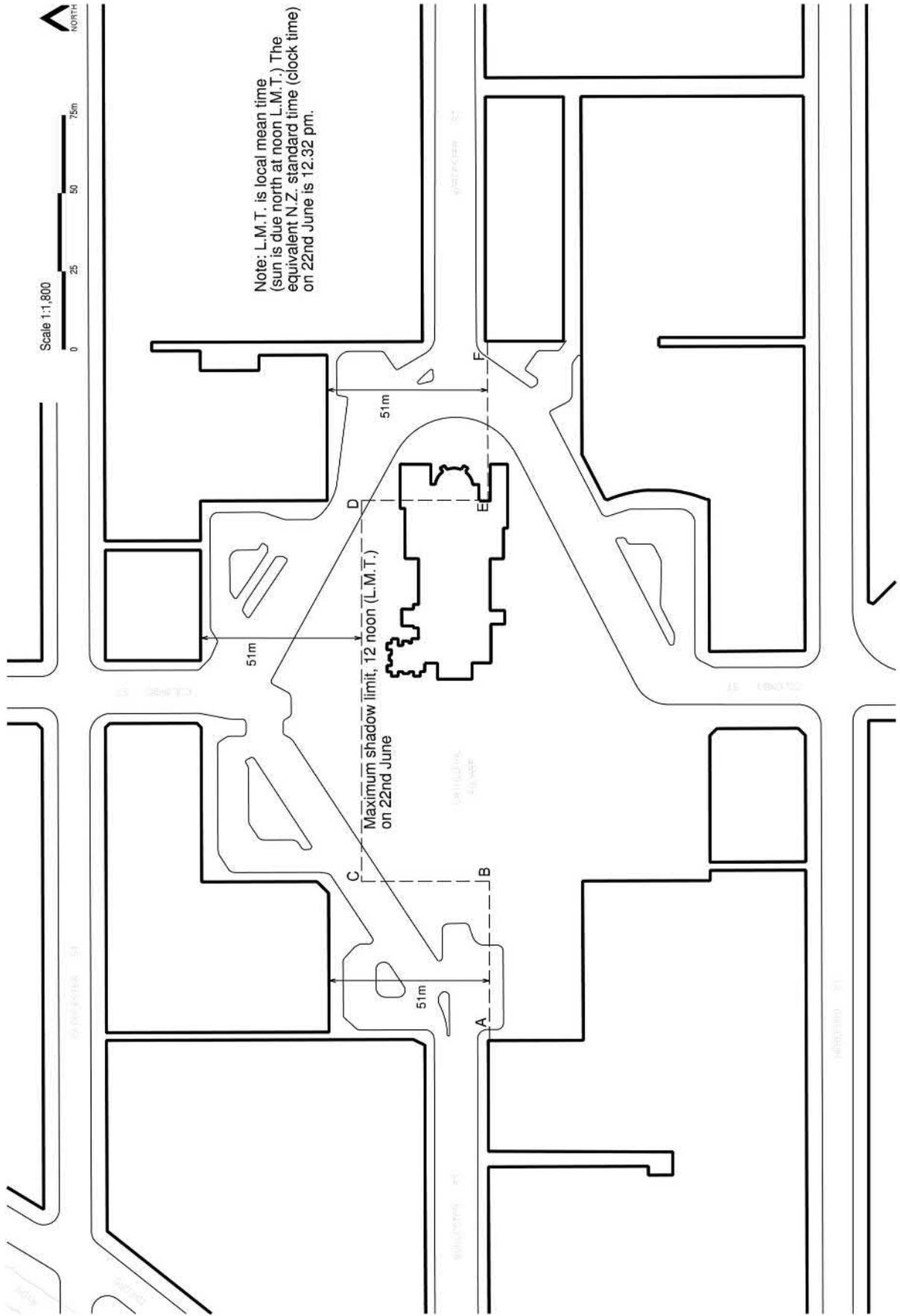
Volume 3 : Part 3 Business Zones : 7.5 Business 3, 3B, 4, 4P, 4T, 5, 6, and 7 and 8 Zones :
7.5.22 Waterbodies and Birdstrike risk (Plan Change 19 Decision)

Appendix 1 - Central City

Updated 14 November 2005

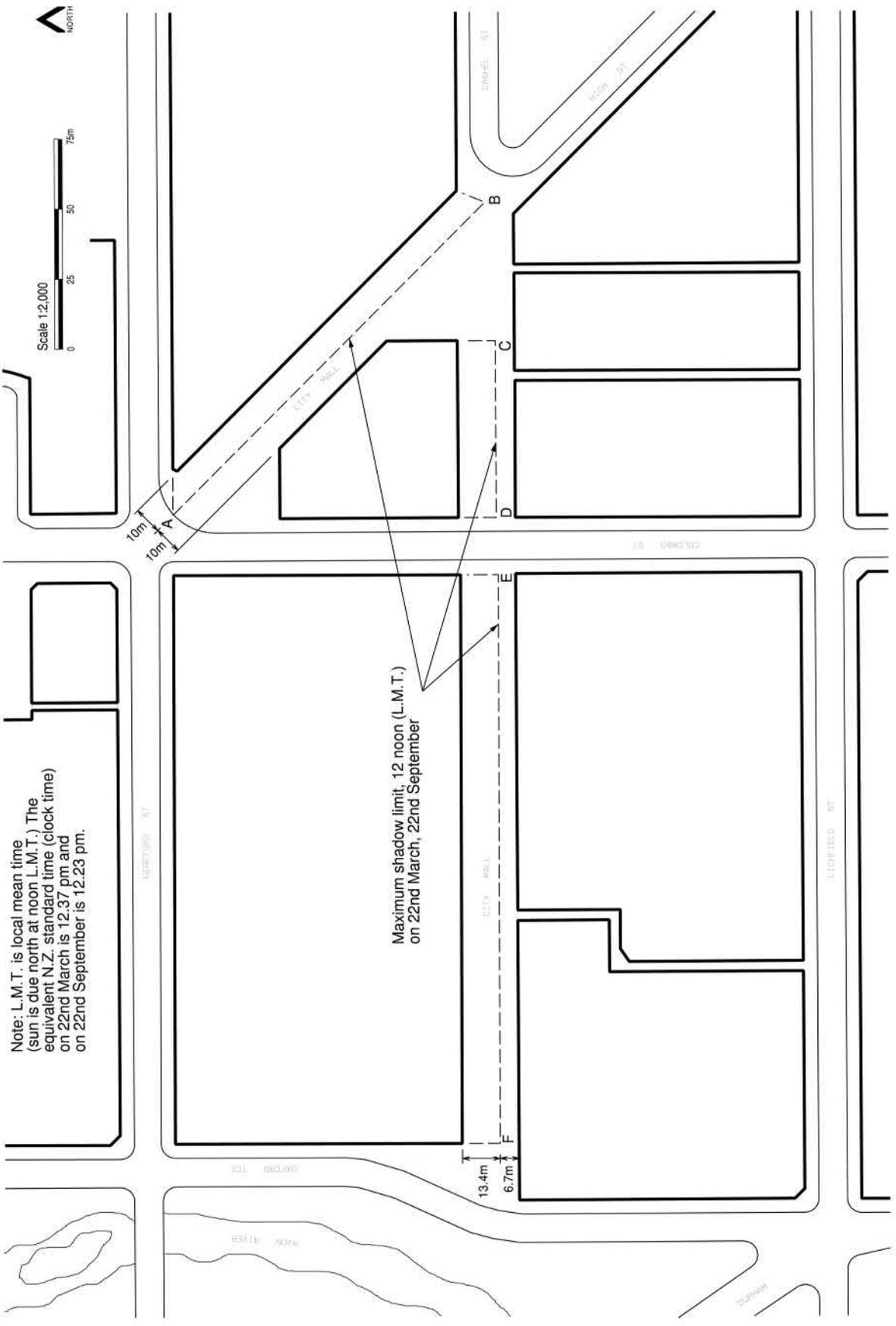
Cathedral Square sunlight admission to important pedestrian areas

Appendix 1. Central City - Cathedral Square sunlight admission to important pedestrian areas (Part 3 Business Zones)



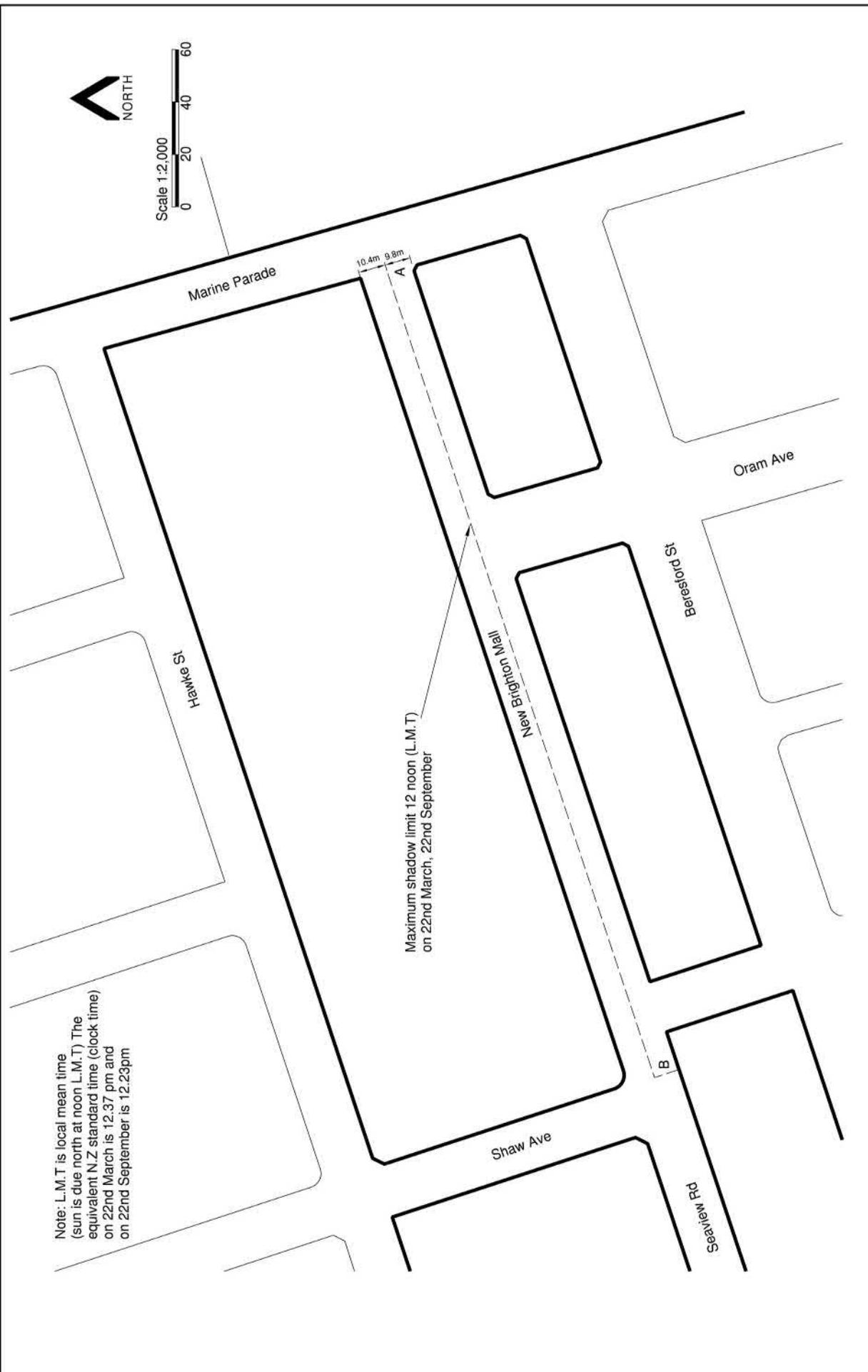
City Mall sunlight admission to important pedestrian areas

Appendix 1. Central City - City Mall sunlight admission to important pedestrian areas (Part 3 Business Zones)



New Brighton Mall sunlight admission to important areas

Appendix 1 - New Brighton Mall - sunlight admission to important areas

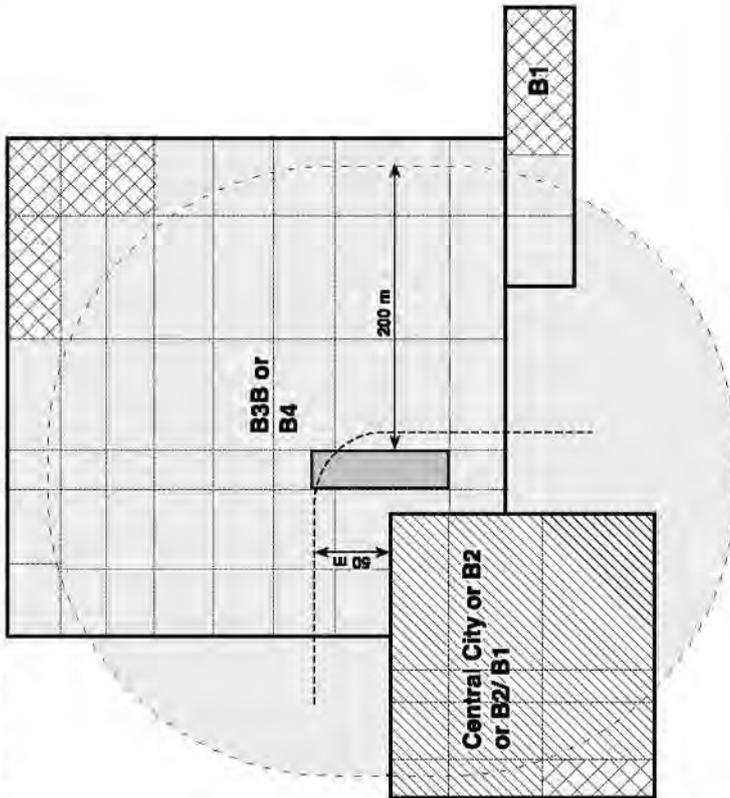


Appendix 2 - Application of cumulative effects rule 5.3.1(c)

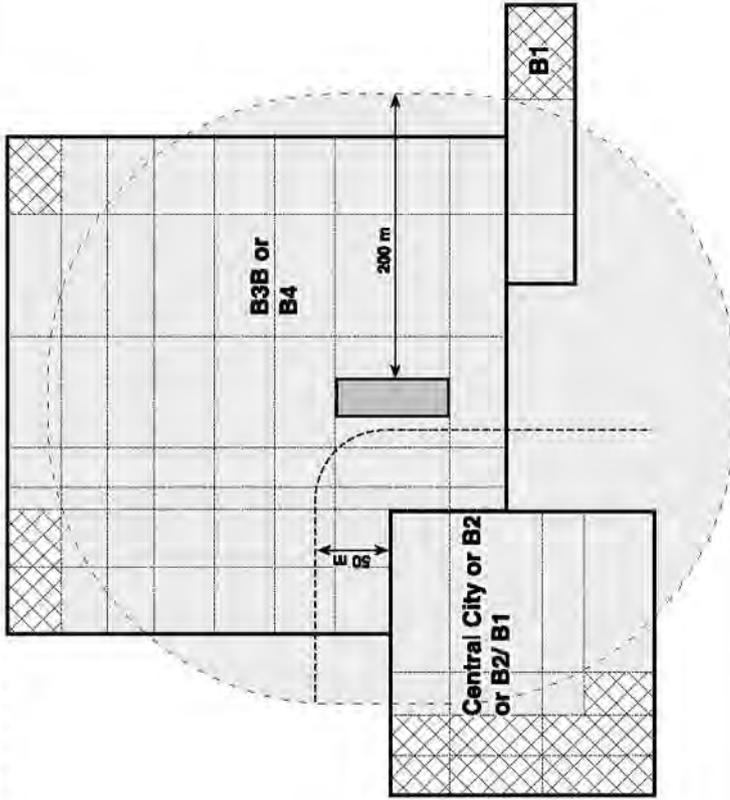
Updated 16 November 2009

Appendix 2 - Application of cumulative effects rule 5.3.1(c)

A: where any part of the development site is *within* 50m of a B2 (or B2/B1 or Central City) Zone boundary



B: where all parts of the development site are *beyond* 50m of a B2 (or B2/B1 or Central City) Zone boundary



Key

-  Development site
-  All existing and/or approved retail floorspace on any site within this area **is** required to be assessed, except activities specifically noted within the rule.
-  Any existing and/or approved retail floorspace is **not** required to be assessed because (a) it is within a Central City, B2 or B2/B1 zone; and (b) the development site is wholly or partly within 50m of the zone; and (c) any intervening land is zoned as per the rule requirements.
-  Any existing and/or approved retail is **not** required to be assessed because it lies within a site that is **wholly** beyond 200m of the boundary of the development site.
-  Site/allotment boundary
-  Zone boundary

Appendix 3 - Rules for required tree planting

Updated 14 November 2005

1. General

Updated 14 November 2005

Set out below, in Clauses 2.1 - 2.5 of this appendix, are those trees which be deemed to meet the requirements of rules (in the various parts of the statement of rules) for the planting of trees for landscaping.

Clauses 3.1 - 3.8 specify the suitability of the trees described in Clauses 2.1 - 2.5 for particular conditions, these being:

- (a) trees suitable for moist/wet soil conditions;
- (b) trees suitable for dry soil conditions;
- (c) frost tender trees;
- (d) trees suitable for coastal areas;
- (e) trees unsuitable for car parking/paved areas etc.;
- (f) trees susceptible to wind damage/breakages;
- (g) trees with aggressive root system (relevant to driveways, underground services);
- (h) trees prone to common diseases.

The provisions in Clauses 3.1 - 3.8 of this Appendix are for information and guidance only and are not statutory rules. They have been incorporated to assist in the choice of species suitable for planting in particular site conditions, and to help ensure the Council's requirements are successfully achieved.

The following are lists of trees considered suitable for Christchurch conditions. More detailed descriptions and requirements for each tree can be obtained from various plant manuals or by seeking advice from local plant nurseries.

2. Trees generally suitable to Christchurch conditions

Updated 14 November 2005

2.1 Deciduous broadleaved trees

Common oak

Red oak

Pin oak

Scarlet oak

Turkey oak

English elm

Dutch

Wych elm

Smooth-leaved elm

Some attractive elm forms are:

Weeping elm

Horizontal elm

Golden elm

Silver elm

European beech

Copper or purple beech

Common ash

Weeping ash

Golden ash

Claret ash

Manna ash

Horsechestnut

Sweet chestnut

Walnut

Common lime

Large leaved lime

Small leaved lime

Weeping silver lime

Silver lime

Liquidambar (or sweet gum)

Oriental plane

Other recently introduced plane forms are:

Tree of heaven

Norway maple

Sycamore

Box elder

Field maple

Other striking foliage forms are:

Silver birch

Paper birch

Black birch

Swedish birch

Quercus robur

Quercus rubra

Quercus palustris

Quercus coccinea

Quercus cerris

Ulmus procera

Ulmus x hollandica

Ulmus glabra

Ulmus carpinifolia

Ulmus glabra camperdownii

Ulmus glabra Horizontalis

Ulmus procera 'Louis van Houtte'

Ulmus carpinifolia 'Variegata'

Fagus sylvatica

Fagus sylvatica purpureum (and 'Riversii')

Fraxinus excelsior

Fraxinus excelsior 'Pendula'

Fraxinus excelsior 'Jaspidea' (or 'Aurea')

Fraxinus oxycarpa 'Raywood'

Fraxinus ornus

Aesculus hippocastanum

Castanea sativa

Juglans regia

Tilia x europaea

Tilia platyphyllos

Tilia cordata

Tilia petiolaris

Tilia tomentosa

Liquidambar styraciflua

Platanus orientalis

Platanus orientalis insularis

Platanus orientalis digitata

Ailanthus altissima

Acer platanoides

Acer pseudoplatanus

Acer negundo

Acer campestre

Acer pseudoplatanus 'Brilliantissimum'

Acer platanoides 'Crimson King'

Acer platanoides 'Drummondii'

Betula pendula

Betula papyrifera

Betula nigra

Betula pendula dalecarlica

Also wide range of birch species and forms.

Tulip tree	Liriodendron tulipifera
Maidenhair tree	Ginkgo biloba
False acacia	Robinia pseudoacacia
Hornbeam	Carpinus betulus
Common alder	Alnus glutinosa
Italian alder	Alnus cordata
Grey alder	Alnus incana
Red alder	Alnus Rubra
Indian bean tree	Catakoa bignonioides
Weeping willow	Salix babylonica
Golden weeping willow	Salix x chrysocoma
Ornamental cherry - various forms	Prunus species
Ornamental plum - various forms	Prunus species
Ornamental apple - various forms	Malus species
Ornamental thorn - various forms	Crataegus species
Ornamental rowan - various forms	Sorbus species

2.2 Coniferous trees

Wellingtonia	Sequoiadendron giganteum
Californian redwood	Sequoia sempervirens
Lawsons cypress	Chamaecyparis lawsoniana
Monterey cypress (and golden/yellow foliage forms)	Cupressus macrocarpa
Spanish fir	Abies pinsapo
Deodar/himalayan cedar	Cedrus deodara
Atlantica cedar	Cedrus atlantica
Cedar of Lebanon	Cedrus libani (and blue/golden etc forms of all Cedrus species)
Western red cedar	Thuja plicata
Swamp cypress	Taxodium distichum
Bhutan cypress	Cupressus torulosa
Common yew	Taxus baccata
Irish yew (and various forms)	Taxus baccata 'Fastigiata'
Norfolk Island pine	Araucaria excelsa
Monkey puzzle/Chile pine	Araucaria araucana
Incense cedar	Metasequoia glyptostuoboides
Japanese cedar	Cryptomaria japonica

2.3 Other evergreens

Manna gum	Eucalyptus
Western Australian flowering gum	Eucalyptus ficifolia
Red flowering gum	Eucalyptus leucoxyton 'Rosea'
Wattles, various	Racosperma species
Australian blackwood	Racosperma melanoxyton
Holly and forms	Ilex aquifolium
Mayten	Maytenus boaria
Evergreen or holm oak	Quercus Ilex
Bullbay	Magnolia grandiflora
Vanilla tree	Azara microphylla
Strawberry tree	Arbutus unedo

2.4 Palms

Canary Island palm	Phoenix canariensis
Chusan palm	Trachycarpus fortunei

2.5 Native trees

Totara	Podocarpus totara
Kahikatea/white pine	Podocarpus dacrydioides
Rimu	Dacrydium cupressinum
Red beech	Nothofagus fusca
Silver beech	Nothofagus menziesii
Black beech	Nothofagus solandri var. solandri
Mountain beech	Nothofagus solandri var. cliffortioides
Ribbonwood	Plagianthus regius
Lacebark (narrow leaved)	Hoheria angustifolia
Kowhai small leaved	Sophora microphylla
*Kowhai large leaved	Sophora tetraptera
Wineberry/makomako	Aristotelia serrata
Cabbage tree	Cordyline australis
Mahoe/whiteywood	Melicactus ramiflorus
Akeake	Dodonaea viscosa
Broadleaf/papauma	Griselinia littoralis
Kanuka	Kunzea ericoides
Manuka	Leptospermum scoparium
Mapou	Myrsine australis
Akirahou	Olearia paniculata
Matai	Pseudopanax arboreus
Lancewood/horoeka	Pseudopanax crassifolius
Lemonwood	Pittosporum eugenioides

3. Information/guidance for applicants - Site limitation of required trees

3.1 Trees for wet to moist soil conditions

(in order of tolerance to wetness)

Swamp cypress	Taxodium distichum
Kahikatea/white pine	Dacrycarpus dacrydoides
Alder (most species)	Alnus species
Pin oak	Quercus palustris
Black birch	Betula nigra
Willow (most species)	Salix species
Cabbage tree	Cordyline australis
Western hemlock fir	Tsuga heterophylla
Flowering thorns	Crataegus oxycantha and forms
Poplars (most species)	Populus species
Silka spruce	Picea sitchensis
Australian blackwood	Racospermum melanoxyton
Common ash	Fraxinus excelsior
Dawn redwood	Metasequoia glyptostroboides
Bullbay (Evergreen magnolia)	Magnolia grandiflora
Pokaka	Eleocarpus hookerianus
Ribbonwood	Plagianthus betulinus

3.2 Trees suitable for dry soils

(Native)

Kowhai	Sophora microphylla
Kowhai	Sophora tetraptera
Ribbonwood	Plagianthus regius
Narrow leafed lacebark	Hoheria angustifolia
Lemonwood	Pittosporum eugenoides
Karo	Pittosporum crassifolium
Akiraho golden akeake	Olearia paniculata
Chatham Island akeake	Olearia traversii

(Exotic)

False acacia (and forms)	Robinia pseudoacacia
Honey locust (and forms)	Gleditzia tricanthos
Box eder	Acer negundo
Judas tree	Cercis siliquastrum
Alder (tolerant of dry and wet soils)	Alnus species
Arizona ash	Fraxinus velutina

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

(Native)

Pohutukawa	Metrosideros excelsa
Puriri	Vitex lucens
Kermadec pohutukawa	Metrosideros kermadecensis
Karaka	Corynocarpus laevigatus
Ngaio	Myoporum regius

(Exotic)

Norfolk Island pine	Araucaria heterophylla
Scarlet gum	Eucalyptus ficifolia
Jacaranda	Jacaranda mimosifolia
Pepper tree	Schinus molle

3.4 Trees suitable for Christchurch coastal areas

(Native)

Cabbage tree	Cordyline australis
Karaka (frost free areas)	Corynocarpus laevigatus
Karo	Pittosporum crassifolium
Ngaio	Myoporum laetum
Broadleaf	Griselinia littoralis
Akeake	Dodonaea viscosa
Chatham Island akeake	Olearia traversii Plagianthus regius

(Exotic)

Strawberry tree	Arbutus unedo
Evergreen holm oak	Quercus ilex
Sycamore	Acer pseudoplatanus
Macrocarpa (and forms)	Cupressus macrocarpa
Banksia	Banksia integrifolia
Monterey pine (for shelter)	Pinus radiata
Maritime pine	Pinus pinaster
Norfolk pine	Araucaria heterophylla
Wych elm (and forms)	Ulmus glabra
Tamarisk	Tamarix species
Sea buckthorn	Hippophae rhamnoides
Whitebeam	Sorbus latifolia

3.5 Trees with particularly heavy seeding, fruiting etc problems unsuitable near car parks, paved surfaces and buildings

Horsechestnut	Large seeds (conkers) and spikey husks
English oak	Deposits of sticky honey dew and acorns
Flowering crabapples (some varieties)	Large messy fruits
Ornamental plums	Messy fruits
Strawberry tree	Messy fruits
Ginkgo (female trees)	Messy, smelly fruits
Eucalyptus species	Heavy deposits of twigs, bark and seeds
Elm	Heavy seed deposits (low fertility)
Box elder (female trees)	Heavy fertile seed deposits particularly in garden plots
Sycamore	Heavy fertile seed deposits
Black/cottonwood Poplar	Heavy cottonlike fluff deposits
Chinese poplars and others	Sticky leaf scale deposits
Silver birch	Very fine windblown seeds.

The above considerations are not meant as a deterrent from planting these otherwise attractive, useful species altogether, but rather that they be planted in locations where their deposits cause no problems.

3.6 Trees particularly susceptible to wind damage/branch breakage

Mayten	Tendency to split in narrow branch forks
Liquidamber	Heavy weak branch forks and brittle timber prone to wind damage when in full leaf
Claret ash (and other ash species excepting common and manna ash)	Weak forks, brittle timber
Willow (all species)	Brittle timber, heavy foliage, unpredictable even on calm days
Pinus radiata	Wind and snow damage
Cupressus macrocarpa	Wind and snow damage
Cedar (all species)	May suffer loss of large branches in winds and snow when mature

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

3.7 Trees with particularly aggressive root systems

The roots of all trees have the potential to cause damage to structures, underground services and sealed/paved surfaces if planted too close to them. For example, most trees have a tendency to develop roots under shallow sealed surfaces often causing cracking or lifting. Furthermore the roots of all trees will follow moisture trails from leaking drainage systems (usually old earthenware pipes) and enter them. However, most modern drainage pipes made of synthetic materials with greatly improved joint sealing should be able to withstand all but the direct expansion pressure of trees growing right next to them. To be on the safe side medium to large sized trees should be situated at least 3.0 metres from all drainage pipes except that if a tree root barrier is used then trees can be planted up to 1.5 metres from drainage pipes. A modern reinforced concrete slab building foundation constructed to withstand earthquake forces should not be affected by tree roots except possibly where a larger tree is growing right against it. The older type of foundation which ran around the perimeter of the building only is much more at risk however and even smaller growing trees should not be planted too close.

Commonly planted tree species more frequently associated with damage to the above structures are as follows:

Willows

Poplars

Eucalyptus

Pinus radiata

Cuppressus macrocarpa

Horsechestnut

Maples and sycamore

Ash

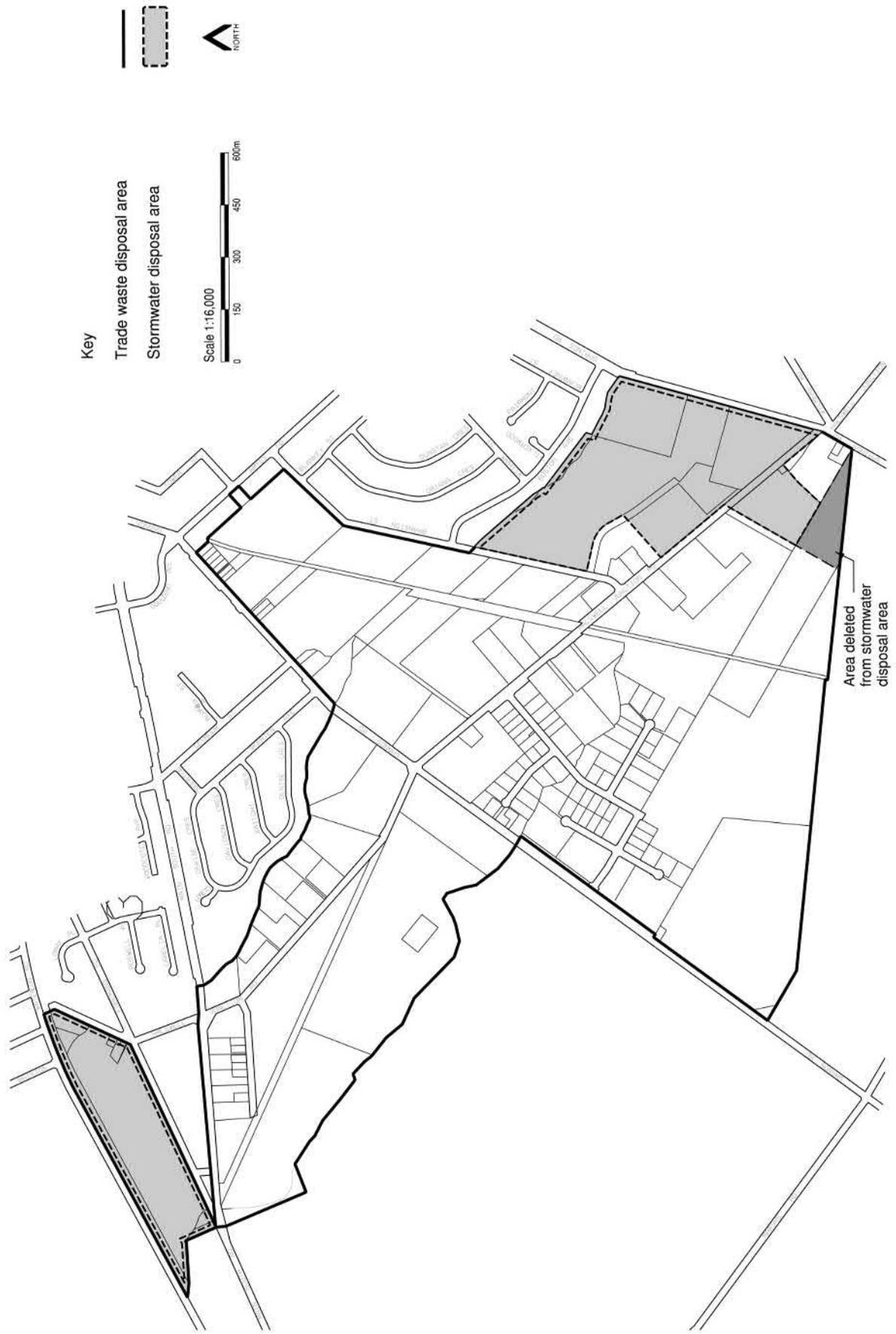
3.8 Trees prone to diseases common in Christchurch

Ornamental crabapples, plums, cherries and rowans etc	Silver leaf disease, particularly when pruned or wounded
Cypress, thuja, juniper (and forms)	Leaf webber insect
Cypress, thuja, juniper (and forms)	Cypress canker
Native lacebark	Gall mite
London plane	Anthracoise (leaf and twigblight)
Cherry, pear, plum,	Flowering thorns and whitebeam Cherry/pear slug
Weeping willow	Honey fungus root rot
Upright willows	Bacterial die-back
Spruce	Needle/leaf defoliating insect
Wattles (<i>Racosperma dealbata</i> & <i>Baileyana</i>)	Rust fungi galls

Appendix 4 - Areas subject to trade waste and stormwater disposal limitations

Updated 14 November 2005

Appendix 4. Areas subject to trade waste and stormwater disposal limitations



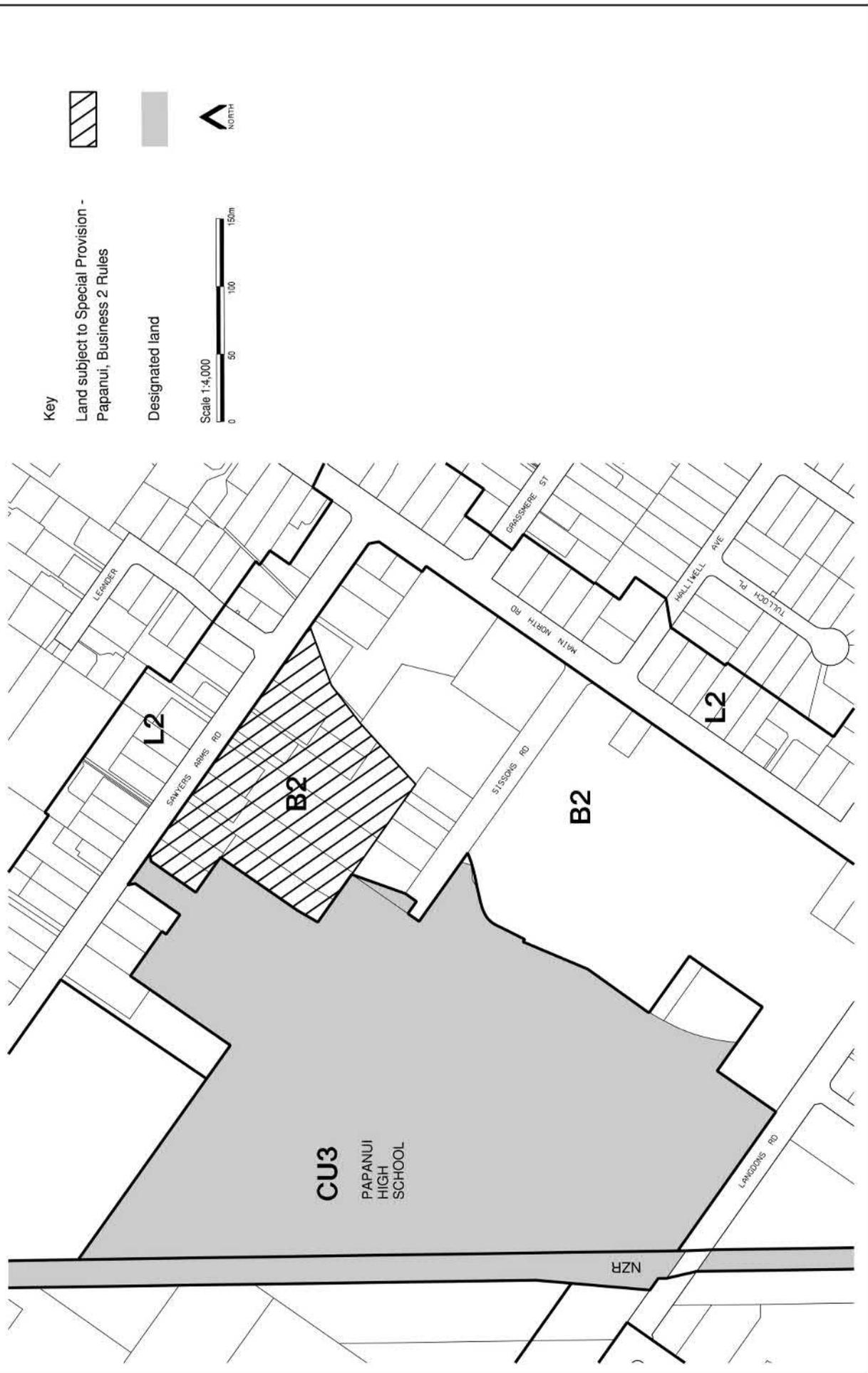
Appendix 5 - Development plan - Living 3 and Business RP and 4 Zones (Addington)

Updated 16 November 2009

Appendix 6 - Special provision - Papanui

Updated 14 November 2005

Appendix 6. Special Provision - Papanui

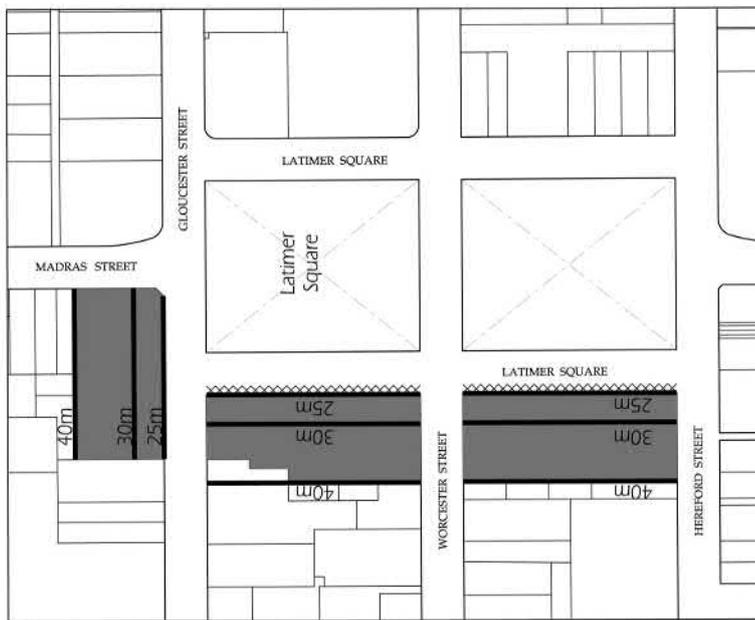


Appendix 7 - Central City - Maximum building height west and north west of Latimer Square for new buildings or alterations

Updated 21 September 2007

Appendix 7 - Central City - Max. Building Height West & North West of Latimer Sq. for New Buildings or Alterations

Plan View of Latimer Square

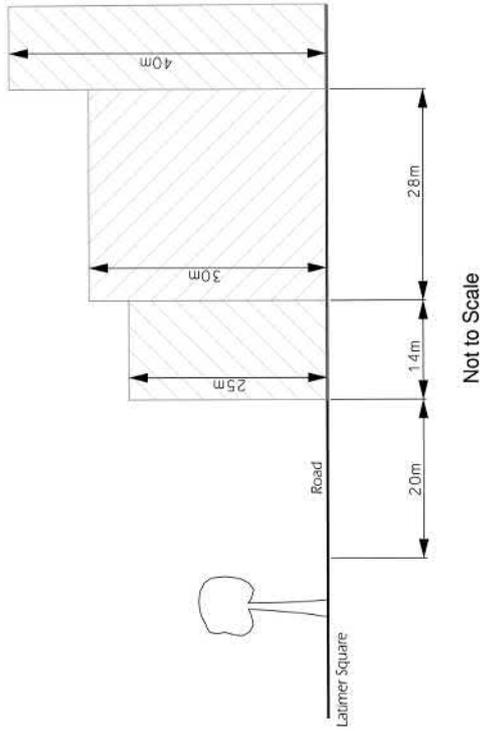


Key

- Sites affected by this provision
- Maximum building height at this point
- ×××××××× Frontage excluded from application of rule 2.2.1 (e) (street scene & containment)



Cross Section Showing Height Limits



Appendix 8 - Minimum construction requirements - Central City Edge Zone

Updated 14 November 2005

Building Element	Minimum Construction Requirement
External walls of habitable rooms	<p>Walls with cladding: Minimum not to be less than 25 kg/m^2 being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs).</p> <p>Assumes minimum 100mm wall cavity. Minimum exterior cladding to be 20mm timber or 9mm compressed fibre cement sheet over timber frame (100mm x 200mm). Fibrous acoustic blanket (Batts or similar) required in cavity for all exterior walls. Interior: One layer of 13mm gypsum plasterboard.*</p> <p>Mass walls: 190mm concrete block, strapped and lined internally with 9.5mm gypsum plaster board OR 150mm concrete wall.</p>
Windows of habitable rooms	<ul style="list-style-type: none"> • Windows of up to 35% of floor area: 10/12/6 double glazing or 14 mm laminate glass or glazing systems of equivalent acoustic performance. • Window areas greater than 35% of floor area will require a specialist acoustic report to show conformance with the insulation rule. • Frames to be new aluminium window frames with compression seals or equivalent.
Pitched roof	<p>Cladding: 0.55mm profiled steel or tiles or 6mm corrugated fibre cement.</p> <p>Frame: Timber truss with 100mm acoustic blanket. Fibrous acoustic blanket (Batts or similar) required for all ceilings with combined mass of less than 25 kg/m^2.</p> <p>Ceiling: 13mm gypsum plaster board.</p>
Skillion roof	<p>Cladding: 0.55mm profiled steel or 6mm fibre cement</p> <p>Sarking: 20mm particle board (no gaps).</p> <p>Frame: 100mm gap with acoustic blanket.</p> <p>Ceiling: two layers of 9.5mm gypsum plaster board (no through ceiling lighting penetrations unless correctly acoustically rated). Fibrous acoustic blanket (Batts or similar) required for all ceilings with combined mass 25 kg/m^2.</p>
External Door to habitable rooms	<p>Solid core door ($\text{min } 24 \text{ kg/m}^2$) with weather seals (where the door is exposed to exterior noise).</p>
Notes	<ul style="list-style-type: none"> • * Where exterior wall cladding has a mass of greater than 25 kg/m^2 (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard • Compliance with ventilation requirements of any other Act and these District Plan noise insulation requirements shall be concurrent. Ventilation should be provided in accordance with the provisions of the New Zealand Building Code G4 in a manner which does not compromise sound insulation. To this effect, relying on opening windows for ventilation will compromise the sound insulation performance provided by the District Plan standard. Alternative ventilation methods such as mechanical ventilation or passive methods should be considered. Inlets and outlets for passive and mechanical ventilation systems, and ventilation ductwork, are to be designed to incorporate acoustic insulation to ensure that the acoustic performance of the building facade is maintained as $\text{Dtr}, 2\text{m}, \text{nT} = 30\text{dBA}$ in accordance with Clause 2a.2.11. • In determining the insulation performance of roof/ceiling arrangements, roof spaces are assumed to have no more than the casual ventilation typical of the jointing, capping and guttering detail used in normal construction.

Appendix 9 - Outline Development Plan Kennaway Park

Updated 15 March 2010

Outline Development Plan - Contextual Matters - Kennaway Park B4 Zone

The following matters provide context to the Outline Development Plan and assist users of the Plan to understand the reasoning behind the elements shown on the Outline Development Plan.

Movement Network

This refers to the system of roads, cycle ways, pathways and linkages throughout the site. This system also has a relationship with the 'green' and 'blue' networks in respect of pedestrian linkages.

Movement Network Matters

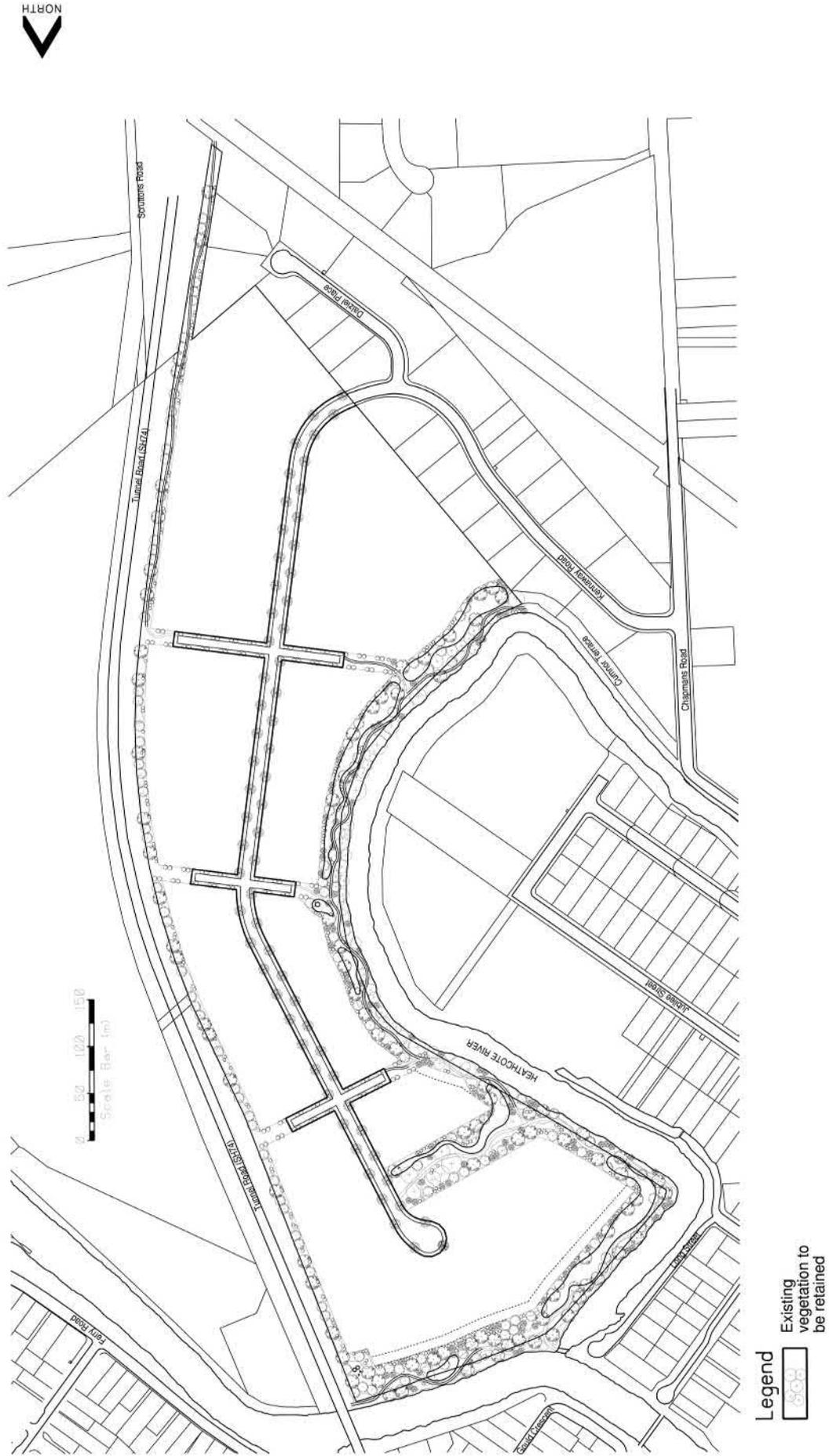
- The provision for vehicular, cycle and pedestrian movement 'to and through' the site. This is best achieved through formation of streets that combine as many of these modes as possible.
- The provision of an efficient roading network within the site.
- The provision of a pedestrian and cycle network that integrates the site into the surrounding environments and through the provision of linkages.
- The provision for pedestrian walkways along roadways and the margin of the Heathcote River.

The Outline Development Plan shows how a pedestrian path along the Heathcote River bank frontage will connect the south-eastern end of Cumnor Terrace with the northern end of the site. This pedestrian route will have connections to each lateral road and cul-de-sac within the site. There is the potential for pedestrian access between the northern end of the application site and Long Street, Bamford Street and Gould Crescent across the Heathcote River Control Structure at the eastern end of the Woolston Cut.

Pedestrian linkage is also created in the south-eastern corner of the site to provide pedestrian access to and from the residential areas of the Heathcote Valley. This pedestrian walkway is created through a floodwater retention area (see blue network).

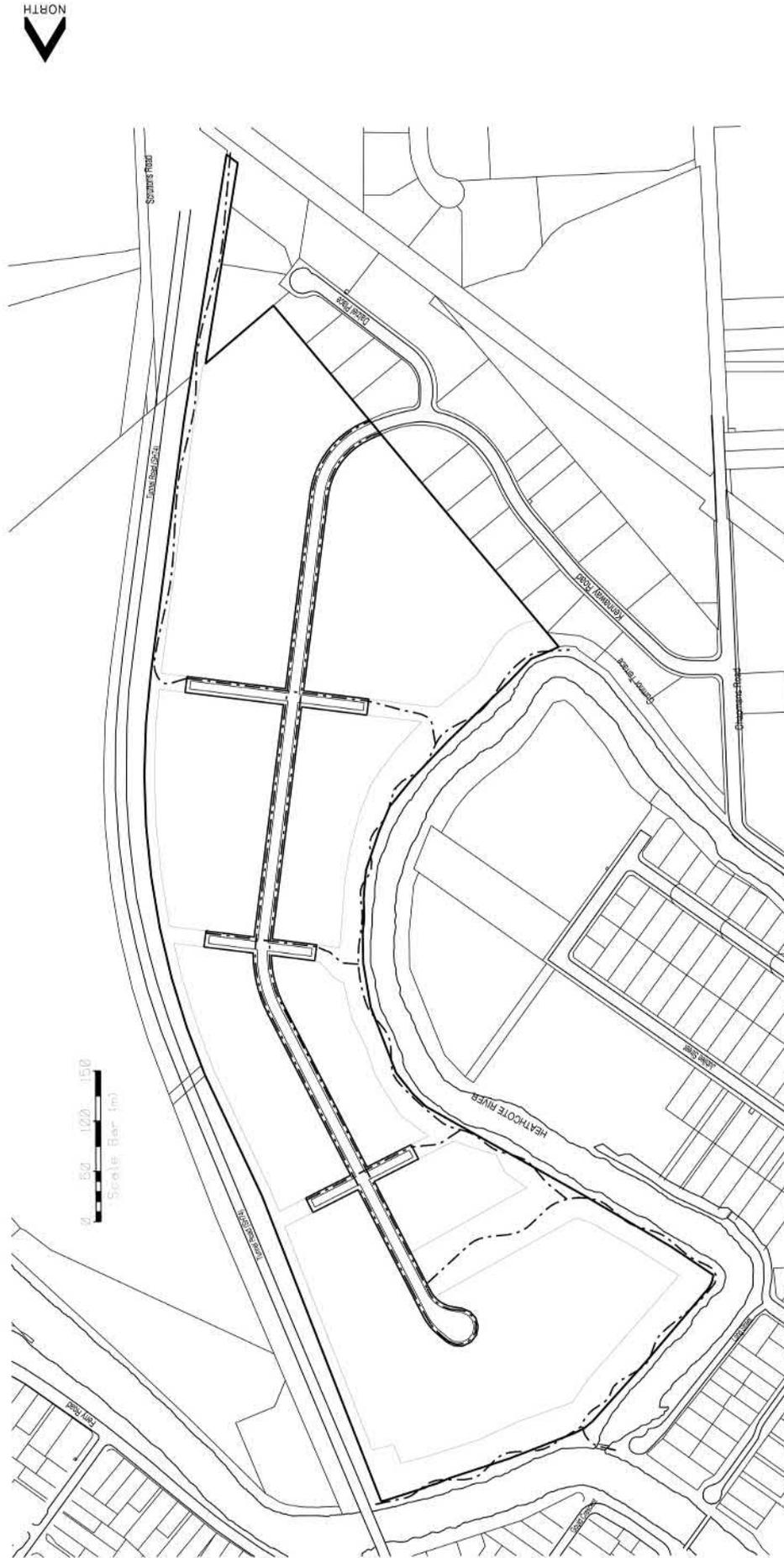
Appendix 9a Landscape Plan Kennaway Park

Appendix 9a. Landscape Plan Kennaway Park



Appendix 9b Transportation Network Kennaway Park

Appendix 9b. Transportation Network Kennaway Park

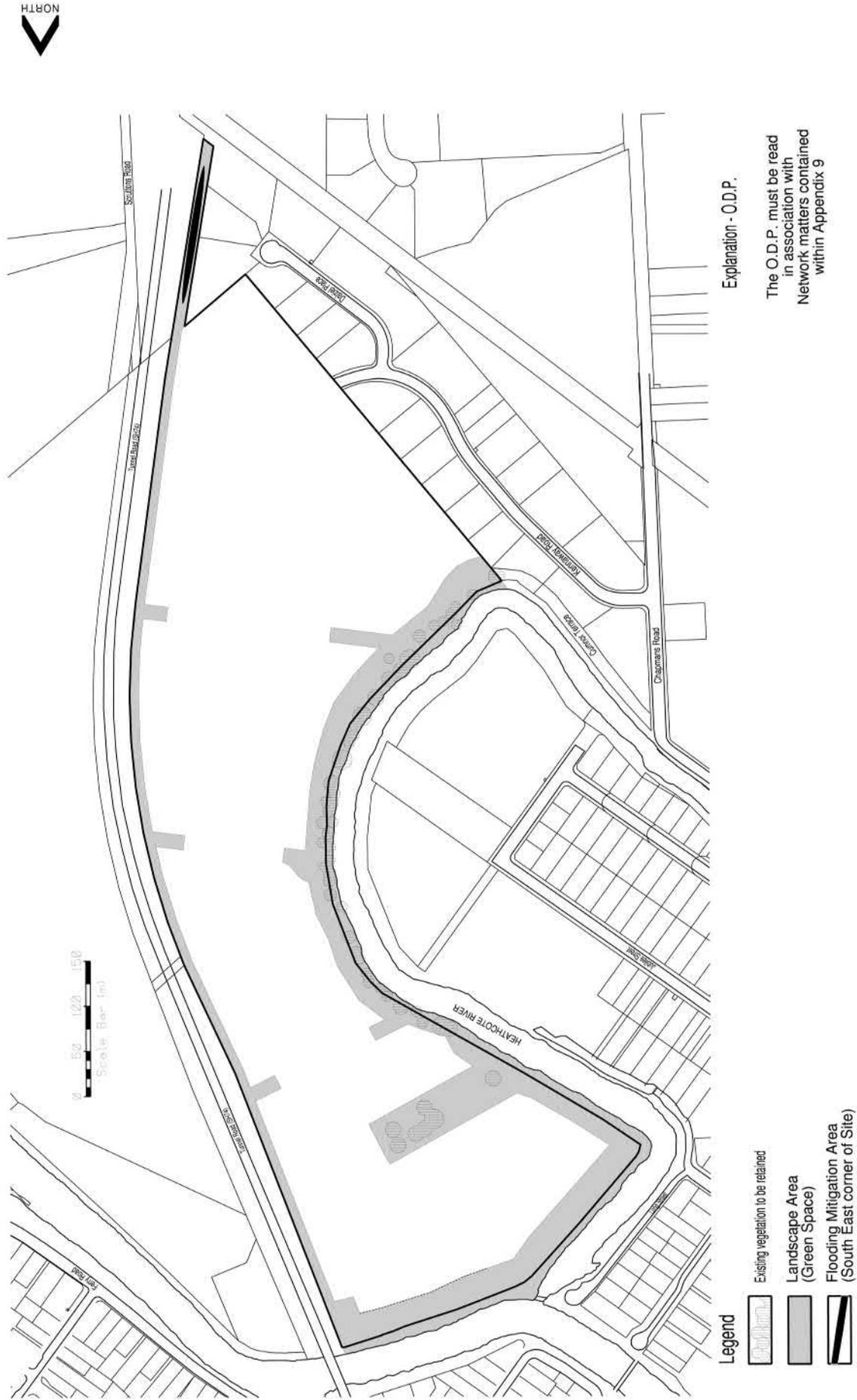


- Legend
- Road Access
 - Pedestrian Access

Explanation - O.D.P.
The O.D.P. must be read in association with Network matters contained within Appendix 9

Appendix 9c Blue and Green Networks Plan Kennaway Park

Appendix 9c. Blue and Green Networks Plan Kennaway Park



Legend

- Existing vegetation to be retained
- Landscape Area (Green Space)
- Flooding Mitigation Area (South East corner of Site)

Explanation - O.D.P.

The O.D.P. must be read in association with Network matters contained within Appendix 9

Blue Network

This refers to the 'above ground' system designed in order to help meet the sites future anticipated stormwater quality and quantity requirements by:

Treating and discharge stormwater from future development onsite.

Providing a flooding mitigation area in the south-eastern corner of the site.

Blue Network Matters

- To incorporate a 'shared' approach whereby stormwater management areas also act as a amenity or ecological enhancement areas.
- To ensure stormwater discharge meets quality requirements.

The creation of a floodwater detention area in the southeastern corner of the site to provide up to 3000m³ of storage. This will encompass:

- The naturalisation of the Avoca Valley Stream bank in the south-eastern corner of the site.
- The use of the 10m wide Tunnel Road landscaping area for storage of floodwaters in events greater than a 1 in 5 year return period.
- Development of a floodwater detention area in the strip of land in the south-eastern corner of the site as per the Outline Development Plan.

Green Network

This refers to the 'system' of landscape areas provision throughout the site. These spaces offer a wide range of amenity experiences and their location and alignments are intrinsically linked to the movement network, underlying land uses, landscaping and the Blue Network in respect of stormwater management and public access.

Green Network Matters

- The provision of publicly accessible landscaping areas in general accordance with the Outline Development Plan.
- Integration with the surrounding existing Green Network.
- The enhancement of the margin of the Heathcote River through the planning of native trees and shrubs.
- The provision of landscaping along both Tunnel Road and the Heathcote River to soften the hard lines of buildings, when viewed from Tunnel Road or the true left bank of the Heathcote River, while maximising views over the Kennaway Site to the Port Hills.
- Increased potential for the margins of the river to be used as an ecological corridor by encouraging fauna movement between estuarine environments and the Port Hills.
- Provision of a pleasant environment for pedestrian pathways that would encourage continued, or increased recreational use of this portion of the Heathcote River.
- Provision of a well connected, comprehensive movement network which enables safe pedestrian and cycle movements.
- The use of a shrub clear zone between the pedestrian path along the Heathcote River and the development areas onsite. Avoiding foliage between the heights of 0.5m and 1.5m in this area will increase opportunities for passive surveillance and assist in crime prevention through environmental design.
- The enhancement of the existing water bore on site to create a freshwater feature and an amenity area.

- The enhancement of the landscaping area under the stand of Oaks as shown on the Outline Development Plan.
- The pine trees within the Heathcote River margin will be left undisturbed as far as practicable.
- The use of the 10m wide landscape strip along Tunnel Road for floodwater storage during flooding events that exceed a 1 in 5 year return period.
- Where practicable landscaping areas that contain stormwater swales will be managed for the dual purposes of open/recreational space and stormwater treatment.
- The public space corridor shall provide the following:
 - (1) Pedestrian access along the Heathcote River.
 - (2) The landscaping enhancement of the site through the provision of additional plantings.

Street Character

Streets should have a high quality visual character. This can be achieved by:

- Consistent use of street trees and green space within the road corridor.
- The landscaping and tree planting provisions of the road frontages of sites.
- Attractive street lighting and other street furniture elements.
- The variation of materials such as the use of paving cobbles in parking bays.

Appendix 9d - Kennaway Plant List and Associated Heights & Locations

E = Esplanade adjacent to Heathcote River

T = Tunnel Road landscape setback buffer

W = Wetter areas (temporarily), such as detention basins and swales

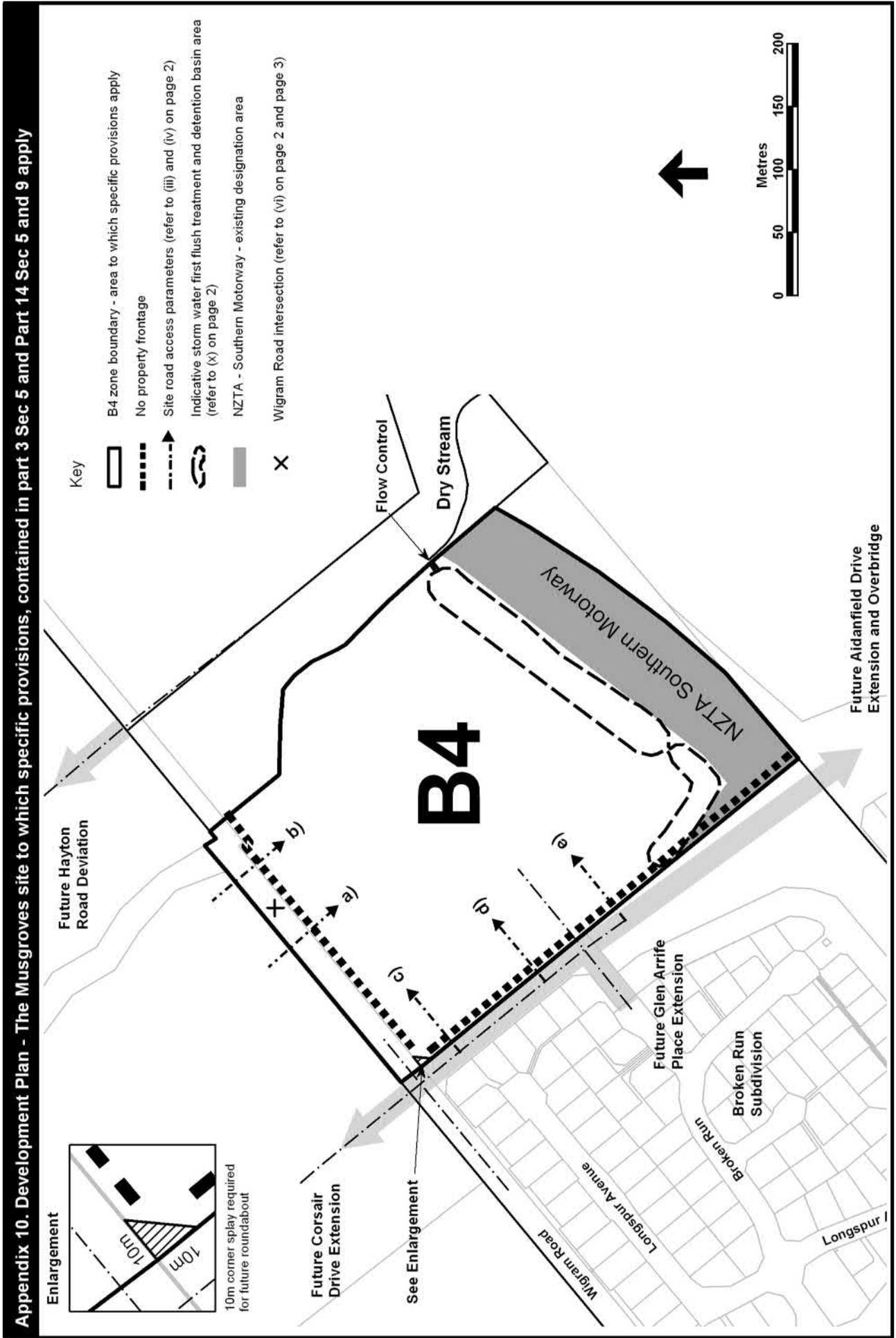
S = Street planting, other than main road and secondary road tree species

	BOTANICAL NAME	COMMON NAME	10 YR HEIGHT	MATURE HEIGHT	
TREES	<i>Cordyline australis</i> (T,E,W)	Cabbage tree	5	7	
	<i>Grisilinia littoralis</i> (T,E)	Broad leaf	4	17	
	<i>Pseudopanax arboreus</i> (T,E)	5 finger	4	8	
	<i>Pseudopanax crassifolius</i> (T,E)	Lancewood	3	14	
	<i>Pseudopanax ferox</i> (T,E)	Toothed lancewood	2.5	7	
	<i>Pittosporum tenuifolium</i> (T,E)	Kohuhu	4	9	
	<i>Pittosporum euginoides</i> (T,E)	Tarata, Lemonwood	3	12	
	<i>Dodonea viscosa</i> (T,E)	Akeake	4	7	
	<i>Olearia paniculata</i> (T,E)	Golden Akeake	2	7	
	<i>Olearia traversil</i> (T,E)	Chattam is. Akeake	3	10	
	<i>Dicksonia squarrosa</i> (E,W)	Wheki	2	5	
	<i>Dicksonia fibrosa</i> (E,W)	Wheki ponga	2	5	
	<i>Sophora microphylla</i> (T,E)	Sth is. Kowhai	4	12	
	<i>Podocarpus totora</i> (T,E)	Totara	5	30	
	<i>Dacrydium dacrydoides</i> (W)	Kahikatea / White pine	3	20	
	<i>Prumnopitys taxifolia</i> (T,E,W)	Matai / Black pine	3	25	
	<i>Dacrydium cupressinum</i> (T,E)	Rimu	3	30	
	<i>Coprosma chathamica</i> (T,E)	Chatham is. Coprosma		5	
	<i>Plagianthus regius</i> (E)	Ribbonwood	5	16	
	<i>Plagianthus chathamica</i> (E)		4	10	
	<i>Aristolelia serrata</i> (E,W)	Makomako, wineberry	4	8	
	<i>Coprosma acutifolia</i> (E)	Coprosma, Sp.		10	
	<i>Hoheria populnea</i> (T,E)	Lackebark	4	11	
	<i>Hoheria angustifolia</i>	Narrow leaved lacebark	4	8	
	SHRUBS AND FLAXES	<i>Coprosma robusta</i> (T,E,W)	Karamu	6	6
		<i>Leptospermum scoparium</i> (T,W)	Manuka	3.5	6
<i>Pseudowintera colorata</i> (E)		Horopito	1.5	8	
<i>Plagianthus divaricatus</i> (W)		Salt marsh ribbonwood		2	
<i>Corokia contoneaster</i> (E)		Korokio		2	
<i>Myrsine australis</i> (T,E)		Mapou	2	6	
<i>Chionochloa rubra</i> (T,E,S)		Red tussock		1	
<i>Cortaderia fulvida</i> (T,E,W)		Mini toetoe		1.5	
<i>Anemanthele lessonia</i> (T,E,S)		Wind grass		0.8	
<i>Carex secta</i> (T,E,W)		Pukio		0.8	
<i>Carex virgata</i> (T,E,W)		Swamp sedge		0.8	
<i>Astelia fragrans</i> (T,E)		Bush flax		1.5	
<i>Astelia grandis</i> (E,W)		Swamp astelia		2	
<i>Hebe stricta</i> (E,W)		Hebe sp.		3	
<i>Hebe salicifolia</i> (T,E,W)		Hebe sp.		2.5	

	Phormium tenax (T,E,W)	harakeke		2.5
	Phormium cookianum (E)	coastal flax		2
	Phormium 'Surfer' (S)			0.5
	Phormium 'Black rage' (S)			0.75
	Daniella nigra (E,S)	Ink berry		0.5
	Libertia ixiodes (E,S)	NZ Iris		0.5
STREET TREES	For secondary cross roads:			
	Nothofagus solandri var. 'Cliffortioides' (S)	Mountain beech	2	18
	For main road:			
	Tilia cordata (S)	Small leaved lime		24
	or Tilia platyphyllos (S)	Large leaved lime		24

Appendix 10 - The Musgroves site to which specific provisions, contained in Part 3, Section 5 and Part 14 Sec 5 and 9 apply

Updated 15 March 2010



In the Business 4 zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 and shown on the map (page 1) of this Appendix, the development shall be in accordance with the following provisions:

- (i) No property within the site shall have frontage/direct vehicle access to Wigram Road or Aidanfield Drive extension.
- (ii) There shall be no more than two road access points from the site, one of which must be to Wigram Road and one to the future Aidanfield Drive extension along the site's south-western boundary.
- (iii) The location of the road connection to Wigram Road shall be constrained to being between points (a) and (b) as described below:
 - (a) at least 150m northeast of the centreline of the proposed Aidanfield Drive extension intersection with Wigram Road; and
 - (b) at least 150m southwest of the centreline of the future Hayton Road deviation intersection with Wigram Road
- (iv) The road connection to Aidanfield Drive extension shall be constrained to two possible locations as described below:
 - 1) Location one - being between points (c) and (d) as described below:
 - (c) at least 40m southeast of the centreline of Wigram Road and its proposed intersection with Aidanfield Drive extension; and
 - (d) at least 40m northwest of the centreline of the future Glen Arrife Place extension intersection with Aidanfield Drive extension;
 - or
 - 2) Location two - at point (e) as described below:
 - (e) at least 40m southeast of the centreline of the future Glen Arrife Place extension intersection with Aidanfield Drive extension;
- (v) An internal site road must connect the Wigram Road and Aidanfield Drive extension access points. As an interim measure, creation of a cul de sac, no more than 250 metres in length, is permitted at Stage 1 of the development provided that the internal site road is completed at Stage 2 of that development and linked to Aidanfield Drive extension when that extension is constructed.
- (vi) The design of the Wigram Road intersection with the internal site road shall incorporate:
 - separate left and right turn lanes to and from the site designed in accordance with Appendix 10 page 3 diagram.
 - allowance for possible future bus stop facilities,provided that
 - the works involving separate left and right turn lanes to and from the site will be carried out at the time of the first subdivision application or the first new activity established on the site prior to subdivision consent; and
 - all intersection improvements, internal roading and footpath works shall be carried out at the cost of the developer and / or their successor/s in title.
- (vii) Provision for a 10m corner splay for a future roundabout at the intersection of Wigram Road and Aidanfield Drive extension.
- (viii) Other than as provided for under (v) above, no cul de sac within the site shall be longer than 150 metres.

(ix) Footpaths and amenity strips shall be provided along Wigram Road, Aidanfield Drive extension and internal road frontages.

(x) Stormwater disposal system, located along the site's south-eastern boundary shall be designed to provide sufficient detention and attenuation so that flows from the proposed development do not exceed 30 l/s in all storm events up to and including a 50 year level of service. The system shall be based on a first flush treatment and detention basin system with a flow control to the receiving surface water - Dry Stream. The design of the basins shall comply with the following criteria:

First flush basin minimum 1,600m ³ of storage volume, and minimum 0.20 ha of wetted area when full	Detention basin: minimum 8,000m ³ of storage volume, and minimum 0.63 ha of wetted area when full
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Appendix 10 – The Musgroves site - Wigram Road Intersection Improvement Requirements

Appendix 11 - Special Provision (Linwood) Eastgate

Updated 14 November 2005

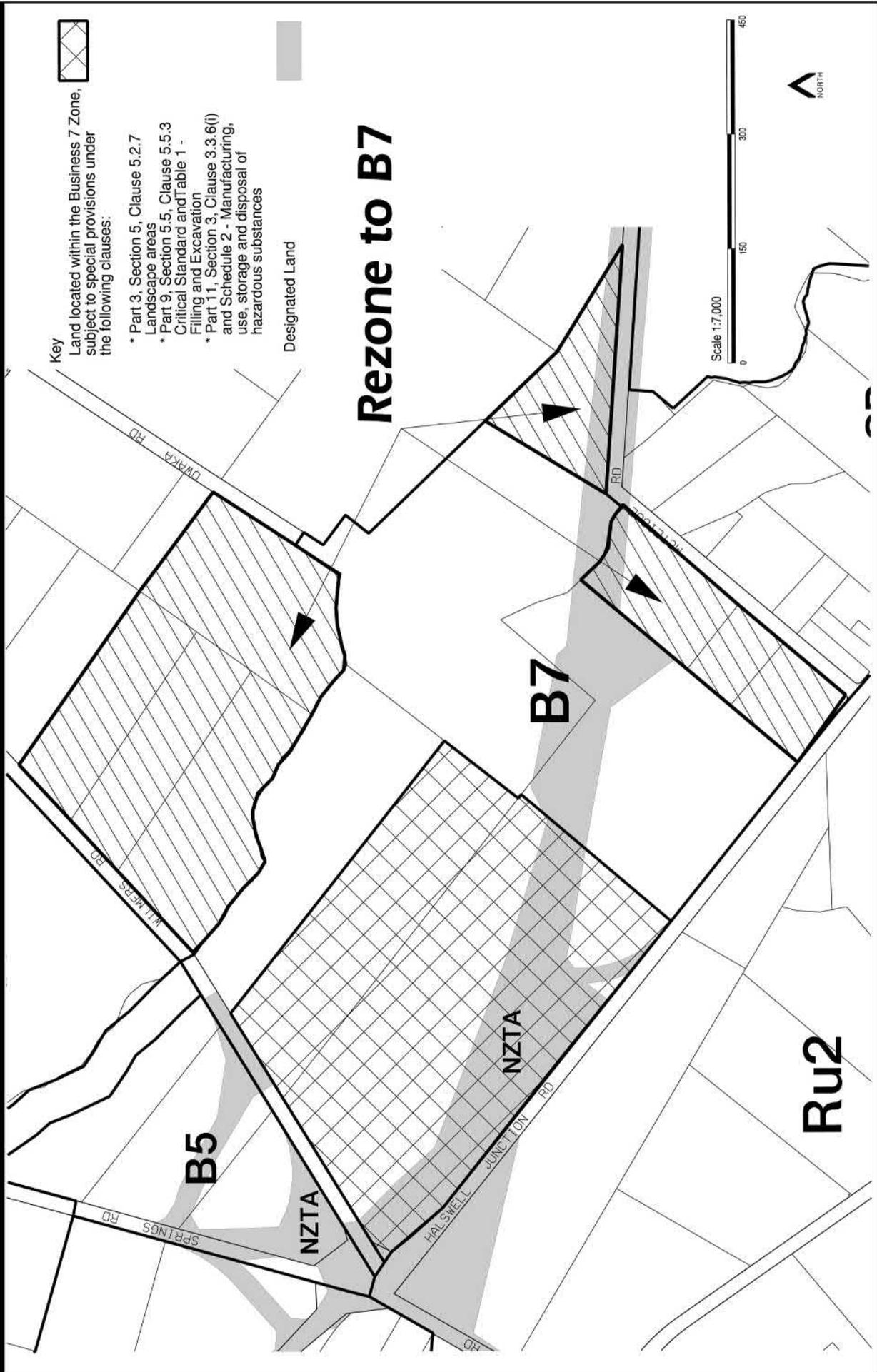
Appendix 11. Special Provision - Linwood (Eastgate)



Appendix 12 - Special Provision - Business 7 Zone

Updated 30 April 2011

Appendix 12 - Special provision - Business 7 Zone



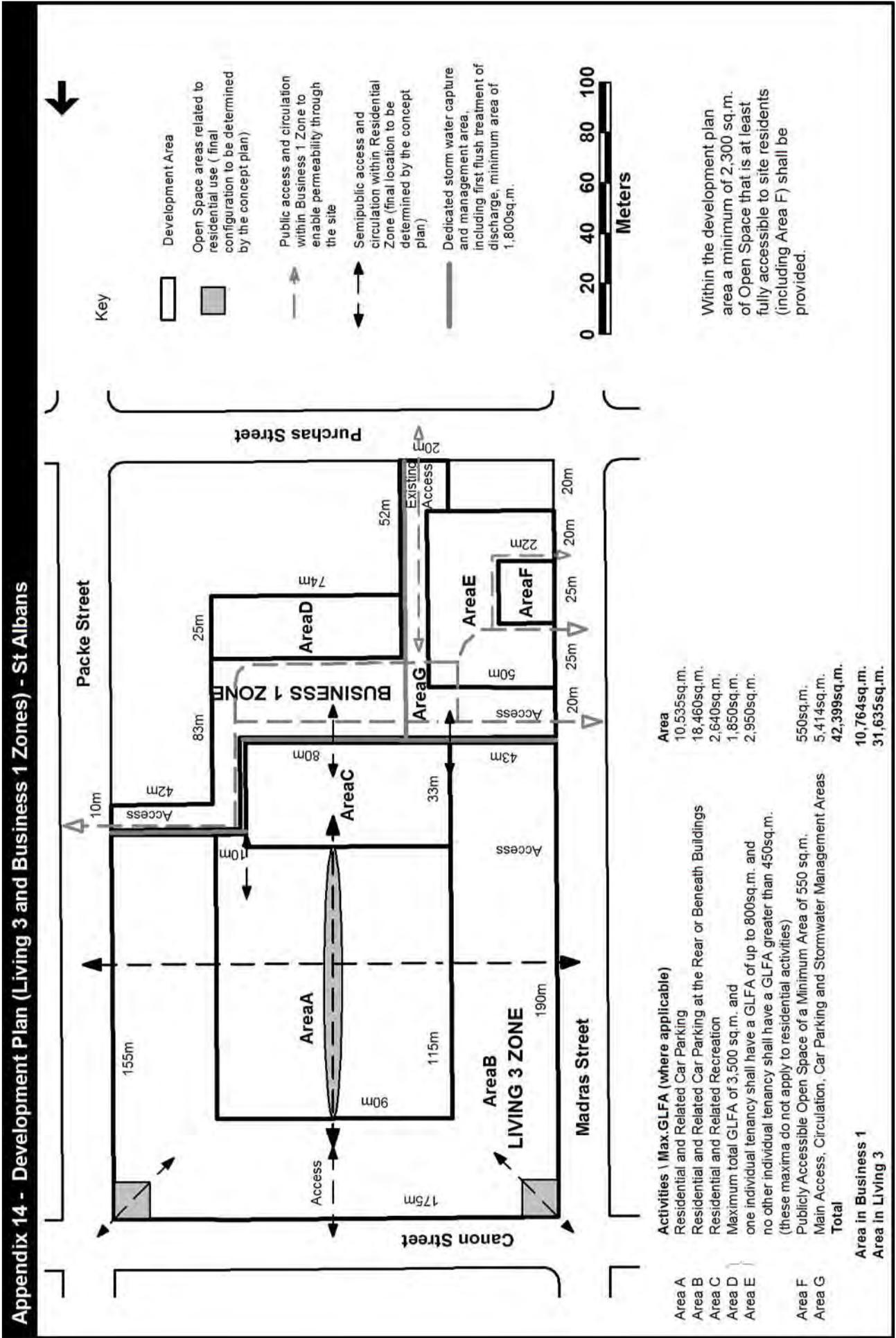
Appendix 13 - Development Plan - Business RP (Addington)

Updated 16 November 2009

(Plan Change 22)

Appendix 14 - Development Plan (Living 3 and Business 1 Zones)

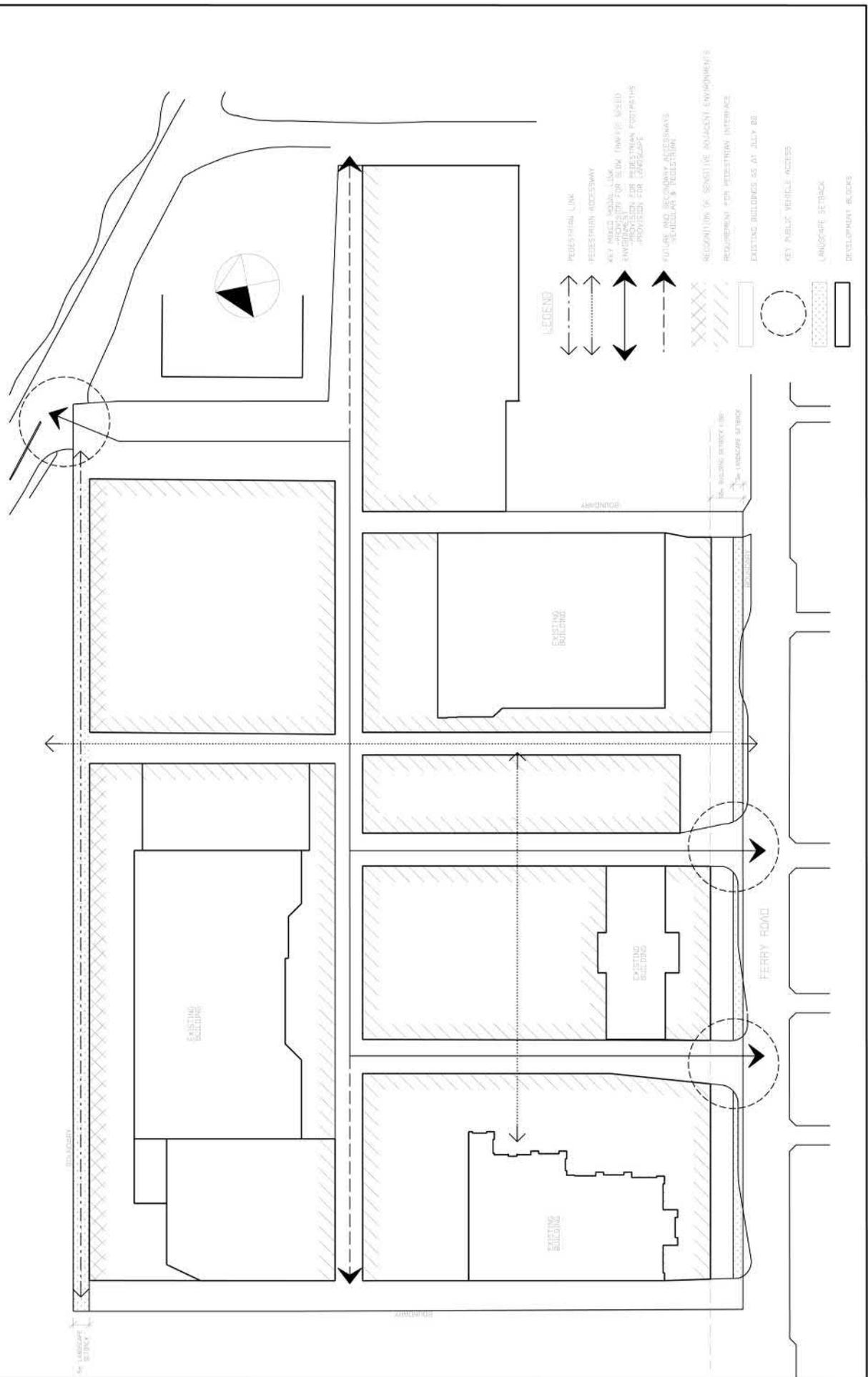
Updated 26 October 2010



Appendix 16 - Outline Development Plan - Ferrymead "Mixed Use" town centre

Updated 30 January 2009

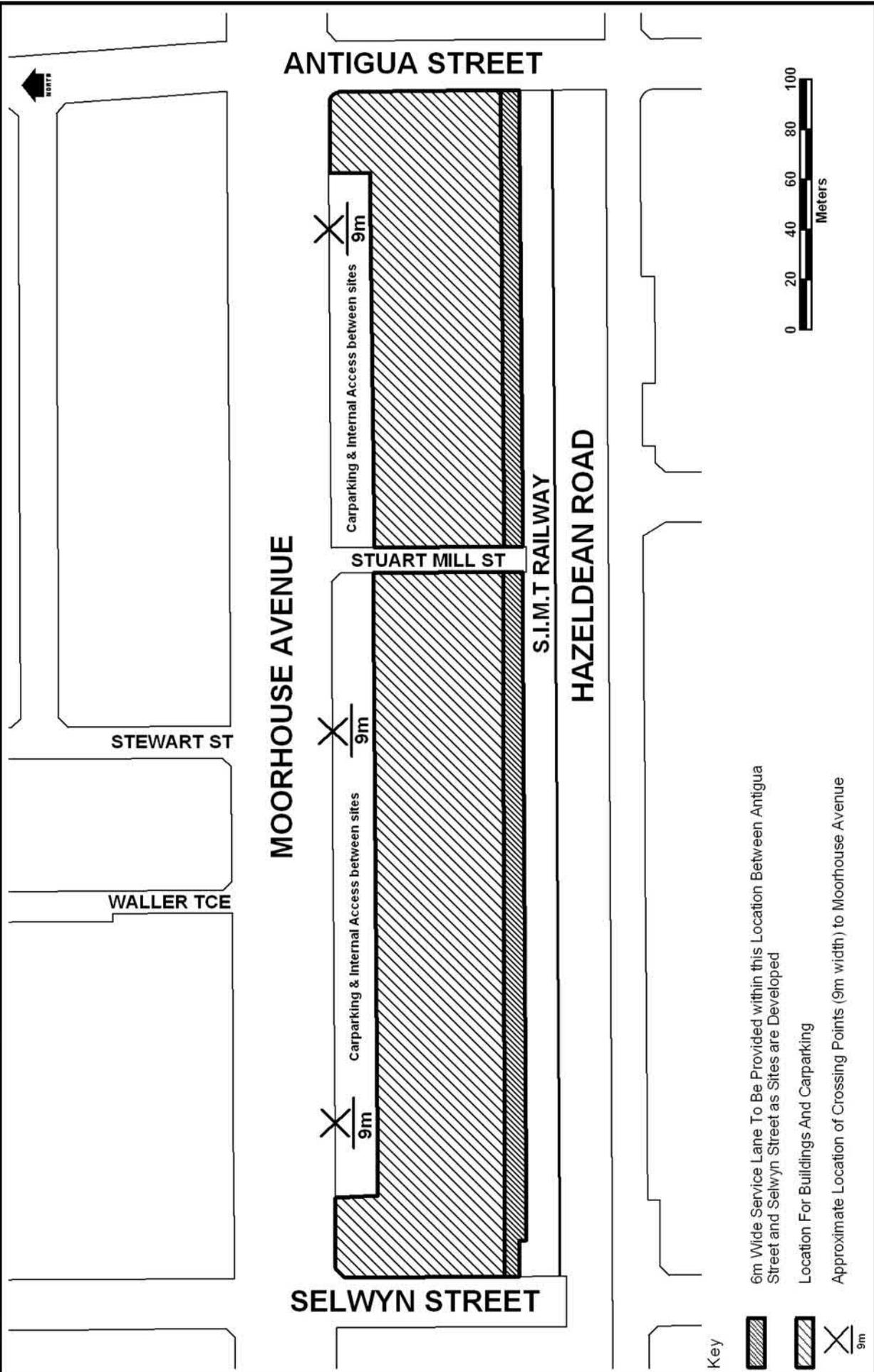
Appendix 16. Outline Development Plan - Ferrymead "Mixed Use" town centre



Appendix 17 - Outline Development Plan - BRP Zone Moorhouse Ave

Updated 16 November 2009

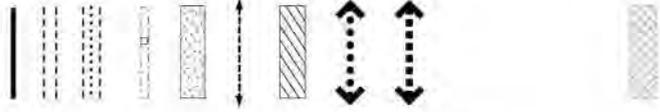
Appendix 17 - Outline Development Plan - BRP Zone Moorhouse Avenue



Appendix 18 - Outline Development Plan - Business 8 Zone (Islington)

Appendix 18 - Outline Development Plan - Business 8 Zone (Islington)

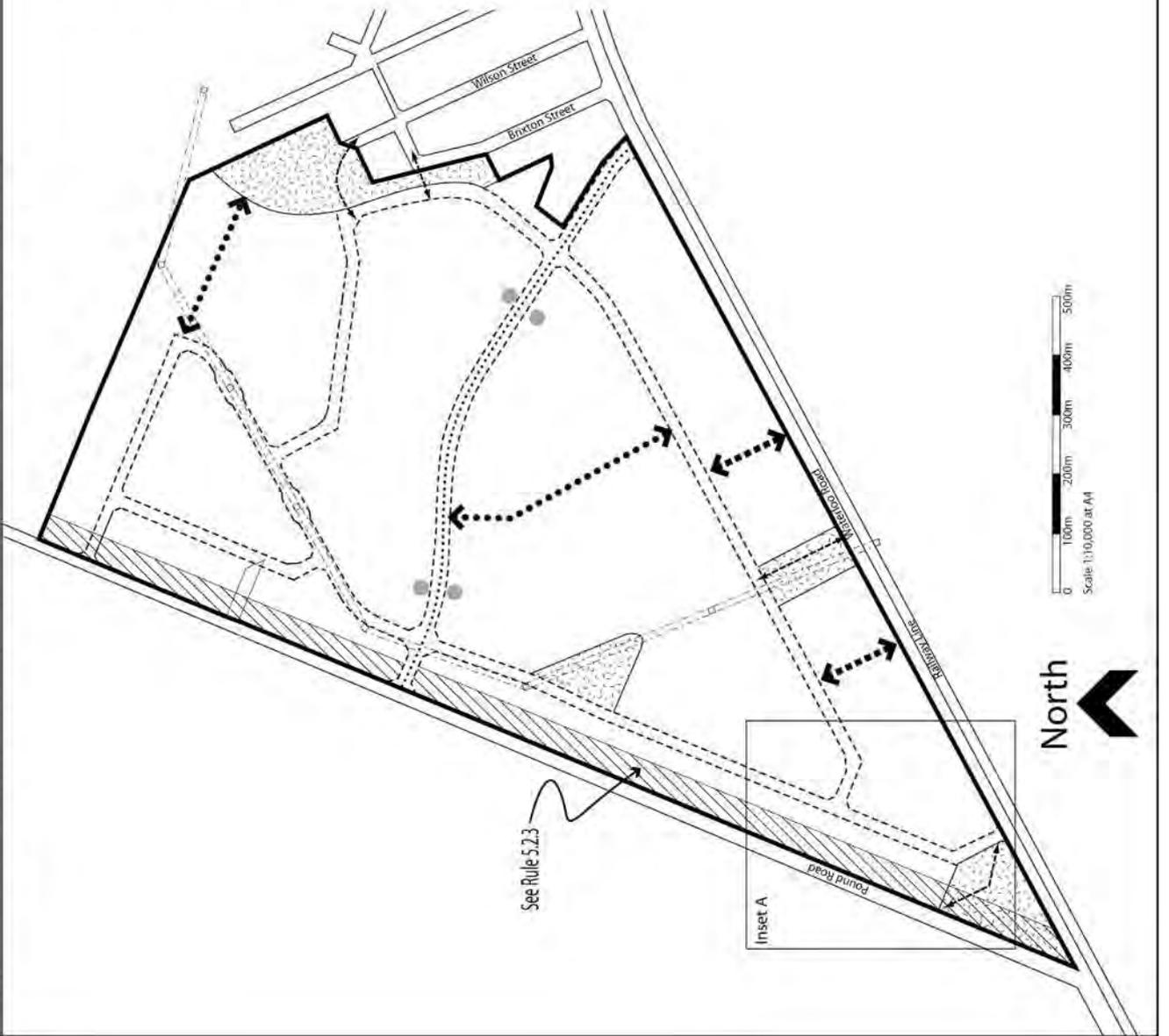
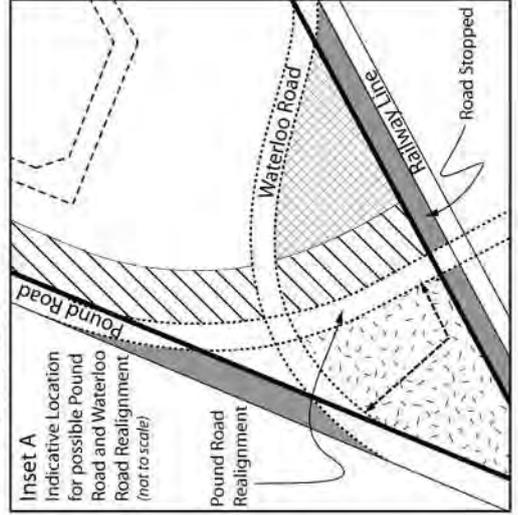
- Key**
- Development Plan Area
 - Indicative Location of New Roads
 - Central Spine Road and Cycle Route (Collector Road Status)
 - Electricity Transmission Corridor (Subject to Corridor Development Controls)
 - Indicative Stormwater Management Area
 - Cycle / Pedestrian Link
 - Pound Road Frontage (Rules 5.2.7(vii), 5.2.9, 5.4.3 Apply)
 - Additional Road Linkage (Location will Vary)
 - Additional Road Linkage to Waterloo Road (options) (Location will Vary)



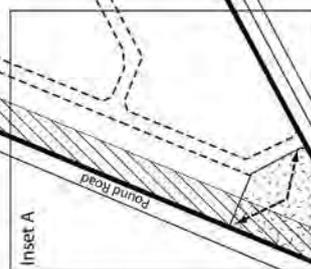
Note:
Any amenity / convenience facilities that primarily serve users of the Business 8 Zone should be located adjacent to corners or opposite / adjacent to stormwater management areas, and on the roads shown as "Indicative Location of New Roads"

Indicative Location of possible Rail Accessible Sites, for which the area of the sites are dependent on the final alignment of Waterloo Road and on market demand.

Indicative Bus Stop Location



See Rule 5.2.3

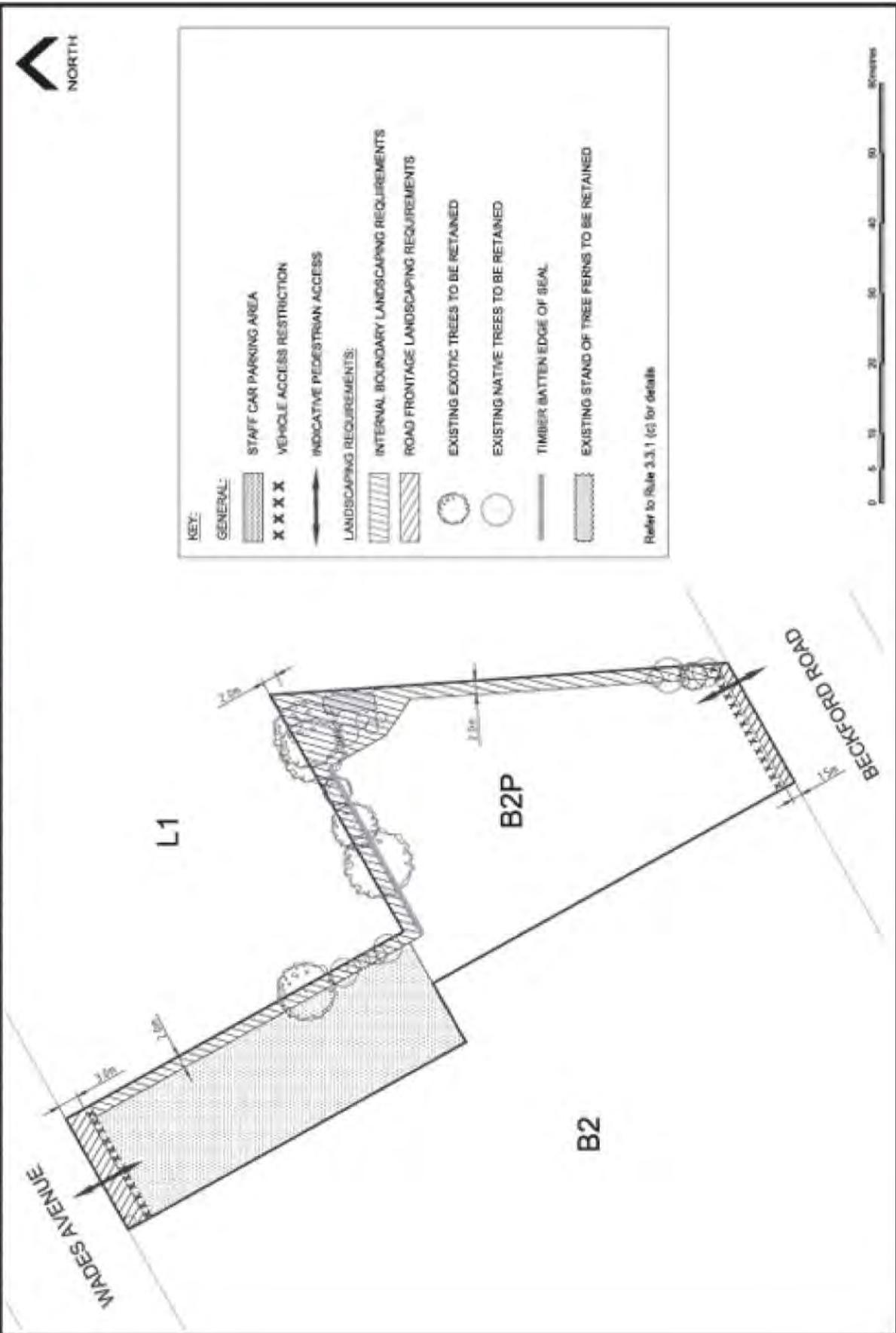


(Plan Change 19 Decision)

Appendix 19 - Outline Development Plan - St Martins Business 2P Zone

Updated 11 April 2012

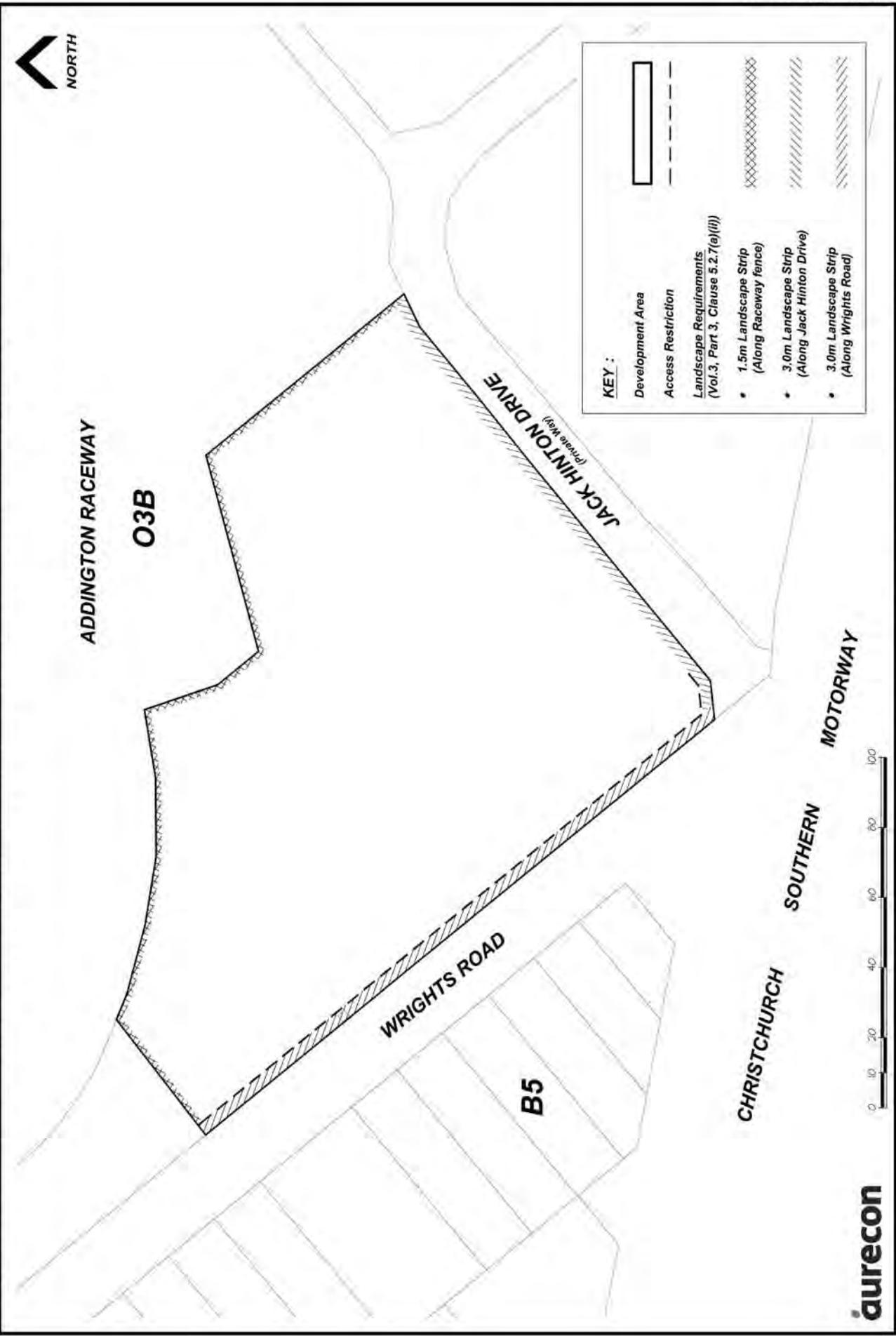
Appendix 19 - Outline Development Plan - St.Martins Business 2P Zone



Appendix 20 - Outline Development Plan - Business 4 Zone, Wrights Road

Updated 29 June 2012

Appendix 20 - Outline Development Plan - Business 4 Zone, Wrights Road



(Plan Change 58 Decision)

Appendix 21 - Outline Development Plan (Sir James Wattie Drive)

Updated 29 June 2012

Appendix 21 - Outline Development Plan - Sir James Wattie Drive

LEGEND

- Business S Zone (special rules - 20m height, wall colours*)
- Native planting (see list)
- Avenue planting (Eucalyptus species)
- Indicative stormwater infiltration basins
- Cycleways / walkways
- Proposed road reserve widening
- Access
- Potential railway linkage
- Flood outlet/cats amenity area

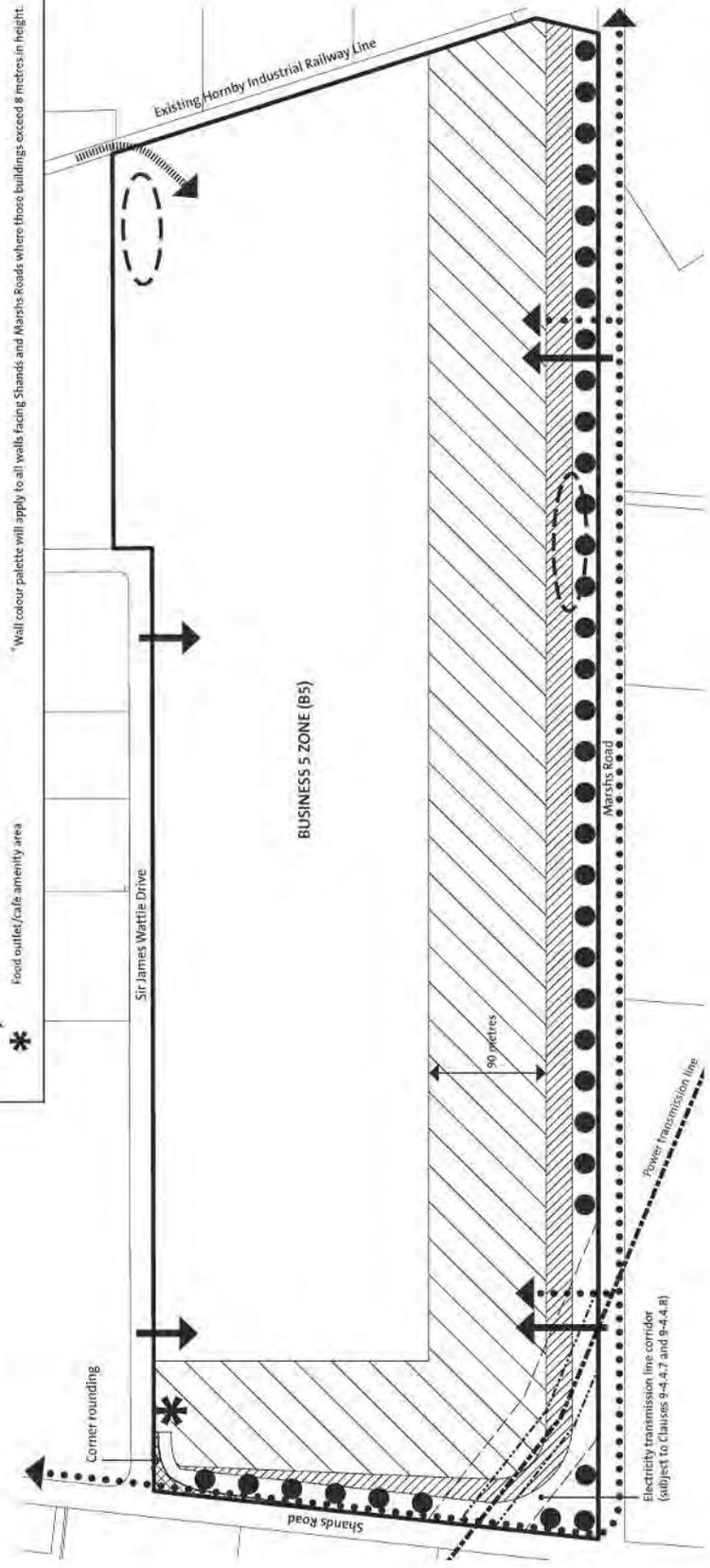
COLOUR PALETTE (hatched area only)

- 00413 - Resene Baltic Sea
- 4-050 - Resene Bronzefine
- 12823 - Resene Slam
- 12821 - Resene Flax
- 10823 - Resene Locus
- 10819 - Resene Peal
- 10813 - Resene Canvas
- 16A07 - Resene Boulder
- 18A19 - Resene HR Grey
- 10A05 - Resene Delta Grey
- Colortite Desert Sand
- Colortite Saltbush

NATIVE PLANTING TREE SPECIES LIST

Coprosma robusta	kaararu
Cordyline australis	Ti kouka/cabbage tree
Cristallina littoralis	kapuka/broadleaf
Hebe salicifolia	koromiko
Hoheria angustifolia	houhere/jacabark
Platanus paniculata	akiraho
Pittosporum tenuifolium	tarata
Plagiatorhus regius	kohuhu
Podocarpus totara	manatu/ribbonwood
Prumnopitys taxifolia	totara
Pseudopanax crassifolius	matal
Sophora microphylla	firiro-wood
	kowhai

*Wall colour palette will apply to all walls facing Shamsis and Marstis Roads where those buildings exceed 8 metres in height.



Map : pc54-01.tif
Date : 24/02/2012

Proposed Plan Change 54 to the City Plan, Volume 3 Part 3, Appendix 21

Boffa Miskell Ltd

(Plan Change 54 Decision)

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Part 4 Rural Zones

1.0 Zone descriptions

1.1 General description and purpose

Updated 15 September 2006

Within the overall area of about 31,000 ha of rural land within the city boundary, there are a variety of different activities ranging from those which directly utilise rural resources, to others primarily concerned with residential, recreational, industrial, or institutional uses. Primarily urban activities are catered for by separate zones and rule provisions in the Plan. A range of rural zones is provided to cater for those activities primarily reliant upon utilising rural resources. The distinction between each rural zone reflects the physical location, environmental influences and environmental results anticipated in these areas. Nine rural zones have been identified as follows:

- Rural 1 (Coastal) Zone
- Rural 2 (Templeton-Halswell) Zone
- Rural 3 (Styx/Marshland) Zone
- Rural 4 (Waimakariri) Zone
- Rural 5 (Airport influences) Zone
- Rural 6 (Grasslands) Zone
- Rural 7 (Port Hills Intensive Farming) Zone
- Rural Hills Zone
- Rural Q (Quarry) Zone

(Plan Change 66)

The Styx/Marshland and Templeton/Halswell zones include extensive areas of highly versatile soils, capable of a wide range of potential horticultural uses. Localised pockets of such soils also occur elsewhere in other rural zones. A small intensive farming zone comprising parts of two Port Hills valleys has been recognised. A specific rural zone has been provided to cater for dry land quarrying.

The maintenance of primary production and of rural amenities is a desired outcome in the rural zones generally, although a limited degree of urbanisation is expected which will alter the location of the rural/urban interface.

Important areas for landscape and ecological heritage purposes comprise much of the Rural Hills and Rural 6 Zone and also occur on some identified sites outside these zones. These are identified in Appendix 2 to the rules.

1.2 Rural 1 (Coastal) Zone

Updated 15 September 2006

Zone description and purpose

The Rural 1 Zone covers the area between Rothesay Road and the mouth of the Waimakariri River and extends westwards from the coastal sand dune system (Conservation 1A Zone) to surround the Bottle Lake Plantation and the Brooklands and Spencerville communities. Natural resources in this zone are strongly influenced by its coastal environment and the lower reaches of the Styx River. Soils within the zone are prone to erosion and are generally unsuitable for sustaining intensive cultivation.

In order to maintain and enhance soil resources forestry activities are encouraged. In addition, the Bottle Lake Plantation also provides for a variety of recreational experiences. Public access to the Brooklands Lagoon, beach areas and camping facilities are provided at Spencer Park.

An area of approximately 90ha is separately zoned Special Purpose (Landfill) immediately to the west of the coastal dune system. The presence of this separately zoned facility has a major impact on any changes in land use in the adjoining Rural 1 Zone.

The zone surrounds pockets of living zoned land at Kainga, Riverlea Estates, Spencerville and Brooklands, and adjoins the Business 6 (Rural Industrial) Zone at Chaney's.

Environmental results anticipated

- (a) Recognition and protection of the coastal environment while facilitating public access.
- (b) Protection of the operational requirements of forestry and waste management activities, in the interests of soil stability, community health and safety.
- (c) Recognition of the scale and extent of existing residential, recreational or camping activities in the Spencer Park and Brooklands communities adjoining the Rural 1 Zone, and the protection of landscape and amenity values adjoining these communities by the limitation of any significant expansion of the effects of non-rural activities in these areas.
- (d) Maintenance of the predominant visual characteristics of the zone, including the open coastal, wetland and forest environment present in this area.
- (e) Maintenance and enhancement of the stability of soil resources in this zone.
- (f) Maintenance of an overall low density of building and residential activity compatible with the soil resources and the visual and environmental characteristics of this zone.
- (g) Management of the nature and location of activities and building so as to minimise the risk of fire damage within the zone.

1.3 Rural 2 (Templeton-Halswell) Zone

Updated 11 July 2011

Zone description and purpose

The Rural 2 (Templeton/Halswell) Zone extends from an old river terrace north of the Old West Coast Road and the southern boundary of the Rural 5 (Airport Influences) Zone, south to the base of the Port Hills; and from the Selwyn District boundary in the west, to the southern and western edge of the urban area.

The zone surrounds the separately zoned urban areas of Templeton and Halswell, and adjoins residential areas at Kennedy's Bush and Westmorland. It also contains significant areas of land owned by the health authorities, and Justice Department and the Ruapuna and Carrs Road motor sport facilities.

Soils in the northern part of this zone while generally versatile, tend to be stony, and prone to drought. Soils to the south of Springs Road are affected by wetness, drainage and ponding difficulties in periods of high rainfall.

The zone covers a large part of the Christchurch-West Melton ground water recharge area where there are particular concerns about both the rate of abstraction of ground water, and its potential contamination by discharges from land use activities in the zone. There are likely to be limitations on the availability of groundwater in the western part of the zone.

There are substantial existing areas of active mineral workings within the northern part of this zone which are separately zoned Rural Q (Quarry). Quarrying has significant actual and potential impacts on adjoining properties in the Rural 2 Zone.

The zone includes significant parts of the upper Halswell and Heathcote River catchments and in particular, flood retention areas at Wigram East and in Hendersons Road, Sparks Road and Cashmere Road area.

One site within the zone has been identified for its ecological heritage value (refer to Appendix 2).

The primary purpose of the zone is to provide for continued primary production south and west of the city.

Environmental results anticipated

- (a) The management of versatile soil resources in the zone for activities which will support and encourage their present and future productive potential.
- (b) A relatively low density of rural dwellings consistent with maintaining the quality and/or the quantity of ground water resources, and appropriately located and permitted rural activities in this and adjoining zones.
- (c) Avoidance of building activity in areas subject to flooding.
- (d) Maintenance of the potential productivity of versatile soils.
- (e) Protection of the operational requirements of the Christchurch International Airport and mitigation of the likely noise environment through noise insulation in dwellings.
- (f) Protection and enhancement of visual amenities in the zone.
- (g) Maintenance and enhancement of the ecological heritage site identified within the zone.
- (h) The presence of appropriately located rural selling places of a scale consistent with the economic well-being of the local community, traffic safety, and the protection of visual amenity.
- (i) Management of land use activities consistent with the sustainable management of ground water resources and the protection of them from contamination.

1.4 Rural 3 (Styx - Marshland) Zone

Updated 19 September 2006

Zone description and purpose

The Rural 3 (Styx-Marshland) Zone extends westwards generally from Marshland Road and the vicinity of Lower Styx Road, to the south-eastern river terrace of the Waimakariri River, and from Spencerville Road in the north to the edge of the urban area south of Winters Road and the Northcote New Brighton Expressway. It includes the majority of the Styx River catchment.

This zone contains large areas of versatile soils overlying a peat sub strata, as well as more versatile soils towards the western side of the zone.

While the southern and western parts of the zone contain many market gardens and orchards, to the north there is more open pastoral farmland adjoining the Styx River.

The zone as a whole contains significant areas of the City's versatile soil resources. However, the Marshland soils also have some limitations as this area is subject to soil moisture considerations resulting in drainage limitations and potential differential settlement problems upon building. There are significant areas of high visual amenity adjoining the Styx River. The zone includes two ecological heritage sites.

The zone surrounds the northern edge of the urban area and is potentially subject to pressures for urban expansion particularly in the western part of the zone.

As with the Rural 2 Zone, this zone has as its main purpose the maintenance of primary production.

Environmental results anticipated

- (a) The management of versatile resources in the zone for activities which will support and encourage their present and future productive potential.
- (b) Avoidance of adverse physical and economic effects arising from ground settlement and artificial drainage systems in such areas by controls over the scale and location of building activity.
- (c) Maintenance and enhancement of the rural landscape and visual amenities within the Styx River catchment and encouragement of appropriate public access to that area.
- (d) Recognition of the spatial separation needs and other operational effects of existing and potential agricultural and horticultural activities located or likely to locate in this zone because of its soil qualities.
- (e) Avoidance or mitigation of flooding effects in the Styx River catchment.
- (f) The presence of appropriately located rural selling places of a scale consistent with the economic well-being of the community, traffic safety and the protection of visual amenity.
- (g) Recognition and protection of ecological heritage sites within the zone

1.5 Rural 4 (Waimakariri) Zone

Updated 31 January 2011

Zone description and purpose

The Rural 4 Zone covers that part of the city immediately to the south of its boundary with the Waimakariri River. It covers the area from Willows Road in the west (Selwyn District Boundary) to the northern motorway and the margins of the Waimakariri River. It extends southwards beyond the line of the stop banks of the Waimakariri River to the Open Space 3A Zone which adjoins both sides of McLeans Island Road and the Rural 3 Zone.

The north western parts of this zone, including McLeans Island, are characterised by some forestry plantations of primarily exotic species, together with significant areas of open pastoral farm land. Much, though not all, of the land in this zone is in the ownership of the Canterbury Regional Council and is leased for a variety of recreational or farming activities.

The general nature of soils in this zone, except parts of the Coutts Island area, are considered to have limited potential for agricultural and/or horticultural activities. Much of the zone also forms part of the Christchurch-West Melton ground water recharge area, with consequences for those activities involving either discharges to, or abstraction, from ground water.

The purposes of this zone are primary production, recreation and floodplain management.

Environmental results anticipated

- (a) Limitation of intensive subdivision, or residential development in this zone, particularly in the vicinity of the northern edge of the Rural 5 Zone, where exposure to high ambient noise levels associated with the airport is likely; and the need for flood plain protection and recognition of limited soil versatility in the zone.
- (b) Management of land use activities consistent with the sustainable management of ground water resources, and the protection of them from contamination.
- (c) Continuation of flood protection activities and related management of land use activities and building development in areas potentially susceptible to flooding.
- (d) Maintenance and enhancement of the stability of soil resources in the zone.
- (e) A range of primarily passive recreational activities and associated facilities set in extensive grassland areas, planted and maintained in harmony with existing visual amenities.

- (f) A limited number of buildings of a density subservient to the extensive open space character and substantial tree plantings in the zone.
- (g) Management of the nature and location of activities and buildings so as to minimise the risk of fire damage within the zone.
- (h) Recognition of the likely airport noise environment affecting part of the zone and the consequent mitigation of adverse environmental effects which might otherwise be experienced by activities in this zone.
- (i) The operation of intensive livestock management and other agricultural activities with some potential for adverse odours over much of the sparsely settled areas of the zone.

1.6 Rural 5 (Airport Influences) Zone

Updated 31 January 2011

Zone description and purpose

The Rural 5 (Airport Influences) Zone surrounds most of Christchurch International Airport and extends to include the majority of that area within the 50 dBA Ldn noise contour. This contour denotes the area within which noise levels are likely to normally exceed the 50 dBA Ldn sound level measurement resulting from the operation of aircraft in and around the airport. The zone also contains areas particularly subject to height restrictions relating to the "approach slopes" to airport runways. A separate Special Purpose (Airport) Zone containing the operational and commercial activities of the Airport itself, is located within the Rural 5 Zone.

This zone also includes areas of mixed rural activities, and soils of varying versatility. Those soils to the north and west of the airport tend towards being drier and less versatile, while those soils which adjoin the urban area to the east and south are more versatile and have the potential to support a more varied range of activities. The zone also forms part of the Christchurch-West Melton ground water recharge area with consequences for those land use activities involving either discharges to or abstraction of ground water.

Russley Road and Johns Road (State Highway 1) pass through the zone and serve as an important heavy traffic by-pass route, as well as being major arterial roads. A Rural Industrial (Business 6) Zone is located between the Rural 4 and Rural 5 Zones on the northern side of Johns Road.

The zone's purpose is primarily the continuation of primary production while managing land use activities to avoid compromising airport operations and development.

Environmental results anticipated

- (a) The operation of activities within the Rural 5 (Airport Influences) Zone in a manner which maintains the continued safe and uncurfewed operation and development of the International Airport.
- (b) Some adverse environmental noise effects associated with the proximity of aircraft operations and associated activities at the airport with gradual use of quieter aircraft, but with substantially greater numbers of aircraft movements.
- (c) A level of intensity of land use activities and future subdivision activities within this zone so as to ensure that neither of these lead to demands for curfewed airport operations.
- (d) Management of land use activities consistent with the sustainable management of groundwater resources and the protection of them from contamination.
- (e) The maintenance of safe and efficient traffic movement on Russley Road, and Johns Road while continuing to make provision for activities of an industrial or processing nature which require a rural location.
- (f) The maintenance and enhancement of the potential of versatile soils.
- (g) The presence of appropriately located rural selling places of a scale consistent with the economic well-being of the community, traffic safety, and the protection of visual amenity.

- (h) Recognition of the likely airport noise environment and achievement of noise insulation as a means of ensuring adequate mitigation of adverse environmental effects which might otherwise be experienced by residents in this zone.

1.7 Rural 6 (Grasslands) Zone

Updated 31 January 2011

Zone description and purpose

The Rural 6 Zone covers a large area west of the Airport, generally bounded by the Open Space 3A Zone to the north, Chattertons Road to the west, and the Rural 2 Zone to the south. It is similar in many respects to the Rural 4 Zone in character, being also part of the Waimakariri Floodplain, and within which the soils are generally of limited versatility. Most, but not all, of the land in the zone is in the ownership of the Canterbury Regional Council.

The zone has been specifically identified in recognition of two factors. The first of these is the significance of the zone which comprises areas of indigenous grassland and shrub vegetation of unique ecological significance in Canterbury, and especially in the Christchurch area. It is relatively unmodified, and as such is of importance in terms of Section 6 of the Act.

Secondly, the area is largely an open and expansive landscape which, although subject to some modification, would have been typical of the plains environment prior to its settlement. For these reasons buildings are encouraged to locate on the periphery of the zone, where their impact on this landscape will generally be less.

The purpose of the zone is to enable management of activities such that they are compatible with the natural, particularly ecological, values of the area and the maintenance of a predominantly open landscape. Accordingly the zone is suitable for the current use of extensive pastoral farming, and suitable recreational activities associated with the adjoining McLeans Island area. Measures to protect vegetation in particularly important areas within the zone are incorporated in the rules.

Over time, it is anticipated that some additional areas within the zone will be protected for their ecological values through a combination of both regulatory and other means. This will entail the development of a strategy for management of land in the zone undertaken in consultation with landowners (particularly the Canterbury Regional Council and its lessees) to achieve a compatible mix between pastoral and recreational activities and environmental protection and landscape enhancement.

Environmental results anticipated

- (a) A low density of buildings or structures in the zone, except around parts of the periphery of the zone, and a relative absence of exotic trees or extensive areas of introduced grasses.
- (b) The maintenance and enhancement of areas of significant botanical and ecological value within the zone, and in particular those sites identified in Appendix 2 (Ecological heritage sites).
- (c) The maintenance of a predominantly open landscape, uncluttered by structures, representative of the Canterbury Plains prior to settlement.
- (d) Protection of the quality of groundwater or environmental amenities generally, particularly where activities may involve discharges.
- (e) Management of land use activities consistent with sustainable management of groundwater resources and the protection of them from contamination.
- (f) Continuation of flood protection activities and related management of land use activities and building development in areas potentially susceptible to flooding.
- (g) Maintenance and enhancement of the stability of soil resources in the zone.
- (h) Extensive pastoral farming and a range of primarily passive recreational activities and associated facilities set in extensive grassland areas, planted and maintained in harmony with existing visual amenities.

- (i) Management of the nature and location of activities and buildings so as to minimise the risk of fire damage within the zone.
- (j) Recognition of the likely airport noise environment and the consequent mitigation of adverse environmental effects which might otherwise be experienced by activities in this zone.

1.8 Rural 7 (Port Hills Intensive Farming) Zone

Updated 14 November 2005

Zone description and purpose

This small zone comprises two valleys at the eastern end of the Port Hills, being the Avoca and Horotane Valleys. The rules of the zone also apply in the interim to part of the eastern side of the Heathcote Valley, which has a deferred Living HA Zoning. With a long established pattern of intensive farming, and microclimate associated with the local terrain and its northerly aspect, these areas have a unique rural character within the City. The Horotane and Avoca Valleys have only one access point and all three areas have an existing pattern of small lot subdivision and a generally high level of rural amenity values. While their total production is small in a regional context, they provide an ongoing opportunity for agricultural activity of a full or part time nature while retaining amenity values.

Environmental results anticipated

- (a) The management of the soil resources in the zone for activities which will support and encourage their present and future productive potential.
- (b) Maintenance of the currently high density of rural dwellings, but with only limited scope for intensification of future rural dwelling densities.
- (c) Maintenance of the unique visual character and high amenity values in the zone.

1.9 Rural H (Hills) Zone

Updated 14 November 2005

Zone description and purpose

The Rural Hills Zone extends from Godley Head in the east to Old Tai Tapu Road in the west and generally from the base to the crest of the Port Hills excluding existing urban development areas.

The topography of the Port Hills and its outstanding natural features, open landscape and rural characteristics, provide one of the most important visual amenities for the whole of the city, especially in terms of views of them from the city and views from them across the Canterbury Plains. Unique features that contrast these hills with the remainder of the plain on which the city is located, include large areas identified for their ecological heritage value comprising native flora and fauna, rock outcrops, tussock land, an imposing skyline, and upper spurs largely free of visible buildings. The zone recognises that the landscape values of the Port Hills are particularly important in much of the area east of Dyers Pass Road as these slopes form the back drop to the city. The Summit Road Protection Act also provides for some protection of visual amenity in the immediate vicinity of that road.

Much of the grassland areas on the Port Hills, particularly its upper and eastern parts, contain sites of considerable ecological significance.

In addition to their importance to visual amenities, the topography and soil characteristics of the hills present particular problems of erosion and soil stability as well as resulting impacts on the catchments of the Halswell and (particularly) Heathcote Rivers and in consequence the management of those natural resources.

The hills provide the location of significant recreational areas of public reserves, walking tracks and scenic drives. In other areas extensive forestry plantations have been established. Apart from recreation, extensive pastoral farming is the dominant activity on much of the hills.

Environmental results anticipated

- (a) The maintenance of the predominantly open landscape character and quality of the visual amenities of the Port Hills and in particular the protection of areas of outstanding natural features and landscape.
- (b) The recognition of the Port Hills as a distinctive area with somewhat more development activity and potential change in landscape character on the lower slopes, while still maintaining a more natural open character on the upper slopes and ridges.
- (c) The protection of opportunities for the public to enjoy access to and views from the Port Hills and especially the Summit Road.
- (d) Management of the soils and vegetative resources of the Port Hills so as to reduce erosion and instability.
- (e) Management of surface water drainage from the Port Hills and minimised effects upon downstream river catchments.
- (f) Protection and enhancement of a representative and viable range of natural vegetation, soil and landform associations of the Port Hills environment.
- (g) Conservation and enhancement of the natural bio-diversity of the Port Hills, and in particular those sites identified in Appendix 2 (Ecological heritage sites).
- (h) Management of the nature and location of activities and buildings so as to minimise the risk of fire damage within the zone.

1.10 Rural Q (Quarry) Zone

Updated 16 November 2009

Zone description and purpose

The Rural Q (Quarry) Zone provides for the extraction and processing of sand and gravel within the zone, with these activities being undertaken with due regard to the effects on occupiers of adjoining land.

The Rural Quarry Zone comprises two areas. The first is between the Old West Coast Road and State Highway 73 and is referred to as the Miners Road area. The second is between Pound Road and Hasketts Road and adjacent to Leggett Road, referred to as the Pound Road area.

Outside of the Quarry Zone, other quarry operations and processing takes place within the bed of the Waimakariri River (Conservation 3W Zone), the Open Space 3D (Isaac Conservation Park) Zone and in the Business 6 Zone. Plan provisions to manage the effects of this activity in the Isaac Conservation Park are contained within Volume 2 Section 14 and Volume 3 Section 6 of the Plan.

The "dry land" quarry sites (including within the Isaac Conservation Park) have sufficient aggregate resources to meet current city demands for in excess of 50 years, assuming current extraction rates of approximately 1 million cubic metres per annum. The rules in the zone provide for three types of activities - rural, mineral extraction, and other activities.

The rules associated with activities in the quarry zone are to an extent a compromise which takes into account the longstanding pattern of quarry zoning west of the city. No new zoning is provided for, and more stringent standards would have to apply to any "out of zone" quarrying, including within the Open Space 3D (Isaac Conservation Park) zone to ensure appropriate standards of amenities for surrounding land uses.

The Council wishes to encourage restoration of quarried land generally (similar to that undertaken in the Peacock Springs area) and in this respect it is intended that restoration be achieved to at least a pastoral grassland landscape. It is anticipated that major restoration will occur in the Pound Road area first, as it is that part of the zone in which the resource is likely to be exhausted earlier.

Environmental results anticipated

- (a) Continued extraction of sand and gravel, recognising that there will be some unavoidable adverse effects, but with measures to ensure that these effects, particularly noise, dust, traffic and visual detraction, are minimised to the maximum extent practicable.
- (b) Associated processing and screening of sand and gravel with measures to mitigate adverse effects to the maximum extent practicable.
- (c) Protection of groundwater quality.
- (d) Progressive restoration of quarried land to a state where visual amenities are enhanced and the land is capable of sustaining at least pastoral farming.
- (e) Subsequent use of quarried land which is compatible with surrounding rural amenities and the amenities of rural residents, and excluding activities of an industrial or a noisy recreational character.
- (f) The containment of "dry land" quarrying to these specified zones, in recognition of the adverse effects of quarrying and processing of materials, and the difficulty of mitigating the effects of quarrying near rural residences.

(Plan Change 66)

2.0 Rules - Rural 1- 7 and Rural Hills Zones

Updated 14 November 2005

Guide to using these rules

Step 1: Establish what rural zone the site is located in.

Step 2: Establish whether the activity is a rural activity, or an other activity.

Step 3: Check whether the proposal complies with all of the development standards for that category of activity in the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity (with the exercise of the Council's discretion limited to the matter(s) subject to that standard).

Step 4: Check whether the proposal complies with all of the community standards for that category of activity in the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity.

Step 5: Check whether the proposal complies with all of the critical standards for that category of activity in the zone.

If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Step 6: Check whether (in the case of a new residential unit) it is within the 65 dBA Ldn/95 SEL dBA air noise boundary around the airport. If so, the residential unit is a prohibited activity.

Step 7: Check whether the proposal complies with all of the city rules for the activity, cross referenced in the zone rules.

If not, application will need to be made for consent in respect of those rules.

If the activity complies with all of the zone rules and city rules, it shall be a permitted activity.

An activity may also be specified as a controlled discretionary or non-complying activity in the standards.

Note : Special rules apply to areas of high ecological value in the Rural Hills and Rural 6 Zones, and on a small number of sites in other rural zones - refer Appendix 2.

2.1 Reference to the Summit Road (Canterbury) Protection Act 2001 and the Forest and Rural Fires Act 1977

Updated 14 November 2005

2.1.1 Summit Road (Canterbury) Protection Act 2001

Updated 14 November 2005

Attention is drawn to the provisions of the Summit Road Protection Act which applies to land in the Rural Hills Zone above the Summit Road and within 30 metres vertically below the Summit Road and Dyers Pass Road (refer to Summit Road Protection Act and gazette notice).

2.1.2 Forest and Rural Fires Act 1977

Updated 14 November 2005

Attention is drawn to Section 27 of the Forest and Rural Fires Act 1977 which gives the Rural Fire Officer wide ranging powers to limit and require the clearance of vegetation to provide defendable space for fire fighting. This Act is of particular relevance to the Rural 1, 4, 5, 6 and Rural Hills Zones which contain areas where there is the risk of considerable damage to property from fire, particularly where houses are located in the proximity of plantation forests or dense vegetation.

2.2 Categories of activities

Updated 14 November 2005

2.2.1 Rural 1-7 and Rural Hills Zones (Plan Change 66)

Updated 14 November 2005

(a) Any rural activity or other activity which complies with:

- all of the development standards under Clause 2.3;
- all of the community standards under Clause 2.4; and
- all of the critical standards under Clause 2.5

shall be a **permitted activity** .

(b) Any rural or other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards under Clause 2.3, shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any rural or other activity which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 2.4, shall be a **discretionary activity** .

(d) Any rural or other activity which does not comply with any one or more of the critical standards under Clause 2.5, shall be a **non complying activity** , **except** where specified as a **prohibited activity** .

(e) Clarification of categories of activities:

The standards may also specify that an activity is discretionary (community or development standards) or non-complying (critical standards). In the case of non-compliance with a development standard, the exercise of the Council's discretion is limited to the matter subject to that standard.

Note - Prohibited activities relate only to buildings subject to aircraft noise within the 65 dBA Ldn/95 SEL dBA air noise boundary marked on the planning maps.

2.2.2 Meadow Mushrooms, Wilmers Road

Updated 14 November 2005

On Meadow Mushrooms site in Wilmers Road, Wigram (described as Lots 1 and 2 DP 45957 (CT 24F/296) and Lot 1 DP 42549, Lot 1 DP 51028, and Pt RS 4872 BM 315 (CT 6B/826), mushroom farming (except composting) shall be a permitted activity subject to the rules applicable in the Business 5 Zone; in respect to any other activities on the site, the provisions of the Rural 2 Zone shall apply.

2.3 Development standards

Updated 14 November 2005

Any application arising from non-compliance with clause 2.3.1 will not require the written consent of other persons for notification, and shall be non-notified.

2.3.1 Road scene

Updated 14 November 2005

The minimum building setback from road boundaries shall be 15 metres **except that**;

- (a) for sites of less than 0.4 hectares in area, the minimum building setback shall be 6 metres;
- (b) for rural selling places or sites with frontage to a major or minor arterial road listed in Part 8, Appendix 3, the minimum building setback shall be 30m.

(Plan Change 66)

2.3.2 Separation from neighbours

Updated 14 November 2005

- (a) The minimum building setback from internal boundaries shall be 10 metres **except that** for sites of less than 0.4 hectares in area, the minimum building setback shall be 3 metres.
- (b) For a residential unit in the Rural 2, 3 and 7 Zones; Rural 5 Zone (that part south or east of the Special Purpose (Airport) Zone as shown in Part 4 Appendix 4); Rural Hills Zones; the minimum setback from a building, compound or part of a site used for intensive livestock management, shall be 200 metres.

(Refer also to critical standard 2.5.8)

(Plan Change 66)

2.3.3 Height of buildings

Updated 14 November 2005

The maximum height of any building shall be 9 metres.

2.3.4 Family flats - Rural activities

Updated 14 November 2005

Family flats shall have a maximum gross floor area, excluding terraces, garages, sun decks and verandahs, of 65m². Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:

- (a) the family flat shall be relocated from the site; or
- (b) shall have the kitchen removed so that the family flat is no longer a self-contained residential unit.

(Plan Change 66)

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Building adjacent to waterways and the coastline

(refer Part 9, Clause 5)

Airport protection surfaces
(refer Part 9, Clause 6)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Relocated buildings
(refer Part 10, Clause 5)

Sale of liquor
(refer Part 10, Clause 4)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

2.4 Community standards

Updated 14 November 2005

2.4.1 Vehicle generation - Other activities only

Updated 14 November 2005

The maximum number of vehicle trips per site, shall be 100 per day.

2.4.2 Intensive livestock management

Updated 14 November 2005

Rural activities - Rural 1, 4 and 6 Zones, Rural 5 Zone (that part north or west of the Special Purpose (Airport) Zone as shown in Part 4 Appendix 4).

No building, compound or part of a site used for intensive livestock management shall be located within 60 metres of any site boundary, or 200 metres of any living zone boundary **except that** no building, compound or part of a site used for the keeping of pigs or poultry shall be located within 600 metres of a living zone boundary.

(Refer also to critical standard, Clause 2.5.8, for other zones.)

2.4.3 Boarding of domestic animals

Updated 14 November 2005

No building, compound or part of a site used for the housing of domestic animals shall be located within 50 metres of any site boundary, or 200 metres of any living zone boundary.

2.4.4 Protection of native vegetation, natural features and existing landscape character -Rural Hills Zone

Updated 14 November 2005

(a) Vegetation removal

The maximum removal or loss of native vegetation indigenous to the site in any continuous five year period shall be 100m² per hectare (the area per hectare shall **not** be aggregated over the total area of the site) **except** for:

- (i) native shrubland/forest sites identified in Part 4, Appendix 2, there shall be **no** removal or loss of native vegetation indigenous to the site (except for the trimming of vegetation underneath transmission lines pursuant to (iii) below);
- (ii) maintenance and weed control (including the clearance of existing drains and ponds);
- (iii) the trimming of vegetation underneath transmission lines;
- (iv) the construction or maintenance of tracks provided their width is not greater than 2.5m *;
- (v) the planting of species indigenous to the site;
- (vi) vegetation removal to allow construction of any permitted or approved buildings.

(* Refer to Part 9, Rule 5.3.4, which excludes the construction and maintenance of vehicle and foot tracks from Rule 5.3 "Rules: filling and excavation on other land" provided that the width is no greater than 1.5m).

(b) Planting - West of Dyers Pass Road

The planting of exotic species (including exotic trees) or native plants of non-local origin, shall be a discretionary activity on that part of the Rural Hills Zone west of Dyers Pass Road, **except** where:

- (i) shelter belts are established provided that plantings do not exceed 500m² on any site, or takes place within 30m vertically of the Summit Road;
- (ii) planting consists of oversowing with exotic grasses.
- (iii) planting involves the reintroduction 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).

(Refer also to critical standards, Clause 2.5.10 - Planting, for the Rural Hills Zone east of Dyers Pass Road.)

(c) Site coverage

Any building below the 160m height contour within this zone shall be a discretionary activity, except that:

- (i) this rule shall not apply to any building of less than 40m² gross floor area (the 160m contour is shown on the planning maps);
- (ii) on Lots 3 and 4 DP 28817 on Huntsbury Avenue, the erection of a dwelling house only on each lot shall be a controlled activity with the exercise of the Council's discretion limited to landscaping, siting of the buildings and design and appearance.

(Refer also to critical standards, Clauses 2.5.4 and 2.5.5 .)

(d) Rock removal

The maximum rock size that may be removed from any site shall have a dimension not exceeding 250mm in any direction and shall be naturally occurring loose rock or rock removed from areas of improved surface pasture. An exception is made permitting the relocation of rocks posing a rockfall hazard to a safe location on the same site.

(Refer also to Part 9, Clause 5.)

2.4.5 Protection of native vegetation, natural features and existing landscape character - Rural 6 Zone and ecological heritage sites 3.13, 8.10, 15.21 and 15.06

Updated 14 November 2005

(a) Vegetation removal

Within ecological heritage sites in the Rural 6 Zone and ecological heritage sites 3.13, 8.10, 15.21 and 15.06, identified in Part 4, Appendix 2, the maximum removal or loss of native vegetation indigenous to the site in any continuous five year period shall be 100m² per hectare (the area per hectare shall not be aggregated over the total area of the site) **except** for:

- (i) within ecological heritage site 6.41 the rule shall only apply to the area of that site shown on the Map in Appendix 3;
- (ii) maintenance and weed control (including the clearance of existing drains and ponds);
- (iii) the trimming of vegetation underneath transmission lines;
- (iv) the construction or maintenance of tracks provided their width is not greater than 1.5m;
- (v) the planting of species indigenous to the site;
- (vi) Vegetation removal to allow construction of any approved buildings.

(b) Planting

In the Rural 6 Zone planting of exotic trees that are located more than 50 metres from the zone boundary or in an ecological heritage site identified in Part 4, Appendix 2 shall be a **discretionary activity** .

Within ecological heritage sites in the Rural 6 Zone and ecological heritage sites 3.13, 8.10, 15.21 and 15.06 identified in Part 4, Appendix 2 planting of exotic species (including oversowing with introduced grasses) or native plants of non-local origin shall be a **discretionary activity except that** :

- (i) for ecological heritage site 6.41 the rule shall only apply to the area of that site shown on the Map in Appendix 3;
- (ii) where planting involves the reintroduction 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) Site coverage

- (i) In the Rural 6 Zone the maximum net area of any site covered by buildings or impervious surfaces shall not exceed 500m².
- (ii) Any building erected on an ecological heritage site within the Rural 6 Zone identified in Part 4, Appendix 2, shall be a discretionary activity.
- (iii) Any building exceeding 40m² and which is erected more than 50m from the Rural 6 Zone boundary or within ecological heritage sites 3.13, 8.10, 15.21 and 15.06, shall be a discretionary activity.

(Refer also to critical standards, Clause 2.5.5 - Site coverage - other activities.)

2.4.6 Fire hazard avoidance

Updated 14 November 2005

All activities - Rural 1, 4 and 6 Zones, Rural 5 Zone (that part north or west of the Special Purpose (Airport) Zone as shown in Part 4, Appendix 4 and Rural Hills Zone.

(a) Means of fighting fire

A storage tank which contains at least 2,000 litres of water at all times, with suitable fire service fittings or couplings shall be located within 30 metres of any residential unit, except where there is a reticulated water supply available to fire fighting standard.

(b) Separation distances - trees and residential units

(i) Any residential unit shall not be erected within 30 metres of any trees in a woodlot, conservation, or production forest.

(ii) Any trees in a woodlot, conservation, or production forest shall not be planted within 30 metres of any residential unit, or a living zone boundary.

(c) Access for fire appliances and other emergency vehicles

Where any residential unit is more than 20 metres from a road frontage:

(i) a vehicle access to the residential unit shall be provided which is at least 4 metres wide and 5 metres high, unobstructed by trees or structures; and

(ii) a manoeuvring area at the end of the vehicle access shall be provided complying with the standards for a 90 percentile two axle truck (refer Part 13, Appendix 6).

2.4.7 Odour - stockpiling or spreading of manures

Updated 14 November 2005

(a) Any stock pile of animal, fowl, or fish manure shall be setback a minimum of 60 metres from any site boundary, 200 metres from any residential unit, or 600 metres from any living zone.

(b) No spreading of animal, fowl, or fish manure shall take place within 20 metres of any site boundary, 60 metres of any residential unit, or 600 metres of a living zone boundary.

2.4.8 Offal Pits

Updated 14 November 2005

(a) Any offal pit shall be setback a minimum of 20m from any site boundary.

(b) Any offal pit shall be located a minimum of 200m up gradient or 50m down gradient of any public or private water supply well, and shall be located a minimum of 50m from any stream, drain, river, lake or stock water race;

(c) The bottom of any offal pit shall be a minimum of 1 metre above the normal maximum groundwater level;

(d) Any offal pit shall only be used for the disposal of offal and carcass wastes;

(e) Any offal pit shall be covered in such a manner to ensure public safety and exclude vermin;

(f) Any offal pit shall have a depth greater than 1m;

(g) When use of any offal pit is terminated, it shall be covered with soil. The soil shall have a minimum depth of 1m. The finished level shall be the same as the surrounding ground level.

2.4.9 Site coverage - Rural activities

Updated 14 November 2005

Maximum percentage of the net area of any site covered by buildings and impervious surfaces shall be as follows:

- | | | |
|-----|--|--|
| (a) | Rural 1 and 4 Zones, Rural 5 Zone (that part north or west of the Special Purpose (Airport) Zone) as shown in Part 4 Appendix 4 | 3% of net site area or 6000m ² , whichever is the lesser |
| (b) | Rural 2 and 3 Zones, Rural 5 Zone (except that part north or west of the Special Purpose (Airport) Zone) as shown in Part 4 Appendix 4 | 5% of net site area or 2000m ² , whichever is the lesser |
| (c) | Rural 7 Zone | 10% of net site area or 2000m ² , whichever is the lesser |

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except for:

- (i) existing lots in the above zones less than 4ha in area, but greater than 0.4ha in area, where the maximum coverage shall be 10% of the net area of the site or 2000m², whichever is the lesser;
- (ii) existing lots of less than 0.4 ha in area in the above zones where up to 35% of net area of the site may be covered;
- (iii) ecological heritage sites 3.13, 8.10, 15.21 and 15.06 identified in Part 4, Appendix 2 (refer 2.4.5(c));
- (iv) shade houses, tunnel houses and glass houses which are excluded from site coverage calculations provided that they are not located over an impervious surface.

(Refer also to critical standard clause 2.5.5 - Site coverage - Other activities.)

(Plan Change 66)

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

2.5 Critical standards

Updated 14 November 2005

2.5.1 Protection of coastal environment

Updated 14 November 2005

Within the Rural 1 Zone, the minimum setback of any building shall be 100 metres from the landward margin of the Conservation 1A Zone.

2.5.2 Minimum net site area for a residential unit

Updated 22 May 2006

Each residential unit shall be contained within its own separate site with a minimum area (less any area subject to a designation for any purpose, and/or any strip of land 6m or less in width, and/or any strip of land where that land is the shared access for more than one site) as follows:

- | | | |
|-----|--|-------|
| (a) | Rural 1 Zone, Rural 4 Zone and that part of the Rural 5 Zone north or west of Christchurch International Airport, as shown in Part 4, Appendix 4 | 20ha |
| (b) | Rural Hills Zone, Rural 6 Zone | 100ha |
| (c) | Rural 2 Zone, Rural 3 Zone and that part of the Rural 5 Zone east and south of the Christchurch International Airport as shown in Part 4, Appendix 4 | 4ha |
| (d) | Rural 7 Zone | 2ha |
| (e) | For the purpose of this rule and notwithstanding the definition of "site" in Volume 3 Part 1, "own separate site" means a physically contiguous area of land shown on a site plan with defined boundaries, whether legally or otherwise defined boundaries, and includes: | |
| | <ul style="list-style-type: none"> • a single legally defined parcel of land that is held in a single certificate of title or for which a single certificate of the title could be issued without further consent of the Council; or • a group of physically contiguous legally defined parcels of land that are held in a single certificate of title or for which a single certificate of title could be issued without further consent of the Council ; | |

except that

- (i) in respect to subclause (c) above, for allotments existing as at 24 June 1995 within the Rural 2, Rural 3 and Rural 5 Zones, the minimum area shall be 2ha, provided that there shall be not more than one residential unit on any allotment. (This exception does not apply to land within that part of the Rural 5 Zone north or west of Christchurch International Airport as shown in Part 4, Appendix 4, or where the dwelling is proposed to be sited within the 50 dBA Ldn noise contour around Christchurch International Airport as shown on the Planning maps) and;
- (ii) one residential unit may be erected on Lot 3 DP 81533; and
- (iii) where three additional lots have been created from Lot 1 DP 79425 in accordance with Rule 4.3.1 in Part 14, one residential unit may be erected on each of these lots, provided that each residential unit excluding non-habitable accessory buildings is constructed south of the building line shown on the outline development plan in Part 4, Appendix 5; and
- (iv) in all Rural zones listed in (a) (b) (c) & (d) above, a family flat may be provided in conjunction with a dwelling on the same allotment, where it complies with Clause 2.3.4.

Notwithstanding the above, the erection of any dwelling in the part of the Rural 3 Zone described as Lots 7 and 8 DP 5998 and Lot 3 DP 17557, excluding that part zoned Living 1 Deferred (Philpotts Road), shall be a non-complying activity.

(Refer also to critical standard 2.5.9.)

2.5.3 Separation from special purpose areas (Rural 1, 2, 3, 4 and 5 Zones)

Updated 14 November 2005

Any residential unit shall not be erected within:

- (a) 400 metres of the Special Purpose (Landfill) Zone boundary;

- (b) 250 metres of the boundary of scheduled sewage treatment plants at Belfast and Templeton;
- (c) 400 metres of the Ruapuna Raceway (Open Space 3 Zone boundary);
- (d) 250 metres of the Carrs Road Speedway (Open Space 3 Zone boundary);
- (e) 200m of a Rural Quarry Zone boundary.

2.5.4 Site coverage - Rural activities

Updated 14 November 2005

Rural Hills Zone

Any building above the 160m height contour shall be a non-complying activity.

(Refer also to community standard 2.4.4(c) and critical standard 2.5.2.)

(Plan Change 66)

2.5.5 Site coverage - Other activities

Updated 14 November 2005

(a) The combined site coverage for rural activities and other activities must not exceed the standard specified for rural activities.

(b) The maximum area of any site covered by buildings, impervious surfaces and outdoor storage for other activities shall be 100m^2 , except any building in the Rural Hills Zone above the 160m height contour shall be a non-complying activity (the 160m height contour is shown on the planning maps).

2.5.6 Retailing

Updated 14 November 2005

(a) Retail activities shall be restricted to rural selling places of not more than 75m^2 in area.

(b) The retail sale of goods shall be restricted to rural produce grown, or grown and processed, on that site and ancillary quantities of rural produce grown off the site to a maximum of 30% of the floor area of the rural selling place.

(c) The access point to any rural selling place shall be laid out in accordance with the provisions of Part 13, Clause 2.3.7 and Appendix 7.

(d) Rural selling places shall not be located on any site where vehicular access is from a state highway, limited access road or major arterial road listed in Appendices 3, 4, and 5, Part 8.

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(Refer also to Clause 2.3.1, Road scene)

2.5.7 Aircraft noise exposure

Updated 11 July 2011

(a) Rural 2, 4, 5 and 6 Zones only: (Plan Change 66)

(i) Subject to subclause (a) (iii) below, any new residential unit, or any building or part of a building described in Part 4 Appendix 1, and which is between the 55 dBA Ldn noise contour and the 65 dBA

Ldn/95 SEL dBA air noise boundary shown on the planning maps, shall be insulated from aircraft noise so as to comply with the provisions of that appendix.

(ii) Subject to subclause (a) (iii) below, any additions to existing residential units, or to any buildings or parts of a building described in Part 4, Appendix 1, and which is within the 55 dBA Ldn noise contour shown on the planning maps, shall be insulated from aircraft noise so as to comply with the provisions of that appendix.

(iii) Subject to subclause (b) below, any proposed residential unit, or any building or part of a building described in Part 4, Appendix 1, which is within 800m of the engine testing area (located in the Special Purpose (Airport) Zone and shown on Planning Map 23) shall be a non-complying activity.

(b) Rural 4 and 5 Zones

Construction of residential units, education facilities including pre-school places or premises, travellers' accommodation, hospitals, healthcare facilities, elderly persons housing or complexes (excluding in all cases accessory buildings, outdoor storage or car parking) on land that is within the 65 dBA Ldn/95 SEL dBA air noise boundary as shown on the Planning Maps, shall be a prohibited activity, and no resource consent shall be granted;

except that one residential unit may be erected on each of Lot 5, DP 18488; Lot 6, DP 23538; Lot 9, DP 23538; Lot 3, DP 58380 and Lot 3, DP 67673 as a discretionary activity, provided that:

(i) the lots remain above the minimum size specified in the Rural 5 Zone under Part 4, Rule 2.5.2, and

(ii) the dwelling is insulated from aircraft noise so as to comply with the provisions of Appendix 1, and

(iii) that the owner enters into a covenant, registered against the title, that the use of any building on the property for any of the purposes specified in Part 4, Appendix 1 shall endure only for so long as no complaint relating to the noise of aircraft using Christchurch International Airport (or any operation arising thereto) is made; and that upon registration the covenant shall be binding on the owner and the owner's successors in title.

2.5.8 Intensive livestock management

Updated 14 November 2005

Rural activities - Rural 2, 3, and 7 Zones; Rural 5 Zone (that part south or east of the Special Purpose (Airport) Zone as shown in Part 4 Appendix 4) and Rural Hills Zone.

No building, compound, or part of a site used for intensive livestock management shall be located within 60 metres of any site boundary, 200 metres of any residential unit or 200 metres of any living zone boundary except that no building, compound or part of a site used for the keeping of pigs or poultry shall be located within 600 metres of a living zone boundary or within the Rural 7 Zone.

(Refer also to community standard, Clause 2.4.2, for other rural zones.)

2.5.9 Grazing

Updated 14 November 2005

In the Rural Hills Zone, on any site identified as native shrubland/forest in Part 4, Appendix 2, there shall be no grazing of stock.

2.5.10 Planting - East of Dyers Pass Road

Updated 14 November 2005

The planting of exotic species (including exotic trees) or native plants of non-local origin, shall be a non-complying activity on that part of the Rural Hills Zone east of Dyers Pass Road, except where:

- (i) shelter belts are established, providing that planting does not exceed 500m² on any site, or takes place within 30m vertically of the Summit Road;
- (ii) planting consists of oversowing with exotic grasses;
- (iii) planting involves the reintroduction 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).

(Refer also to community standards, Clause 2.4.4.)

(Plan Change 66)

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Airport protection surfaces (Prohibited activities)
(refer Part 9, Clause 6)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

3.0 Rules - Rural Q (Quarry Zone)

Updated 14 November 2005

Guide to using these rules

Step 1: Establish whether the activity is a rural activity, or an other activity, or a mineral extraction activity.

Step 2: Check whether the proposal complies with all of the development standards for that category of activity in the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard).

Step 3: Check whether the proposal complies with all of the community standards for that category of activity in the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity.

Step 4: Check whether the proposal complies with all of the critical standards for that category of activity in the zone.

If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Step 5: Check whether (in the case of a new residential unit) it is within the 65 dBA Ldn/95 SEL dBA air noise boundary around the Airport.

If so, the erection of a residential unit is a prohibited activity (Pound Road Area only).

Step 6: Check whether the proposal complies with all of the city rules for the activity, cross referenced in the zone standards.

If not, application will need to be made for consent in respect of those rules.

If the activity complies with all of the zone rules and city rules, it is a permitted activity.

An activity may be specified as discretionary or non-complying in the standards.

3.1 Categories of activities

Updated 14 November 2005

3.1.1 Rural Q (Quarry) Zone

Updated 14 November 2005

(a) Any rural activity, mineral extraction activity or other activity which complies with:

- all of the development standards under Clause 3.2;
- all of the community standards under Clause 3.3; and
- all of the critical standards under Clause 3.4

shall be a **permitted activity**.

(b) Any rural activity, mineral extraction activity or other activity which complies with all of the critical standards and community standards, but does not comply with any one or more of the development

standards under Clause 3.2, shall be a discretionary activity with exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any rural activity, mineral extraction activity or other activity which complies with all of the critical standards but does not comply with any one or more of the community standards under Clause 3.3, shall be a **discretionary activity**.

(d) Any rural activity, mineral extraction activity or other activity which does not comply with any one or more of the critical standards under Clause 3.4, shall be a **non-complying activity** except where specified as a **prohibited activity**.

(e) Clarification of categories of activities

The standards may also specify that an activity is discretionary (community or development standards). In the case of non-compliance with a development standard, the exercise of the Council's discretion is limited to the matter(s) subject to that standard.

Notes :

(1) Prohibited Activities relate only to buildings subject to aircraft noise in the Pound Road Block, within the 65 dBA Ldn/95 SEL dBA air noise boundary marked on the planning maps.

(2) "Other" activities do not include mineral extraction activities in the Rural Q (Quarry) Zone.

3.1.2 Reference to city rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

3.2 Development standards

Updated 14 November 2005

Any application arising from non-compliance with clause 3.2.3 will not require the written consent of other persons for notification, and shall be non-notified.

3.2.1 Road scene

Updated 14 November 2005

(a) Rural and other activities

The minimum building setback from road boundaries shall be 15 metres.

(b) Mineral extraction activities

The minimum building setback from road boundaries shall be 20m, **except that** for properties with frontage to the Old West Coast Road the minimum setback shall be 50 metres.

3.2.2 Height of buildings

Updated 14 November 2005

The maximum height of buildings shall be 8 metres above the ground level that existed prior to any mineral extraction activity taking place on the site.

3.2.3 Staged restoration of quarried land - mineral extraction activities

Updated 14 November 2005

Any mineral extraction activity which results in an area of completed excavation exceeding 2ha in area and/or has been discontinued for a period of more than three years, without being resoiled and left with an established vegetative cover, shall be a controlled activity unless the Council has approved a rehabilitation plan for the site(s).

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Relocated buildings
(refer Part 10, Clause 6)

Hazardous substances
(refer Part 11, clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

3.3 Community standards

Updated 14 November 2005

3.3.1 Outdoor storage - Other activities only

Updated 14 November 2005

No outdoor storage shall exceed an area of 200m², or a height above existing ground level of 4m, and shall in any event be screened so as not to be visible from any public road or place.

3.3.2 Vehicle generation - Other activities only

Updated 14 November 2005

The maximum number of vehicle trips per site shall be 100 per day.

3.3.3 Intensive farming and commercial livestock management - Rural activities

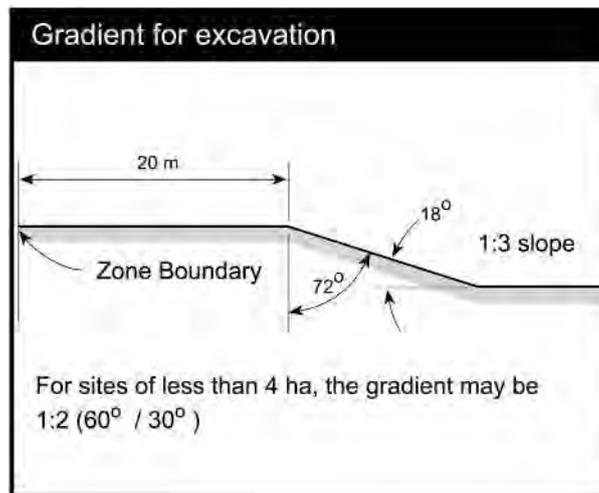
Updated 14 November 2005

No building, compound or part of a site used for intensive farming and commercial livestock management shall be located within 60 metres of any site boundary.

3.3.4 Setback distance and gradient for excavation - Mineral extraction activities

Updated 14 November 2005

- (a) No extraction shall take place within 20 metres of the zone boundary or a road boundary, except on that part of the Pound Road block (adjacent to Leggetts Road and west of Pound Road) where no extraction shall take place within 6 metres of the zone boundary.
- (b) No extraction shall take place within 6m of the boundary of an adjoining allotment, unless it is held in common ownership or the written agreement of the adjoining owner has been obtained.
- (c) No excavation shall cut below the surface with a gradient greater than 1:3 measured from a point 20 metres from the zone boundary as shown on the diagram below; provided that where an allotment being worked is less than 4ha, the maximum gradient shall be 1:2 (see diagram below).



3.3.5 Loading - Mineral extraction activity

Updated 14 November 2005

All loading and unloading of vehicles shall occur within the Quarry Zone and not on legal roads, and any spillage of quarried materials on land in adjoining road zones must be cleared within 24 hours.

3.3.6 Visual amenities - screening - Mineral extraction activity

Updated 14 November 2005

Quarry sites shall be screened from road frontages and zone boundaries by tree planting and such screening shall be 20 metres in depth, and consist of at least five rows of trees. This may be reduced to one row of trees, provided vegetated earth mounding is provided behind the row of trees to a height of at least 3m, and the total depth of trees and moundings is 20m.

3.3.7 Hours of operation - Mineral extraction activity

Updated 14 November 2005

All extraction, transportation and processing of materials from quarrying shall be limited to the following hours:

Monday to Saturday 0600 hours to 1800 hours.

3.3.8 Hours of operation - Other activities

Updated 14 November 2005

Other activities shall be limited to the following hours:

Monday to Saturday 0600 hours to 1800 hours.

3.3.9 Stockpiling - Mineral extraction activity

Updated 14 November 2005

Stockpiles of extracted minerals or other material shall not exceed 5 metres in height above the natural ground level before excavation, or be located within 50 metres of the zone boundary, or from the boundaries of Lot 2 DP 33019.

3.3.10 Location of crushing plant - Mineral extraction activity

Updated 14 November 2005

All equipment involved in the crushing of aggregates, or the screening of imported fill material, shall be located at least 100m from the zone boundary, and below original ground level or as close as possible to ground level, having regard to groundwater levels and stability of foundations.

3.3.11 Offices and Workshops - All activities

Updated 14 November 2005

Any offices and/or workshops for the repair and maintenance of equipment, shall be in association with, and ancillary to, a mineral extraction activity or rural activity on the same site.

3.3.12 Odour - stockpiling or spreading of manures

Updated 14 November 2005

(a) Any stock pile of animal, fowl, or fish manure shall be setback a minimum of 60 metres from any site boundary, 200 metres from any residential unit, or 600 metres from any living zone.

(b) No spreading of animal, fowl, or fish manure shall take place within 20 metres of any site boundary, 60 metres of any residential unit, or 600 metres of a living zone boundary.

3.3.13 Offal Pits

Updated 14 November 2005

(a) Any offal pit shall be setback a minimum of 20m from any site boundary.

(b) Any offal pit shall be located a minimum of 200m up gradient or 50m down gradient of any public or private water supply well, and shall be located a minimum of 50m from any stream, drain, river, lake or stock water race;

(c) The bottom of any offal pit shall be a minimum of 1 metre above the normal maximum groundwater level;

- (d) Any offal pit shall only be used for the disposal of offal and carcass wastes;
- (e) Any offal pit shall be covered in such a manner to ensure public safety and exclude vermin;
- (f) Any offal pit shall have a depth greater than 1m;
- (g) When use of any offal pit is terminated, it shall be covered with soil. The soil shall have a minimum depth of 1m. The finished level shall be the same as the surrounding ground level.

Reference to other community standards

Updated 14 November 2005

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

3.4 Critical standards

Updated 14 November 2005

3.4.1 Provision for residential units

Updated 14 November 2005

- (a) Any residential unit shall only be used in conjunction with mineral extraction activities for custodial or management purposes, and shall be relocatable.
- (b) The minimum net site area shall be 4 ha.
- (c) No more than one residential unit may be erected on any allotment.

3.4.2 Aircraft noise exposure

Updated 14 November 2005

- (a) Any new residential unit, or any building or part of a building described in Part 4 Appendix 1, and which is between the 55 dBA Ldn noise contour and the 65 dBA Ldn/95 SEL dBA air noise boundary shown on the planning maps, shall be insulated from aircraft noise so as to comply with the provisions of that clause.
- (b) Any additions to existing residential units, or to any building or part of a building described in Part 4, Appendix 1, and which is within the 55 dBA Ldn noise contour shown on the planning maps, shall be insulated from aircraft noise so as to comply with the provisions of that appendix.
- (c) Within the Pound Road/Hasketts Road area of the Quarry zone, construction of residential units, education facilities including pre-school places or premises, travellers accommodation, hospitals, healthcare facilities, elderly persons housing or complexes (excluding in all cases accessory buildings, outdoor storage or car parking) within the 65 dBA Ldn/95 SEL air noise boundary as shown on the Planning Maps, shall be a prohibited activity, and no resource consent shall be granted.

3.4.3 Site coverage - Other activities

Updated 14 November 2005

- (a) The combined site coverage for rural activities, mineral extraction activities and other activities must not exceed the standard specified for rural activities in the Rural 2 Zone.
- (b) The maximum site area covered by buildings, impervious surfaces and outdoor storage for other activities shall be 100m².

3.4.4 Retailing

Updated 16 November 2009

Retail activities shall be restricted to rural selling places of not more than 75m² in area for the sale of the following:

- (a) Rural produce grown, or grown and processed on that site and ancillary rural produce grown off the site to a maximum of 30% of the area of the rural selling place.
- (b) Minerals extracted from the same site.
- (c) Screened soil extracted from the site in quantities of not less than 1m² per customer except that retailing shall not take place from any site where vehicular access is from a state highway, Old West Coast Road, a limited access road or a major arterial road listed in Appendices 3-5, Part 8.

3.4.5 Protection of groundwater - Mineral extraction activities

Updated 14 November 2005

No extraction of sands, gravels or other materials shall take place to a depth greater than 1m above maximum recorded groundwater level.

(Maximum recorded groundwater level will be determined upon consultation with the Canterbury Regional Council.)

3.4.6 Establishment of visual screening - Mineral extraction activities

Updated 14 November 2005

No extractions or processing of materials shall take place within 100m of a road frontage or zone boundary until landscape planting along the full length of that boundary, and to a depth of 20 metres, reaches a minimum height of 3 metres.

3.4.7 Vehicle access - Mineral extraction activities

Updated 14 November 2005

Within the Miners Road area, vehicle access to or from the Quarry Zone shall not be obtained from State Highway 73 or Old West Coast Road where the site has alternative legal access from another road.

3.4.8 Asphalt production

Updated 16 November 2009

Any activity involving the manufacturing processes for making hot-mix asphalt paving mixes in the Rural Q (Quarry) Zones shall be a non-complying activity.

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Airport protection surfaces (Prohibited activities)
(refer Part 9, Clause 6)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

4.0 Assessment matters for resource consents

4.1 General

Updated 14 November 2005

4.1.1

Updated 14 November 2005

The matters contained in Sections 104 and 105, and in Part II of the Act, apply to consideration of all resource consents for land use activities.

4.1.2

Updated 14 November 2005

In addition to the matters covered under 4.1.1 above, the Council shall also apply the relevant assessment matters set out in Clause 4.2 below to discretionary activities.

4.2 Assessment matters - Rural Zones and Rural (Quarry) Zones

Updated 14 November 2005

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

4.2.1 Road scene

Updated 14 November 2005

- (a) The extent to which the building will detract from the open rural character as viewed from the road.
- (b) The extent of building area and scale within the setback.
- (c) The ability to provide adequate opportunity for planting in the front yard, or for existing planting to be retained, to mitigate the effects of the reduced setback.
- (d) The extent to which the building will be compatible with the appearance, layout and scale of other buildings and sites in the vicinity, including the setback of other buildings.
- (e) The character classification and formation of the road, and the volume of traffic using it in the vicinity of the site.

4.2.2 Separation from neighbours

Updated 14 November 2005

- (a) Any potential adverse effects on adjoining sites of the activity to be carried out in the proposed building.
- (b) The extent of building area and scale within the setback.
- (c) Any adverse effects on adjoining sites in terms of the proximity and bulk of buildings or structures.

- (d) The extent to which any existing or proposed landscaping may mitigate any adverse effects.
- (e) The scale and appearance of the proposed building.
- (f) In the case of a residential unit within the required setback from an intensive livestock management activity.
 - (i) the extent to which alternative practical locations are available on the site for the location of the residential activity, without intruding into the setback;
 - (ii) The number, type and management of the livestock and their likely potential to generate adverse effects;
 - (iii) The extent to which prevailing climatic conditions and landscaping may reduce adverse impacts.

4.2.3 Height of building

Updated 14 November 2005

- (a) The extent to which the proposed building will be compatible with the scale of other buildings in the vicinity.
- (b) The scale and appearance of the building.
- (c) The extent to which the character of the site and the surrounding area remains dominated by open space, rather than buildings.
- (d) The ability to provide adequate opportunity for landscaping in the vicinity or for existing planting to be retained which will mitigate the effect of increased height.

4.2.4 Vehicle generation

Updated 14 November 2005

- (a) The ability to provide adequate carparking on-site and safe vehicular access and circulation.
- (b) The classification and formation of the roads providing access, in respect to their ability to adequately cope with greater traffic generation.
- (c) The hourly, daily and weekly pattern of vehicle movements.
- (d) The appropriateness of the proposed activity being located within a rural area.

4.2.5 Intensive livestock management

Updated 14 November 2005

- (a) The location and proximity of adjoining residential units, in both rural and living zones.
- (b) The potential for more residential units to be erected in the vicinity having regard to existing and potential subdivision patterns.
- (c) The number and type of livestock and their likely potential to generate adverse effects.
- (d) The extent to which effects may be mitigated having regard to:
 - the frequency and nature of management and supervision;
 - means of ventilation, including treatment of exhaust air, where relevant;

- the frequency and method of effluent management and disposal;
 - building design.
- (e) The extent to which prevailing climatic conditions and landscaping may reduce adverse impacts.
- (f) The visual appearance of buildings for housing livestock, and measures including landscaping, for reducing any adverse visual impacts.
- (g) Any recognised standards promulgated by industry groups, such as the Pork Industry Board, Poultry Association of New Zealand and the Egg Producers Association of New Zealand.

4.2.6 Boarding of domestic animals

Updated 14 November 2005

- (a) The location and proximity of adjoining residential units, in both rural and living zones.
- (b) The potential for more residential units to be erected in the vicinity having regard to existing and potential subdivision patterns.
- (c) The number and type of animals.
- (d) The extent to which effects may be mitigated having regard to:
- the frequency and nature of management and supervision;
 - building design including soundproofing.
- (e) The extent to which prevailing climatic conditions and landscaping may reduce adverse impacts.

4.2.7 Protection of native vegetation, natural features and existing landscape character - Rural 6, Rural Hills Zones and sites 3.13, 8.10, 15.06 and 15.21 identified in Appendix 2

Updated 14 November 2005

- (a) General matters for assessment as applicable
- (i) The availability of alternative sites within the applicants' property, not being an ecological heritage site with reference to Appendix 2, which could accommodate the activity.
- (ii) The availability of an alternative location within the ecological heritage site with reference to Appendix 2 which could accommodate the activity and would have less of an impact on the sites' ecological values.
- (iii) The relative biological importance of the affected area in relation to the rest of the site with respect to:
- number of native species present;
 - the population sizes of native species;
 - the density of species present;
 - the ecological units present;
 - rarity or unusualness of the ecological unit(s) and the individual species
- (iv) The relative biological importance of the affected area in a local, regional and nationwide context with respect to:
- number of native species present;

- the population sizes of native species;
- the density of species present;
- the ecological units present;
- rarity of the ecological unit(s) and the individual species
- the significance/rarity/quality of the landform/ soil/vegetation system;
- its representative value as a soil/ landform/ vegetation system.

(v) The potential effect of the activity on the overall biodiversity, particularly indigenous biodiversity, of the site.

(vi) Whether the activity will affect the microclimate and/or hydrological characteristics of the site and if so what the effect will be upon the soil/landform/vegetation system.

(vii) The extent to which an activity will interfere with the ecological continuity between adjoining sites or between disconnected sites essential to the habitat requirements of native fauna.

(viii) The extent to which recognised heritage research, landscape and conservation advice has been sought and implemented.

(ix) Whether any proposals are likely to affect matters of cultural or spiritual significance to tangata whenua, the adequacy of any consultation undertaken and the response to that consultation.

(x) Whether the retention of the natural area or feature causes significant additional costs (monetary or non monetary) and the likelihood of compensating or mitigating the loss through protection and enhancement of other sites of similar or better quality.

(xi) The ability to mitigate any adverse effects of the activity within the area concerned.

(xii) Whether any enhancement of the site with genetically local native plants appropriate to the site will be carried out.

(xiii) The nature and extent of existing landscape characteristics on the site, its visual prominence and/or relationship to the immediate vicinity, and potential cumulative landscape effects including effects on its vegetation species and its topography.

(b) Vegetation Removal

In considering any application for vegetation removal regard shall be had to the general matters in Clause 4.2.7 (a) and the following specific assessment matters.

- (i) Whether vegetation removal will lead to increased soil erosion.
- (ii) Whether vegetation removal will decrease bank stability or increase the erosion of waterways.
- (iii) The methods by which vegetation is to be removed and the likelihood of effects on non-target plants, especially native species.
- (iv) The difficulty, time and cost involved in the natural and/or human restoration of the vegetation/soil/landform system.

(c) Planting

In considering any application for exotic planting regard shall be had to the general matters in Clause 4.2.7 (a), and the following specific assessment matters.

- (i) Whether the species to be planted are likely to spread into adjoining land.
- (ii) The likelihood of any of the exotic species to be planted crossing with the native species present on the site.

- (iii) The likelihood of any of the non-local provenance native species to be planted crossing with local species.
- (iv) Whether there are appropriate native plants that could be substituted for the exotic species to be planted.
- (v) Whether the planting is intended for eventual harvest and the effect of such harvesting on the viability of the area including such matters as soil erosion and loss of biodiversity.
- (vi) The extent to which the planting of exotic plants, rather than local native species, is essential for the control of areas of localised soil erosion.
- (vii) The extent to which any exotic species that are planted could occupy sites that are suitable for the regeneration of native forest, shrub or woodland species. Such sites include:
 - those with existing native woody species;
 - locations on the Port Hills over 300m altitude (or lower altitudes with a south, south-west or east facing aspect) and adjoining native forest/woodland species.
- (viii) The source of any native species of non-local provenance and whether it is the most appropriate, ie. the closest source and from the most similar environment.
- (ix) In the case of forestry planting whether regard has been made to the following matters:
 - Use of species other than Pinus Radiata, to provide contrast in colour and texture;
 - The rotation periods and the avoidance of a "solid block" appearance including the extent to which planting patterns follow along contours;
 - The density of planting towards the perimeter of any block, and provisions made to ensure that edges of any plantation visible to the public at close quarters, maintain a natural appearance;
 - In the Rural 6 Zone, the impact and extent of any tree planting beyond the periphery of the zone, and its impact on landscape and natural values;
 - The extent to which native bush in gullies is retained so as to provide a permanent landscape "framework" for any adjoining exotic planting, as well as to secure the reduction of soil loss and run-off during harvesting.
- (x) Whether, in the case of forestry re-planting, the area forms part or all of an existing exotic plantation and it would be unreasonable in the circumstances to require the rule to be complied with.
- (xi) In the Rural 6 Zone:
 - The need for exotic trees to provide shelter for farming activities, in particular stock shelter.
 - The proneness of the soil to wind erosion, particularly from North West wind and the ability of exotic tree planting to mitigate soil erosion.
 - The ability to use both exotic and native plants to provide shelter for farming and mitigation of soil erosion.

(d) Site coverage

In considering any application for buildings regard shall be had to the general matters in Clause 4.2.7 (a) and the following specific assessment matters.

- (i) The extent to which building site coverage will alter the physical qualities of the soil type, soil pattern and natural contour of the site.
- (ii) The extent to which ancillary paths, driveways or sheds will be required to facilitate the function or construction of the proposed building and the likely ground disturbance.

- (iii) The size and scale of any building and its visual impact.
- (iv) In the Rural 6 Zone, the alternative of providing for building near the periphery of the zone.
- (v) Any measures to reduce the visual impact of the building by design, colour or screening, having regard to the visual character of the surrounding environment.

Rural Hills Zone only:

- (vi) The alternative of siting the building on to a lower or less visible part of the site, or adjoining a Living Zone.
- (vii) The visual impact and effects on landscape character of the buildings, especially when viewed from Christchurch or the Summit Road.
- (viii) The measures taken to minimise any adverse effects from any excavation, filling and retaining walls.
- (ix) Whether the site chosen for construction is sensitive to the landscape character of the Port Hills and will minimise any adverse visual effects, especially on the skyline.
- (x) Whether any landscaping, screening or access roads are within the area protected by the Summit Road (Canterbury) Protection Act 2001.

(e) Rock removal

In considering any application for rock removal, regard shall be had to the general matters in Clause 4.2.7 (a) and the following specific assessment matter.

- (i) The extent to which any removal of rock will result in loss of flora and fauna on the site and increase its susceptibility to erosion and further loss.

4.2.8 Fire hazard avoidance

Updated 14 November 2005

- (a) The nature and scale of any proposed residential units in relation to the size of the site concerned.
- (b) The nature of any existing or proposed vegetation on the site concerned and on immediately adjoining sites and the degree to which it is combustible.
- (c) The ability to provide adequate fire fighting capacity to and on the site.
- (d) The ability to provide adequate supplies of water for fire fighting purposes either on site or in close proximity to it.
- (e) The extent to which the nature of activities proposed and/or the design and layout of buildings on the site, affects the ability of fire fighting appliances to gain access to the site in the event of fire.
- (f) The nature and proximity of buildings and activities on adjoining sites.

4.2.9 Outdoor storage (Quarry Zone only)

Updated 14 November 2005

- (a) The type of materials being stored, and their age, characteristics and appearance.
- (b) The area of land utilised for storage, whether or not the materials are stored in one place, and the height of stored materials with respect to visual impacts.
- (c) The extent of storage in respect of loss of potential productivity.

- (d) The potential for stored materials to contaminate soil or groundwater.
- (e) The location and distribution of stored materials on the property with respect to its visibility from roads or adjoining residences.
- (f) The length of time that materials are proposed to be stored on site.
- (g) Any screening measures proposed, and their adequacy in screening unsightly views.

4.2.10 Odour - Stockpiling or spreading of manure

Updated 14 November 2005

- (a) The location and proximity of adjoining residential units, in rural and living or other zones.
- (b) The potential for more residential units to be erected in the vicinity, having regard to existing and potential subdivision patterns.
- (c) The extent to which prevailing climatic conditions and landscaping may reduce adverse impacts.
- (d) The extent to which effects may be mitigated having regard to the frequency and method of stockpiling or application of manure.
- (e) The source and type of manure.

4.2.11 Offal Pits

Updated 14 November 2005

- (a) The sensitivity of the surrounding natural and physical environment to odour.
- (b) The location and proximity of adjoining residential units in both rural and living zones.
- (c) The extent to which prevailing climatic conditions and landscaping may reduce adverse effects.
- (d) The nature and frequency of public access in the vicinity.
- (e) The location and nature of the water supply in the vicinity.
- (f) The extent to which adverse effects may be mitigated having regard to the size and use of the offal pit.
- (g) The ability of the proposed activity to be located at an alternative location or be managed by alternative methods.

4.2.12 Restoration of quarried land (Quarry Zone only)

Updated 14 November 2005

- (a) The visual impacts of unrestored land as seen from rural properties or roads.
- (b) The risk of adverse effects on neighbours such as dust nuisance.
- (c) The likelihood that the land will be restored at a later date and the purpose for which it will be restored.
- (d) Alternative land use proposals for the use of unrestored quarried land.
- (e) The risk of undesirable filling materials or refuse being deposited.

4.2.13 Setback distance and gradient for excavation (Quarry Zone only)

Updated 14 November 2005

- (a) The ability to provide adequate landscaping with reduced setback.
- (b) The effect on the stability of any adjoining land or roads, taking account of potential slope erosion or collapse.
- (c) The ability to adequately plant the slopes of an excavation.
- (d) The visual impacts of a reduced setback or a steeper gradient.
- (e) The potential of the land to be redeveloped for other activities compatible with a rural zone.

4.2.14 Loading (Quarry Zone only)

Updated 14 November 2005

- (a) Any likely adverse noise, dust or traffic generation on rural properties.
- (b) Any likelihood that quarry materials could accumulate on road surfaces and create a nuisance or hazard.
- (c) Any adverse effects on traffic safety or efficiency.

4.2.15 Visual amenities screening (Quarry Zone only)

Updated 14 November 2005

- (a) The type, scale, density and appearance of vegetation proposed for screening.
- (b) The visibility of the quarry, buildings and machinery from properties in the adjoining rural zone or from external roads.
- (c) The likely visual impacts of reduced screening or mounding, and its implications for increasing actual or perceived noise from quarrying activities.
- (d) Whether any rural land use has been established on the site since restoration, making screen planting or mounding unnecessary.

4.2.16 Hours of operation (Quarry Zone only)

Updated 14 November 2005

- (a) The intensity, frequency and duration of increased hours of quarry operations and its likely impacts on residents in adjoining zones.
- (b) The number and proximity of adjoining residential units.
- (c) The likely additional or prolonged adverse effects associated with quarrying activities, including lighting, noise and traffic generation.
- (d) The extent to which activities (other than mineral extraction activities and rural activities) generate adverse effects including noise and traffic generation that are incompatible with surrounding activities.
- (e) The potential for cumulative effects to be created when activities other than mineral extraction activities and rural activities seek to locate in the Rural Q (Quarry) Zone.

4.2.17 Stockpiling (Quarry Zone only)

Updated 14 November 2005

- (a) The visibility of the stockpile from residential units or roads.
- (b) The quality and effectiveness of any existing or proposed screen planting on the zone or site boundary.
- (c) The extent and appearance of the total amount of stockpiling on the site.
- (d) The proposed duration of stockpiling proposed.

4.2.18 Location of crushing plant (Quarry Zone only)

Updated 14 November 2005

- (a) The appearance and size of crushing plant employed on the site.
- (b) The period of time in which the plant is proposed to be located closer to the zone boundary, or above ground level.
- (c) The depth of the groundwater on the site.
- (d) The proximity and number of residential units near the site with particular regard to potential noise disturbance.
- (e) Any proposed measures to reduce the visual or noise impacts of the plant to be used.

4.2.19 Family flats

Updated 14 November 2005

- (a) Any need for a larger family flat to accommodate the particular requirements of its occupants such as the need to provide for more than one dependant family member or a disabled person.
- (b) Where the family flat or the kitchen of the family flat is not to be removed, any likely long-term needs of the residents of the site to care for dependant family members.
- (c) Any adverse effects of the family flat on the surrounding rural environment in terms of increased visual dominance of the site by buildings.
- (d) Any likelihood that the family flat could be used as an independent dwelling and subsequent potential demand for subdivisions.

4.2.20 Site coverage - Rural activities

Updated 14 November 2005

- (a) The extent to which building site coverage will alter the physical qualities of the soil type, significantly diminish the productive potential of the land, the soil pattern and natural contour of the site.
- (b) The extent to which ancillary paths, driveways or sheds will be required to facilitate the function of the proposed building and the likely ground disturbance.
- (c) The size and scale of any building and its visual impact, including any cumulative effect from other buildings in the vicinity.
- (d) Any measures to reduce the visual impact of the building by design, colour or screening.

4.2.21 Offices and Workshops (Quarry Zone only)

Updated 14 November 2005

- (a) The number and proximity of adjoining residential units.
- (b) The potential for vehicle conflict to occur both within the site and on the adjoining roading network.
- (c) Whether the proposed office or workshop will inhibit the rehabilitation of land that has been used for quarrying purposes.

(Plan Change 66)

5.0 Reasons for rules

5.1 Rural 1-7 and Rural Hills Zone (Plan Change 66)

Updated 14 November 2005

5.1.1 Road scene

Updated 14 November 2005

The set back of buildings from road boundaries is an important determinant of the visual character in rural areas. This rule is intended to maintain the existing predominantly "open character" of rural areas with a dominance of open space over buildings and to provide opportunity for planting.

A larger setback for rural selling places on major and minor arterial roads is required for the purposes of pedestrian and traffic safety.

5.1.2 Separation from neighbours

Updated 14 November 2005

The extensive nature of the majority of rural allotments, together with the wide variety of environmental effects which may be anticipated from rural activities, means that greater separation can and should be provided between buildings and internal boundaries, so as to further mitigate the possibility of adverse effects between adjoining sites. There is also a greater expectation of open space and separation between buildings in rural zones.

A greater setback requirement has been provided between proposed residential dwellings in the higher density rural zones and existing intensive livestock management activities to avoid potential conflicts.

5.1.3 Height of buildings

Updated 14 November 2005

Visual amenity in the rural area is characterised by the dominance of the natural landscape over buildings or other structures. The height of buildings can detract from visual amenities particularly in open rural areas.

Height rules have been set so as to enable the majority of buildings or structures related to rural activities to be accommodated within the height limit specified, and to ensure that assessment of high structures can be undertaken in respect to visual effects on neighbours and the amenity of the rural area.

5.1.4 Vehicle generation

Updated 14 November 2005

The number of vehicles visiting any site can serve as an indicator of the intensity of use of that site and the associated environmental effects on roads and other activities in the vicinity. The rule applies only to non-rural activities to ensure that only those activities of a scale appropriate in a rural environment may establish as of right. The rule is aimed at protection of neighbours' amenities from excessive traffic movement, and of the safety and efficiency of the highway network.

5.1.5 Intensive livestock management

Updated 14 November 2005

(Community and critical standards - Clauses 2.4.2 and 2.5.8)

Intensive farming and management of livestock may have adverse effects in terms of smell and to a lesser extent, visual appearance and noise. Rules in relation to separation distances have been set in order to mitigate such potential adverse effects in relation to living zones and to reduce the effects on adjoining rural dwellings. The rule imposes greater separation distances for pig and poultry farming because of its greater potential for adverse effects, particularly smell.

This rule is a critical standard in those rural zones with smaller allotment sizes and therefore having a greater actual or potential density of residences and less opportunity for adequate separation. The rule is a community standard in other zones with generally greater allotment sizes and lower dwelling densities.

5.1.6 Boarding of domestic animals

Updated 14 November 2005

The primary potential adverse effects on the environment from this form of activity are likely to be noise and, to a lesser extent, smell. Rules in relation to separation distances have been set in order to mitigate such potential effects in relation to living zones and to reduce the effects on adjoining rural dwellings. Siting buildings closer than the specified distance for boarding purposes will enable necessary assessment of site suitability or mitigation measures that may be required.

5.1.7 Protection of native vegetation, natural features and existing landscape character

Updated 14 November 2005

(a) General

Extensive parts of the Rural 6 and Rural Hills Zones comprise areas of high ecological heritage value. In addition three ecological heritage sites within other rural zones have been specifically identified within the rule. The ecological heritage sites are shown on the planning maps and listed in Appendix 2. In addition a map has been included as part of Appendix 2 which shows the sites within the Rural 6 Zone. The sites listed in Appendix 2 have been identified as having high ecological heritage values based on five criteria - biodiversity, representativeness, rarity, naturalness and extent of the area.

In the Rural 6 and Rural Hills Zones the standards are also to protect the existing open and natural landscape character in particular the rules relating to site coverage and planting and vegetation removal. Given the distinct open and natural landscape characteristics and the ecological heritage values of the areas identified the standards have been incorporated as community standards.

(b) Vegetation removal

In ecological heritage sites removal of native vegetation lowers the ecological viability of a site and of certain rare species overall, therefore the purpose of this rule is to place greater restriction on the removal of native vegetation. Provided vegetation removal is not concentrated in one area the standard provides for small amounts to be removed as this would have a minor effect on the ecological diversity while enabling general farming activities to continue without requiring resource consent.

An exception to the rule is made for the planting of natives. On some sites there are several successional stages of vegetation types which are native to the site. Some of these vegetation types are better represented than others and so some planting of species from the less well represented vegetation types may be appropriate. An example is on the Port Hills where some tussock grassland areas occur where it may be appropriate to replant forest species. Where large areas of planting are carried out the area involved may exceed the 100m² vegetation removal limit, and hence an exception for this has been allowed.

In the Rural 6 Zone clearance of drains and the provision of small tracks are also exempt as these are seen as necessary works and if carried out sensitively are unlikely to be detrimental.

In the Rural Hills Zone, the provision of tracks up to 4m wide is also an exemption, taking into account topography and the scale of use of farm vehicles.

In the Rural Hills Zone greater control is placed on native shrubland/forest sites in recognition that there are very few of these sites remaining. Consequently any removal of indigenous native vegetation could be detrimental to the sites' long term viability and therefore needs to be carefully assessed.

(c) Planting

This rule is intended to help retain the genetic integrity of areas of ecological heritage and landscape value.

In respect of the Rural Hills Zone any revegetation with trees is restricted to original native species and some areas, particularly gullies, are seen as suitable for this purpose. Scope for limited exotic planting is seen as appropriate but more particularly west of Dyers Pass Road (including Victoria Park). To the west the landscape values, particularly on lower slopes, are not quite as important as in the east which forms the backdrop to the city. The planting of exotic forestry, particularly for commercial purposes, could dramatically alter the visual and ecological character of the Port Hills. This is particularly so during the harvesting cycle in respect to visual effects. Accordingly, a measure of control over such planting is considered justified through a consent process. An exception is made for shelter belt planting up to 500m² in area over a continuous period of 5 years. This level of planting is unlikely to have a significant visual effect.

In the Rural 6 Zone, the rule aims to retain the predominantly open landscape large parts of which are, with only some modification, typical of the open grassland that would have existed prior to settlement. Exotic tree planting such as shelter belts and plantation forestry have the potential to adversely affect this open landscape. In addition to landscape values exotic planting also has the potential to adversely affect ecological values. Some shelter for farming activities is considered necessary and for this reason exotic trees are permitted on the periphery of the zone where they would have less effect on landscape and ecological values.

Within ecological heritage sites planting of exotic species is a discretionary activity. These sites have significant ecological value that would potentially be compromised by the introduction of exotic species. Within the zone native species regenerate within many of the paddocks and it is common farming practice to replant these areas with introduced grasses. Oversowing with introduced grasses is controlled within the ecological heritage sites as it would result in a significant loss of native vegetation.

Within the Rural Hills Zone and ecological heritage sites an exception allows for the few species that may have been eliminated entirely within the local area to be replaced with the closest possible source. This is considered acceptable as local genetic stock would not be affected.

(d) Site coverage

The rules in both the Rural Hills and Rural 6 Zones are intended to avoid adverse visual effects and loss of ecological value associated with building and hard surfaces.

In respect of the Rural Hills Zone buildings are discretionary activity below the 160m contour, except where small buildings of limited visual impact are permitted up to 40m² below this level. Above the 160m height contour, the visual impact of buildings can be much more pronounced, and accordingly they are a non-complying activity.

This is seen as particularly important in order to retain a distinct visual contrast with the adjoining urban area. The rules allow assessment of likely impacts on the more visible and sensitive upper areas of the Port Hills.

Special exemptions have been included for two rural lots adjoining the Living Hills Zone on Huntsbury. Development rights have been given to these two lots as part of an exchange of land higher up the spur which has resulted in its protection. That exchange was initiated by the former Heathcote County Council and processed as a change to the Transitional District Plan.

The site coverage rule in the Rural 6 Zone restricts the total amount of buildings and areas of impervious surfaces permitted and limits the size of buildings to 40m² unless they are located on the periphery of the zone. The reason for this rule is to retain the predominantly open "Canterbury grasslands" landscape character of the zone. Buildings are a discretionary activity within ecological heritage sites due to their potential impact on the viability and survival of ecological values.

(e) Rock removal

The standard on rock removal is directed to prevent the removal of rock for sale in landscaping and similar activities.

Rock within some ecological heritage sites provide an important habitat for certain species, some of which are of regional importance. Indiscriminate removal of the rock can be detrimental to the species present and may disturb the surrounding area. The standard recognises that adequate assessment will be required to ensure this does not occur.

5.1.8 Grazing

Updated 22 May 2006

The exclusion of grazing from native shrubland/forest areas is intended to enable regeneration to occur in these areas and thereby retain/restore their long-term viability. It is recognised that a number of these sites are adjacent to or within pastoral areas and some payment from the Council towards the cost of fencing of such areas may be reasonable in some cases.

5.1.9 Fire hazard avoidance

Updated 14 November 2005

These rules are necessary to reduce the hazard of fire to dwellings in rural areas which are at some distance from urban water supplies and fire fighting facilities. Such areas are also often prone to wind and weather conditions which exacerbate fire hazards. It also addresses fire risk to dwellings in living zones adjoining forests in a rural zone.

These rules focus on mitigating the effects of fire damage to dwellings, in those rural areas where fire risk is known to be most severe. Rules are set out to ensure:

- the availability of water for fire fighting purposes on site;
- separation between buildings/structures and combustible vegetation, particularly trees;
- access for fire appliances to all parts of any site.

Account has been taken of experience in fire prone rural areas overseas, particularly Australia, and in New Zealand. The rules are selectively imposed as a means of reducing fire risk, and are not a means of eliminating risk. Further development and refinement of rules is anticipated in the longer term.

The rules are seen as one measure, and not the only one, for reducing fire risk, with an emphasis on dwellings where the trauma of personal loss is greatest.

5.1.10 Odour - Stockpiling or spreading of manure

Updated 14 November 2005

Applications of manure to rural land, while an accepted farming practice in many areas, may result in adverse effects in terms of odours. The rule in relation to separation distances has been set in order to mitigate such potential effects in relation to residential units in living zones and to reduce the effects on adjoining rural dwellings. Stockpiled manures will generally have greater adverse odour effects than spread manures, so the separation distances are greater. The degree of separation possible for rural dwellings is less than for dwellings in living zones in recognition of established farming practices. The stockpiling or spreading of manure may also be subject to separate regional consent procedures in respect to discharges and groundwater quality.

5.1.11 Protection of the coastal environment - Rural 1 Zone only

Updated 14 November 2005

The Conservation 1 Zone extends inland from mean high-water springs for a variable distance generally parallel to the coastline. This zone includes the environmentally sensitive foredune and secondary dune systems. Landwards of that zone boundary, any buildings are still likely to be visible from these dune systems and construction and access could also affect sand/soil stability as a result of wind action. A separation distance has therefore been provided within the adjoining Rural 1 Zone, so as to provide protection from soil erosion/instability effects and also to provide for the preservation of the visual natural character of the coastal environment, resulting from buildings in that part of this zone.

5.1.12 Offal pits

Updated 14 November 2005

Offal pits are an accepted part of farming practice in many areas. However, as they may result in adverse effects, the rule ensures that they are used for their recognised purpose and are appropriately managed.

The location and operation of offal pits can have significant adverse effects not only in terms of the quality of adjacent waterways but also in terms of rural amenity values and public access to waterways. Accordingly, setback distances have been set in order to mitigate such potential effects in relation to adjoining rural dwellings, water quality and stream sides (which can be used for public access).

5.1.13 Minimum area for a residential unit

Updated 14 November 2005

This rule is an essential tool for protecting and sustaining the potential of rural land and soil resources for utilisation for farming activities. The minimum areas reflect minimum subdivision standards, recognising the strong link between subdivision and the subsequent desire to erect a dwelling on each allotment.

Detailed reasons are set out in the Rural Objectives and Policies in respect to the need to manage dwellinghouse densities in rural areas, and the relationship with subdivision. As implemented through these rules, the basis of the minimum areas selected is one or more of the following factors:

(a) Rural 7 Zone

- An existing pattern of generally small lots and intensive land use.
- High soil versatility and local micro-climate enabling a range of intensive farming activities on small allotments .
 - Unique local character and high standard of visual amenity associated with existing rural density and local topography.

(b) Rural 1 and Rural 4 Zones, and that part of the Rural 5 Zone north or west of the Special Purpose (Airport) Zone shown in Part 4 Appendix 4

- Generally poor soil versatility with a limited range of alternative potential farming uses except on large sites.
- Groundwater protection through limiting potential dwelling/septic tank densities (especially Rural 4 and part Rural 5 Zones).
- Floodplain area over a large part of these zones.
- Airport noise influences of parts of these zones.
- Retention of existing open rural landscape character.
- Potential use for farming or forestry or recreation activities with adverse impacts in more densely settled rural areas.

(c) Rural Hills, Rural 6 Zones

- Generally poor soil versatility with a limited range of alternative potential farm uses except on large sites.
- Groundwater protection through limiting potential dwelling/septic tank densities (Rural 6 Zone).
- Poor subsoil drainage conditions and potential for erosion (Rural Hills Zone).
- Potential for detracting from landscape values and in particular "open landscape".
- Potential for detracting from, or destruction of, ecological heritage sites and their natural values, which are an important part of these zones.
- Floodplain area (Rural 6 Zone).

(d) Rural 2 and 3 Zones; Rural 5 Zone **except** that part north or west of Christchurch International Airport, as shown in Part 4, Appendix 4

- Existing pattern of generally small lots and intensive land use.
- Close proximity to urban boundaries for parts of these zones, with pressure for urban expansion and lifestyle opportunities.
- Groundwater protection through limiting densities over these large zoned areas to a level consistent with on-site (septic tank) disposal.
- Important part of the city's rural environment and surrounding landscape.
- Generally good soil versatility but with water limitations in the west and soil wetness in the Marshlands and Upper Heathcote areas.
- Airport noise influences in the Rural 5 Zone.

Overall, the range of minimum areas reflects differences in topography, soil and groundwater characteristics, existing and potential activities, and constraints such as airport noise intrusion. It is noted that proper technical design and/or reticulation may be required if necessary to ensure ground water contamination is avoided, particularly from building on smaller allotments between 2 and 4ha in area.

It also reflects the potential adverse cumulative effects, including present and future cumulative effects, that would be likely to occur with the establishment of dwellings on areas less than the minimum specified in the plan having regard to the environmental constraints applicable in particular rural zones.

The number of dwellings per allotment is limited to one, in order to prevent a proliferation of dwellings and subsequent demands for further subdivision.

5.1.14 Separation from special purpose areas

Updated 14 November 2005

Within the rural zones there are four major facilities which have (or potentially have) particular adverse effects on surrounding land uses, particularly residential units which may seek to establish. These include the landfill (noise, smell, visual detraction, dust); and the Ruapuna and Carrs Road motor sport areas (noise). Quarrying activities within the Rural Q Zones also have particular adverse effects which may affect surrounding land uses and residential units including noise, dust, and visual detraction.

5.1.15 Site coverage

Updated 14 November 2005

This rule is also an important tool for protecting the potential of rural land to be used for rural activities. If land is covered by buildings or impervious surfaces its potential to be used for rural purposes is denied. Site coverage controls are also important to ensure the protection of visual amenity and the landscape character of rural sites. (Special rules apply in the Rural 6 and Rural Hills Zones. See 5.1.7(d).)

The levels of site coverage have been determined having regard to likely needs of rural activities. In those zones where more extensive site areas and activities may be anticipated lower coverage rules have been set in comparison to more intensively used areas where allotment sizes are generally smaller. More liberal standards have been applied to very small existing sites with only limited potential to be used for rural activities.

Site coverage rules for non-rural activities have been set at a significantly lower level than for rural activities, in order to discourage such uses being large scale without assessment through a resource consent process.

5.1.16 Retailing

Updated 14 November 2005

The type of goods able to be offered for sale and the maximum floor area specified, are intended to ensure that rural resources are sustainably managed in support of rural activities, rather than being able to develop or expand as of right into predominantly commercial activities which have little relationship to the limited rural land and soil resources.

The ability to sell produce grown on the site, and also limited produce from outside the property, recognises the importance of this type of retailing to the economic viability of some rural activities.

The rule restricting access from major arterial roads or limited access roads is designed to protect the function of these roads and is imposed in terms of traffic safety, and enabling vehicles to enter/exit without disturbing traffic flows on rural roads.

(Plan Change 66)

5.1.17 Aircraft noise exposure

Updated 11 July 2011

Rules have been established so as to mitigate the effects of aircraft noise on noise sensitive activities in the vicinity of the International Airport while recognising the need to operate an airport efficiently. These rules are based upon the New Zealand standards set down in "Airport Noise Management and Land Use Planning" NZS 6805 : 1992.

Within the 55 dBA Ldn noise contour shown on the planning maps, noise insulation measures are required for buildings, depending on the sensitivity of the internal building space for specified uses.

Within the air noise boundary, defined as the composite line formed by the outer boundaries of the 65 dBA Ldn noise contour and the 95 SEL dBA noise contour where noise levels are expected to be most intrusive and potentially damaging to health, new residential buildings, education activities including pre-school places or premises, travellers' accommodation, hospitals, healthcare facilities and any new elderly persons housing or complex is a prohibited activity. These activities are most sensitive to noise intrusion. The air noise boundary has been derived having regard to the additional intrusive effects of single event aircraft movements, particularly at night. The rules are more flexible for extensions to existing buildings within the air noise boundary, where the "affected buildings" already exist, and for some vacant lots which otherwise meet minimum area standards for the zone existing at the time of Plan notification on 24 June 1995.

The purpose of the rules is to ensure new noise sensitive uses in buildings, especially dwellings, are prevented from establishing in areas of high aircraft noise intrusion. The noise insulation rules are acknowledged to be only one means of reducing noise impacts but are an important one. In rural areas, the dwelling house and subdivision controls act to limit the density of dwellings in rural zones, which is complemented by the noise insulation rules. This has the twofold effect of at least minimising likely complaints about airport operations (and pressures for restrictions) and to protect residential amenities, and to a lesser extent, occupiers of other buildings.

A limited exemption is available to some existing landowners of larger vacant allotments in the Rural 5 Zone who were caught by the prohibition on new dwellings in the City Plan within the airnoise boundary. The allotments must be of the minimum area specified for the zone and to have existed at the date the Plan was notified. Ongoing use is subject to agreement that no complaints shall be made in respect to airport noise.

This exception is to avoid hardship for a small number of affected owners who are subject to a much greater degree of restriction than landowners generally in the zone, while ensuring reasonable protection for aircraft operations.

5.1.18 Family flats

Updated 14 November 2005

Family flats for the care of dependant family members are seen as a desirable and often necessary addition to any residential unit when required by family circumstances. It is noted that the definition of family flat requires a legal instrument to be registered against the relevant title to ensure the family flat is being used by dependant relatives. The legal instrument will usually be a bond registered on the title of the property. In order to mitigate the effects of the additional buildings on the rural environment and to assist in ensuring their use is limited to family needs, the size of each family flat is limited. The requirement for the family flat to be relocated from the site or for the kitchen to be removed is to avoid family flats being used as a separate residential unit with a risk of subsequent demand for rural subdivision and still further intensification of building density in the rural area.

(Plan Change 66)

5.2 Rural Q (Quarry) Zone

Updated 14 November 2005

5.2.1 Road scene

Updated 14 November 2005

The provisions for road setback are the same as for rural zones, in respect of rural and "other" activities. However, the setback for Mineral extraction activities is much larger in view of the need to protect amenities of surrounding properties and to allow space for the screening provisions required elsewhere in the rules. Quarry activities have demonstrated that their adverse effects on neighbours are much greater than most rural activities. The setback on Old West Coast Road frontage of the Miners Road Block is larger in recognition of known land use conflict along the Rural 2 Zone boundary in this area.

5.2.2 Height of buildings

Updated 14 November 2005

The height provision for all activities has been made consistent with those in other rural zones.

5.2.3 Outdoor storage

Updated 14 November 2005

This rule complements rules in other rural zones to ensure that outdoor storage other than that associated with mineral extraction does not create visual detracting for adjoining properties particularly outside the Rural (Quarry) Zone. The intention is to ensure that quarry zone activities are not used as a pretext for successive land uses, thus reinforcing and perpetuating any negative visual or other impacts initiated by quarrying.

5.2.4 Vehicle generation

Updated 14 November 2005

This rule has the same basis as that in other rural zones. While a high level of heavy traffic is inevitably associated with mineral extraction, this rule is to ensure that the Rural (Quarry) Zone does not become a location for successive inappropriate activities which may seek to locate, including industrial activities.

5.2.5 Intensive livestock management

Updated 14 November 2005

This rule has the same basis as for the other rural zones, and is to ensure that activities other than quarrying are compatible with surrounding rural activities.

5.2.6 Staged restoration of quarried land

Updated 14 November 2005

These rules are intended to ensure that the extent of any mineral working does not become unsightly, and that a programmed restoration of worked land proceeds at the same time as active extraction or, in any event, when quarrying is completed. This is intended to avoid situations where quarries, having different ownerships over time, are never effectively rehabilitated. An exception from the standard is allowed where a restoration plan has been approved.

5.2.7 Setback distance and gradient for excavation

Updated 14 November 2005

Effective screening of quarrying operations necessitates a combination of earth-mounding and/or tree planting on the road or zone margins of any land being worked. While 20 metres is generally appropriate to enable such treatment, in the specific case of Leggetts Road, a lesser set-back is permitted because the restricted shape of the site would otherwise render it unworkable with 20 metre set-backs. For reasons of safety in both working and rehabilitation, edges of excavations are required to have moderately sloping faces. Where allotments are restricted in area, a slightly steeper gradient is permitted so as to enable effective utilisation of the mineral resource. In addition the rule is designed to prevent erosion of the slope and undermining of roads or adjoining land.

A setback is required on internal property boundaries in order to protect the adjoining land, unless the adjoining property is in common ownership or the work has the written agreement of the adjoining owner.

5.2.8 Loading

Updated 14 November 2005

The loading and unloading of vehicles associated with quarrying activities is required to be within the site for reasons of both traffic safety and amenity protection.

5.2.9 Visual amenities - screening

Updated 14 November 2005

This rule sets out planting and mounding for quarrying operations and sets a 20m landscaping strip to ensure such measures are visually effective. The undertaking of quarrying activities has considerable potential for detracting from amenities, with associated machinery, stockpiles and excavations. Screening the quarry from view also reduces the "psychological" effects of other aspects of quarrying, particularly noise.

5.2.10 Hours of operation

Updated 14 November 2005

These limits are set to ensure the amenities of existing and potential residents in the vicinity of quarry zones are protected, particularly in relation to noise, and traffic effects which are likely from such operations. The intrusive impacts of quarrying, which are to some extent unavoidable, are less acceptable during night hours, the early morning, and on weekends.

The expectation of the Rural Q (Quarry) Zone is for increased noise and traffic generation during the hours of 0600 - 1800 with regard to mineral extraction activities. Given the intention to restrict the scale of activities unrelated to quarry processes in the zone, it is inappropriate to reduce amenity values for adverse effects outside the quarry operating hours. Rural activities such as grazing have minimal noise levels and should be permitted. However, other activities involving retailing, manufacturing or processing of any materials, goods or articles may have an associated noise and traffic generation component to their operation.

5.2.11 Stockpiling of minerals or other material

Updated 14 November 2005

This rule is to protect visual amenities and to lessen the potential intrusiveness of large stock piles as seen from the edges of the zones (and from the boundaries of an established farming operation in the Miners Road quarry area).

5.2.12 Location of crushing plant

Updated 14 November 2005

This rule is intended to protect visual amenities and to reduce adverse effects from the noise of such machinery on areas beyond quarry zone boundaries. Experience has shown that such equipment is extremely noisy, and that mitigation options are limited. Siting the machinery below ground level within an excavation results in a substantial reduction in noise levels.

5.2.13 Odour - Stockpiling or spreading of manure

Updated 14 November 2005

This rule has the same basis as for the other rural zones and is to ensure that non-quarrying activities which involve the application of manure to land are compatible with surrounding rural activities.

5.2.14 Offal pits

Updated 14 November 2005

This rule has the same basis as for the other rural zones and is to ensure that non-quarrying activities which involve offal pits are compatible with surrounding rural activities.

5.2.15 Provision for residential units

Updated 14 November 2005

These rules are intended to ensure that residential occupation only occurs in quarry zones either in a custodial role in connection with such activity, or when adverse environmental effects of such quarrying activity are no longer likely to affect any residential activity on that site. The rule attempts to ensure quarrying is not compromised by the establishment of "rural" dwellings within the zone on ground that has not been worked. The requirement for dwellings to be relocatable offers the required flexibility.

5.2.16 Aircraft noise exposure

Updated 14 November 2005

Areas within airport noise boundaries are controlled for consistency with provisions in other rural zones and restrictions only apply to the Pound Road area.

See reason for rule for other rural zones (Clause 5.1.17).

5.2.17 Site coverage

Updated 14 November 2005

These rules reflect similar controls on the size of buildings located in other rural areas and used for other than Rural Activities. As with other rules in this zone, a clear indication is being given that the rehabilitation of the zone is for activities consistent and compatible with those in surrounding rural zones.

5.2.18 Retailing

Updated 21 September 2007

The provisions for retailing are essentially to limit adverse effects of traffic movement and intensive activities on adjoining land, and on the arterial road network. The rules for rural produce are consistent with those in rural zones.

Provision is specifically made in the zone for the sale of aggregates extracted from the site and of soil. The minimum soil volume specified to be sold per customer is to avoid generation of retail sales to numerous small customers, and its associated additional traffic impacts.

The rules recognise the need to avoid sales direct to State Highways and limited access roads for reasons of traffic safety and efficiency, while the limit on the Old West Coast Road is to protect the amenities of properties on the opposite side of that road.

5.2.19 Protection of groundwater

Updated 14 November 2005

Excavation of minerals has the potential to penetrate groundwater levels, leading to a risk of pollution of groundwater. This rule seeks to ensure prior establishment of groundwater levels and the maintenance of adequate separation during excavation.

5.2.20 Establishment of visual screening

Updated 14 November 2005

Mineral workings are almost inevitably visually unsightly and establishment of landscape planting is intended to screen such effects from view. This rule aims at ensuring that until such planting becomes visually effective, no workings are to be commenced unless they are set well back from both roads and adjoining zone boundaries. This will act as an incentive to undertake screen planting at an early date prior to planned excavations.

5.2.21 Vehicle access

Updated 14 November 2005

This rule is to ensure that wherever possible traffic turning into or from the Miners Road quarry area does not use the road frontages specified, in the interests of protecting visual and other amenities of local residents and the travelling public.

5.2.22 Offices and workshops

Updated 14 November 2005

Stand alone office and workshop activities have been restricted in the Rural Q (Quarry) Zone. This provision limits adverse effects of traffic movement and intensive activities on adjoining land, and on the arterial road network. It recognises the existing infrastructural constraints on stormwater disposal and consequent effect on groundwater resources. The rule also attempts to ensure that rehabilitation of quarried land is not

compromised by the establishment of office or manufacturing activities that are not directly related to the quarrying activity.

5.2.23 Asphalt production

Updated 14 November 2005

Asphalt production involves the use of materials, which have the potential to pollute ground water. For this reason it is an inappropriate activity to be permitted within the free-draining gravels of the Quarry Zone, which are part of the catchment area for the ground water for Christchurch.

Appendix 1 - Aircraft noise exposure

Updated 16 November 2009

Appendix 1 - Aircraft noise exposure

This appendix derives from Rule 2.5.7 (Rural 2, 4, 5 and 6 Zones), Rule 3.4.2 (Rural Quarry Zone), Part 8 Rule 3.3.1 Special Purpose (Airport) Zone, Part 2, Rule 2.4.9 (Living 1 and 2 Zones), Rule 3.4.2 (Living 1E Zone), Rule 5.2.5 (Living 5 Zone) and Part 6, Clause 2.4.9 (Open Space 3D Zone).

1.1 Indoor design sound levels

New buildings and additions to existing buildings located within the 55 dBA Ldn line as shown on the planning maps shall be designed to ensure the indoor sound levels stated in the table below, are not exceeded with all windows and doors closed.

Note:

Any new residential units or other building subject to the provisions of this appendix within the air noise boundary shall be a prohibited activity, except as provided for under Part 4, Clause 2.5.7 (b).

Indoor design sound levels

Building type and activity	Indoor design and sound levels	
	SEL dBA	dBA Ldn
Residential units and elderly persons housing		
Sleeping areas	65	40
Other habitable areas	75	50
Traveller's accommodation, resort hotels, hospitals and healthcare facilities		
Relaxing or sleeping	65	40
Conference meeting rooms	65	40
Service activities	75	60
Education activities		
Libraries, study areas	65	40
Teaching areas, assembly areas	65	40
Workshops gymnasias	85	60
Retail activities commercial services and offices		
Conference rooms	65	40
Private offices	70	45
Drafting, open offices, exhibition spaces	75	50
Typing, data processing	80	55
Shops, supermarkets, showrooms	85	60

1.2 Noise insulation calculations and verification

(a) Building consent applications must contain a report detailing the calculations showing how the required sound insulation and construction methods have been determined.

(b) For the purpose of sound insulation calculations the external noise levels for a site shall be determined by application of the airport noise contours Ldn and SEL. Where a site falls within the contours the calculations shall be determined by linear interpolation between the contours.

(c) If required as part of the final building inspection, the sound transmission of the facade shall be tested in accordance with ISO 140-5 or ASTM to demonstrate that the required facade sound insulation performance has been achieved. A test report is to be submitted. Should the facade fail to achieve the required standard then it shall be improved to the required standard and re-tested prior to occupation.

Appendix 2 - Ecological heritage sites

Updated 14 November 2005

Appendix 2 - Ecological heritage sites					
Category	Site No.	Location	Vegetation Type	Zone	Map(s)
Coastal dunes	14.09	Waimakariri River to South Brighton Spit	Coastal dune grassland	C1A,SP (Landfill) Ru1,O1	2, 5, 12, 20, 27, 34, 41, 48 & 49
Native shrubland/forest	12.01	Riccarton Bush	Kahikatea semi-swamp forest	C1	38
	21.09	Hoon Hay Scenic Reserve	Bracken and wood regeneration	C1, RuH	66
	21.15	Upper Hoon Hay Valley, true right	Hardwood Forest	C1	60 & 66
	22.05	Cashmere Valley, true right	Kanuka woodland and pines	RuH	53
	23.04	Dry Bush, Bowenvale	Podocarp hardwood forest grass	C1	61
	29.04	Central Barnett Valley, top bush	(Matai) - hardwood bush	RuH	62
	30.01	Jollies Bush	Hardwood forest	C1	55 & 62
Grassland/shrubland	1.29	Chattertons Rd, east side, south of stopbank	Shrubland grassland kowhai	Ru6	14 & 21
	1.31	McLeans Island Rd, stopbank to water race	Danthonia grassland kowhai	Ru6, Ru5	15 & 22
	1.33	Conservators Road, north east	Danthonia grassland kowhai	Ru6	22 & 23
	6.40	Chattertons Road, middle, east	Danthonia grassland	Ru6	21
	6.41	Miners Road, both sides, north of embankment	Shrubland danthonia grassland	Ru6	21, 22 & 28
	6.44	South of School Road	Danthonia grassland	Ru6	29
	11.05	Templeton Country Golf Club	Danthonia grassland kowhai	O2	36
	15.06	Corner Wilmers Road and Springs Road	Danthonia grassland	B5	44
	20.04	Kennedys Bush Ridge	Silver tussock, grassland	C1	66
	21.19	Hoon Hay Valley, true left	Silver tussock grassland	RuH,LHA(Def)	59
	23.01	Hidden Valley, Bowenvale	Silver tussock, gully bush	C1	60 & 61
	23.02	Lower Bowenvale, <200m	Silver tussock, gully bush	C1	53, 54, 60 & 61
	23.03*	(*) Upper Bowenvale, >200m	Silver tussock, gully bush	C1	60 & 61
	23.05	Sugarloaf Reserve	Silver tussock, shrubland	C1	60
	23.06	Dry Bush Valley	Silver tussock, grassland	C1	54 & 61
Grassland/shrubland	24.01	Mt Vernon Valley	Silver tussock, grassland	C1, RuH	54 & 61
	25.01	Avoca Valley	Silver tussock, grassland-shrub	RuH	54 & 61
	26.01	Horotane Valley	Silver tussock, grassland-shrub	RuH, C1	54, 55 & 61
	26.02	Western tor of Tors Reserve	Tussock shrubland	C1, RuH	61

(*) This site is an area of special significance to the Tangata Whenua (Waahi Taonga) - Refer Volume 2 Section 5.

	27.04	Heathcote Valley, true left, Castle Rock	Silver tussock grassland shrub	C1	54, 55, 61 & 62
	27.05	Heathcote Valley, east branch/basin	Silver tussock, NZ broom shrubland	C1	55 & 62
	27.06	Heathcote Valley, true right upper	Silver tussock grassland shrub	C1	55 & 62
	28.06	Mt Pleasant spur	Silver tussock grassland	C1	55
	28.07	Mt Pleasant Reserve	Silver tussock grassland shrub	C1	55 & 62
	29.01	Barnett Valley, true left	Silver tussock grassland-trees	C1, RuH, LH, LHA	55
	29.02	Barnett Valley, east branch	Silver tussock shrubland	RuH,C1	55 & 62
	29.03	Central Barnett Valley, top	Silver tussock shrubland	RuH	55 & 62
	29.07	Barnett Park Valley, true right	Shrub grassland	RuH, C1, LH	55
	30.12	"Windsor Castle"	Shrub-grass-herbfield	RuH	55 & 56
	32.04	Godley Head, south slope	Silver tussock shrubland bluff	C1, RuH	63 & 64
	32.05	Godley Head, north slope	Dry grassland	C1, C1A	56, 57, 63 & 64
	32.07	Livingstone Bay, south slope	Grassland shrubland	RuH	63
Wetlands and riparian areas	3.07	Coutts Island, Dickeys Road	Willow swamp (with native trees, shrubs, ferns and sedges)	C1	3 & 10
	3.13	Groynes Riparian Areas	Riparian willow woodland (with native trees, shrubs, ferns and sedges)	O2, Ru3, O3D, Ru4	9, 10 & 17
	5.01	Styx River mouth, Brooklands	Salt marsh	C1A, Ru1, LRS, C3W	1, 2, 4, 5 & 12
	8.10	Styx Mill Basin, lower	Willow-rush-sedge wetland	C1, Ru3, SP (TrSt), L1	17 & 18
	13.01	Horseshoe Lake	Riparian willow woodland (with native trees, shrubs, ferns and sedges)	C1	26 & 33
	14.07	Travis Wetland	Dune, swamp, bog, willow carr	C1	26 & 27
	14.08	Cockayne Reserve	Fw swamp, saline marsh	C1	34
	15.21	Upper Heathcote River	Riparian willow woodland (with native trees, shrubs, ferns and sedges)	C3, L1A, L1A (Def), O1, L3, B1 CU3	44, 45 & 52
	19.01	Avon-Heathcote Estuary	Saline meadow	C1A, C1B, B4, O2, C1, C3, SP (Fmd)	34, 41, 47, 48, 49

* This site is an area of special significance to the Tangata Whenua (Waahi Taonga) - refer Volume 2 Section 5.

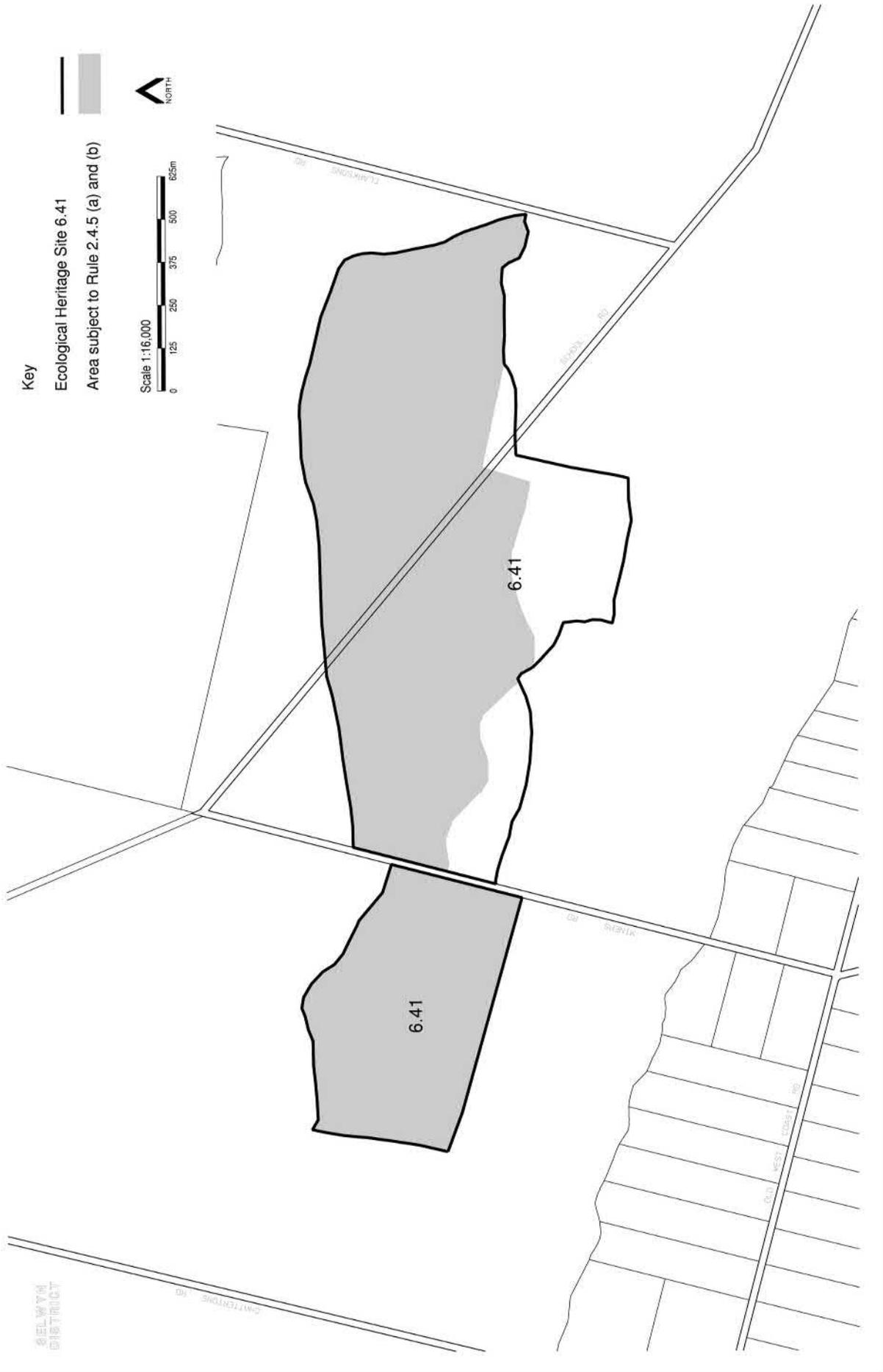
Appendix 2 - Ecological heritage sites - Rural 6 Zone (subject to clause 2.4.5)

Updated 14 November 2005

Appendix 3 - Ecological heritage site 6.41

Updated 14 November 2005

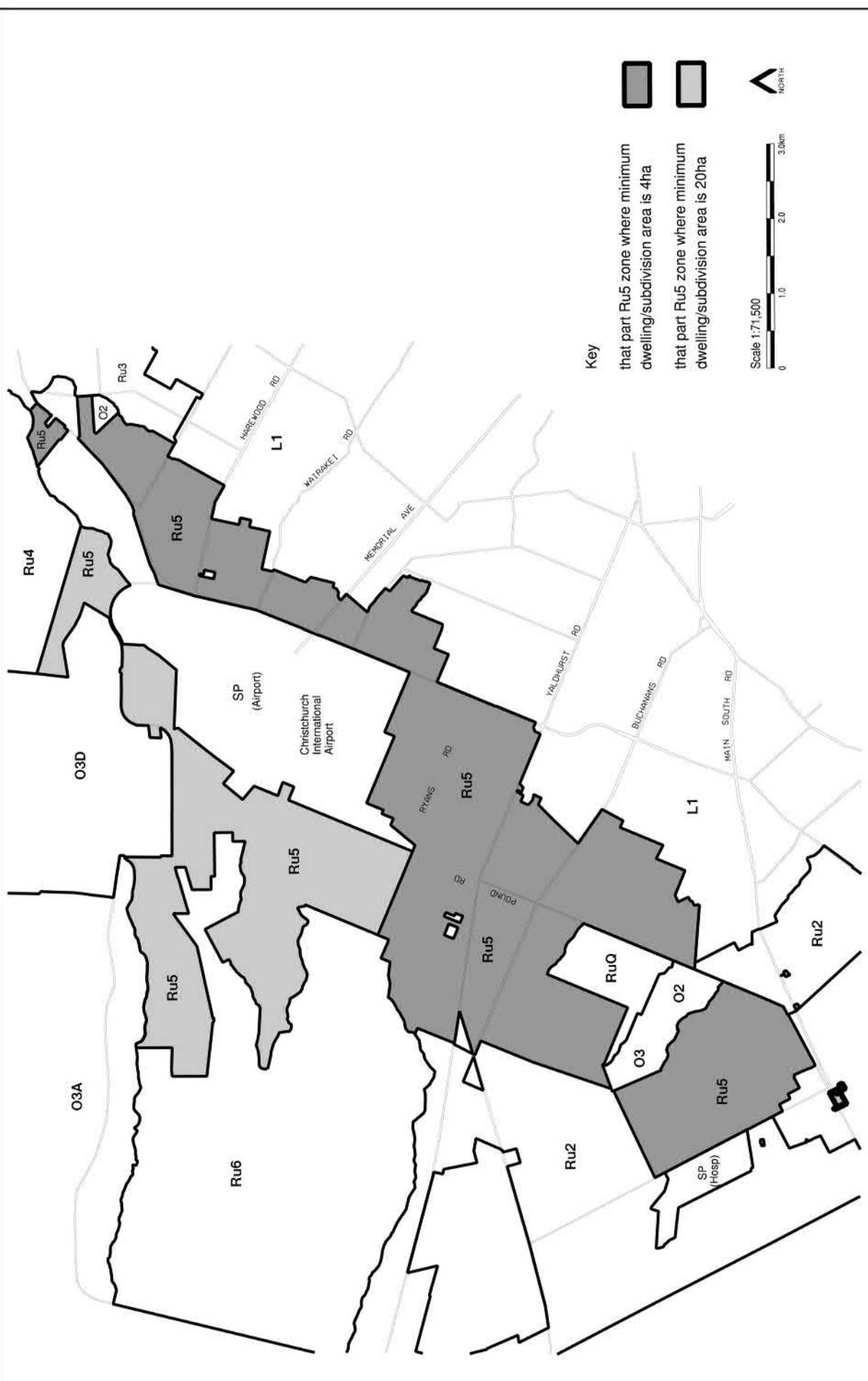
Appendix 3. Ecological heritage site 6.41



Appendix 4 - Minimum dwelling/subdivision areas in Rural 5 Zone

Updated 30 June 2010

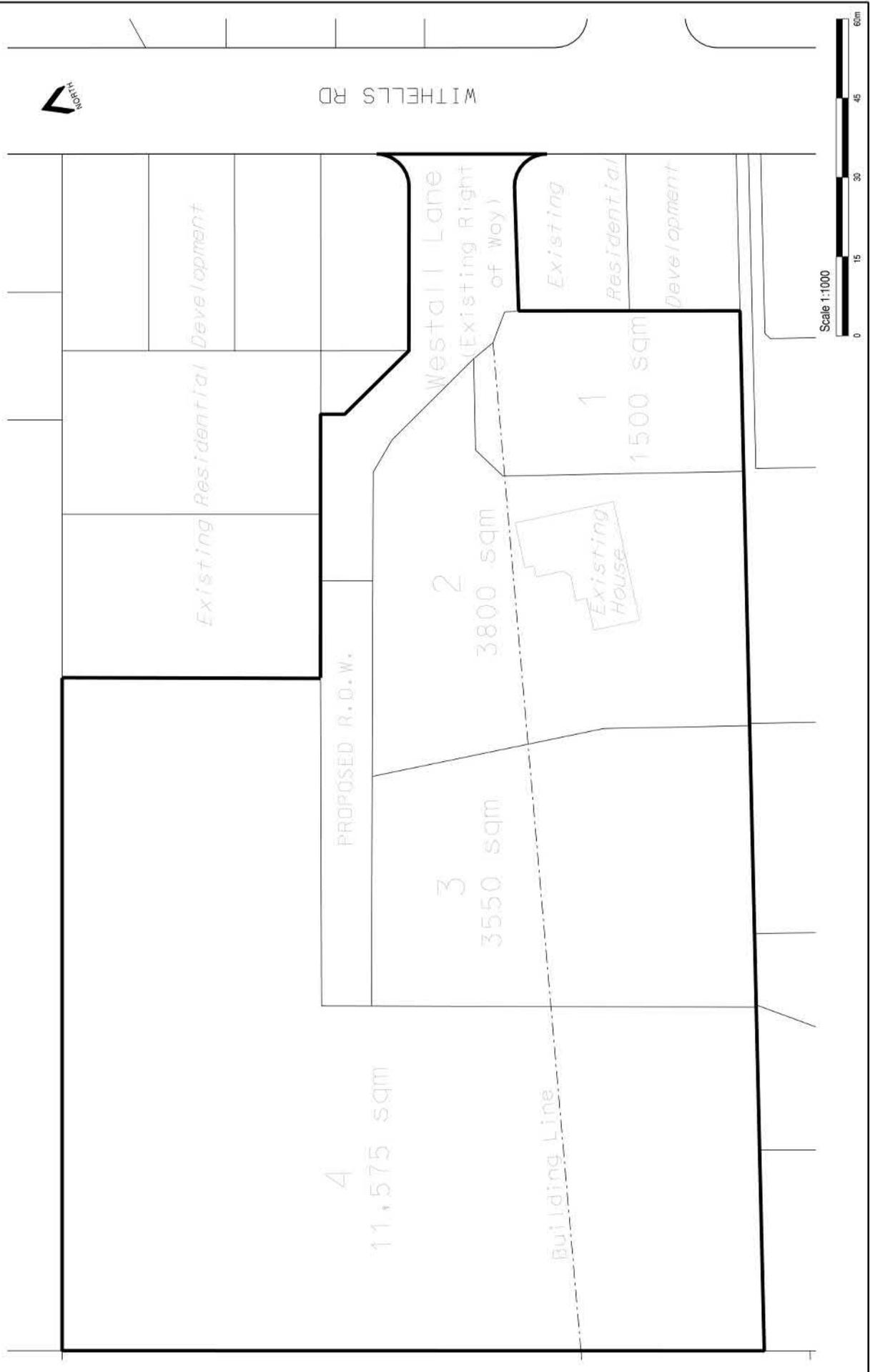
Appendix 4. Minimum dwelling/subdivision areas in Rural 5 Zone



Appendix 5 - Development Plan - Westall Lane (Avonhead)

Updated 14 November 2005

New Map - Appendix 5 - Development Plan - Westall Lane, Avonhead



(Plan Change 66)

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Part 5 Conservation Zones

1.0 Zone descriptions

1.1 General description and purpose

Updated 14 November 2005

The conservation zones include diverse areas within the city of scenic, ecological, or heritage significance. Sites identified specifically for their ecological heritage value are listed in Part 4, Appendix 2, many of which are located in the conservation zones. A characteristic of all conservation zones is their sensitivity to modification or intensive public use, relative to land in open space zones. Notwithstanding this, some land in the conservation zones is nevertheless subject to intensive public use.

The Conservation 1 Zone comprises principally of public land of particular scenic, natural, habitat, and ecological values. The zone includes freshwater wetlands, parts of the river system, native grasslands and natural forest areas.

The Conservation 1A Zone comprises the coastal dune system and parts of the margins of the estuary and Brooklands Lagoon, including saline wetlands.

The Conservation 1B Zone comprises the Bromley sewage treatment plant and oxidation ponds situated to the north-east of the Avon-Heathcote estuary. The plant processes and treats nearly all Christchurch sewage. The zone comprises 190 hectares of farmland and approximately 300 hectares of pond, and also includes the treatment works which, although a substantial facility, occupy only a small proportion of the land area within the zone. This area is, because of its size, function and location relative to the estuary, a very important wildlife area and area of open space.

The Conservation 2 Zone comprises a small group of public parks of city-wide significance which help provide the city with its unique scenery and character. Parks with colonial heritage such as the Botanic Gardens, Mona Vale, and Risingholme Park, historic cemeteries, and other "garden city" parks are included in the zone.

The Conservation 3 Zone comprises the surface of the city's rivers, (except the Waimakariri) which have an average width of three metres or more, and most of the margins of these rivers. Parks where a river forms the dominant part of its character and composition are also included in the zone. Some stretches of the city's rivers are of such ecological importance that they have been zoned Conservation 1, and some river margins are included in other conservation zones as part of larger parks.

The Conservation 3W Zone includes the surface, bed and margins of the Waimakariri River parallel to the Waimakariri District boundary. It is of markedly different character, both in use and scale, to other city waterways. Activities in this zone are also subject to regional rules, particularly in respect to gravel extraction.

The Conservation 4 Zone comprises most of the cemeteries, which are currently operating, and crematoria.

The other cemeteries in the city, some of which are still operating, have significant historic values and have therefore been zoned in Conservation 2 in order to provide greater recognition of their historic values.

1.2 Conservation 1 (Natural, ecological and scenic parks) Zone

Updated 14 November 2005

Zone description and purpose

Areas in the Conservation 1 Zone include habitats for birds, fish and invertebrate species. These areas also have significant scientific, educational, recreational and landscape values. In addition, a large number of these sites are important areas for tangata whenua, both in the past and present. Covering a large proportion of the zone are sites which have been specifically identified for their ecological heritage value and which are listed in Part 4, Appendix 2. As vegetation and habitat remnants of pre-human Christchurch, these areas are important resources which maintain and enhance the city's identity and character.

The importance of these areas for passive and generally informal recreation is becoming more appreciated, and management of these sites must take into account the impacts of human activities on fragile ecological systems. Some sites may contain facilities associated with education, research, ecotourism, recreation or associated uses.

The zone also includes land administered by the Department of Conservation including the extensive Godley Head Farm Park.

Environmental results anticipated

- (a) Control of development and impacts of public use in this zone environment, in a manner which ensures its character remains substantially unchanged.
- (b) The conservation and enhancement of ecological, scientific, landscape, botanical, cultural, heritage, and functional values of land in this zone.
- (c) The maintenance and enhancement of the City's identity and character, by providing representation of important natural and heritage values.
- (d) Protection and enhancement of ecological heritage sites identified within the zone.

1.3 Conservation 1A (Coastal margins) Zone

Updated 14 November 2005

Zone description and purpose

The Conservation 1A (Coastal Margins) Zone extends inland from mean high water springs (the landward boundary of the coastal marine area) to provide a buffer between coastal processes and urban development. The zone includes the coastal dune system, part of the margins around the estuary and Brooklands Lagoon and the coastline from Sumner to Boulder Bay. The amount of coastal margin available is constrained by existing urban settlement. The estuary itself is within the coastal marine area and therefore activities taking place on it are the responsibility of the Canterbury Regional Council.

Some 32 baches at Taylors Mistake, Boulder and Hobson Bays situated on legal unformed road (see Appendix 1) have been recognised as part of the social and cultural history of Christchurch and character of Taylors Mistake. These baches, which are considered not to have undue detrimental impacts on visual, landscape or recreational values, have accordingly been scheduled in the Conservation 1A Zone. It is nevertheless recognised that they are located in a sensitive environment and controls are therefore needed. The remaining 14 unscheduled baches (see Appendix 1), which are considered to have unacceptable adverse effects on access and recreational values are to be removed.

Much of the land in the zone is ecologically fragile. The zone aims to recognise and protect areas of significant natural flora and fauna, and prevent these areas being subject to the adverse effects of inappropriate use or development, particularly disturbance of the land surface and of vegetation. A large proportion of the zone has been identified as an ecological heritage site and is listed in Part 4, Appendix 2.

The coastal environment is dynamic, with the seaward boundary subject to constant change. Any activities located within this area are at risk from the natural hazards associated with these changes.

The coastal margin is also becoming increasingly appreciated for recreation, which is usually informal and passive. Management of this area must take into account the potential effects of human activities on these easily damaged areas. In addition to recreational and ecological values, many sites in the coastal margin are also important for scenic, educational and heritage reasons. Activities within the coastal area must be

sympathetic with its natural character. Land in the zone is, like that in the Conservation 1 Zone, of important heritage and resource value to the tangata whenua.

Environmental results anticipated

- (a) Protection of the integrity, functioning and resilience of the coastal margin.
- (b) Conservation and enhancement of significant areas which are unique to the coastal area and in particular the protection of areas identified for their ecological heritage value.
- (c) Management of land resources in the zone to ensure the natural character of the coastal environment remains substantially unchanged.
- (d) Recognition of coastal hazards, particularly sea and wind erosion, and provision for avoiding or mitigating such effects.
- (e) Maintenance and enhancement of public access to the coast, but minimising vehicle access within the zone.
- (f) Recognition of the remaining baches in the Conservation 1A Zone at Taylors Mistake, Boulder and Hobson Bays as part of the social and cultural history of Christchurch and as part of the character at Taylors Mistake.

1.4 Conservation 1B (Bromley) Zone

Updated 14 November 2005

Zone description and purpose

This zone comprising the city's sewage treatment facilities covers a very large and strategically placed area adjacent to the Avon-Heathcote estuary.

The incorporation of the sewage treatment facilities in a conservation zone reflects the fact that the great majority of the land area comprises oxidation ponds and farmland having significant wildlife values, the importance of which is enhanced by its size and strategic position adjacent to the Avon-Heathcote estuary. The oxidation ponds act as an artificial wetland and extension to the ecological functions of the estuary itself.

Waste water goes through a primary and secondary treatment system before being passed through the oxidation ponds, and the water is ultimately released on the outgoing tide into the Avon-Heathcote estuary.

The ponds are of high ecological value, particularly for bird life. Black and pied cormorants, New Zealand shoveler and pied stilts are just a few of the species which use the ponds, their islands and surrounds. Many birds also use the adjacent farm land for feeding and nesting, and this area is of vital importance to the pukeko population. The water released into the pond and into the Avon-Heathcote estuary is high in nutrients for invertebrates, which in turn provides food for birds and fish, both in the ponds and in the Avon-Heathcote estuary.

Environmental results anticipated

- (a) The conservation and enhancement of the wildlife habitat within the oxidation ponds and on adjacent farmland.
- (b) To ensure the release of treated effluent into the Avon-Heathcote estuary and its margins is at a standard which does not adversely affect the environment, and in particular plant, land and aquatic life in the estuary.
- (c) To minimise any odours being released from sewage treatment operations, and its effect on living zones in the vicinity.
- (d) The retention of the greater part of land in the zone (east of Cuthberts Road) as an open space area generally free of structures.

1.5 Conservation 2 (Historic and garden city parks) Zone

Updated 14 November 2005

Zone description and purpose

Many of the parks in the Conservation 2 Zone contain historic structures and buildings, often used for a range of suitable commercial concessions. Most of the parks have other important scenic, educational, recreational and botanical values.

Many of these sites are very important for passive recreational activities, ranging from walking and picnicking, to large functions, weddings and outdoor theatre. These areas are also very well utilised by visitors, both domestic and international. Zone provisions acknowledge the wide range of uses undertaken in these parks as well as providing a high level of protection to the heritage and scenic values present. Also taken into account are the varied nature of these sites and their high level of public use, being reflected in the requirements for facilities.

Environmental results anticipated

- (a) The conservation and enhancement of heritage, landscape, botanical and spiritual values of land within the zone.
- (b) The conservation and enhancement of the city's identity, with particular regard to heritage and garden city character, and trees along margins of waterways.
- (c) The enhancement of recreational activities consistent with protecting the qualities of the zone.
- (d) Activities on the surface of waters which are of a low impact and non-motorised nature.

1.6 Conservation 3 (Waterway conservation) Zone

Updated 12 September 2011

Zone description and purpose

Land in this zone includes the surface of waterways and their margins, except the Waimakariri River, which is zoned Conservation 3W, and some minor waterways and areas within other conservation or open space zones. It is not always possible to show land zoned Conservation 3 on the planning maps because of the narrowness of some waterways and their margins.

The zone provisions take into account the protection of the natural and cultural values of the waterways and their margins, the surrounding land activities, the desirability or otherwise of public access to and along waterways and the varying levels of public use of the waterways.

Land within the zone has moderate to high ecological and/or cultural values and this contributes significantly to the identity and character of these areas. One site in particular has been identified for its ecological heritage value and is listed in Part 4, Appendix 2. Some areas within the zone may also contain important areas of historical and contemporary significance for Maori. Within that part of the Conservation 3 Zone covered by the Outline Development Plan (Wigram) in Appendix 3U, Part 2, Volume 3, recognition is made for tangata whenua values in particular within the Green Network in Appendix 3U/3 and the Blue Network in Appendix 3U/5, Part 2, Volume 3. Recognising and incorporating these values into future development in the zone will strengthen cultural identity and wellbeing.

The zone also includes any land which is, or is subsequently vested, in the Council as esplanade reserves or esplanade strips.

Environmental results anticipated

- (a) The conservation and enhancement of the open space and landscape character of waterways and associated land margins.

- (b) The conservation and enhancement of river habitats, improvement of the quality of river banks and their surrounds, and limiting those activities which are likely to have adverse effects on the ecological and natural character of waterways.
- (c) The conservation and enhancement of the "garden city" values of the city's waterways in the central urban area.
- (d) The maintenance and enhancement of the recreation and amenity values of waterways and associated land margins, and access to and along them.
- (e) The enhancement and further development of waterway and other linkages throughout the city, thereby enhancing the city's identity and character.
- (f) Activities on the surface of waterways which have a low impact and which are non-motorised, except on the Lower Styx.
- (g) Protection and enhancement of the ecological heritage sites identified within the zone.
- (h) Within that part of the Conservation 4 Zone subject to the Outline Development Plan (Wigram), the recognition and incorporation of tangata whenua values identified in the Blue Network in Appendix 3U/5, Part 2, Volume 3 into future development on this land.

1.7 Conservation 3W (Waterway conservation - Waimakariri) Zone

Updated 14 November 2005

Zone description and purpose

This zone includes the southern half of the surface and bed of the Waimakariri River and its margins up to the line of the primary stopbank. The riverbed is shared with Waimakariri District to the north.

The Waimakariri River is much larger than other waterways in the city, and carries a high volume of water during flood periods. The upper part of the river within the city boundary, is a braided shingle riverbed which is constantly subject to change in river conditions. The river is a source of aggregates, and because of aggradation of the river bed and its potential to worsen flood risk, removal of aggregates is strongly encouraged by the Regional Council and the City Council.

Excavation from the river is however, subject to control in respect to noise generation, impacts on wildlife and impacts on recreation.

The river is also important for sports and recreation, particularly commercial jet boating, private jet boating and canoeing. Motorised craft are, for environmental or amenity reasons, restricted on other city waterways. The river also provides recreational fishing opportunities, although the lower reaches have suffered from pollution from industrial sources for many years. The Council will support the Regional Council in its endeavours to improve water quality.

The level of boating activities on the river will be monitored (in conjunction with Waimakariri and Selwyn Districts) to determine whether growth in use remains consistent with safety and the enjoyment of the river by other users.

As well as significant recreational values, the Waimakariri River margin also supports a range of regenerating indigenous vegetation, including a number of ecological heritage sites.

Environmental results anticipated

- (a) Management of the Waimakariri River in a manner which contains or reduces potential flood risk.
- (b) Extensive use of the river for recreational and commercial boating operations, consistent with safety and enjoyment of other river users.
- (c) The undertaking of adjoining land use activities in a manner which maintains or enhances water quality.

- (d) The maintenance of vegetation and trees on the banks of the river, consistent with flood management and the enhancement of visual amenities.
- (e) Avoidance of building development near the river banks and within the zone, which could be threatened by flooding.
- (f) Protection and enhancement of the ecological heritage sites identified within the zone.

1.8 Conservation 4 (Cemeteries) Zone

Updated 14 November 2005

Zone description and purpose

Cemeteries including crematoria and memorial gardens have special requirements and functions which differ from other open spaces around the city. However, their value as open spaces are also important to both the surrounding community and family and friends of the people buried within them.

It is anticipated that the zone provisions will maintain and enhance the open space and cultural values of these areas. Cemeteries are likely to have facilities and structures specific to their function. Some historic cemeteries are zoned Conservation 2. The list of facilities within the zone includes the following cemeteries:

Bromley

Memorial

Ruru

Belfast

Waimairi

Avonhead

It also includes the Linwood Avenue and Johns Road crematoria and memorial gardens.

Environmental results anticipated

- (a) The permanent recognition and protection of land within the zone for its cultural and heritage value to the city, and as peaceful and undisturbed environments for commemorating both early settlement and subsequent occupation.
- (b) The continued maintenance of cemeteries as peaceful areas of open space in and around the urban environment.
- (c) The provision of adequate land, in attractive surroundings, to meet the community's need to provide for burials.

2.0 Rules

Updated 14 November 2005

Guide to using these rules

Step 1: Establish which zone applies to the site.

Step 2: Check whether the proposed activity meets all of the development standards for the zone in which the site is located.

If not, application will need to be made for a resource consent, assessed as a discretionary activity (with the exercise of the Council's discretion limited to the matter(s) subject to that standard).

Step 3: Check whether the proposed activity meets all of the community standards for the zone in which the site is located.

If not, application will need to be made for a resource consent assessed as a discretionary activity.

Step 4: Check whether the proposed activity meets all of the critical standards for the zone in which the site is located.

If not, application will need to be made for a resource consent, assessed as non-complying activity.

Step 5: Check any city rules that may apply to the proposed activities cross referenced in the zone rules. If any of these standards are not met, consent will be required in respect to those rules.

If the activity complies with all the zone rules and city rules, it is a permitted activity .

2.1 Categories of activities

Updated 14 November 2005

2.1.1 All activities

Updated 14 November 2005

(a) Any activity which complies with:

- all of the development standards under Clause 2.2;
- all of the community standards under Clause 2.3; and
- all of the critical standards under Clause 2.4

shall be a **permitted activity** .

(b) Any activity which complies with all of the community standards and critical standards but does not comply with any one or more of the development standards under Clause 2.2 shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any activity which complies with the critical standards, but does not comply with any one or more of the community standards under Clause 2.3 shall be a **discretionary activity** .

(d) Any activity which does not comply with any one or more of the critical standards under Clause 2.4 shall be a **non-complying activity**.

(e) Clarification of categories of activities

The standards may also specify that an activity is discretionary (community or development standards); or controlled (development standards). In the case of non-compliance with any development standard, the exercise of the Council's discretion shall be confined to the matter(s) subject to that standard.

2.1.2 Reference to city rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being

prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

2.1.3 Ecological heritage sites

Updated 14 November 2005

To avoid duplication, the list of ecological heritage sites for all relevant zones, and referred to in these rules, is contained in Part 4, Appendix 2.

2.1.4 Extent of land in the Conservation 3 Zone

Updated 14 November 2005

(a) Where the surface of a waterway is not shown on the planning maps as zoned Conservation 3, but it is more than 3m wide, then it shall be deemed to be included in the Conservation 3 Zone in the following circumstances.

All those parts of waterways listed as subject to esplanade reserves or strips in Appendix 1, Part 14, and:

- the Avon River up to Clyde Road;
- the Wairarapa Stream up to the junction of the Waititi Stream; and
- the Waimairi Stream up to Ilam Road.

(b) Where land adjoining a waterway is not shown on the planning maps as zoned, but the land has been vested in the Council as esplanade reserve, it shall be deemed to be included in the Conservation 3 Zone.

2.1.5 Works affecting the bed of lakes and rivers

Updated 14 November 2005

Attention is drawn to any proposed works in, on, under or over the beds of rivers as specified in Section 13 of the Resource Management Act, which are subject to any relevant rules administered by the Canterbury Regional Council.

2.1.6 Taylors Mistake Baches

Updated 14 November 2005

Any existing scheduled bach located in the Conservation 1A Zone identified in Part 5, Appendix 1 in the Taylors Mistake area shall be a permitted activity, subject to performance standards (refer rule 2.1.1).

Advice Note: Many of the scheduled baches, particularly in Hobsons Bay, have been identified as carrying a risk of rockfall, landslip and/or wave damage. The scheduling of these baches indicates no minimisation or assumption of that risk by the CCC. Each bach holder must accept all the risk to life and property resulting

from the presence and occupation of the baches. If the baches are significantly damaged by rockfall, landslip and/or wave action they are to be removed.

Should any bach owner in Hobsons Bay wish to relocate or rebuild in the Living TMB zone because it may be unsafe for them to remain, and a site is available in the bach zone, then once the bach is removed from Hobsons Bay the relevant scheduled batch number shown in Part 5, Appendix 1 is deemed to be deleted.

2.2 Development standards

Updated 14 November 2005

2.2.1 Street scene

Updated 14 November 2005

Conservation 1, 1B, 2 and 4 Zones

The minimum building setback from a road boundary shall be 5 metres.

2.2.2 Height of buildings

Updated 14 November 2005

The maximum height of any building shall be:

- | | | |
|-----|---------------------------------|----|
| (a) | Conservation 1 and 2 Zones : | 5m |
| (b) | Conservation 1B Zone : | |
| | for sewage treatment purposes : | 8m |
| | for other purposes : | 5m |
| (c) | Conservation 4 Zone : | 8m |

2.2.3 Separation from neighbours

Updated 14 November 2005

The minimum building setback from the boundary with any zone other than a road zone shall be:

- | | | |
|-----|-------------------------------|-----|
| (a) | Conservation 1 and 2 Zones : | 6m |
| (b) | Conservation 1B and 4 Zones : | 20m |

2.2.4 Sunlight and outlook for neighbours

Updated 14 November 2005

Conservation 1, 1B, 2 and 4 Zones

(a) No building shall project beyond a building envelope constructed by recession planes from points 2.3 metres above the boundary with a living zone as shown in Part 2, Appendix 1.

Note : There is no recession plane requirement for sites located in the Conservation zones that adjoin only sites that are not zoned Living.

(b) The level of site boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Building adjacent to waterways and the coastline
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

2.3 Community standards

Updated 14 November 2005

2.3.1 Site coverage

Updated 22 May 2006

(a) Conservation 1 Zone

Any building below the 160m height contour within this zone shall be a **discretionary activity**, except that this rule shall not apply to any building of less than 40m² gross floor area (the 160m height contour is shown on the planning maps).

(Refer also to Critical Standards, Clause 2.4.1.)

(b) Conservation 1B Zone

- (i) No building shall exceed 40m² gross floor area, except buildings required for sewage treatment, Council depot, or ancillary purposes sited west of Cuthberts Road.

(ii) Any single building west of Cuthberts Road shall not exceed 500m² gross floor area.

(c) Conservation 2 Zone

Any single building shall not exceed 40m² gross floor area, except that one residential unit that does not exceed 150m² gross floor area may be erected on any one site for management or custodial purposes.

(d) Conservation 1A, 3 and 3W Zones

The erection of any building shall be a **discretionary activity** except that in the Conservation 1A Zone, south of Tern Street, the reconstruction or replacement of an existing residential unit, which has been damaged or destroyed by the sea or otherwise shall be permitted activity where:

- (i) The residential unit existed and was lawfully established before the 15 May 2003; and
- (ii) the residential unit is able to be contained within its separate site with a minimum net area of 450m²; and
- (iii) all of the other performance standards applying to a residential unit in the Living 1 Zone can be met.

Note 1: Where any of the above conditions cannot be met the exception shall not apply.

Note 2: Any rights conferred by Section 10 of the Resource Management Act 1991 are not affected by this rule.

Note 3: The Conservation 1A Zone of the Christchurch City Plan coincides with the Hazard 1 Zone of the Canterbury Regional Coastal Environmental Plan ("the CRCEP") at South Brighton. The CRCEP provides that, in the Hazard 1 Zone, the erection or placement of any habitable building with a floor area greater than 25m² is a prohibited activity, unless certain exceptions as stated in the plan apply.

(e) Conservation 4

Any single building shall not exceed a 200m² gross floor area.

2.3.2 Vegetation removal

Updated 14 November 2005

Conservation 1, 1A, 1B (East of Cuthberts Road), 2 and 3 Zones and ecological heritage site 5.01.

The removal or loss of any native vegetation indigenous to the site shall be a discretionary activity **except** for:

- (i) maintenance or weed control (including the clearance of existing drains and ponds) ;
- (ii) the construction of permitted or approved buildings and structures;
- (iii) the construction or maintenance of tracks provided their width is no greater than 4m;
- (iv) the trimming of vegetation underneath transmission lines;
- (v) the planting of species indigenous to the site;
- (vi) in the Conservation 1A and 3 Zones, the removal of vegetation for traditional cultural purposes by the Tangata Whenua on a sustainable basis, and in accordance with a management plan approved by the appropriate runanga and the Christchurch City Council.

2.3.3 Activities on the surface of waters

Updated 14 November 2005

- (a) Conservation 3 Zone - Styx River (between Kainga and Marshland Roads)

Motorised craft shall only use the surface of the Styx River at speeds not exceeding 5 knots.

- (b) Conservation 3 Zone - Styx River (above Marshland Road) and other rivers

Motorised craft using the surface of any river in the above zones, shall only be for emergency, safety or maintenance purposes, or in association with rowing events at Kerrs Reach (Avon River).

2.3.4 Planting

Updated 14 November 2005

Conservation 1 and 1A Zones and ecological heritage sites 15.21, and 5.01

The planting of exotic species or native plants of non local origin shall be a discretionary activity **except** :

- (i) within Victoria Park; east of Dyers Pass Road;
- (ii) where any exotic planting is established for landscaping in association with permitted or approved buildings, picnic or carparking areas;
- (iii) within the Conservation 1A Zone, where the exotic planting is for dune stabilisation purposes;
- (iv) where planting involves the reintroduction 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);
- (v) where planting consists of oversowing with exotic grasses.

(Refer also to critical standards, clause 2.4.2.)

2.3.5 Rock removal

Updated 14 November 2005

Within the Conservation 1 Zone the maximum rock size that may be removed from any site on the Port Hills shall have a dimension not exceeding 250mm in any direction and should be naturally occurring loose rock. An exception is made permitting the relocation of rocks posing a rockfall hazard to a safe location on the same site.

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Glare
(refer Part 11, Clause 2)

2.4 Critical standards

Updated 14 November 2005

2.4.1 Site coverage

Updated 14 November 2005

Conservation 1 Zone

Any building above the 160m height contour shall be a non-complying activity.

(Refer also to community standards, clause 2.3.1.)

2.4.2 Planting

Updated 14 November 2005

Conservation 1 and 1A Zones on the Port Hills

- East of Dyers Pass Road, excluding Victoria Park;
- West of Dyers Pass Road above the 160m height contour.

The planting of exotic species or native plants of non local origin shall be a non-complying activity except:

- (i) where any exotic planting is established for landscaping in association with permitted or approved buildings, picnic or carparking areas;
- (ii) within the Conservation 1A zone, where the exotic planting is for dune stabilisation purposes;
- (iii) where planting involves the 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);
- (iv) where planting consists of oversowing with exotic grasses.

2.4.3 Grazing

Updated 14 November 2005

Within the Conservation 1 and 1A Zones on any ecological heritage sites identified as native shrubland/forest or coastal dunes in Part 4, Appendix 2, there shall be no grazing of stock.

2.4.4 Taylors Mistake Baches

Updated 14 November 2005

- (a) No scheduled bach located in the Conservation 1A Zone identified in Part 5, Appendix 1 in the Taylors Mistake area shall be added to or altered in any way, other than for maintenance, which would diminish the historic character of the bach.
- (b) The erection of a new bach in the Conservation 1A Zone to replace any existing scheduled bach shown in Part 5, Appendix 1 (Scheduled Baches and Baches to be Removed), which has been damaged beyond repair or habitation by rockfall, landslip, storms, wave action or any other like natural event shall be a prohibited activity.
- (c) Any activity, other than temporary occupation of a bach, shall be a prohibited activity.

- (d) Any bach located in the Conservation 1A zone, which is not scheduled in Part 5, Appendix 1 is a prohibited activity.

2.4.5 Outline Development Plan (Wigram)

Updated 12 September 2011

Any development within the area affected by the Outline Development Plan (Wigram) in Appendix 3U/1 (Part 2 Volume 3) shall be in accordance with the following parts of that Outline Development Plan:

- (i) Appendix 3U/1: Outline Development Plan
- (ii) Appendix 3U/2: Key Structuring Elements
- (iii) Appendix 3U/3: Layer Diagram – Green Network
- (iv) Appendix 3U/4: Layer Diagram – Movement Network
- (v) Appendix 3U/5: Layer Diagram – Blue Network

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

3.0 Assessment matters for resource consents

3.1 General

Updated 14 November 2005

3.1.1

Updated 14 November 2005

The matters contained in Sections 104 and 105 and in Part II of the Act, apply to consideration of all resource consents for land use activities.

3.1.2

Updated 14 November 2005

In addition to the matters covered in 3.1.1 above, the Council shall also apply the relevant assessment matters set out in Clause 3.2 below.

3.2 Assessment matters

Updated 14 November 2005

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

3.2.1 Street scene

Updated 14 November 2005

- (a) Whether any reduction in set back would enable greater protection or retention of natural or heritage values within the site as a whole.
- (b) Any proposed landscaping of buildings or structures which may reduce the visual impact of a reduction in setback.
- (c) Any adverse visual or heritage impacts within the zone itself and its value to the public, or on its natural character.

3.2.2 Height, separation from neighbours, and sunlight and outlook for neighbours

Updated 14 November 2005

- (a) Any adverse effect of building height on adjacent residences or living zones, particularly in terms of overshadowing.
- (b) The visual impact of the scale of the structure, and its appropriateness having regard to the purpose of the zone.
- (c) Any landscaping provided to reduce the visual impact of the building as seen from the street or adjoining residences.

3.2.3 Site coverage

Updated 14 November 2005

- (a) The amount of land required to be taken for the construction or maintenance of the building and its surrounds, and any relevant impacts on natural or heritage values or the degree to which the land is able to be enjoyed by the general public.
- (b) Disturbance caused to vegetation or features on the site associated with construction of the building or access to it.
- (c) The visual impacts of the building in terms of its height and scale, and any consequent impacts on the natural values or heritage values of the area concerned.
- (d) Any necessary functional relationship between the building and its intended use, with regard to the purposes and outcomes expected for the zone concerned.
- (e) The proposed use of the building, the numbers of people or vehicles that may be generated, and the suitability of the building for the site.
- (f) The colour, style and materials proposed in the design of the building.
- (g) The quality, type and effectiveness of any landscaping proposed for screening purposes.
- (h) Where relevant, the extent to which the proposed building adds to the number and coverage of buildings already on site.
- (i) Any effects on public access to or through the area, and appreciation of its values, particularly in the Conservation 3 Zone.
- (j) With respect to the Conservation 1 and 1A Zones and ecological heritage sites 15.21 and 5.01, the assessment matters under Part 4, 4.2.7 (a) and (d).
- (k) Any adverse effects the buildings may cause on waterway and floodplain management and functions including erosion.
- (l) The assessment matters under 3.2.1 and 3.2.2.

3.2.4 Vegetation removal

Updated 14 November 2005

- (a) Whether the area of vegetation to be removed (with regard to its botanical significance) will alter habitat value significantly, or detract from the heritage value of the area concerned.
- (b) Whether the removal of the vegetation will enable necessary or approved public access to the area concerned, or enhance its enjoyment by the public.
- (c) The degree to which removal of vegetation is necessary to provide for facilities, or for the provision of walking or cycle routes or fire protection.
- (d) Whether removal of vegetation will enable replacement or enhancement of existing vegetation or natural values, or the improvement of waterway margins.
- (e) Any adverse visual impacts or potential for erosion which may be caused by the removal of the vegetation.
- (f) The significance of the area of vegetation to be removed with regard to the size of the site.
- (g) With respect to the Conservation 1 and 1A Zones, and ecological heritage sites 15.21 and 5.01, the assessment matters under Part 4, 4.2.7 (a) and (b).

3.2.5 Activities on the surface of waters

Updated 14 November 2005

- (a) Any disturbance that may be caused to residents in adjoining living zones or rural zones, particularly noise impacts.
- (b) Any adverse effects on the natural values of waterways, especially banks and vegetation along the banks of rivers.
- (c) Any adverse effects that may be caused on wildlife by way of disturbance to nesting or feeding sites.
- (d) Any impacts in terms of congestion or detracting from natural values that may be caused where vessels are loaded or unloaded.
- (e) The speed and size of any vessels to be used on surface waterways, and any likelihood of bank erosion.

3.2.6 Planting - Conservation 1 and 1A Zones and ecological heritage sites 5.01 and 15.21

Updated 14 November 2005

The assessment matters under Part 4, 4.2.7 (a) and (c).

3.2.7 Rock removal - Conservation 1 Zone only

Updated 14 November 2005

The assessment matters under Part 4, 4.2.7 (a) and (c).

3.2.8 Outline Development Plan (Wigram)

Updated 12 September 2011

The extent to which any development accords with the documents comprising the Outline Development Plan in Appendix 3U/1 to 3U/5 Part 2, Volume 3 .

4.0 Reasons for rules

4.1 General

Updated 14 November 2005

Land within the conservation zones is mainly (but not exclusively) in public ownership and much of the potential work in these zones will be generated by the Council or its lessees. The provisions of the Reserves Act and management plans provide a further measure of control outside the City Plan. To avoid administrative duplication, rules in the Regional Coastal Environment Plan shall apply seaward of the coastal hazard line shown on the Planning Maps, and the City Plan rules on the landward side of this line.

Rules applicable to conservation zone land, or special areas (such as the sewage treatment facilities in the Conservation 1B Zone) are included to ensure council accountability for works on its own land, and to ensure protection of amenities and natural values within and adjoining conservation zones. This also applies to privately owned land zoned for conservation.

Some land within the conservation zones has potential for uses such as low impact recreation, education, research and ecotourism activities. Any activities which require the erection of buildings, tracks, planting, vegetation or rock removal to a greater extent than provided for by the rules will be subject to the resource

consent process. The intention of the Plan is to ensure that anything other than very low impact developments are controlled in terms of their effect on visual, natural, habitat and ecological values.

4.2 Street scene

Updated 14 November 2005

Any buildings within conservation zones are, or are likely to be small or limited by function. A provision for building set back is only made to ensure any necessary landscaping can be provided, or that the buildings are not so close to a street boundary as to detract from the open space character of the zone or street scene.

4.3 Height of buildings: Separation from neighbours : Sunlight and outlook for neighbours

Updated 14 November 2005

Little effect is expected from the occasional construction of any buildings in the conservation zones. Firstly, provision is made in the Plan to ensure that there are no significant adverse affects of any building on adjoining residential properties, consistent with rules for other zones adjoining living zones. Secondly, the height limitation is to ensure that buildings are not of such scale as to be visually obtrusive and out of scale with the character of the zone.

4.4 Site coverage

Updated 22 May 2006

The generally greater sensitivity and the natural and heritage values of conservation zones, particularly in comparison to the open space zones, has led to the need for restrictions on the scale of building activity as of right within these zones. Within the Conservation 1 and 2 Zones, limited provision is made for small buildings. For the Conservation 1 Zone the rule distinguishes between areas above and below the 160 metre contour. Non complying activity status is imposed on the more visible and sensitive upper areas of the Port Hills consistent with adjoining rural zones, and discretionary activity status on the lower, less visible spurs. The building controls in the Conservation 1B Zone reflect those for the Conservation 1 Zone, except those specifically applicable to the necessary sewage treatment facilities west of Cuthberts Road.

In the Conservation 1A, 3 and 3W Zones, which apply to the coastline, waterways, and their margins, there is no provision for buildings as of right because of their potential to obstruct public access or affect the natural values of waterways. Buildings may be appropriate, but will be subject to a resource consent procedure, to ensure their location, scale and suitability can be assessed according to local circumstances. Building activity on river margins in parts of these zones is also inappropriate because of flooding or erosion hazards, particularly in the Conservation 3W Zone adjacent to the Waimakariri River. In the Conservation 1A Zone, at South Brighton, south of Tern Street, an exception has been made to allow for the reconstruction or replacement of an existing residential unit where it is destroyed or damaged by the sea or otherwise, provided that enough of the site (at least 450m²) remains available for building. This exception is in addition to any rights that may be conferred under Section 10 of the Resource Management Act and provides for a situation where the building is not able to be located on the same footprint on which it originally stood prior to being destroyed by the sea due to erosion.

Buildings are allowed up to 200m² in the Conservation 4 Zone, in view of the specialised function of cemeteries.

4.5 Vegetation removal

Updated 14 November 2005

This provision applies to all conservation zones except the Conservation 3W and 4 Zones. This particular control is important in terms of the management of natural areas and heritage parks, because any significant removal of native vegetation indigenous to the site could have major visual and ecological impacts on these areas. Control over the area of vegetation removal (with a resource consent) is appropriate given the fragile

nature of these environments. A further reason is the very limited extent of such remaining areas, especially close to a large city, particularly where any removal of native vegetation could be detrimental to the long-term viability of any of these sites.

Likewise in the Conservation 1A Zone, vegetation removal of any sort could adversely affect this sensitive environment, particularly with respect to dune stabilisation. Consequently the rule will allow the impacts of any removal of vegetation to be assessed.

An exception to the rule is made for the planting of native vegetation. The planting of native vegetation may be necessary to improve the representation of vegetation types appropriate to a site. For example the establishment of native bush species may result in the removal of native tussock species.

Clearance of drains and the provision of tracks less than 4m wide, maintenance of transmission lines, construction of permitted and approved buildings and sustainable use for cultural purposes, are also exceptions as these are seen as necessary works and are likely to involve few native species.

4.6 Activities on the surface of the water

Updated 14 November 2005

Most of the city's waterways, and their surfaces, are subject to the provisions of the Conservation 3 Zone. However, some portions of waterways and their margins can also be found in the Conservation 1 and 2 Zones, where these are part of larger areas of city parks.

The rules impose no restrictions on boating activities on the Waimakariri River, because this waterway is already serving a major role for both recreation and commercial boating activities. Although the waterway is shared with the Waimakariri and Selwyn District Councils, its continued role as a recreational tourist waterway is supported by the Council, and the policy also recognises the less sensitive nature of this part of the waterway compared by the upper reaches of the river. However, the situation will be monitored over the period of the Plan to determine whether any particular form of control needs to be exercised over the intensity of use of that waterway.

Parts of the mainly rural Lower Styx River are also suitable for motorised vessels, but these need to be suitable for operation in a narrow waterway in a manner which does not detract from bank stability, create undue noise, or detract from the natural values of the river. Accordingly rules make provision for motorised craft to travel at speeds not exceeding 5 knots.

On other waterways within the City, including the Avon and Heathcote which flow through primarily residential areas, there is no provision for the use of motorised craft on the surface of waterways. Because of potential for noise and other disturbance, as well as damage to banks, and any use of motorised craft will require a resource consent.

Non motorised craft are not restricted on any waterways in the City. An exemption is made to allow for motorised craft associated with rowing activities at Kerrs Reach, emergency, safety or maintenance purposes.

4.7 Planting

Updated 14 November 2005

The reason for the rule on planting is to help retain the genetic integrity of the areas identified as having high ecological integrity and landscape value. Generally, revegetation is restricted to original native species, but with provision for re-introduction of species previously occurring locally (but from nearby sources to avoid effects on local genetic stock). Exceptions are provided for landscaping in association with permitted or approved facilities within the zones, and for necessary exotic plantings when they provide a more appropriate species to native species. Such works include dune stabilisation work in the C1A Zone (e.g. marram grass).

The planting of exotic forestry, particularly for commercial purposes, could dramatically alter the visual and ecological character of the Port Hills. This is particularly so during the harvesting cycle. The area on the Port Hills east of Dyers Pass Road and above the 160m height contour West of Dyers Pass Road is considered to

be particularly sensitive in terms of landscape values and exotic forestry above this point is a non-complying activity.

The rule has been formulated to ensure reasonable consistency with the adjoining Rural Hills Zone.

4.8 Rock removal

Updated 14 November 2005

The rule on rock removal is directed to prevent the removal of rock for sale in landscaping and similar activities. Some of this has taken place in an informal and unauthorised way.

Rock within some ecological heritage sites provide an important habitat for certain species; some of which are of regional importance. Indiscriminate removal of the rock can be detrimental to the species present and may disturb the surrounding area. The standard recognises that adequate monitoring will be required to ensure this does not occur.

4.9 Grazing

Updated 22 May 2006

The exclusion of grazing from native shrubland/forest areas is intended to enable regeneration to occur in these fragile areas and thereby retain/restore their long term viability. It is recognised that a number of these sites are adjacent to or within pastoral areas and some payment from the Council toward the cost of fencing of such areas may be reasonable in some circumstances.

4.10 Living Taylors Mistake Bach Zone

Updated 14 November 2005

The provisions recognise that the baches at Taylors Mistake and the adjoining bays have a long history originating in the last decade of the 19th Century and that they are representative of a component of culture and social history which is not reflected in any other built form in Christchurch.

The 32 baches that have been retained have been identified as having a special character and heritage value. Some of the original baches have been removed because they impeded access and the recreational potential of this coastal area to a significant degree. While the objectives and policies emphasise the natural value of the coastline these baches are seen as an exception.

However it is recognised that to retain their existing character external alterations and additions should be restricted where they would impact upon the appearance, character and nature of the individual bach and those around it. Provisions have been designed to ensure that development that significantly modernises baches, creating a more standardised residential appearance and diminishing the character and natural values of the area is prevented from taking place.

Because some of the baches are located in areas subject to coastal hazards, there are rules that control the replacement of any baches destroyed through rockfall, landslip, wave action or other natural events.

Due to the reason for their retention and the circumstances of their tenure any baches, which are damaged beyond repair or habitation through natural causes shall not be replaced.

Any activity, other than the temporary occupation of a bach is prohibited to reflect the historical use of the baches as providing holiday accommodation for the community.

Where connection to the City Sewer is available, this will be carried out to avoid adverse effects on the coastal environment.

It is anticipated that further controls may be required by the Council through licensing of the baches.

4.11 Outline Development Plan (Wigram)

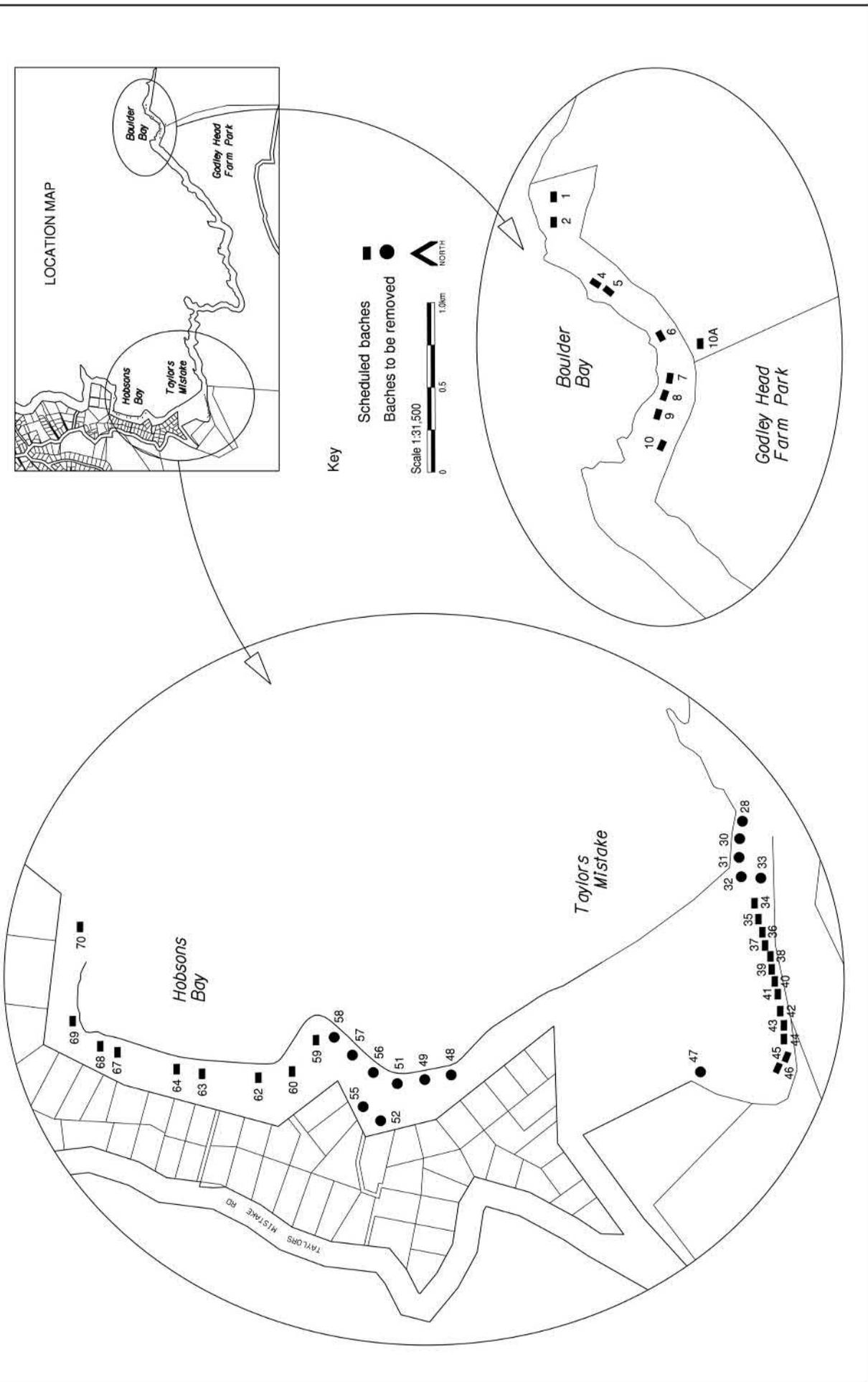
Updated 12 September 2011

In relation to the part of the Conservation 3 Zone subject to the Outline Development Plan (Wigram), the Outline Development Plan is intended to help achieve the integration of development within the Conservation 3 Zone with surrounding development including that within the Living G (Wigram) Zone.

Appendix 1- Scheduled baches and baches to be removed (Taylors Mistake, Hobsons Bay and Boulder Bay)

Updated 14 November 2005

Appendix 1. Scheduled Baches and Baches to be Removed - (Taylors Mistake, Hobsons Bay and Boulder Bay)



Volume 3 : Part 5 Conservation Zones : Appendix 1- Scheduled baches and baches to be removed (Taylors Mistake, Hobsons Bay and Boulder Bay)

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Part 6 Open Space Zones

1.0 Zone descriptions

1.1 General description and purpose

Updated 15 August 2011

The open space zones include most of the parks and reserves in the city and are set aside primarily for recreation. They include areas where public use or organised recreation is the predominant activity, in contrast to land in conservation zones where natural or heritage values are predominant.

The Open Space 1 Zone primarily comprises small areas of public open space, which are of value to local neighbourhoods and communities, totalling approximately 300. The size of these areas varies, generally being between 0.1 and 2.0 hectares.

The Open Space 2 Zone comprises primarily large areas of public open space for active recreation, which serve a suburban or district-wide function. Scattered across the city, they are generally of two hectares or more in area although some, such as Hagley Park, are considerably larger, and some smaller. They can generally be described as areas where both informal and formal (particularly sports) recreation activities are undertaken.

The Open Space 3 Zone comprises the large publicly owned stadia and other large public recreation areas, which include large built structures or single use developments. They include facilities where intensive recreation opportunities can be catered for, both indoors and outdoors. Most can accommodate large numbers of people and their accompanying vehicles. They may also be associated with areas of open parkland.

The Open Space 3A Zone comprises the large McLeans Island recreation area, including Orana Park and other facilities, which comprise a range of recreational and private club facilities on generally large sites in a rural "open space" setting. The area is leased by recreational groups from the Canterbury Regional Council, who owns the land in the zone.

The Open Space 3B (Private Recreation Facilities) zone covers three private golf courses within the living zones of the city, and six other intensively used private recreation facilities which are a major part of organised sport and recreation in the city.

Activities in the Open Space 3A, and particularly the Open Space 3B Zones, most closely approximate the range of facilities and scale of effects to be found in the Open Space 3 Zone land administered by the Council.

The Open Space 3C (Agribusiness Centre) Zone is a specialist zone covering land between Hillmorton and Wigram, which is intended to contain the A&P Showgrounds and Canterbury Saleyards, as the basis for a business centre serving Canterbury's agricultural and horticultural industries. The zone also contains the Wigram East retention basin and will continue to protect its storage capacity.

The Open Space 3D (Clearwater, Isaac Conservation Park, Rosebank and Christchurch Golf Resort) Zone is another special zone applying to land to the north-west and north-east of the urban area of the city. Clearwater contains an international golf course resort, with tourist accommodation and facilities and limited residential units. The Isaac Conservation Park provides for a substantial area of open space to be utilised for conservation and passive recreation. Rosebank contains travellers accommodation and various recreation activities. Christchurch Golf Resort contains an international golf course, driving range and golf academy with associated education and sport facilities as well as resort apartments and residential housing.

1.2 Open Space 1 (Neighbourhood Recreation and Open Space) Zone

Updated 14 November 2005

Zone description and purpose

Recreational uses of the smaller areas in the Open Space 1 Zone are mostly informal in nature such as walking and playing, and therefore many contain or require seating, playground equipment or other small structures. It is important that the numerous small areas in this zone maintain their open space character and are not cluttered by facilities, and at the same time maintain their important role as a recreational area and visual open space for local neighbourhoods. Some sites may contain community facilities of value to the local neighbourhood.

Often these areas have substantial trees on them and in some neighbourhoods they are the only areas which have enough space to accommodate such trees. Recognising that infill housing development and smaller gardens are likely to lead to reduced private open space, these public open space areas will become more important in the future. These areas should be convenient to walk to, and can usefully be associated with other adjoining community facilities. A comprehensive network of such areas across the city is important for the health and amenities of the community.

These areas may contain sites with natural and/or historic values which should be taken into account when considering their management. Zone provisions take into account conservation of open space character, and at the same time enhancing the amenity and safety of these reserves. An even distribution of these open spaces is important in the achievement of an open space linkages across the city.

Environmental results anticipated

- (a) A network of small neighbourhood parks providing amenity value and informal recreation opportunities, particularly for children.
- (b) Provision of open space within walking distance of most suburban dwellings.
- (c) Enhancement of city amenities by the presence and further development of green open space and opportunities for tree planting.

1.3 Open Space 2 (District Recreation and Open Space) Zone

Updated 31 January 2011

Zone description and purpose

Many parks in the Open Space 2 Zone have substantial physical resources within them such as clubrooms, changing sheds and toilet facilities. As well as these, recreation facilities such as tennis courts, goal posts, cycle and walkways, are common in this zone. Some parks also contain community facilities of value to the local neighbourhood or district e.g. the library at New Brighton.

It is important that a high level of open space is maintained in these areas, as they will often serve both district and local functions. The level of private use of public recreation space is therefore subject to assessment where general public use may be excluded.

As these areas often have high levels of public use on weekends and weekday evenings, provisions are included to protect the surrounding community from the adverse environmental effects of public use. This includes factors such as lighting, noise, increased traffic and safety issues. These areas may also contain sites with natural, ecological and/or historic values. The pressure of high public use on any natural, ecological and historic values must therefore be taken into account in management of areas in the zone. Three sites within the zone have been identified for their ecological heritage values (refer Part 4, Appendix 2).

As with the Open Space 1 Zone, land in this zone is important in terms of visual open space and for trees.

Environmental results anticipated

- (a) Provision for a high level of public use of open spaces and recreation areas within the zone.
- (b) The provision of buildings and facilities necessary to facilitate both formal and informal recreation, consistent with overall maintenance of an open space character which is not dominated by buildings and hard surfacing.
- (c) The maintenance of a system of large areas of public open space for recreation throughout the city, which are well distributed and readily accessible to people in all parts of the urban area.
- (d) Enhancement of city amenities by the presence and further development of green open space and opportunities for tree planting.
- (e) The exclusion or mitigation of activities and buildings which cause adverse environmental effects in terms of the Environmental results anticipated in the surrounding living zones.
- (f) Maintenance and enhancement of the ecological heritage sites identified within the zone.
- (g) In central New Brighton the maintenance of a low scale of buildings with an emphasis on community and recreational activities and a higher than normal amount of impervious surfacing in recognition of its role as an intensively used beachfront area.

1.4 Open Space 3 (Metropolitan Facilities) Zone

Updated 14 November 2005

Zone description and purpose

Areas and facilities in the Open Space 3 Zone are important physical resources for the city and may also be important regional and national resources, an example being Queen Elizabeth II Park.

Although these facilities are generally recognised as important metropolitan resources, many play an important role in the local community. Not only may they be used for recreational purposes, but they may provide an important community facility for other activities, such as general meetings, entertainment and leisure. The parks may also contain smaller community facilities of value to the local neighbourhood. The parks mostly contain large areas of open space associated with the built facilities providing opportunities for tree planting and outdoor recreation, as well as areas of visual amenity.

As these sites attract large numbers of people and vehicles, it is important that the surrounding environment is protected from the adverse effects of activities taking place in the reserves. Provisions therefore take into account such factors as noise, lighting, glare, traffic and safety.

Environmental results anticipated

- (a) The provision of facilities and structures to enhance and facilitate indoor and outdoor/formal and informal recreation opportunities within the city.
- (b) The maintenance of open space associated with the major recreational facilities.
- (c) The provision of intensively used community facilities for the local community, and in some cases for large parts of the metropolitan area and beyond.
- (d) The provision of large scale buildings and facilities within an open space environment.
- (e) To provide adequate facilities for city wide, regional and national events, annual and special entertainment events, and specialised recreational activities.
- (f) Limitation of the potential adverse effects of activities occurring within the open space zone as much as possible to within the boundary of the zone through the provision of landscaping barriers and associated techniques.

1.5 Open Space 3A (McLeans Island) Zone

Updated 31 January 2011

Zone description and purpose

This zone covers an extensive area of land, owned by the Canterbury Regional Council. There is potential for this and surrounding land to be inundated by the Waimakariri River in an extreme flood event. The land holdings of the Regional Council do however provide considerable visual amenity, conservation, and recreation potential over a large area in close proximity to the city.

The purpose of the zone is to enable its development as an important recreational asset close to the urban area of the city, particularly for those recreational activities requiring large areas of land, or which benefit from a natural site or surroundings.

A variety of recreational and open space activities have already established in the zone, within well-planted, spacious surrounds compatible with the natural character of the area. The Orana Park Wildlife area is the major attraction in the locality.

Further development in association with this zone may include land in the adjoining Rural 6 Zone to the south, provided it is consistent with the natural and landscape values of that zone.

Environmental results anticipated

- (a) A wide range of recreational activities and associated facilities set amongst large open spaces, planted and developed in harmony with the existing visual environment.
- (b) Buildings of a scale and density that is subservient to the large-scale rural open spaces and substantial tree plantings of the area.
- (c) Minimised risk from fire to facilities and tree plantings in the zone.
- (d) Minimised flood risk to facilities in the zone and risk to groundwater qualities.
- (e) Management of environmental effects (noise, odour, glare, and traffic) that is compatible with the open rural location of the zone, and which recognises important facilities such as wildlife in Orana Park.

1.6 Open Space 3B (Private Recreation Facilities) Zone

Updated 14 November 2005

Zone description and purpose

The Open Space 3B Zone covers nine sites within the living zones of the City, which contain major recreation facilities that are privately owned. These consist of Addington and Riccarton Racecourses, Lancaster, Wilding, Christchurch and Rugby Parks, and Shirley, Avondale and Waimairi Beach Golf Courses. These private recreation facilities play a significant role in providing for the outdoor recreational needs of the city's population, including for events of regional and national importance. These sites may contain substantial facilities in the form of grandstands; tracks, playing fields and courts; restaurants and bars; and associated facilities. The Open Space 3B Zone allows for the continued functioning, upgrading and expansion of these metropolitan facilities.

As well as providing substantial facilities and recreational opportunities, the Addington and Riccarton Racecourse sites and the three golf courses, provide large areas of open space, including areas of planting and provide opportunities for large trees to grow. They fulfil an important amenity function in that they add to the pleasantness of the urban setting. Shirley, Avondale and Waimairi Beach Golf Courses, in particular, serve as important areas for open space and visual enhancement.

Any development of part or all of these areas for residential development are subject to consent under the subdivision rules (Part 14).

The sites within the zone have high levels of use, particularly on weekends and weekday evenings. They contain buildings which are of a large scale compared with the surrounding residential areas. Provisions are included in the zone rules to protect the surrounding community from any adverse effects of the intensive use of these facilities. This includes potential effects, such as noise, lighting, building scale and increased traffic.

Environmental results anticipated

- (a) Provision and maintenance of metropolitan recreational activities on private land complementing the role of Council facilities available for the enjoyment of the city and region's population.
- (b) The provision, maintenance and upgrading of buildings and facilities necessary to facilitate and enhance the use of the sites for outdoor recreation, consistent with the overall maintenance of an open space character.
- (c) The maintenance of open space associated with major recreational facilities, buildings and private golf courses.
- (d) The maintenance of large areas of the privately owned land for its values in terms of planting and visual amenity on the Addington and Riccarton Racecourse sites and Shirley, Avondale and Waimairi Beach Golf Courses.
- (e) The exclusion or mitigation of activities and buildings which cause adverse effects on the environment of the surrounding living zones, taking into account the long-established nature of the buildings and facilities on these sites.

1.7 Open Space 3C (Agribusiness Centre) Zone

Updated 14 November 2005

Zone description and purpose

This specialist zone covers an area of land between Hillmorton and Wigram comprising 120 hectares, which is intended to enable the development of facilities serving the primary industries of Canterbury emphasising public displays, livestock sales, entertainment and business activities related to those functions.

The zone will enable the Canterbury Saleyards and A&P Showgrounds to relocate their functions from within the city where they have been situated in their respective locations for over 100 years. In recent years it has become of increasing concern that the activities on these sites are no longer compatible within a city context in terms of traffic and amenity values. They are characterised by ageing facilities and structures which need substantial repair or total replacement.

The large area of the site provides the space to mitigate some of the adverse effects previously associated with A&P and Saleyards activities. The larger area enables separation distances to be established from sensitive environments, provides for more on-site car-parking which will relieve congestion on the adjoining roadways for major events and provide the opportunity to enhance visual amenities with extensive park-like landscaping. A new site also provides the opportunity to establish efficient effluent and stormwater disposal systems. In addition, a wider range of activities are to be established that reflect the diversity and changing needs of the agricultural and horticultural industries of Canterbury and will form the basis of an agribusiness centre.

Effects on adjoining activities will include an increase in traffic volume, the range of noise generation and a change in the visual appearance of the site.

The zone provisions include an outline development plan which aims to mitigate adverse effects created by activities by defining their location within the site. Most rural activities such as those normally found in the nearby Rural 2 Zone, are not identified as being restricted. Those areas adjacent to residential sites are to be retained as open space, including an adjoining recreation reserve (zoned Open Space 2) of 28ha. Buildings and permanent facilities, such as the saleyards are confined to the north-east corner of the site. Vehicle access points will also be limited to those shown on the concept plan. It is acknowledged that the access point at Curletts Road may reduce traffic flows when a major event is held on the site. For show days it is anticipated that an internal road will link Curletts Road and Wigram Roads to relieve congestion.

A second major function of the land within this zone is its role as a retention basin (Wigram East) to assist in reducing peak flow discharges from a large part of Upper Heathcote River catchment into that river downstream of the site. A designation has been included over the land in the zone to provide for the retention basin and to ensure that the storage capacity of the basin is not compromised by the activities allowed for in the zones, such as building or filling.

Environmental results anticipated

- (a) A change in the use and character of the Curletts Road site with the establishment of intensive farming activities, ie model farms, woodlots, vineyard, the establishment of a concentration of buildings and structures to the north of the site and the establishment of extensive landscape planting.
- (b) A loss of open rural view from adjoining residences in Hillmorton replaced with a more enclosed view of revegetation along the Heathcote River.
- (c) An increase in the generation and range of noise effects from activities on the site than occurs at present.
- (d) Increased traffic flow on Wigram Road and Curletts Road and roads that feed onto these, creating congestion at peak times.
- (e) Establishment of facilities to efficiently dispose of stormwater and effluent from Curletts Road with no adverse environmental impacts.
- (f) The retention of the residential amenity within Hillmorton.
- (g) The minimisation of air pollutants, including odours.

1.8 Open Space 3D (Rosebank) Zone

Updated 16 November 2009

The Open Space 3D (Rosebank) Zone is a special zone applying to "Rosebank" which is located adjoining Johns Road and Groynes Entrance No .2. The zone provides for outdoor and indoor recreation, passive open space, travellers accommodation and manufacturing display and demonstration uses. Development within the zone will be in accordance with an outline development plan.

Environmental results anticipated

- (a) Development and enhancement of recreational opportunities based on the natural resources of the area.
- (b) Provision of a range of tourist and recreational activities which can be used by the local community as well as overseas and New Zealand tourists, without any significant adverse effects on the environment.
- (c) Enhancement of natural features by extensive landscape development and planting.
- (d) The maintenance and enhancement of water quality.
- (e) A co-ordinated and consistent design theme which acknowledges the rural character of the area.

1.9 Open Space 3D (Clearwater) Zone

Updated 16 November 2009

The Open Space 3D (Clearwater) Zone covers some 240 ha of land north of Johns Road, east of the Isaac Conservation Park, south of the Waimakariri River and west of the Groynes Reserve on the northern edge of Christchurch generally.

The activity at Clearwater incorporates a resort community based around an environment of open space, lakes, waterways, walkways, an international golf course and visitor based amenities. This zone is closely

linked with the Isaac Conservation Park open space, with common waterways, ecological corridors and physical links by way of walkways and cycle paths between the two.

The benefits of Clearwater's resort environment are able to be enjoyed by tourists, residents, workers and local visitors as well as providing an entry point to the Isaac Conservation Park amenities.

The landscape character of the zone is dominated by open space, with extensive tree and shrub planting, and reflects the dominance of the open landscape, the presence of streams and lakes, golf courses and clustered nodes of high-quality built development around the margins of the waterbodies. 95% of the zone will remain as open-space in one form or another, with only 5% of the zone comprising built development.

Parts of the land are within the flood plain of the Waimakariri River and the airport noise footprint. Accordingly buildings and other structures are required to be carefully sited within the zone. A bird hazard management plan for the management of bird species that have been identified as constituting a hazard to aircraft, is to be developed by Clearwater in conjunction with Christchurch International Airport, as a method outside the Plan, to cover a wide area of land surrounding the International Airport, which will include the Open Space 3D (Clearwater) Zone.

The land within the zone contains unconfined ground water aquifers, with a high water table and permeable soils and gravels between the water table and the land surface. For this reason the design and construction of development within the zone is required to be undertaken with regard to possible effects on the quality and quantity of groundwater.

Development of the zone is required to be in accordance with an Outline Development Plan that sets out the general location within the Zone of Activity Areas. The Activity Areas are as follows:

"G" Golf Activity Area

This Activity Area contains existing and potential future golf courses within the Zone.

"RC" Resort Community Activity Area

These areas include provision for capped numbers of residential units and resort hotel development with associated ancillary buildings, at a variety of densities, within an extensive open space setting.

"C/F" Clubhouse Facilities Activity Area

This area provides for clubhouse facilities, restaurants, offices, retailing, convention space and buildings accessory to activities permitted in the C/F and RC Activity Areas. It forms a central focus point within the resort community by consolidating a range of public and private facilities and amenities that may otherwise be inappropriate in other parts of the zone due to effects such as noise, traffic generation and higher density development.

"OS" Open Space Activity Area

This area includes land that is to be maintained as open space for use by the public for passive recreation and picnicking. It also serves as a point of access and entry point to public walkways connecting the Groynes Reserve and the Isaac Conservation Park.

Environmental Results Anticipated

(a) Within Clearwater the creation of a integrated resort community characterised by extensive landscaped open space that includes lakes and waterways, and includes residential, visitor accommodation and recreational activities including an international standard golf course, without any significant adverse effects on the environment.

(b) Within Clearwater the creation of an international standard destination resort close to Christchurch City and the International Airport that complements the open space environment within which it is located.

(c) The creation of a residential development node within the 50dBA Ldn contour through the limited transfer of development rights from the Isaac Conservation Park.

(d) Development and enhancement of recreational opportunities based on the natural resources of the area.

- (e) Provision of a range of visitor and recreational activities accessible to the local community as well as overseas and New Zealand tourists, without any significant adverse effects on the environment.
- (f) The maintenance and enhancement of open space character, zone amenity and natural features by extensive landscape development and planting whilst avoiding or otherwise appropriately managing the creation of bird habitats or activities that may increase populations of bird species known to be a hazard to aircraft so that they do not constitute a bird strike hazard to aircraft with respect to Christchurch International Airport.
- (g) The maintenance and enhancement of ground and surface water quality.
- (h) Confinement of the potential adverse effects of activities occurring within Clearwater as much as possible to within the boundary of the zone through the provision of setbacks and landscaping barriers and associated techniques.

1.10 Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

The Isaac Conservation Park occupies an area of approximately 1200ha north and north east of the Christchurch International Airport. The zone provides for a substantial area of open space to be established and utilised for conservation and passive recreation, with physical and ecological links through to the Open Space 3D (Clearwater) Zone and the Open Space 2 Zone. The provisions of this zone also allow for the ongoing development and expansion of the existing wildlife park at Peacock Springs and the gradual rehabilitation of quarry areas with indigenous vegetation and bird species that do not constitute a hazard to aircraft.

Quarrying is required to fund the ongoing establishment of the Isaac Conservation Park and Diana Isaac Conservation Trust activities. The Park contains existing, proposed and former quarry land, including that which has been rehabilitated as Peacock Springs Wildlife Park. The zone provisions acknowledge the desire to maintain an on-going quarry operation as a commercial entity to provide an income flow to support the creation of the Isaac Conservation Park. Quarrying and its associated processing can have adverse environmental effects but mitigation measures including those required by a management plan for the Park, the size of the site and its separation from sensitive land uses will allow for the establishment of an ongoing mitigation programme that will protect surrounding and more sensitive land uses.

Farming activities will continue in the foreseeable future to assist in managing existing pasture and weed species prior to the rehabilitation of the land. Over the longer term the farming activity is likely to be phased out as areas are converted to conservation park.

The ultimate goal for the Isaac Conservation Park is a community asset permitting public access, with the exception of areas set aside for the regeneration of flora or the breeding of endangered bird species that do not constitute a hazard to aircraft. Substantial ecological enhancement is envisaged including improved waterways management and planting of indigenous vegetation throughout the Park. Walkways and access points will ultimately provide public access to the Park in a managed form and potentially links to the Waimakariri River to the north and to the Groynes to the east. Some golf course development may occur where the Park adjoins Clearwater, to enhance physical links with the Open Space 3D (Clearwater) Zone.

The land within the zone contains unconfined groundwater aquifers, with a high water table and permeable soils and gravels between the water table and the land surface. For this reason the design and construction of development within the zone is required to be undertaken with regard to possible effects on the quality and quantity of groundwater.

A management plan is required to be prepared for the Open Space 3D (Isaac Conservation Park) Zone as a whole, with provision for management of all activities within the Isaac Conservation Park, including quarrying, conservation, recreation and public access.

The provisions for this zone preclude new residential activity. Previous rights for this activity, established by resource consents, have effectively been transferred to Activity Area "RC" in the Open Space 3D (Clearwater) Zone, and the Isaac Conservation Park will be protected in perpetuity against any rights for

residential activity, other than relocatable residential units for custodial or management purposes which themselves will require discretionary consent.

A small collection of buildings with heritage values have been relocated to the Isaac Conservation Park and are intended to eventually form a historic village.

Environmental Results Anticipated

(a) The maintenance and enhancement of open space character, zone amenity and natural features by extensive landscape development and planting whilst avoiding or otherwise appropriately managing the creation of bird habitats or activities that may increase populations of bird species known to be a hazard to aircraft so that they do not constitute a bird strike hazard to aircraft with respect to Christchurch International Airport.

(b) Development of a unique public asset for recreation and to promote the enjoyment of open space and the wider conservation objectives of the Park.

(c) The ongoing quarrying of land and its subsequent rehabilitation to a standard compatible with the conservation objectives of the Park.

(d) Adverse effects on groundwater quality and quantity are avoided.

1.11 Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

Zone description and purpose

The Open Space 3D (Christchurch Golf Resort) Zone covers some 132ha of land that is generally bounded by the Lower Styx Road and the Styx River, and by Turners Road and Spencerville Road, in the north-east of Christchurch.

The Christchurch Golf Resort is to provide an integrated resort community within an open space and recreation (principally golf) environment with ecological restoration. The resort is to house a golfing academy and associated education and sports facilities that is expected to attract local, national and international students. The academy will be part of a wider resort community which will house visitors as well as a local resort community.

The majority of the land area will remain in open space while the remainder will provide the built environment to support the resort community. The open space would consist of an international quality golf course that is set within areas of habitat restoration. In addition a network of swales and wetland areas will result in high quality stormwater being discharged into the Styx River.

The golf course and wetland areas constructed on the Lower Terrace have been designed to ensure the overall storage capacity of the Lower Styx Ponding Area has not been reduced.

The Styx River corridor adjacent to the resort is zoned Conservation 3 and the existing willows will be progressively removed and indigenous plants and trees (such as cabbage tree, totara and kahikatea) that were typically found along the river will be established.

Development will be in accordance with an Outline Development Plan that sets out the following Activity Areas. These Activity Areas are further divided into sub-areas for the purpose of restricting the location of specific buildings and activities:

G/OSGolf/Open Space

Provides for the establishment and the maintenance of the golf course and driving range and other outdoor recreation, which encompasses wetland ecological restoration. It allows for a public walkway across the site, linking the Styx River corridor with Chaney's Plantation.

D Driving Range

Provides for the driving range building, fairway, greens and associated lighting.

A Academy

Provides for clubhouse, golf academy with associated education and sports and recreation facilities, as well as resort accommodation and academy dormitory, buildings accessory to these activities, and associated retailing to serve the resort.

M Maintenance Area

Provides for buildings and hard standing for maintenance of the golf course and resort facilities.

RC Resort Community

Provides for a capped number of residential units and accessory buildings within a golf and open space setting.

Environmental results anticipated

1. The creation of an integrated international golf course, academy and resort, that is characterised by open space areas with ecological restoration.
2. The establishment of a resort community shown in activity areas without any significant adverse effects on the environment.
3. The maintenance and enhancement of ground and surface water quality.
4. The continued functioning of the Lower Styx Ponding Area.

1.12 Open Space 3CS (Christchurch Stadium) Zone

Updated 21 December 2011

Zone description and purpose

The land to which the zone applies is referred to as Rugby League Park (formerly known as Addington Showground). The site is legally described as Lots 1 and 2 DP 320558, located at 91-95 Jack Hinton Drive and its extent is identified in Part 6, Appendix 6a. The land is owned by Christchurch City Council and has a history of use for national and international matches, the Canterbury A&P Show, and concerts.

The purpose of the Open Space 3CS (Christchurch Stadium) Zone is to provide a temporary multi purpose sports and event stadium in Christchurch ("the stadium") as a venue for sporting fixtures and events that require a capacity in excess of existing post earthquake operating facilities in the City.

It is proposed that the stadium will operate only until permanent facilities are operational. A simple sunset provision is established being 31 December 2017. On that date the Open Space 3CS (Christchurch Stadium) planning provisions will cease to exist and the existing zoning of the site Open Space 3 will resume. The effect of the sunset clause is that use of the stadium and the authorisation of its structures under the special rules will cease unless a new resource consent under the Open Space 3 (Metropolitan Facilities) zone provisions has been granted or a new zoning put in place in accordance with normal processes under the Resource Management Act 1991.

Environmental Results Anticipated

- A temporary multi purpose stadium will operate as a permitted activity until 31 December 2017 after which date it is anticipated a more permanent facility will be operational elsewhere.
- Buildings and structures will be located within the building platforms illustrated on the Appendix 6b Outline Development Plan and the building envelope (determined by maximum heights and recession planes including specific exemptions for certain structures) is designed to reduce adverse impacts upon adjacent residential properties.
- A narrow range of activities in character with existing or permitted uses at the location are provided for in the zone including night-time use for sporting and other events including concerts. This is in recognition of the need to provide a temporary venue to accommodate national and international sporting events and other events while permanent facilities are being re-established elsewhere in the City.
- Adverse effects generated by the activities occurring in the zone will be avoided or mitigated through the development and activity standards of this plan amendment including the use of Event Management Plans that address noise, traffic and transport and lighting and the operation of the Stadium. Notwithstanding this, higher noise and light levels that are generally tolerated will be received in adjacent Living Zones during sporting and other events

2.0 Rules

Updated 16 November 2009

Guide to using these rules

Step 1: Establish what zone applies to the open space or reserve.

Step 2: Check whether the proposed activity meets all of the development standards for the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

Step 3: Check whether the proposed activity meets all of the community standards for the zone.

If not, the application will need to be made for a resource consent, assessed as a discretionary activity in respect to the whole activity.

Step 4: Check whether the proposed activity meets all of the critical standards for the zone (Open Space 3C and 3D zones only).

If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Step 5: Check any city rules that may apply to the proposed activities. If any of these standards are not met, consent will be required in respect of these rules.

If the activity complies with all of the zone rules and city rules, it shall be a permitted activity.

Note: The standards may specify an activity as being a controlled activity (Open Space 3D Zone only) or discretionary activity or non-complying activity.

2.1 Categories of activities

Updated 21 September 2007

2.1.1 All Open Space Zones (except the Open Space 3CS (Christchurch Stadium) Zone)

Updated 21 December 2011

(a) Any activity which complies with:

- all of the Development Standards under Clause 2.2;
- all of the Community Standards under Clause 2.3;
- all of the Critical Standards under Clause 2.4, shall be a **permitted activity**.

(b) Any activity which complies with all of the critical standards and community standards, but does not comply with any one or more of the Development Standards under Clause 2.2, shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any activity which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 2.3, shall be a **discretionary activity**.

(d) Any activity which does not comply with any one or more of the critical standards in clause 2.4 shall be a **non-complying activity**.

(e) Clarification of categories of activities:

The standards may also specify that an activity is a controlled activity or a discretionary activity or a non-complying activity. In the case of a controlled activity, the exercise of the Council's discretion shall be confined to the matter(s) subject to that standard.

2.1.2 Open Space 3A, 3B, 3C and 3D Zones

Updated 15 August 2011

(a) Shirley, Avondale and Waimairi Beach Golf Courses - Open Space 3B Zone

All standards applicable on these three sites to activities other than golf courses and activities provided for under 2.3.2 and 2.3.3 below shall be those for the Living 1 zone.

Note : Subdivision for residential activities shall require a resource consent under Part 14.

(b) All other sites - Open Space 3B Zone

All standards applicable to activities other than recreation activities and activities provided for under 2.3.2 and 2.3.3 below, shall be those for the following zones:

Addington Racecourse	Living 2 Zone
Riccarton Racecourse	Living 2 Zone
Jade Stadium	Business 3B Zone
Rugby Park	Living 1 Zone
Western Park	Living 1 Zone
Kearneys Park	Living 1 Zone
Rangers Park	Living 1 Zone
Wilding Park	Living 1 Zone
Christchurch Park	Living 1 Zone

(**Note** : Subdivision for residential activities shall require a resource consent under Part 14.)

(c) Open Space 3A and 3D (Rosebank only) Zones

All standards applicable to activities, other than recreation activities and activities provided for under 2.3.2 and 2.3.3 below, shall be those for the Rural 4 Zone.

(d) Open Space 3C Zone

All standards applicable to activities, other than recreation activities and activities provided for under 2.3.2 and 2.3.3 below shall be those for the Rural 2 Zone.

(e) Open Space 3D (Christchurch Golf Resort) Zone

All activities and standards (including subdivision) applicable to those activities, other than recreation activities and activities provided for under 2.3.2 and 2.4.20 below, shall be those for the Rural 3 Zone.

2.1.2A Open Space 3CS (Christchurch Stadium) Zone - Categories of Activities

Updated 21 December 2011

(a) The establishment and operation of a temporary sports and entertainment facility in accordance with the activities listed in Appendix 6 shall be a permitted activity, controlled or restricted discretionary activity as determined by those specific rules.

(b) In any instance where Appendix 6 does not contain a provision but the activity would otherwise meet the development and community standards for the Open Space 3 (Metropolitan Facilities) Zone the activity shall be permitted.

(c) Any activity that does not meet the development and activity standards of the Open Space 3CS Zone or any stadium use or temporary activity ancillary to the operation of Christchurch Stadium and which does not meet the development and community standards of the Open Space 3 (Metropolitan Facilities) Zone shall be a restricted discretionary activity.

(d) The stadium will cease operating under these permitted activity standards or any resource consent approved under this temporary planning framework and rely on the Open Space 3 (Metropolitan Facilities) Zone by 31 December 2017 or such earlier time as a replacement venue is fully operational, unless a resource consent has been granted under the Open Space 3 (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.

2.1.2B Open Space 3CS (Christchurch Stadium) Zone - Temporary Zoning

Updated 21 December 2011

(a) The temporary Christchurch Stadium permitted by the Open Space 3CS (Christchurch Stadium) Zone, 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 2017 or such earlier date as a replacement venue is fully operational, unless permitted pursuant to the rules of the underlying Open Space 3 (Metropolitan Facilities) Zone or authorised by resource consent.

(b) On 31 December 2017 or such earlier date that a replacement venue is fully operational the City 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.

(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:

(2) 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.

2.1.3 Reference to City Rules

Updated 21 December 2011

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

The rules of the Open Space 3CS (Christchurch Stadium) Zone are outlined in Appendix 6. In any instance where there is a specific conflict or inconsistency between the provisions in Appendix 6 and any provision in the City Plan, the provisions of Appendix 6 shall prevail.

Where further definition or interpretation of the rules in Appendix 6 is required the City Wide rules and definitions found in Volume 3, Part 1 of the City Plan will apply.

2.1.4 Ecological heritage sites

Updated 14 November 2005

To avoid duplication, the three ecological heritage sites referred to in these rules are contained in Part 4, Appendix 2.

2.2 Development standards

Updated 16 November 2009

Any applications arising from non-compliance with development standards in the Open Space 3A Zone or Clause 2.2.2(g), 2.2.2(h) and 2.2.8, of the Open Space 3D Zone (Clearwater and Isaac Conservation Park only) will not require the written approval of affected persons and notice of applications under these clauses need not be served on affected persons and applications need not be notified.

2.2.1 Separation from neighbours

Updated 15 August 2011

All buildings shall be set back from the boundary with any zone other than a road zone or from an internal boundary as specified by the following minimum distances:

- (a) Open Space 1, 2 (except central New Brighton), and 3C Zones 10m
except that in the Open Space 3C Zone particular activities are not permitted south of the 300m line shown on the development plan in Part 6, Appendix 1. (Refer to Critical Standard 2.4.1)
- (b) Open Space 2 Zone central New Brighton 3m
- (c) Open Space 3, and 3A Zones 20m
- (d)
- (i) Open Space 3D Zone
- Clearwater
all Activity Areas except Resort Community Activity Area 4 20m
Clearwater Resort Community Activity Area 4 12m
(Refer also to Development Standard 2.2.5)
 - Isaac Conservation Park - mineral extraction activity and concrete batching plant 20m
 - Rosebank 10m
 - Isaac Conservation Park - other activity 10m
- (ii) Within Open Space 3D (Clearwater) Zone - Resort Community (RC) Activity Area (1-6) only:
Minimum building setback from internal boundaries shall be 3m, except
- where buildings on adjoining sites have a common wall along an internal boundary, no set back is required along that part of the boundary covered by such a wall except on sites 250m² - 400m² this shall apply to a single boundary only
- (iii) Within Open Space 3D (Clearwater) Zone - other Activity Area adjoining Resort Community Activity Area:
Minimum building setback from any boundary that adjoins a site or sites within the Resort Community Activity Area shall be 3m.
- (e) Open Space 3B Zone
- Christchurch Park
 - Wilding Park
 - Rugby Park
 - Western Park
 - Kearneys Park
 - Rangers Park
 - Shirley Golf Course
 - Avondale Golf Course
 - Waimairi Beach Golf Course
 - Jade Stadium 10m
- except that** residential units may be set back a minimum distance of 3m from the boundary
- (f) Open Space 3B Zone
- Addington Racecourse
 - Riccarton Racecourse 20m
- (g) Open Space 3D (Christchurch Golf Resort) Zone
- Rural Zone boundary, which is not also a road boundary 20m

2.2.2 Street scene

Updated 15 August 2011

All buildings shall be set back from public or private road boundaries by the following minimum distances:

- | | | |
|-----|--|------------|
| (a) | Open Space 1 and 2 (except central New Brighton) Zones | 5m |
| (b) | Open Space 2 Zone central New Brighton | 3m |
| (c) | Open Space 3 and 3C Zones | 10m |
| | except that in the Open Space 3C Zone particular activities are not permitted within 150m of the southern boundary of Wigram Road opposite its intersection with Treffers Road, as shown on the development plan in Part 6, Appendix 1. (Refer to Critical Standard clause 2.4.3) | |
| (d) | Open Space 3B Zone | |
| | <ul style="list-style-type: none"> • Wilding Park • Rugby Park • Western Park • Kearneys Park • Rangers Park • Christchurch Park • Jade Stadium | 10m |
| (e) | Open Space 3B Zone | |
| | <ul style="list-style-type: none"> • Addington Racecourse • Riccarton Racecourse • Shirley Golf Course • Avondale Golf Course • Waimairi Beach Golf Course | 20m |
| (f) | Open Space 3A Zone | 25m |
| (g) | Open Space 3D (Rosebank only) Zone | |
| | <ul style="list-style-type: none"> • Johns Road • Groynes Entrance No. 2 | 25m
20m |
| (h) | Open Space 3D (Isaac Conservation Park) Zone | |
| | <ul style="list-style-type: none"> • mineral extraction activity and concrete batching plant • other activities | 20m
15m |
| (i) | Open Space 3D (Clearwater) Zone - Resort Community Activity Area, residential activities 4.5m except where a garage has a vehicle door generally facing a private or public road or shared access lot or access strip the minimum garage setback shall be 5m from the road, private road, access lot or access strip boundary. | |
| (j) | Open Space 3D (Christchurch Golf Resort) Zone | |
| | Setback from Turners Road and Spencerville Road and that part of Teapes Road adjoining land legally described as CB30D/379, Lot 1 DP 23116 | |
| | <ul style="list-style-type: none"> • Resort Community and Academy Activity Area | 100m |

2.2.3 Height

Updated 15 August 2011

The maximum height of any building shall be:

(a) Open Space 1 and 2 (except central New Brighton)Zones	8m
(b) Open Space 2 Zone central New Brighton	6m
(c) Open Space 3 and 3A Zones	20m
(d) Open Space 3B Zone	
• Christchurch Park	
• Wilding Park	
• Rugby Park	
• Western Park	
• Kearneys Park	
• Rangers Park	
• Shirley Golf Course	
• Avondale Golf Course	
• Waimairi Beach Golf Course	8m
(e) Open Space 3B Zone	
• Riccarton Racecourse	20m
(f) Open Space 3B Zone	
• Addington Racecourse	25m
(g) Open Space 3B Zone	
• Jade Stadium	35m
(h) Open Space 3C Zone	14m
except any building or part of a building within 100m of a living zone boundary, which shall not exceed 8m in height.	
(i) Open Space 3D Zone	
Clearwater Activity Areas	
• RC(7) - resort hotel only (except chimney - 24m)	20m
- other buildings	8m
• RC(1-6)	8m
• C/F	11m
• Other	4m
(j) Open Space 3D Zone	
• Rosebank	8m
• Isaac Conservation Park	8m
(k) The provisions of subclauses 2.2.3 (a)-(g) do not apply to goal posts	
(l) Open Space 3D (Christchurch Golf Resort) Zone	
Golf / Open Space Activity Area	8m
Academy Activity Area - Sport Complex	9m
- Other buildings	8m
Resort Community Activity Area	8m
- Accessory Buildings	5m
Maintenance Activity Area	8m
Driving Range Activity Area	8m

2.2.4 Sunlight and outlook for neighbours

Updated 15 August 2011

(a) Structures, other than poles in the Open Space 3B Zone, and buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above the boundary with a living zone as shown in Appendix 1, Part 2 (Living Zones).

Note : There is no recession plane requirement for sites located in the Open Space zones that adjoin only sites that are not zoned Living.

(b)

(i) In Open Space 3D (Clearwater) Zone - Resort Community Activity Areas (1-6), and in the Open Space 3D (Christchurch Golf Resort) Zone - Resort Community Activity Area, buildings shall not project beyond a building envelope constructed by recession planes measured from points 2.3m above internal boundaries as shown in Diagram B of Part 2 Appendix 1, except where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall except on sites 250m² -400m² this common wall exception shall apply to a single boundary only.

(ii) Sites in other Activity Areas adjoining sites within Resort Community Activity Areas (1-6), buildings shall not project beyond a building envelope constructed by recession planes measured from points 2.3m above the boundary of the site within the Resort Community Activity Area as shown in Diagram B of Part 2 Appendix 1.

(c) The level of site boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

2.2.5 Visual amenity

Updated 15 August 2011

(a) Open Space 2, 3A and 3B Zones

Where buildings and/or areas of impervious surfaces are located within 20m of a road boundary or zone boundary, the site shall be planted for a minimum depth of 3m from these boundaries, with trees or shrubs capable of reaching a height of at least 1.8m at maturity. This standard shall not apply to the conversion of grass courts to artificial playing surfaces in the Open Space 3B Zone - Wilding Park.

(b) Open Space 3, 3B, and 3D (Christchurch Golf Resort) Zones

Outdoor storage areas shall be screened from adjoining sites and roads by either planting, wall(s), fence(s) or a combination 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.

(c) Open Space 3C Zone

(i) A landscaped area a minimum of three metres wide shall be established along all road boundaries and shall be planted with a minimum of one tree for every 10 metres of frontage. Trees shall not be planted a distance of more than 15m apart or closer than 5m. Adjacent to State Highways 73 and 75 however, 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.

(ii) The landscaped area along the Curletts Road frontage shall be mounded to a height of at least 1.5m to minimise the transmission of noise to residential areas on the other side of Curletts Road (State Highway 75) and, in conjunction with the planting to be established in accordance with the preceding standard, substantially to screen activities within the Agribusiness Centre from the view of drivers on that road.

(iii) A minimum of one tree per 5 car-parking spaces shall be required for sealed members' carparking areas designed to accommodate more than 100 cars.

(d) Open Space 3D Zone

- Rosebank

(i) The site shall be planted for a minimum depth of 5m from road boundaries (including the Groynes Entrance No. 2 road) with trees or shrubs capable of reaching a height of at least 1.8m at maturity; and

- (ii) A minimum of one tree per five car parking spaces shall be planted.
- Clearwater - Resort Community Activity Area 5 only
 - (i) Where buildings and/or areas of impervious surfaces are located within 50m of a boundary with another Open Space zone, the area of the setback shall be planted for a minimum depth of 8m from these boundaries, with trees or shrubs capable of reaching a height of at least 8m at maturity and shall not be less than 1.5 metres high at the time of planting.

(e) External Appearance and Layout of Buildings in the Academy Activity Areas - Open Space 3D (Christchurch Golf Resort) Zone

The construction of any buildings within the Academy Activity Areas shown on the Outline Development Plan for the Open Space 3D (Christchurch Golf Resort) Zone shall be controlled activity.

The Council has reserved control over the following matters:

- The layout of buildings and carparking including consideration of their relationship to the Golf/Open Space Activity Area;
 - The provision of connections between the buildings including walkways and cycleways;
 - External design of buildings;
 - External colour and materials of buildings, including the reflectivity of the materials to be used on the exterior of the buildings; and
 - Landscape treatment.
- (f) Reflectivity - Open Space 3D (Christchurch Golf Resort) Zone

No roof in the Academy, Resort Community and Driving Range Activity Areas shall have a reflectivity value greater than 35%.

2.2.6 Access and parking - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

- (a) The route and formation of access to the Isaac Conservation Park, and the location and form of carparking associated with the Isaac Conservation Park, shall be a restricted discretionary activity with the Council's discretion restricted to those matters listed in the relevant assessment criteria clause 3.2.17.
- (b) Traffic associated with the mineral extraction activity and concrete batching plant within the Open Space 3D (Isaac Conservation Park) shall utilise the existing access point to McLeans Island Road. Any alternative access point for quarrying activity shall be a discretionary activity.

2.2.7 Scale and staging mineral extraction activities - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

Any mineral extraction activity that will result in an area of excavation exceeding 2ha within the zone shall be a restricted discretionary activity, with the Councils' discretion limited to:

- (i) the visual impacts of the mineral extraction and any associated activities
- (ii) methods of screening the activity from public places and adjacent properties
- (iii) methods to be employed to prevent dust nuisance
- (iv) the volume and areal extent of the excavation when completed
- (v) the length of time the area is to be left unsoiled and/or unvegetated

- (vi) the rehabilitation methods proposed including the timeframe for these
- (vii) traffic effects associated with heavy vehicles
- (viii) the provisions of any approved Isaac Conservation Park Management Plan.

2.2.8 Custodial/Management residential units - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

Residential units for custodial or management purposes for mineral extraction activity in the Isaac Conservation Park shall be a restricted discretionary activity with the Council's discretion restricted to those matters listed in assessment criteria clause 3.2.19.

2.2.9 Concept Plan - Open Space 3D Zone (Clearwater) Resort Community Activity Areas (2, 4, 5 and 6)

Updated 16 November 2009

Prior to any development taking place within Resort Community (RC) Activity Area 2, Area 4, Area 5 or Area 6 shown on the Clearwater Outline Development Plan contained in Appendix 2, a Concept Plan incorporating the following elements shall be submitted to the Council with respect to that Activity Area for consideration as a restricted discretionary activity with the Council's discretion limited to the matters in assessment criteria clause 3.2.10:

- (i) Road layout (both public and private roads) including links to adjoining sites and open space zones
- (ii) Indicative subdivision design, including resultant allotment density and distribution or where subdivision is not proposed, indicative development layout and location of multi unit development including provision for allotments greater than 1500m² near boundaries with rural zones.
- (iii) Pedestrian facilities/walkways including links to adjoining sites and open space zones
- (iv) Cycle ways including links to adjoining sites and open zones
- (v) Location of sites for built development (residential units, accessory buildings or resort hotel buildings) in relation to open space areas within the zone and to zone boundaries
- (vi) Provisions for stormwater management
- (vii) Indicative landscape treatment for roads, pedestrian facilities, cycleways, waterbodies, and where applicable, adjacent to zone boundaries
- (viii) Location and species of existing vegetation to be retained or removed
- (ix) Existing or proposed landscape features including waterbodies

Any subsequent development that does not comply with the Concept Plan as approved by Council shall be a limited discretionary activity with the Council's discretion limited to (i) to (ix) above.

2.2.10 Golf Course Construction, Planting and Maintenance - Open Space (Christchurch Golf Resort) Zone

Updated 15 August 2011

The construction and maintenance of a golf course and establishment and maintenance of planting within the Golf/Open Space Activity Area as shown on the Outline Development Plan contained in Appendix 5 shall be a restricted discretionary activity, with the Council's discretion limited to the assessment of a Management Plan which deals with the matters listed in assessment criteria clause 3.2.22

The application shall not require the written consent of other persons and shall be non-notified.

2.2.11 Implementation of Planting - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

Prior to the erection of any buildings in the Resort Community or Academy Activity Areas boundary plantings in accordance with 2.2.10 shall have been completed along the boundary of the Open Space 3D (Christchurch Golf Resort) Zone as shown on the Outline Development Plan contained in Appendix 5.

Note: The detailed species, width and density of plantings shall be in accordance with the resource consent approved under rule 2.2010.

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Building adjacent to waterways and the coastline
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, Access and Manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

2.3 Community standards

Updated 14 November 2005

2.3.1 Buildings and green space

Updated 15 August 2011

(a) Open Space 1 Zone

(i) Buildings shall be limited to children's play equipment (unless approved as a discretionary activity).

(ii) Parking areas for the use of motor vehicles shall be limited to a maximum of 6 parking spaces per open space or reserve and associated access.

(iii) The maximum net area of any site covered by impervious surfaces, other than footpaths and cycle tracks, shall be 5%.

(b) Open Space 2 (excluding sites identified as ecological heritage sites), 3, 3A, 3B, 3C and 3D (Rosebank) Zones.

(i) The maximum area of any site or reserve covered by any single building (exclusive of children's play equipment) shall be as specified in **column A** of Table 1; and

(ii) The maximum percentage of the net area of any site or reserve covered by buildings shall be as specified in **column B** of Table 1; and

(iii) The maximum percentage of the net area of any site or reserve covered by impervious surfaces (other than footpaths, artificial playing surfaces and cycle tracks, and excluding buildings) and/or in the case of the Open Space 2 and 3 Zone areas (other than Ruapuna Raceway) under exclusive lease arrangements, shall be as specified in column C of Table 1.

(c) Open Space 3D (Clearwater) Zone

The maximum area of any site covered by buildings or impervious surfaces shall be as specified in Table 2.

(d) Open Space 3D (Isaac Conservation Park) Zone

The maximum area of the zone covered by buildings shall be 0.15% of the total zone area provided that the maximum area of any single building shall be 500m². The maximum area of the zone covered by impervious surfaces (excluding buildings) shall be 0.15% of the total zone area.

(e) The total area of the Open Space 3D (Clearwater and Isaac Conservation Park) Zones covered by buildings or impermeable surfaces shall not exceed 5% of the total zone area.

(f) Open Space 3D (Clearwater) Zone - multi unit developments Resort Community Activity Areas 1-6

Where two or more residential or resort hotel units that individually have a site size of less than 150m² are contained within a single building, the maximum ground floor area of that building shall not exceed 600m².

(g) Open Space 3D (Christchurch Golf Resort)

The maximum area of the zone covered by buildings shall not exceed 5.5%.

Within the Academy Activity Area the maximum area covered by buildings shall not exceed 30%.

For the purpose of rules (ii) and (iii), site in relation to any buildings located at Addington Racecourse, including the Christchurch Sports and Entertainment Centre building and accessory buildings thereto, shall be defined as the Addington Raceway Ltd site (Pt Lot 1 DP 2836, Lot 19 DP 2835, Lot 20 DP 11792, Pt RS 145, Pt Lot 1 DP 11792, Lot 1 DP 6944, Pt Lot 1 DP 4460, Lot 5 DP 12877, Lots 1 and 2 DP 12927).

Table 1	A	B	C
Open Space 2 Zone	100m ²	1%	30%
Open Space 2 Zone (Rawhiti, South Brighton and Spencer Parks)	500m ²	3%	10%
Open Space 2 Zone (central New Brighton)	100m ²	12%	75%
Open Space 3 Zone	500m ²	5%	30%
Open Space 3 Zone (Porritt Park)	750m ²	5%	30%
Open Space 3 Zone (Ruapuna Raceway)	1500m ²	5%	30%
Open Space 3A Zone	500m ²	1%	5%
Open Space 3B Zone (Addington and Riccarton Racecourses, excluding Christchurch Sports and Entertainment Centre)	5000m ²	5%	30%
Open Space 3B Zone (Christchurch Sports and Entertainment Centre)	11,500m ²	n/a	n/a
Open Space 3B Zone (Jade Stadium)	5000m ²	25%	n/a
Open Space 3B Zone (Wilding, Christchurch, Rugby, Western, Kearneys and Rangers Parks)	500m ²	10%	n/a
Open Space 3B Zone (Shirley, Avondale and Waimairi Beach Golf Courses)	500m ²	1%	5%
Open Space 3C Zone (exclusive of retention basin as shown on Appendix 1)	5000m ²	5%	5%
Open Space 3D Zone (Rosebank)	n/a	12%	15%

Table 2			
Activity Area	Site size	Net area of any site covered by buildings (maximum)	Net area of any site covered by impervious surfaces (excluding buildings) (maximum)
RC7		100%	N/a
RC1-6	Less than 150m ²	100%	N/a
	150-249m ²	75%	N/a
	250-399m ²	50%	30%
	400-999m ²	40%	20%
	1000-1999m ²	30%	15%
	2000-4000m ²	20%	10%
	4000m ² +	10% or 2000m ² (whichever is less)	5% or 400m ² (whichever is less)
C/F		100%	N/a
G		800m ² maximum	N/a

2.3.2 Use of site and buildings

Updated 15 August 2011

(a) Open Space 3B Zone

Any site and buildings shall only be used for non-motorised, recreation activities, and for accessory administrative, social, professional and retail activities except that Addington and Riccarton Racecourses and Jade Stadium may also be used for exhibitions and conventions.

(b) Open Space 1 Zone

Retailing shall be limited to the sale of tickets, food and beverages for consumption on the site, equipment and the sale of tickets, equipment and souvenirs ancillary to and associated with the recreation activities on the site.

(c) Open Space 2, 3 and 3A Zones

Any site and building shall only be used for recreation activities and accessory administrative, social, professional and retail activities. Except within the Open Space 2 zone in central New Brighton where any site and building shall only be used for recreation and community activities, and accessory administrative, and retail activities.

(d) Open Space 3C Zone

Any site or buildings shall be sited generally in accordance with the Development Plan contained in Part 6, Appendix 1 and only be used for:

- (i) the display and showing of livestock;
- (ii) trade displays and demonstrations;
- (iii) machinery demonstrations;
- (iv) equestrian events and associated club facilities;
- (v) model livestock farming and horticultural units;
- (vi) ancillary restaurants and licensed liquor facilities;
- (vii) the sale of livestock, including a sales auditorium;
- (viii) administration and professional offices associated with the provision of services to the agricultural and horticultural industries;
- (ix) businesses involved in the sale of goods and services related to the agricultural and horticultural industries;
- (x) premises for the day-to-day operations and social functions of organisations and clubs which exhibit in the agribusiness centre;
- (xi) tourist displays and activities associated with agriculture and horticulture;
- (xii) dog trialing;
- (xiii) facilities for the research and development of products and services for the agricultural and horticultural industries;
- (xiv) organised sports;
- (xv) short-term carnivals, bazaars, fairs, exhibitions;
- (xvi) agro forestry demonstration plots;
- (xvii) carparking;
- (xviii) accessory buildings including storage, workshops and managers' residences.

(e) Open Space 3D Zone (Rosebank)

Any site or buildings shall only be used for:

- (i) sports facilities
- (ii) restaurants
- (iii) conference facilities and travellers accommodation, restaurants and facilities for the consumption of liquor for those staying or dining on the premises, places of assembly.
- (iv) rural based manufacturing demonstration complexes ancillary to and part of travellers accommodation.
- (v) retail activities for the sale of produce processed on site, where the maximum area of retail activities is no more than 100m²

(f) Open Space (Christchurch Golf Resort) Zone

The scale of building development in the Open Space 3D (Christchurch Golf Resort) Zone shall not exceed:

Within the Academy Activity Area shown on the Outline Development Plan in Appendix 5 the following buildings shall not exceed a maximum building footprint of:

(i)	Golf Clubhouse	1000m ²
(ii)	Sport Complex	2000m ²
(iii)	Dormitory / Education Facilities	1600m ²
(iv)	Each Resort Apartment Building Located in Area A	1300m ²
(v)	Each Resort Apartment Building Located in Area A1	6500m ²

(g) Within the Academy Activity Area shown on the Outline Development Plan in Appendix 5 the number and size of Resort Apartment bedrooms shall be limited to:

- (i) 338 bedrooms
- (ii) A minimum internal floor area of:
 - 2 bedrooms 100m²
 - 3 or more bedrooms 130m²

For the purposes of this rule this minimum internal floor area excludes car parking, garaging, or balconies allocated to each resort apartment.

(h) Within the Resort Community Activity Area, shown on the Outline Development Plan in Appendix 5 the number and size of residential units shall be limited to:

- (i) 141 residential units
- (ii) one residential unit per site.
- (iii) The maximum building footprint of any residential unit shall not exceed 400m².

(i) Within the Driving Range Activity Area, shown on the Outline Development Plan in Appendix 5 buildings shall not exceed a footprint of 800m².

(j) Within the Golf/Open Space Activity Area, shown on the Outline Development Plan in Appendix 5 there shall be no buildings other than buildings for utilities, such as water supply or waste water.

(k) Lighting

(i) Lighting within the Driving Range Activity Area shown on the Outline Development Plan in Appendix 5 shall be a controlled activity with Council's consideration restricted to the following matters;

- the design and distribution of ground mounted lights within the driving range located with Activity Area D;
- the height and distribution of lighting attached to and associated with the Driving Range building and tee areas contained within Activity Area D1.

2.3.3 Residential units or other accommodation

Updated 14 November 2005

- (a) Only one residential unit may be erected on any site or reserve shown zoned as Open Space 2, 3, 3A, and 3B and two residential units on land zoned Open Space 3C on the planning maps, such unit being provided only for custodial or management purposes for that facility.
- (b) The erection of any residential unit in the Open Space 1 Zone shall be a discretionary activity.
- (c) The erection of any travellers' accommodation shall be a discretionary activity in all open space zones, except as provided for in Clause 2.3.2 above in the Open Space 3D Zone.

2.3.4 Development plan - Open Space 3C Zone

Updated 14 November 2005

All activities shall be located generally in accordance with the development plan in Part 6 Appendix 1.

Vehicular access shall be provided to both Wigram and Curletts Roads, generally as shown in Appendix 1 Section 6. Access for livestock vehicles shall only be from Wigram Road. There shall be no vehicular access between the Open Space 3C Zone and the reserve areas adjoining its southern and western boundaries.

2.3.5 Development plan - Open Space 3D (Rosebank) Zone

Updated 16 November 2009

All activities within the zone (Rosebank) shall be located generally in accordance with the development plan in Part 6 Appendix 4.

2.3.6 Protection of native vegetation, natural features and existing landscape character - Open Space 2 Zone

Updated 14 November 2005

Ecological heritage sites 11.05, 3.13 and 19.01 identified in Part 4 Appendix 2 only.

(a) Vegetation removal

The maximum removal or loss of native vegetation indigenous to the area in any continuous five year period shall be 100m² per hectare. The area per hectare shall not be aggregated over the total area of the site, except for:

- (i) maintenance and weed control (including the clearance of existing drains and ponds);
- (ii) the construction or maintenance of tracks provided their width is not greater than 1.5m;
- (iii) the planting of species indigenous to the site.

(b) Planting

The planting of exotic species or native plants of non-local origin, shall be a discretionary activity, except where:

- (i) planting involves the 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);
 - (ii) planting consists of oversowing with exotic grasses.
- (c) Site Coverage

The maximum area of the site to be covered by buildings shall be 40m^2 .

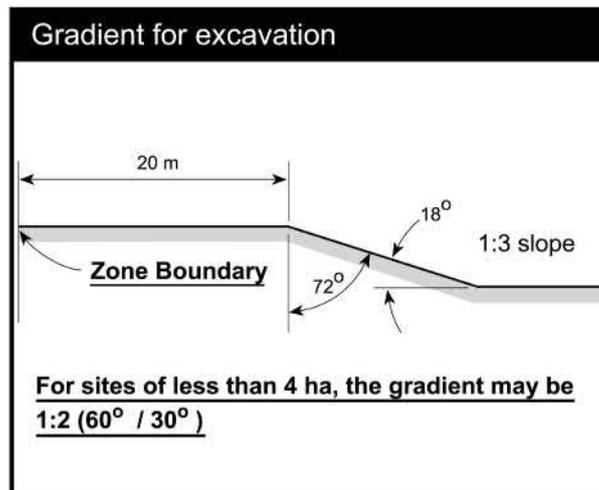
2.3.7 Setback distance and gradient for excavation - Open Space 3D Zone (Isaac Conservation Park) - Activity Area Q

Updated 29 June 2012

(a) No mineral extraction or concrete batching shall take place within 20 metres of a zone or road boundary.

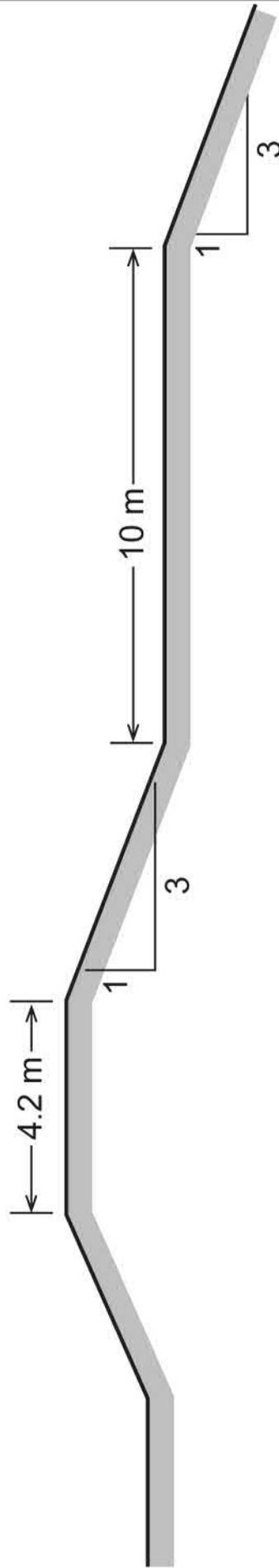
(b) No mineral extraction or concrete batching shall take place within 6m of the boundary of an adjoining allotment, unless it is held in common ownership.

(c) No excavation shall cut below the surface with a gradient greater than 1:3 measured from a point 20 metres from the site boundary as shown on the diagram below; provided that where an allotment being worked is less than 4ha, the maximum gradient shall be 1:2 (see diagram below).



(d) No excavation shall cut below a surface with a gradient of 3 (horizontal) to 1 (vertical) measured from a point commencing 10 metres from the toe of any existing or consented stopbank (see diagram below). (Plan Change 32 Decision)

Gradient for excavation near stopbanks



2.3.8 Loading - Open Space 3D Zone (Isaac Conservation Park) - Activity Area Q

Updated 16 November 2009

All loading and unloading of vehicles shall occur within the zone and not on legal roads, and any spillage of quarried materials on land in adjoining road zones must be cleared within 24 hours.

2.3.9 Stockpiling - Open Space 3D Zone (Isaac Conservation Park) - Activity Area Q

Updated 16 November 2009

Stockpiles of extracted minerals or other material shall not exceed 5 metres in height above the natural ground level before excavation, or be located within 50 metres of the zone boundary or 150m of the banks of a waterway.

2.3.10 Hours of operation - Open Space 3D Zone (Isaac Conservation Park) - Activity Area Q

Updated 16 November 2009

All extraction, transportation and processing of materials shall be limited to the following hours: Monday to Saturday 0600 hours to 1800 hours. No extraction, transportation or processing of materials shall take place on Sundays or public holidays.

2.3.11 Location of crushing plant and concrete batching plant - Open Space 3D Zone (Isaac Conservation Park) - Activity Area Q

Updated 16 November 2009

All equipment involved in the crushing of aggregates, the screening of imported fill material or the batching of concrete, shall be located a minimum of 100m from a zone or road boundary.

2.3.12 Visual amenity - screening - Open Space 3D Zone (Isaac Conservation Park) - Activity Area Q

Updated 16 November 2009

Quarry sites shall be screened from road frontages and zone boundaries by either:

- (i) tree planting 20 metres in depth consisting of a minimum of five rows of evergreen trees capable of reaching a height of at least 8m at maturity and shall be not less than 1.5 metres high at the time of planting; or
- (ii) vegetated earth mounding to a minimum height of 3m with a single row of evergreen trees capable of reaching a height of at least 8m at maturity and not less than 1.5 metre high at the time of planting located between the mounding and the road or zone boundary, provided that the total depth of trees and mounding is a minimum of 20m.

2.3.13 Creation of waterbodies Open Space 3D Zone (Clearwater and Isaac Conservation Park)

Updated 16 November 2009

The creation of waterbodies in the Open Space 3D (Clearwater and Isaac Conservation Park) Zone shall be a discretionary activity.

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

2.4 Critical standards

Updated 14 November 2005

2.4.1 Livestock facilities - Open Space 3C Zone

Updated 14 November 2005

- (a) Any activity involving the sale of livestock or side show entertainment shall not be permitted south of the 300m line shown on the development plan in Part 6, Appendix 1.
- (b) All permanently constructed livestock pavilions are to be roofed and have concrete floors.
- (c) All livestock pavilions are to be cleared of effluent within 24 hours following any sale or show event involving the display of animals.
- (d) All areas used for the regular loading and unloading of animals and parking and turning of stock trucks shall be sealed.
- (e) Washdown facilities for vehicles transporting stock shall be provided on site.
- (f) All effluent from sealed surfaces and all washdown water shall be disposed of to the City Sewerage System.

2.4.2 Exclusion of noise generating activities and camping grounds - Open Space 3C Zone

Updated 14 November 2005

No activity shall involve the following:

- (a) outdoor musical events and concerts;
- (b) camping grounds;
- (c) motor vehicle sporting events.

2.4.3 Development plan - Open Space 3C Zone

Updated 14 November 2005

All activities within the zone shall be located generally in accordance with the development plan in Part 6, Appendix 1.

2.4.4 Separation from Wigram Road - Open Space 3C Zone

Updated 14 November 2005

Any activities, other than carparking, are prohibited activities within the 150m exclusion area from the southern boundary of Wigram Road opposite its intersection with Treffers Road, as shown on the development plan in Part 6, Appendix 1. This restriction shall only apply whilst 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.

2.4.5 Flood protection - Open Space 3D Zone

Updated 16 November 2009

- (i) Clearwater
- (a) Building locations and ground/floor levels

All residential units and resort hotel buildings or parts of buildings used for residential or resort hotel purposes shall only be located within the areas shown as Resort Community areas on the outline development plan in Appendix 2. Ground levels within these areas identified in Column A of Table 3 shall be maintained at or above minimum levels defined by the following:

- (i) a plane sloping west to east over the full extend of the identified area, where the westernmost and easternmost points area identified in Column B of Table 3 and where the height and slope of the plane is defined by the levels in Column C of Table 3;
- (ii) building floor levels shall be a minimum of 250mm above minimum ground levels required by (i).

- (b) General ground profiles

Ground profiles outside the Resort Community areas shown on the outline development plan in Appendix 2 shall be shaped and maintained so that in a primary stopbank breach flood event flood depths on land in adjacent zones will not be increased by more than 100mm compared to pre-development levels.

- (c) Primary sewage treatment

Primary sewage treatment facilities shall be located, designed and maintained to be protected from flood damage or escape of contents in the event of flooding due to stopbank breach floods of up to 1 in 1000 year return period.

Except that provisions (a) and (c) shall not apply in the event that residential units and resort hotel buildings and primary sewage treatment facilities are protected from a 1 in 10,000 year return period flood event by an appropriately located secondary or tertiary stopbank system.

- (ii) Rosebank

No buildings shall be sited outside the areas shown on the outline development plan in Appendix 4. Floor levels within the area shall be maintained at or above a minimum level of 13.25 metres above mean sea level.

Table 3			
Column A	Column B		Column C
Area to which minimum ground levels apply (as shown on plan in Appendix 3b)	Grid reference (NZMS Grid)		Minimum finished ground level (metres above mean sea level)
	Northing	Easting	
RC5 - A			
Westernmost extent	5751420 N	2477660 E	12.05
Easternmost extent	5751719 N	2477909 E	11.9
RC5 - B			
Westernmost extent	5751568 N	2478180 E	11.07
Easternmost extent	5751870 N	2478449 E	10.46
RC5 - C			
Westernmost extent	5751034 N	2478238 E	12.85
Easternmost extent	5751611 N	2478525 E	10.40
RC6	5751014 N	2477695 E	13.8

2.4.6 Access - Open Space 3D Zone

Updated 15 August 2011

(i) Clearwater

Vehicle access to the zone from State Highway 1 (Johns Road) shall be limited to Clearwater Avenue; and an alternative service access road/right of way shall be established from Coutts Island Road for use by service vehicles only.

(ii) Rosebank

No vehicle access shall be permitted from Johns Road.

(iii) Christchurch Golf Resort

Public vehicle access to the zone shall be limited to one access each from Lower Styx Road, Spencerville Road and Teapes Road provided that any vehicles using Teapes Road shall be limited to the servicing of the maintenance compound.

2.4.7 Civil defence - Open Space 3D Zone

Updated 16 November 2009

Clearwater

The resort manager shall maintain and operate civil defence arrangements which enable the safe evacuation of residents and visitors within the zone in an emergency situation.

2.4.8 Scale of building environment - Open Space 3D Zone

Updated 16 November 2009

(a) Open Space 3D Zone (Clearwater)

Activities and buildings in each Activity Area, as specified in the Outline Development Plan contained in Appendix 2 shall be restricted to the following:

- G buildings associated with golf course construction, use and maintenance and activities associated with these

C/F Clubhouse, conference facilities, offices, retailing activities associated with providing services to visitor and resident needs and recreation activities within the zone, restaurants, gymnasium and spa facilities, buildings accessory to these activities and the activities of the RC Activity Area, buildings associated with utility service and treatment facilities and activities associated with these

RC Residential units, resort hotel and accessory buildings and activities associated with these, including in RC(7) only restaurants associated with the resort hotel

OS Buildings associated with the utilisation of open space by the public and activities associated with these.

(b) Open Space 3D Zone (Isaac Conservation Park)

Activities and buildings in each Activity Area, as specified in the Outline Development Plan contained in Appendix 3 shall be restricted to the following:

ICP Buildings and activities associated with conservation, wildlife protection, recreation, park maintenance, park administration, golf courses, agricultural, horticultural or pastoral farming,

ICP/Q Buildings and activities associated with conservation, wildlife protection, recreation, park maintenance, park administration, golf courses, salmon farm, retailing associated with the salmon farm, agricultural, horticultural or pastoral farming, mineral extraction activity and associated buildings, concrete batching plant, retailing associated with the mineral extraction activity.

H/ICP Heritage buildings and activities associated with these buildings, including for public educational and recreational purposes but excluding residential or travellers accommodation activity.

(c) The scale of building development in the Open Space 3D (Clearwater) Zone shall not exceed:

(i) resort hotel - 350 bedrooms including up to 260 bedrooms within the 50dBA Ldn noise contour with up to 52 of those bedrooms within the 55 dBA Ldn noise contour;

(ii) 111 residential units including up to 73 residential units within the 50dBA Ldn contour within Resort Community Activity Areas 1, 2, 3 and 5 and with up to 7 of the 73 within the 55dBA Ldn noise contour within Resort Community Activity Area 1 and 1 of the 73 existing in the G Activity Area west of Resort Community Activity area 1.

(iii) conference facilities - maximum 200 persons.

(iv) retail activities - any retail activity shall be limited to the following:

(a) food and beverage outlet(s);

(b) retail activities other than food and beverage outlets that comprise either a single tenancy, or a group of tenancies sharing vehicle access and/or parking; and that comprise no more than 2000m² gross leasable floor area;

For the purposes of this rule, 'tenancy' shall mean one retail occupancy created by freehold, leasehold, license or any other arrangement to occupy.

(v) Notwithstanding compliance with (iv) above, retail activities shall be non-complying activities where the aggregate gross leasable floor area of:

(a) the proposed retail activity; and

(b) any other existing or approved retail activity floorspace

within the zone exceeds 3000m².

Provided that:

any existing or approved food and beverage outlet shall be excluded from assessment of the gross leasable floor area in (v)(a) and (b) above; and this clause (v) shall not apply to proposed food and beverage outlets.

(vi) For the purposes of applying (v) above:

(a) where:

- a person/applicant (A) obtains retail floorspace information from the Council or any other source; and
- another retail application (B) (for resource consent or for building consent) is approved within the 3000m² threshold, which causes the information obtained by applicant (A) to become outdated;

then the additional retail floorspace in (B) and any consequential breach of rule 2.4.8(c)(v) above by applicant (A) shall be required to be included and assessed by applicant (A), even if their application has already been lodged.

(b) the term 'approved' shall include any retail activity for which resource consent or building consent has been granted; provided that the application of this term:

- shall not include retail activity for which resource consent or building consent has been granted, but which has since been cancelled, or which has lapsed and for which no application has been made within applicable statutory timeframes to extend the time in which to give effect to it; and
- shall not include retail activity for which building consent has been granted but which cannot be given effect to because resource consent for the retail activity is required and has not been obtained; and
- in those situations where more than one application has been made for a retail activity on the same part of a site and no construction progress has been made toward giving effect to any of the proposals, shall only consider the largest floorspace for which resource consent or building consent has been granted.

(d) Retail activities - Open Space 3D (Isaac Conservation Park) Zone

Retail activities shall be restricted to the ICP/Q Activity Area and shall be a single selling place per site of not more than 75m² in area for the sale of the following:

- (i) Fish and game reared, processed and packaged on the site
- (ii) Minerals extracted from the same site.

2.4.9 Aircraft noise exposure - Open Space 3D Zone Clearwater Resort

Updated 16 November 2009

Any new residential units, or any building or part of a building described in Part 4 Appendix 1, and which is between the 55 dBA Ldn noise contour and the 65 dBA Ldn/95 SEL dBA air noise boundary shown on the planning maps shall be insulated from aircraft noise so as to comply with the provisions of that clause.

2.4.10 Outline development plan Open Space 3D (Clearwater, Isaac Conservation Park and the Christchurch Golf Resort) Zone

Updated 15 August 2011

All activities within the Zone (Clearwater, Isaac Conservation Park and the Christchurch Golf Resort) shall be located generally in accordance with the Outline Development Plans in Part 6, Appendices 2, 3 and 5.

2.4.11 Mineral extraction and related processing near waterways - Open Space 3D (Isaac Conservation Park) Zone Activity Area Q

Updated 16 November 2009

No mineral extraction, concrete batching or associated activity shall take place within 150m of the banks of a waterway.

2.4.12 Residential units Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

The establishment of residential units for purposes other than provided for by development standard 2.2.8 shall be a non-complying activity.

2.4.13 Protection of groundwater - Mineral extraction activities Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

Extraction of sands, gravels or other materials shall be limited to 1m above maximum recorded groundwater level.

(Maximum recorded groundwater level will be determined upon consultation with the Canterbury Regional Council).

2.4.14 Establishment of visual screening - Open Space 3D (Isaac Conservation Park) Zone Activity Area Q

Updated 16 November 2009

No extraction or processing of materials including concrete batching shall take place within 100m of a road frontage or zone boundary until landscape planting, either alone or in combination with mounding, to a depth of 20 metres along the full length of that part of the boundary that adjoins the extraction or processing activity, reaches a minimum height of 3 metres.

2.4.15 Staging of development - Open Space 3D (Clearwater) Zone

Updated 16 November 2009

(a) Notwithstanding any other provisions in this Plan that may separately make an activity permitted, controlled, restricted discretionary or fully discretionary, the construction of any building within the Open Space 3D (Clearwater) zone shall be a non-complying activity in the following circumstances:

(i) when vehicles turning right from Clearwater Avenue on to Johns Road experience a delay of 30 seconds or more, except where the intersection of Clearwater Avenue and Johns Road has been upgraded to the requirements of the Christchurch City Council in consultation with New Zealand Transport Agency or equivalent road controlling authority for Johns Road at this location;

(ii) when monitoring and reporting on the intersection delay is not undertaken in accordance with the following requirements:

- The intersection delay shall be determined through monitoring of intersection movements and delays at intervals of no more than six months undertaken over a six day period (Sunday-Friday inclusive) between the hours of 1500 and 1800. The monitoring shall commence no later than 31 May 2006. The average delay for right turning traffic for the busiest hour on each day of the six day monitoring period shall be measured directly and for the purposes of applying this rule the intersection delay shall be deemed to be the highest of the six daily measured peak hour delays. This monitoring shall be undertaken by a qualified traffic engineer on behalf of and funded by Clearwater Land Holdings Limited or its successors in title and results shall be lodged with the Christchurch City Council within 20 working days of the completion of each six monthly monitoring period. This monitoring shall cease at the commencement of intersection upgrading work in accordance with this clause.

- (b) Construction resulting in more than 31 residential units and 200 resort hotel bedrooms within the zone shall be a non-complying activity until:
- (i) wastewater infrastructure diverting all wastewater flows from the Belfast wastewater treatment plant to the City wastewater system is constructed and operational; and
 - (ii) a Council approved additional water main from the Northwest water supply zone connecting into the existing water reticulation in Clearwater resort is constructed, operational and vested in Christchurch City Council.

2.4.16 Intensive livestock management - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

Intensive livestock management, excluding salmon farming, shall be a non-complying activity.

2.4.17 Stockpiling or spreading of manures - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

The stockpiling or spreading of manures shall be a non-complying activity.

2.4.18 Offal pits - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

The creation of any offal pit shall be a non-complying activity.

2.4.19 Management Plan - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

Mineral extraction activity and concrete batching plant within the land area contained within Lot 1 DP 83039, Lots 1 and 2 DP 78859 as at 1 July 2004 shall be a non-complying activity unless a management plan for the Isaac Conservation Park has been approved by the Council, and the proposed mineral extraction activity and concrete batching activity is in accordance with the provisions of that management plan.

The management plan shall include but not be limited to, in both plan form and explanatory material:

- (i) An overall concept plan for the Park, including the objectives of the Park;
- (ii) the extent and type of recreation activity provided for;
- (iii) location, construction and maintenance of walkways, cycleways, bridleways or other routes which are to be provided for public access within the Park;
- (iv) the location, construction and maintenance of any parking facilities;
- (v) the location, construction and maintenance of any facilities associated with the public use of the park, including toilet and visitor information facilities;
- (vi) demarcation of areas to be quarried and associated processing activity location;
- (vii) how quarried areas are to be rehabilitated, including final contours in relation to adjoining land, the type and extent of vegetation to be used and the nature of the completed ecosystem;
- (viii) how adverse effects arising from quarry activity are to be avoided, remedied or mitigated;

- (ix) how quarrying activity and associated processing is to be staged in relation to the creation of the Conservation Park , the extension or restriction of public access and the period over which each stage is to occur;
- (x) how public safety near quarrying activity is to be protected;
- (xi) how quarried material, overburden or waste is to be disposed of or stockpiled;
- (xii) how traffic generation arising from quarrying and associated processing activity is to be managed so as to avoid, remedy or mitigate adverse effects on surrounding land uses and traffic safety;
- (xiii) how ecologically sensitive areas are to be identified, protected or enhanced;
- (xiv) methods to be employed to avoid, remedy or mitigate adverse visual impacts of quarrying;
- (xv) provisions for monitoring of quarrying activity and adverse effects associated with that activity;
- (xvi) a description of the methods to be employed to prevent contamination of air or natural water from all land uses and particularly how contamination of groundwater is to be avoided, remedied or mitigated;
- (xvii) a description of when and how farming activity will be phased out;
- (xviii) an explanation of pest management measures to be undertaken, particularly after farming activity is phased out;
- (xix) proposals for riparian and ecological enhancement and maintenance in that area of the Park that is not proposed to be quarried, including timeframes;
- (xx) a description of measures to be undertaken to deter birds that may pose a hazard to aircraft;
- (xxi) demarcation of the location of heritage buildings and provision for public access to those buildings;
- (xxii) types of events that may be held within the Park and conditions under which they may be held;
- (xxiii) demarcation of areas where public access is to be restricted due to their ecological sensitivity and how public access to those areas will be controlled;
- (xxiv) the location of any park or quarrying maintenance or administration buildings and concrete batching plan, including re-locatable dwellings;
- (xxv) the extent of golf course and public access provisions in relation to golf course.

The Management Plan is prepared in consultation with CIAL in relation to (xx).

The Management Plan shall be reviewed at least once every ten years from the date of first approval.

2.4.20 Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

(a) Activities and buildings in each Activity Area, as specified in the Outline Development Plan contained in Appendix 5 shall be restricted to the following:

G/OS	Golf course construction, use and maintenance, establishment and maintenance of Wetlands, and outdoor recreation;
G/OS1	Limited to use for a turf nursery and chipping and putting practice greens;
D	Driving range, fairway and greens and associated lighting;
D1	Driving range building and tees and associated lighting;
A	All Academy activities excluding the Golf clubhouse, Academy activities include the golf academy, education activities, sports complex, recreation activities, resort, apartment, academy dormitory and associated retailing to serve the resort;
A1	All Academy activities as described for Area A plus the Golf Clubhouse which must be located within Area 1 to the east of the Main Access Road;
A2	All Academy activities as described for Area A. excluding the Golf Clubhouse and any above-ground car parking;
M	resort maintenance facilities;
RC	residential activities.

(b) The scale of building development shall not exceed:

- (i) resort apartments within the Academy Activity Area - 380 bedrooms;
- (ii) academy dormitory within the Academy Activity Area - 160 bedrooms;
- (iii) 150 residential units within the Resort Community Activity Area;
- (iv) retail activities - any retail activity shall be limited to the following:
 - food and beverage outlet(s) - 1000m²;
 - all other retail activities - 500m² gross floor area.

(c) The height of any building in the Academy Activity Area shall not exceed 12m.

(f) All buildings located in the Academy and Resort Community Activity Areas shall be setback a minimum of five metres from the Lower Styx Ponding Area shown on the Outline Development Plan contained in Appendix 5 and on Planning Map 11B except for the golf clubhouse which shall be setback by half a metre.

(e) No activity, other than earthworks, landscaping and planting and the construction and use of the access roads, in the Academy Activity Area shall be permitted until such time as the Lower Styx/Marshland Road intersection has been signalised.

(f) Driving Range Activity and Design Open Space 3D (Christchurch Golf Resort)

(i) No driving range activities shall be undertaken with Activity Area D or D1 until a building is established which has been designed to ensure that the maximum noise level from a golf ball being driven from the driving range does not exceed L_{max} 50dBA when measured at the notional boundary (as defined in NZS6801:1991) of any dwelling existing at (the date that Plan Change 45 becomes operative). A report from an acoustic engineer shall be submitted to Council confirming that the building design and construction will achieve the required standard.

(ii) The maximum noise level from a golf ball being driven from the driving range does not exceed L_{max} 50dBA when measured at the notional boundary (as defined in NZS6801:1991) of any dwelling existing at the date that Plan Change 45 becomes operative.

(iii) Within Activity Area D1 driving range activities shall only be undertaken from within, or from tees immediately in front of, the building which has been designed and constructed in accordance with Rule 2.4.20(f)(i) above.

(iv) Within Activity Area D lighting of the driving range shall be limited to the operation of a ground-mounted lighting system.

(v) Within Activity Area D1 the maximum height of any elevated lighting, whether attached to a pole or the Driving Range building shall have a mounting height not exceeding 8.0m to the underside of the luminaire.

(vi) Lighting required to illuminate the Driving Range shall not operate when the Driving Range is closed.

(g) Hours of Operation

(i) The driving range shall not be open to the resort residents or visitors or the general public between the hours of 10pm to 7am.

(ii) No food or beverage outlets shall operate outdoors between the hours of 10pm and 7am.

(h) Sequencing of Resort Apartment Development

No more than 169 resort apartment bedrooms shall have been constructed prior to:

(i) The completion of the earthworks and final contouring of the golf course; and

(ii) The construction of the Academy building.

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer part 11, Clause 3)

Subdivision
(refer Part 14)

Volume 3 : Part 6 Open Space Zones : 2.4 Critical standards : Reference to other critical standards

3.0 Assessment matters for resource consents

3.1 General

Updated 14 November 2005

3.1.1

Updated 14 November 2005

The matters contained in Sections 104 and 105, and in Part II of the Act, apply to consideration of all resource consents for land use activities.

3.1.2

Updated 14 November 2005

In addition to the matters covered in 3.1.1 above, the Council shall also apply the relevant assessment matters set out in Clause 3.2 below.

3.2 Assessment matters

Updated 14 November 2005

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

3.2.1 Separation from Neighbours

Updated 16 November 2009

- (a) Any adverse impacts of the building in terms of its scale and appearance on adjoining residences or foreshore and beach areas at New Brighton.
- (b) The quality and effectiveness of any landscaping proposed around the building.
- (c) Whether better use of public space within the site can be achieved by a reduction in the separation distance.
- (d) The use to be made of the building and potential disturbance to neighbours.
- (e) In the case of the Open Space 3A, 3C and 3D Zones, the visual intrusion of buildings as seen from the surrounding rural, open space or conservation zones.
- (f) In addition, for mineral extraction and concrete batching plant activity within Open Space 3D (Isaac Conservation Park) Zone, those assessment matters in Part 4, 4.2.2 (a)-(e).
- (g) At New Brighton, the ability for public access along the interface of the foreshore and beach areas to be maintained.

3.2.2 Street scene

Updated 16 November 2009

- (a) Any adverse impacts in terms of building scale and appearance on any living, rural, open space or conservation zone/s adjoining or opposite the site (except from the rear), or on the visual quality of the site as seen from the street.
- (b) The quality and effectiveness of landscaping existing or proposed around the building.
- (c) Whether better use of any public space within the zone will be achieved by a reduction in the standard.
- (d) In the case of the Open Space 3A, 3C and 3D Zones, the visual intrusion and any adverse impacts in terms of building scale and appearance of buildings as seen from surrounding rural, open space or conservation zones (except from the rear).
- (e) In addition, in the case of Open Space 3D (Clearwater) RC Activity Area, those assessment matters in Part 2, 6.2.3(a).

3.2.3 Height, sunlight and outlook for neighbours

Updated 14 November 2005

- (a) Any adverse impacts of buildings or structures on residences in any adjoining living zone, including overshadowing.
- (b) Any impacts of the building on the open space character of the zone itself, and on local amenities.
- (c) Any benefits of greater height in respect to retention of open space, or the satisfaction of specialised recreational needs.

3.2.4 Visual amenities

Updated 14 November 2005

- (a) The effectiveness and quality of landscaping proposed, should the setback for buildings or hard surfacing be reduced.
- (b) Whether lesser landscaping would be acceptable with regard to the quality of landscaping and planting elsewhere on the site.
- (c) The nature and scale of outdoor storage proposed.
- (d) Whether any lesser landscaping (or in the case of the Open Space 3C Zone, mounding) would increase actual or perceived noise attenuation or the visual impact of buildings and other activities.
- (e) The nature, sensitivity and location of adjoining land uses, especially dwellings.

3.2.5 Buildings and green space

Updated 14 November 2005

- (a) The size and scale of the proposed buildings and their effect on the area of land available for public use and enjoyment, should the building be constructed.
- (b) The visual impacts of the building in terms of size and scale, especially as seen from any adjoining residences or from the surrounding zones.
- (c) The likely activities to take place within the building, their intensity and scale, and any consequent disturbance that may be caused to adjoining residents or land users.
- (d) The value of the building, impervious surfaces, cycle or walking tracks, in terms of meeting a local or district recreational function, particularly if such need is not currently provided for in the vicinity.

- (e) The functional relationship between the proposed building and purposes of the zone and its anticipated environmental results.
- (f) The quality and effectiveness of any landscaping proposed to screen the buildings or parking areas.
- (g) Where applicable, the degree to which the proposed building adds to the number and coverage of buildings already on the site, or duplicates the use of other facilities both on site and elsewhere.
- (h) Any impacts of the building in terms of tree retention, or views of existing trees and vegetation.
- (i) Any provision for exclusive lease arrangements and the impacts that may have on public use or enjoyment of the open space or reserve.
- (j) The effects of any additional hard surfacing on the visual appearance and enjoyment of the zone, or on trees and vegetation within it.
- (k) In the case of the Open Space 3C Zone, and any adverse impact on the functioning of the Wigram East retention basin.

3.2.6 Use of site and buildings

Updated 16 November 2009

- (a) The scale, nature and intensity of the activity proposed.
- (b) The provision of screen planting or other proposed means to minimise adverse effects and their likely adequacy.
- (c) The extent to which the proposed activity would enhance services of value to the community, or assist in retaining the viability of the facility as private open space.
- (d) The likely effect of any additional activities on traffic generation, and the safety and efficiency of traffic movement in adjacent streets.
- (e) The effect of additional activities on residential amenities in the vicinity, particularly noise, traffic safety, parking congestion, signage and visual amenity.
- (f) The extent to which additional retail activity (having regard to its proposed size, composition and characteristics), is likely to have an adverse effect upon the amenity values and functions of the central city or any district centre or centres and their ongoing ability to provide for the future needs of their communities.

3.2.7 Residential units or other accommodation

Updated 14 November 2005

- (a) The visual impacts of such development as seen from any living zone or street frontage.
- (b) The need for a dwelling or additional dwelling(s) for custodial or management purposes or other purposes.
- (c) The extent to which available open space would be reduced by proposed buildings and their surrounds.
- (d) The extent to which accommodation is related to the primary function of the open space, or would enhance tourism.
- (e) The scale of residential or other accommodation, and its effects on the visual quality of the environment, residential amenities and traffic generation.
- (f) Any compensating provision for other open space in the vicinity.

- (g) In the case of the Open Space 3A zone, the ability to provide adequate disposal of effluent, or protection of buildings from flood risk.
- (h) Any adverse effects of residences or accommodation on the range of recreational activities undertaken on the site or adjoining sites.

3.2.8 Protection of native vegetation, natural features and existing landscape character

Updated 14 November 2005

- (a) Vegetation removal

The assessment matters under Part 4, 4.2.7 (a) and (b).

- (b) Planting

The assessment matters under Part 4, 4.2.7 (a) and (c).

- (c) Site coverage

The assessment matters under Part 4, 4.2.7 (a) and (d).

3.2.9 Creation of waterbodies - Open Space 3D Zone (Clearwater and Isaac Conservation Park)

Updated 16 November 2009

- (a) The extent to which the size, design and construction of the waterbodies deters birds that pose a risk to aircraft from roosting and nesting. This can include, but not be limited to the following measures:
 - (i) vertical embankments
 - (ii) adequate depth of water
 - (iii) waterbodies to be kept free from obstructions, structures or islands
- (b) Whether the provisions of a bird strike hazard management programme, prepared in consultation with Christchurch International Airport Limited and the Board of Airlines Representatives of New Zealand, include appropriate measures for the ongoing management of the proposed waterbody so as to avoid, remedy or mitigate the potential incidence of bird strike, including:
 - (i) measures to ensure that birds which constitute a hazard to aircraft are not permitted to establish or maintain nesting, roosting or feeding sites;
 - (ii) techniques proposed to control the population of birds that constitute a hazard to aircraft; and
 - (iii) a protocol for the monitoring and reporting of number of bird species that constitute a hazard to aircraft.
- (c) The extent to which the size, design, construction, management and maintenance of the waterbodies avoids, remedies or mitigates the entry of contaminants into groundwater via the waterbodies.
- (d) Methods of avoiding, remedying or mitigating potential adverse effects of waterbodies on existing ecological values.

3.2.10 Concept Plan - Open Space 3D (Clearwater) Zone

Updated 16 November 2009

- (a) The extent to which the design and layout ensures the density and location of residential and resort hotel development and roads are compatible with and do not detract from the open space rural character and values of the wider locality;

- (b) The extent to which the design, layout and landscaping contributes to an open space environment compatible with and not detracting from the Groynes recreation area and surrounding rural zones;
- (c) The extent to which the design, layout and landscaping proposed will incorporate and enhance existing landscape and water features including whether provision is made for retention and augmentation of existing trees (excluding noxious species) along water courses;
- (d) The location and extent of proposed planting for amenity and screening purposes and its contribution to improved ecological and habitat values;
- (e) The extent to which the design and layout and landscaping proposed provide for separation from and screening of buildings from SH1 (Johns Road) the adjacent "Groynes" recreation area and adjacent rural properties;
- (f) Whether the plant species proposed will not threaten the operations of Christchurch International Airport with respect to potential for bird strike;
- (g) The extent to which stormwater management systems proposed will be effective and ecologically sensitive;
- (h) The extent to which the connectivity of pedestrian, cycle and vehicular access to the other parts of the resort and, where appropriate, adjacent open space zones, is incorporated within the design;
- (i) The extent to which linkages between areas of high density development and open space are convenient and accessible for future occupiers of the high density areas;
- (j) The extent to which principles of Crime Prevention Through Environmental Design have been incorporated in the design of pedestrian and cycle ways and open space areas;
- (k) The extent to which design, layout and landscaping proposed provides for viewshafts across the Activity area to the golf course within the zone, and hills and mountains;
- (l) The extent to which provision is made for a transition between higher density areas and surrounding Rural zones through the use of larger allotment sizes adjacent to rural zone boundaries and the avoidance of higher density development in these locations.

3.2.11 Setback distance and gradient for excavation - Open Space 3D (Isaac Conservation Park) Zone - Activity Area Q

Updated 29 June 2012

- (a) The ability to provide adequate landscaping/screening with reduced setback
- (b) The effect on the stability of any adjoining land or roads, taking account of potential slope erosion or collapse
- (c) The ability to adequately and effectively plant the slopes of an excavation
- (d) The visual and noise impacts of a reduced setback or a steeper gradient
- (e) The potential of the land to be redeveloped for other activities compatible with the ICP
- (f) The potential effects on ecological values and water quality associated with waterways and their riparian areas.
- (g) The actual and potential effects on the structural integrity of the stopbank, including those resulting from scour and backwash during a flood event due to a potential increase in waterflow within excavated areas.

(Plan Change 32 Decision)

3.2.12 Loading - Open Space 3D (Isaac Conservation Park) Zone - Activity Area Q

Updated 16 November 2009

- (a) Any likely adverse noise, dust or traffic generation effects on surrounding properties
- (b) Any likelihood that quarry materials could accumulate on road surfaces and create a nuisance or hazard
- (c) Any adverse effects on traffic safety or efficiency.

3.2.13 Stockpiling - Open Space 3D (Isaac Conservation Park) Zone - Activity Area Q

Updated 16 November 2009

- (a) The visibility of the stockpile from residential units or roads or other public spaces.
- (b) The quality and effectiveness of any existing or proposed screen planting on the zone or site boundary.
- (c) The extent and appearance of the total amount of stockpiling on the site.
- (d) The proposed duration of stockpiling proposed.
- (e) The potential effect of the stockpile on ground or surface water quality or the natural character of waterbodies.

3.2.14 Hours of Operation - Open Space 3D (Isaac Conservation Park) Zone - Activity Area Q

Updated 16 November 2009

- (a) The intensity, frequency and duration of increased hours of quarry and processing operations and likely impacts on residents in adjoining zones.
- (b) The presence of and proximity of the activity to sensitive land uses, and the extent of these.
- (c) The likely additional or prolonged adverse effects associated with quarrying and processing activities, including lighting, noise and traffic generation.

3.2.15 Location of crushing plant and concrete batching plant - Open Space 3D (Isaac Conservation Park) Zone - Activity Area Q

Updated 16 November 2009

- (a) The appearance and size of plant employed on the site.
- (b) The period of time in which the plant is proposed to be located closer to the zone boundary
- (c) Any locational constraints associated with the depth of the groundwater or presence of waterbodies on the site.
- (d) The proximity and number of residential units near the site with particular regard to potential noise disturbance.
- (e) Any proposed measures to reduce the visual or noise impacts of the plant to be used, including locating equipment below ground level.

3.2.16 Visual Amenity Screening - Open Space 3D (Isaac Conservation Park) Zone Activity Area Q

Updated 16 November 2009

- (a) The type, scale, density, appearance and effectiveness of vegetation proposed for screening.

- (b) The likely visual impacts of reduced screening or mounding, and its implications for increasing actual or perceived noise from quarrying and processing activities.
- (c) The visibility of the quarry, buildings and machinery from other parts of the Isaac Conservation Park.
- (d) The risk of adverse effects on waterbodies from dust emissions.

3.2.17 Access and Parking - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

- (a) Traffic effects associated with the location and layout of access and parking areas.
- (b) The visual effects of car parking areas both within the zone and as seen from outside the zone, and potential mitigation of these effects through landscaping or design.
- (c) Stormwater management and potential impacts on waterbodies and/or groundwater.
- (d) The provision of adequate lighting for accessways and carpark areas and the effects of this on the open space rural character, including the avoidance of the effects of glare and lightspill to neighbouring properties and roads.
- (e) The design of parking areas and access routes to ensure public safety.
- (f) Proximity to and convenience of pedestrian linkages to other parts of the Open Space 3D (Isaac Conservation Park and Clearwater) zones.

3.2.18 Scale and Staging of Mineral Extraction activity - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

- (a) The visual impact of excavated land, as seen from adjoining land or public roads.
- (b) The potential for adverse effects such as dust nuisance to neighbours, road users and those parts of the ICP open to the public.
- (c) Any mechanisms to ensure that the land will be restored within a particular timeframe and the purpose for which it will be restored.
- (d) Potential land uses for unrestored quarried land and the likelihood of these being established on the site.
- (e) The risk of undesirable filling materials or refuse being deposited.
- (f) The risk of adverse traffic impacts on adjoining zones and the safe and efficient functioning of the road network as a result of quarrying land in excess of 2ha in area at any given time.

3.2.19 Custodial/Management Residential Units - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

- (a) The necessity for the residential unit for custodial or management purposes.
- (b) The length of time the residential unit will be required for custodial or management purposes.
- (c) The relocatability of the residential unit.
- (d) The extent of onsite amenity provisions for the occupier of the unit in terms of access to private outdoor living and storage spaces.
- (e) Safe access to the residential unit

- (f) Proximity of the residential unit to active mineral extraction and processing areas.

3.2.20 External Appearance and Layout of Buildings in the Academy Activity Area - Open Space 3D Zone (Christchurch Golf Resort)

Updated 15 August 2011

- (a) The relationship between the external style of the building and the character of the surrounding area.
- (b) The extent to which the building reflects an architectural style that is consistent with and complementary to the Styx River, and the rural and alluvial nature of the Canterbury plains.
- (c) The colour and nature of proposed materials used on the exterior of the building.
- (d) The level of reflectivity of materials used on the exterior of the building.
- (e) The effectiveness and quality of landscaping proposed around the building.
- (f) The provision made for pedestrian linkages between buildings within the Academy Activity Area and the Resort Community Activity Area.

3.2.21 Reflectivity of Roofs - Open Space 3D (Christchurch Golf Resort) Academy, Resort Community and Driving Range Activity Areas

Updated 15 August 2011

- (a) The materials and colour of the proposed roof.
- (b) The architectural design and profile of the roof which may reduce or mitigate any visual impact.
- (c) The potential for glare or visual incompatibility with the surrounding environment arising from higher reflectivity.
- (d) Any cumulative effects arising from high reflectivity within the Community Resort Activity Area when viewed from Lower Styx, Spencerville or Turners Roads.

3.2.22 Golf Course Construction and Planting - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

- (i) The extent to which a Management Plan prepared for the Golf Course and Open Space Activity Area achieves the following objectives:
- Enhanced biodiversity;
 - A wetland system and associated habitat which are complementary to the Conservation 3 Zone;
 - Improved water quality;
 - Amenity planting around the zone boundary which will screen or provide effective softening of the built development within the Activity Areas:
 - Appropriate management of any potential archaeological sites;
 - Sufficient storage capacity within the Lower Styx Ponding Area and the effective management of stormwater and flood discharge to ensure that flooding is not exacerbated in the floodplain.

In assessing and considering achievement of these objectives the Council shall have regard to the following matters:

Construction and Operation

Details of the construction works and final design of the golf course and wetlands; and

Details of the operation of the wetlands and proposed golf course drainage system including:

- The proposed methods to control sediment discharges.
- The proposed methods to control dust.
- Any adverse effects of construction works on the natural qualities, amenity values or ecology of the Styx River.
- The extent to which the additional flood storage capacity within the Ponding Area required to accommodate stormwater discharged from buildings and hardstanding areas. This may require calculations to demonstrate that the storage capacity of the Ponding Area is maintained after taking up into account the extra stormwater run-off.
- Any potential impacts of excavation or filling on the rate, level or volume of flood discharges to the Styx River.
- The extent to which land contours and plantings that enable overland flood flows from the Styx River to continue to be effective.
- The effectiveness and environmental impact of any measures that may be proposed to mitigate the effects of filling or excavation.
- Any adverse effects likely on land as a result of tidal influences during flood periods including the potential for exacerbation of those effects with potential sea level rise.
- Any adverse effects on the ability to obtain access for the purpose of maintenance of the Styx River, utilities vested in Council or flood protection works.
- The operation and maintenance of the existing pump station.
- Any beneficial effects, including the provision of public access or enhancement of the natural qualities, amenity values or ecology of waterways and wetland areas.
- The extent to which the applicant has consulted with the Canterbury Regional Council on the above matters and has addressed any concerns raised by that Council

Planting

- Details of the location of wetland areas within the golf course, the proposed species to be planted, the layout and location of planting and maintenance (including pest management);
- Details of species, width and density of boundary planting required for amenity and screening purposes;
- The extent to which the applicant has consulted with immediately adjoining neighbours and has addressed any concerns raised by those neighbours.
- Details of the integration of planting in the golf course with planting in the Conservation 3 Zone;
- Measures to mitigate effects on biodiversity.

Maintenance and Monitoring

- Regimes and methods for mowing, irrigation, drainage, pesticide and fertiliser use;
- A monitoring programme for water quality, plant success, habitat restoration success;
- Protocols for the management of mosquitoes or midges.

Management of Archaeological Sites

- Details of an Accidental Discovery Protocol which includes requirements for contractors to be trained in the recognition of archaeological sites and earth works to be monitored by a suitably qualified archaeologist in areas identified as having potential archaeological values.
- A process or protocol to require notification of the commencement, staging and duration works to Te Ngai Tuahuriri so as to enable a representative of the Runanga to be present to observe any earthwork activities in areas of cultural values or interest.

3.2.23 Golf Course Environmental Management Plan - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

(a) Alternative methods or staging of development which will ensure that the planting of open spaces and the golf course will be achieved without adversely affecting the ability to achieve biodiversity, water quality and amenity outcomes.

3.2.24 Implementation of Boundary Planting - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

- (a) The location and scale of built development proposed prior to completion of boundary planting.
- (b) The nature and significance of effects on visual and amenity values arising from built development proposed to occur ahead of boundary planting.
- (c) The location, density and species of any planting which is to occur on part of the boundary or elsewhere within the Zone that may reduce the requirement for planting of the boundary in accordance with the Outline Development Plan.
- (d) Alternative methods or mechanisms that may be adopted to reduce or avoid the need for boundary planting.
- (e) The outcomes of consultation with neighbours which may avoid or reduce the need for boundary planting.

3.2.25 Scale of Built Development - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

- (a) The need for the building to be of larger footprint, having regard to its purpose and design.
- (b) The degree of variation in form, profile and height of the building.
- (c) The avoidance of large expanses of wall or repetitious building forms.
- (d) The extent of landscape buffer and treatment proposed to mitigate the overall bulk and appearance of the buildings.
- (e) The necessity for a greater number of Resort Apartment bedrooms or residential units, or the necessity for bedrooms to have reduced dimension.
- (f) Any cumulative effects arising in relation to the form, bulk or density of buildings.
- (g) The visibility of additional built development from beyond the boundary of the Open Space 3D Zone and the nature of any effects arising from that visibility.
- (h) The purpose and size of any buildings proposed in the Golf/Open Space Activity Area.
- (i) The effect of building in the Golf/Open Space Activity Area on the amenity, cultural or ecological values of an adjoining Rural or Conservation Zone.

(j) The effect of a building on the Golf/Open Space Activity Area on the effective function and capacity of the Lower Styx Ponding Area and the flow of flood discharges to the Styx River.

4.0 Reason for rules

4.1 General

Updated 14 November 2005

Land within the Open Space 1, 2 and 3 Zones are in public ownership, while those in the Open Space 3A, 3B, 3C and 3D Zones are in private ownership or controlled by other bodies. Reserve management plans may provide adequate procedures for public input on managing Council open spaces, but do not apply to private open space.

Compatibility with surrounding activities is a key concern with activities in open space zones. It is difficult to predetermine the wide variety of circumstances that can occur in terms of potential adverse effects from activities in these zones. Because the sites in them are often in public ownership, and also open to procedures under the Reserves Act and management plans, or their future as private recreational resources is reasonably secure, the rules are relatively simple. For these reasons, no critical standards have been specified.

An exception is the special provisions applicable in the Open Space 3C (Agribusiness) and 3D Zones, where particular environmental factors apply to large land areas on previously rural land being developed for specialist uses. Here issues relating to visual amenities, effects on neighbouring area (particularly in respect to the Open Space 3C Zone) access and other matters require critical standards and outline plan requirements.

Because most of these zones are surrounded by living or rural zones, the written consent of other persons for resource consents will be required, reinforced by the fact that many sites are owned by the Council itself. The Open Space 3A Zone is an exception because of its relative remoteness and large sites.

4.2 Separation from neighbours

Updated 15 August 2011

In the case of the Open Space 1 Zone there is no as of right provision for buildings, but there is a separation set-back required for play equipment to ensure that its use does not unduly detract from the amenity of adjoining residential neighbours.

In the Open Space 1, 2 and 3C Zones, and the Open Space, 3A and 3D (Rosebank) Zones, set-backs of 10 and 20 metres respectively are required to deal with the potential impacts and scale of buildings within those zones on adjoining residences (where applicable), or to maintain open space character.

The 3 metre setback provided at New Brighton has less of a focus on the scale of buildings in relation to the boundary, as the adjoining land is open beach and dune areas. Instead this setback maintains the ability of the public to access the higher foreshore area behind the beach, without this access being impeded by buildings.

Mineral extraction and related processing activities including concrete batching in the Open Space 3D (Isaac Conservation Park) Zone have a 20m setback in recognition of potentially greater impacts on neighbours than other activities permitted in the zone, which have a 15m setback. In the Open Space 3D (Clearwater) Zone an amenity setback of 20m is required in recognition of the potential impact associated with the scale of development allowed in this zone on the amenity values of the surrounding rural and open space land, and the intention for this zone to be predominantly open space. A similar setback is proposed in the Open Space 3D (Christchurch Golf Resort) Zone. An exception is made at the boundary of the Groynes where an 8m wide strip of Open Space 3D (Clearwater) land will be landscaped and incorporated into the Groynes reserve to serve as a buffer between the Groynes and Clearwater residential development in Resort Community Activity Area 4. In relation to development in Resort Community Activity Area 5 that is in close proximity to other Open Space Zones (i.e. the Groynes) where development is proposed within a 50m setback, landscaping is required to be provided to ensure the development is screened from the Open Space zone. In the Open Space 3B Zone, 20 metre setbacks are required for the very large racecourse and Jade Stadium

facilities (with large building scale) with a 10 metre setback on other Open Space 3B Zone sites with generally smaller scale buildings.

4.3 Street scene

Updated 15 August 2011

Setbacks are required for buildings and play equipment in all zones in open space areas to ensure that any necessary landscaping can be provided and that maintenance of a park-like character in these areas can be achieved. In the generally smaller Open Space 1 and 2 Zones, a 5 metre setback is considered sufficient, in contrast to 10 metres in larger or more intensively used open space zones. A 20m setback for mineral extraction and concrete batching activity in the Open Space 3D (Isaac Conservation Park) Zone has been imposed, consistent with setback provisions for mineral extraction activity in the rural quarry zone and in recognition of potentially greater adverse effects on neighbours than other activities. A 4.5m setback for residential units within the Resort Community Activity Area is required in the Open Space 3D (Clearwater) Zone, with a greater setback required for garages that can dominate the streetscape unless appropriately sited.

A setback of 100m is proposed from Turners and Spencerville and Teapes Roads for built development in the Open Space 3D (Christchurch Golf Resort) Zone. This setback ensures that the scale of built development does not impact on rural amenity values and the views from public roads are predominantly open in character.

4.4 Height and sunlight and outlook for neighbours

Updated 15 August 2011

The type of structures which can be found in district and metropolitan parks can be potentially quite large, but their scale is compensated for by the fact that they are normally surrounded by large areas of open space. A 6m or 8m height limit is seen as reasonable in district parks and smaller private parks and the private golf courses because it matches the scale of buildings permitted in adjoining residential areas. In metropolitan parks with large stadium type facilities, a maximum height of 14m is provided for to recognise the likely requirements for such facilities. On the private Addington and Riccarton Racecourses (also with large sites) and for Lancaster Park the height limit allowing large structures recognises the height of structures already constructed on these sites and their need for similar large structures in the future.

An exception is required in the Open Space 3C Zone limiting buildings to 8m in height nearer residential areas, to limit the visual impact of large structures, while specialised height provision is made in the Open Space 3D Zone to ensure buildings can be developed to provide a high standard of tourist accommodation and other resort buildings but well set back and screened to reduce visual impacts.

In the Academy Activity Area of the Open 3D Zone (Christchurch Golf Resort) buildings are anticipated as a discretionary activity beyond the 8m threshold (9m for the Sport Complex) and up to a height of 12m. Any application for resource consent would need to examine the height and location of the proposed building and its relationship to other buildings and the effects on properties adjoining the Zone.

Similarly, a 14m height limit is specified in the Open Space 3A Zone to allow for the flexible development of moderate to large scale private recreational facilities in an area which has large numbers of trees, where the sites are large and there are no residential neighbours.

The purpose of these controls is to ensure that neighbours and adjoining residences are protected in a consistent way, as they are from adjoining neighbours in the living zones themselves, or from activities in other adjoining zones such as rural zones.

4.5 Visual amenities

Updated 15 August 2011

This provision applies to the Open Space 2, 3, 3A and 3B and 3D (Clearwater and Christchurch Golf Resort) Zones which provide for buildings.

Although open space areas have a low building coverage, it is important that when the buildings are of a reasonably large scale, or associated carparking areas are provided, that there be a requirement for them to be landscaped, particularly if they are sited close to the road or an internal boundary. Maintenance of open space is also an important factor in terms of the outlook from streets in terms of the public and visitor image of reserve areas and the city as a whole. In the Open Space 3C Zone, screening and mounding to reduce noise and adverse visual impacts of saleyards activities are necessary.

Additionally, the larger Christchurch Golf Resort buildings are to be controlled so that their external design and appearance is responsive to the natural character and setting of the area. The roofs of buildings in the Academy, Resort Community and Driving Range Activity Areas of the Christchurch Golf Resort are also limited in terms of reflectivity value to avoid glare and adverse visual effects on the locality. The layout of buildings is also controlled to ensure compliance with an Outline Development Plan and to encourage good connectivity between Activity Areas for pedestrians and to link carpark areas and publicly accessible buildings. The maintenance of open space and landscape treatment are also important feature of the zone.

Also included is provision requiring screening of outdoor storage areas to prevent detracting from the high visual amenities of Open Space areas.

An additional provision relating to screening of activities relates to mineral extraction and concrete batching in the Open Space 3D (Isaac Conservation Park) Zone only. This rule ensures that landscaping measures are visually effective. The undertaking of quarrying activities has considerable potential for detracting from amenities. Screening the quarry from view helps to reduce visual as well as noise and dust nuisance effects.

4.6 Buildings and green space

Updated 15 August 2011

This control is seen as the most important standard in dealing with the effects of change to open space areas, and perception of their amenity values.

Any buildings in the Open Space 1 Zone will require a resource consent as they are only intended to serve as small scale recreation areas. This is required because of the small size of Open Space 1 Zones, and because buildings could have a substantial impact on the space available and visual amenity. The zone's primary purpose is to provide for an amenity and play area, rather than intensive use and buildings.

In the Open Space 2 Zones (excluding sites identified as ecological heritage sites), which apply to district parks, it is commonplace to have buildings within these areas serving such organised sports as rugby, cricket, soccer and tennis. Here the rules emphasise the coverage and size of buildings, to ensure that the predominantly open space character of these parks is retained and visual impacts are minimised. The Open Space 2 Zone on the foreshore at New Brighton provides for a range of recreational and associated activities providing benefit to the district, with a higher proportion of impervious surfacing and buildings than would be typical for district parks. Additional coverage is permitted in three city parks which contain existing or proposed motor camp facilities, a factor which particularly differentiates these from other parts of the Open Space 2 Zone. A dominant green space character will still be maintained under these standards.

The Open Space 3 Zone provides for large scale metropolitan facilities and allows for larger buildings than in other open space zones, and a greater level of building coverage is acceptable. Facilities such as Pioneer Stadium and Queen Elizabeth Park, necessitate large scale buildings with intensive public use. Significant retention of open space with these facilities is however required.

The Open Space 3A Zone is located in a rural environment with generally large sites, so that a lower level of building coverage is consistent with maintaining the character of the area and its amenities.

The Open Space 3B Zone contains three categories of recreation areas. The racecourse sites are very large and form a substantial component of local neighbourhood identity. Accordingly, the rules address the need to assess significant changes to the proportion of open space provided, while allowing large structures. Large structures are also anticipated in the private parks, especially Jade Stadium and Addington Racecourse, and the intensity of development required makes a limitation on impervious surfaces inappropriate in conjunction with that already on buildings. On the private golf courses, the rules emphasise the coverage and size of buildings, which is regulated to ensure that the predominantly open space character of these areas is retained and visual impacts are minimised.

Provision for children's play equipment, (which for larger structures may come under the definition of "building"), is made in all zones with provision for set-back to provide for protection of adjoining residential amenities. No specific control over play equipment is considered necessary (except setback for neighbours) in recognition of the need for most parks to cater for the specific recreational needs of local children.

A key feature of open space areas is that they maintain a clear dominance of open space (green space) consisting of grass, shrubs and trees which contrast to the surrounding built environment.

Major facilities are expected to be built in the Open Space 3C Zone, reflecting its function as a centre for display, produce and entertainment, although much of the site is to remain open. Through the designation procedure, no building provision will be allowed in the retention basin area as this is incompatible with protecting its function.

Only a very low total coverage is allowed for in the Open Space 3D (Clearwater) Zone which, although containing major hotel facilities and other buildings, is a very large site in a rural environment, where a high quality of landscaping and dominance of open space over built form (as seen from outside the zone) is an important factor. Similarly, in the Open Sapce 3D (Christchurch Golf Resort) Zone a low site coverage is required for the total site with a significant higher coverage provided for in the Academy Activity Area which is characterised by larger footprint buildings.

The availability of public open space can be affected by the type and extent of activities taking place, an example being the leasing of space for exclusive use by particular sports such as bowling clubs and tennis clubs. A threshold for green space coverage has been set in order to provide public scrutiny of the use of open space areas, should the area required affect the availability of space which the park is expected to serve.

Similarly there is a need to ensure that larger areas of impervious surfaces (especially parking and hard surfacing) within parks is assessed, to ensure that the dominance of open space character is not unduly compromised. The threshold of permitted coverage is significantly lower for sites in the Open Space 1 Zone which are the smallest and most sensitive sites, and higher in the Open Space 3 and parts of the Open Space 3B Zones, with their multi-functional nature and variety of activities which can be expected. The low specified coverage in the Open Space 3A Zone reflects large sites and the rural character of that area.

4.7 Use of sites and buildings

Updated 15 August 2011

This rule recognises the presence of private recreation facilities in and adjoining residential (living zone) environments. Reserve management plans cannot be applied to such facilities, and their use for activities other than those in living zones, or associated with the operation of the recreation activities, is controlled to protect the amenities of the surrounding area. This is especially important in terms of traffic movements in evening hours to and from these facilities, and associated noise.

In addition, for both private and public open spaces, the rules are intended to ensure that retail activity does not become so large in scale and scope that it diminishes open space values, or threatens the function or amenity of existing district centres or the central city. In the case of the very large racecourse facilities, there is sufficient capacity to absorb some limited additional retailing (such as a stand alone restaurant) without undue environmental effects. For most public parks in the open space zones, there is an expectation that recreational use will remain totally dominant over other activities such as retailing, and where a combination of site size and visitors justifies a greater limitation in order to protect amenities of surrounding land.

The use of land in the large Open Space 3C and 3D Zones is for specific purposes related to particular projects and proposals, those being the Agribusiness Centre, Clearwater , the Isaac Conservation Park, Christchurch Golf Resort and Rosebank respectively. Accordingly there are specified "activity" limitations to ensure that these primary functions upon which these projects were presented to the public, are retained. In the case of the Open Space 3C Zone the activities can have significant potential impacts, and controls on the range of activities which can generate adverse effects is included, in conjunction with setback requirements and other rules, to limit potential impacts.

Accordingly, activities are restricted from locating within 150m of the Bayer Site in the B5 Zone on Wigram Road and residential accommodation is restricted within a wider area adjoining the Bayer site. This is to minimise the potential for conflict with the operation of Bayer NZ Ltd on the opposite side of Wigram Road.

Further, no saleyard or sideshow activities are permitted south of the 300m line identified in the Development Plan. This is to protect residents from adverse noise, smell and adverse visual effects.

4.8 Residential units or other accommodation

Updated 14 November 2005

This rule is to limit the extent and function of building development in open space areas. For custodial and security reasons a dwelling on sites in the zone is considered reasonable as it does not detract from the character of the zone, except the small Open Space 1 Zones where all buildings are restricted and no custodial need is apparent.

4.9 Development plans

Updated 15 August 2011

(a) Open Space 3C Zone

This large zone contains 120 hectares of land, some of which is intended for uses associated with displays, fairs, business and particularly the sale of livestock. Such activities have the potential to generate significant potential adverse effects in terms of noise, traffic, visual detraction and odour. Accordingly the location of particular activities within the zone is controlled through the outline development plan in order to reinforce other amenity rules (such as landscaping and setbacks) which on their own would not provide sufficient certainty or protection for adjoining residential landowners as to the likely effects of particular activities in the zone. This is particularly the case with activities involving livestock sales and outdoor entertainment.

The outline plan also identifies the location of access points, the location of which is important to managing the effects of traffic movements to the zone, some of which involve heavy vehicles or very high volumes when major events take place.

(b) Open Space 3D Zone

This large zone covers four separate areas, each of which are subject to outline development plans. The Clearwater and Christchurch Golf Resort areas contain 240 hectares and 132ha of land respectively which are to be developed for a golf course and associated resort communities. In this zone, the outline development plan serves to identify the location of the resort buildings and recreation or open space in a very large site (in respect to external visual effects and flood management factors) the location of development in respect to external activities (land use conflict) access provisions, and extent of waterways and pedestrian access. The outline development plan enables the location of these features to be identified to provide some certainty in a manner which is unpredictable under setback provisions or other rules. With respect to Clearwater the outline development plan also restricts built development to the more eastern parts of the zone to reduce conflict with airport operations while in the Christchurch Golf Resort the plan does not allow building in the Lower Styx Ponding Area.

To ensure that there is some control over the effects of the development of the Resort Community Activity Areas identified on the Outline Development Plan for Clearwater there is a requirement for a concept plan to be approved prior to development commencing within these areas.

The Isaac Conservation Park contains an outline development plan that serves to identify that part of the Zone within which quarrying and related activity may occur and where heritage buildings are to be located.

Rosebank Estate is also subject to a development plan which identifies the location of buildings, landscaping, points of access and carparking. The Outline Plan provides a degree of certainty regarding the development of this area.

4.10 Protection of native vegetation, natural features and existing landscape character

Updated 14 November 2005

(a) General

Three areas within the Open Space 2 Zone comprise areas of high ecological heritage value. All three sites are listed in Part 4, Appendix 2. The sites listed in Part 4, Appendix 2 have been identified as having high ecological heritage value based on five criteria: biodiversity, representativeness, rarity, naturalness and the extent of the area.

(b) Vegetation removal

Any removal of native vegetation lowers the ecological viability of a site, and of certain rare species overall, therefore the purpose of this rule is to place greater restriction on the removal of vegetation. As with the earthworks and buildings, the limit allows for some removal and hence for small buildings and tracks.

An exception to the rule is made for the planting of natives. On some sites there are several successional stages of vegetation types which are native to the site. Some of these vegetation types are better represented than others and so some planting of the species from the less well represented vegetation types may be appropriate. An example is on the Port Hills where some tussock grassland areas occur where it may be appropriate to replant forest species. Where large areas of planting are carried out the area involved may exceed the 100m² vegetation removal limit, and hence an exception for this has been allowed. Clearance of drain and the provision of tracks less than 1.5m wide, are also an exception as these are seen as necessary works, and if carried out sensitively are unlikely to be detrimental.

(c) Planting

This rule is intended to help retain the genetic integrity of areas of ecological heritage and landscape value. Any revegetation with trees is restricted to original native species and some areas, particularly gullies, are seen as suitable for this purpose.

The exception allows for the few species that may have been eliminated entirely within the local area to be replaced with the closest possible source. This is considered acceptable as there is no local genetic stock to be affected.

(d) Site coverage

Any site coverage in all but very modest proportions may be detrimental to the ecological viability and survival of the site, and its visual character. Consequently, an assessment of any proposed building or structure for its likely impacts is seen as necessary. Nevertheless some minor building will be possible without the need for a resource consent such as bird hides and shelters.

4.11 Livestock pavilions - Open Space 3C Zone

Updated 14 November 2005

Because of the importance of reducing the odour, traffic, usual and potential pollution effects of livestock sales, rules have been incorporated requiring roofing, concreting of floor areas, effluent disposal and location of access provision which address the key elements likely to give rise to adverse effects. The importance of these management practices is such that the requirements have been made critical standards.

4.12 Noise generating activities - Open Space 3C Zone

Updated 14 November 2005

In order to provide additional protection for adjoining residential zones the general approach taken in the Plan has been varied to exclude specified activities seen as potentially noisy. This provision has been carried over from the plan change preceding the City Plan to address specific concerns raised by adjoining residents in respect to the range of activities which may have impacts outside the zone.

4.13 Flood protection and civil defence - Open Space 3D Zone

Updated 16 November 2009

Parts of the sites for Clearwater and Rosebank are within the Waimakariri floodplain. The rules are incorporated to ensure buildings in Rosebank are above the 1000 year return flood period and further that the design of the raised building platform does not create adverse impacts on water levels on other land. Similarly, the rules require that any sewage treatment ponds associated with Clearwater also be protected from the 1000 year flood return period level. However, residential units and resort hotel buildings at Clearwater are required to be protected from a 1 in 10,000 year return period flood event. This level of protection, particularly for grouped buildings in the zone, is substantially greater than that for permitted dwellings in the rural zone to the north. The purpose of these rules is to integrate potential flood hazards to buildings, people and sewers in the zone, a factor of such importance that it has been made a critical standard. Provision has been made to no longer require raised building platforms as a method of flood protection if a suitable secondary or tertiary stopbank system is implemented. Provision has also been made to ensure adequate provision for civil defence procedures for evacuation of the zone, to reinforce other rules.

4.14 Access to zone - Open Space 3D Zone

Updated 16 November 2009

The rules on location of access for Clearwater, Isaac Conservation Park and Rosebank have been incorporated to ensure the access and associated traffic into the site minimises conflict with the safety and efficiency of State Highway 1 (Johns Road), the enjoyment of the Groynes recreation area and other activities in adjoining zones.

The rule concerning the creation of access and parking to serve the Isaac Conservation Park has been incorporated as a development standard to allow further investigation of the most suitable location, routes and form of access and parking to be undertaken.

4.15 Scale of building development - Open Space 3D Zone

Updated 16 November 2009

The rules restricting the number and size of facilities at Clearwater including the resort hotel, resort community residential units, retailing and conference facilities, and also buildings associated with Rosebank have been incorporated as community and critical standards to ensure firm control over the extent of "urban" development in the zone, notwithstanding its large size. It also acts to reinforce provisions in the Plan in respect to flood risk and ensuring that the location and scale of development does not adversely impact on airport operations. The 111 residential units permitted at Clearwater include the rights for 42 residential units transferred from the Isaac Conservation Park. The limited transfer has been allowed in exchange for the protection of the Isaac Conservation Park from residential development in perpetuity, enabling a large amount of open space to be developed for conservation and public recreation use. Including this development within Clearwater will allow it to be integrated within the Clearwater resort community with access to reticulated infrastructure and services that could not readily be provided within the Isaac Conservation Park. The development rights are transferred from land within the 50dBA Ldn noise contour, the outer control boundary and the air noise control boundary, to land entirely within the 50dBA Ldn noise contour. Much of the development will therefore occur within less noise-affected areas than would otherwise have been permitted.

The provisions for retailing are essentially to limit the adverse effects of traffic movement and intensive activities on adjoining land, as well as to avoid distributional effects on existing retail centres. The provision applicable to the sale of fish within the Isaac Conservation Park is to recognise the long standing sales associated with salmon farming, which itself is part of the site rehabilitation. Provision is also specifically made within the Isaac Conservation Park for the sale of aggregates extracted from the site.

4.16 Aircraft noise exposure

Updated 14 November 2005

Rules have been established to mitigate the effects of aircraft noise on noise sensitive activities in the vicinity of the International Airport while recognising the need to operate an airport efficiently. These rules are based

upon the New Zealand Standards set down in Airport Noise and Management and Land Use Planning NZS 6805:1992.

Within the 55 dBA Ldn noise contour shown on the planning maps, noise insulation measures are required for buildings, depending on the sensitivity of the internal building space for specified uses.

4.17 Creation of waterbodies - Open Space 3D Zone (Clearwater and Isaac Conservation Park)

Updated 16 November 2009

The rule concerning the creation of waterbodies has been incorporated as a discretionary activity to ensure that their location, size, design, construction, management and maintenance discourages birds species that constitute a hazard to aircraft from congregating. "Birdstrike" has been identified as a real threat to aircraft and Clearwater and the Isaac Conservation Park lie in a critical position under the flight path of aircraft. The rule recognises that waterbodies have conservation values and exist within Clearwater and the Isaac Conservation Park, but seeks to ensure that their attractiveness to bird species species that constitute a hazard to aircraft is minimised and the numbers of such birds are monitored and managed to avoid creating a hazard to aircraft.

The rule also incorporates consideration of the potential impacts of creating waterbodies on groundwater quality so as to control the potential adverse effects of the creation of waterbodies on aquifers. As a fully discretionary activity, any potential adverse effects on the environment outside of those raised above can also be considered.

4.18 Setback and gradient for excavation - Open Space 3D (Isaac Conservation Park) Zone Activity Area Q

Updated 29 June 2012

Effective screening of quarrying and related processing operations necessitates a combination of earth-mounding and tree planting on the road, zone or Activity Area margins of land being worked. The 20m setback from zone boundary is considered appropriate in the context of the surrounding Isaac Conservation Park and its conservation objectives. For reasons of safety in both working and rehabilitation, edges of excavations are required to have moderately sloping faces. Where allotments are restricted in area, a slightly steeper gradient is permitted so as to enable effective utilisation of the mineral resource. In addition the rule is designed to prevent erosion of the slope and undermining of roads or adjoining land.

A setback is required on internal property boundaries in order to protect the adjoining land, unless the adjoining property is in common ownership.

A setback from stopbanks has been included to ensure that the structural integrity is not adversely affected by excavation close to the stopbank foundation. Excavation for mineral extraction adjacent to stopbanks also has the potential to alter flood flow paths, including the creation of backflows and scouring of the stopbank structure during flood events. The setback has been set in accordance with consents granted by both the Canterbury Regional Council and the Christchurch City Council for quarrying activity within the Open Space 3D Zone (Isaac Conservation Park) - Activity Area Q. As a result this setback is reduced from that applying to the balance of the Waimakariri River stopbank floodplain, which has not been through any such consent process.

(Plan Change 32 Decision)

4.19 Loading - Open Space 3D (Isaac Conservation Park) Zone Activity Area Q

Updated 16 November 2009

The loading and unloading of vehicles associated with quarrying and related processing activities is required to be within the site for reasons of both traffic safety and amenity protection.

4.20 Stockpiling of minerals - Open Space 3D (Isaac Conservation Park) Zone Activity Area Q

Updated 16 November 2009

This rule is to protect visual amenities and to lessen the potential intrusiveness of large stock piles as seen from the edges of the zones and to lessen the potential impacts on the natural character and ecological values of waterways.

4.21 Hours of Operation - Open Space 3D (Isaac Conservation Park) Zone Activity Area Q

Updated 16 November 2009

These limits are set to ensure the amenities of existing and potential residents in the vicinity of the ICP and visitors to the ICP are protected, particularly in relation to noise and traffic effects that are likely from such operations. The intrusive impacts of quarrying and related processing, which are to some extent unavoidable, are less acceptable during night hours, the early morning, and on weekends and public holidays.

The expectation of the Isaac Conservation Park is for increased noise and traffic generation during weekday hours of 0600 - 1800 with regard to mineral extraction and related processing activities.

4.22 Location of crushing plant and concrete batching plant - Open Space 3D (Isaac Conservation Park) Zone Activity Area Q

Updated 16 November 2009

This rule is intended to protect visual amenities and to reduce adverse effects from the noise of such machinery on areas beyond quarry area boundaries. Experience has shown that crushing plant equipment is extremely noisy, and that mitigation options are limited. Concrete batching plant, though less noisy, also has limited mitigation options.

4.23 Scale and staging of mineral extraction activity - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

This rule is intended to ensure that the extent of any mineral working does not create adverse visual effects, and that a programmed restoration of worked land proceeds at the same time as active extraction or when quarrying is completed. It is also intended to ensure that when mineral extraction activity is undertaken on a large scale, any increase in heavy traffic volumes does not adversely effect the functioning or safety of the surrounding road network.

4.24 Staging of development - Open Space 3D (Clearwater) Zone

Updated 16 November 2009

An intersection delay of up to 30 seconds is considered to be the limit of acceptability for traffic turning right from Clearwater Avenue onto Johns Road. Any increase in traffic on Clearwater Avenue and/or Johns Road that produces a peak hour delay in excess of this figure is considered unacceptable. Ongoing monitoring is required to determine when the 35 second threshold is being approached. When monitoring indicates that a delay of 30 seconds or more is being experienced, the Johns Road/Clearwater Avenue intersection will be required to be upgraded before any further built development may occur. Once the intersection is upgraded to a standard approved by the City Council, in consultation with New Zealand Transport Agency, this rule will no longer apply.

The rule also provides for the required servicing infrastructure to be in place prior to development proceeding beyond a certain level.

4.25 Mineral Extraction and related processing near Waterways - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

Excavation of minerals and related processing activities have the potential to adversely impact on the functioning and natural character of waterways, by direct disturbance of the waterways and their riparian areas and by the deposition of dust, and through noise and visual impacts. Providing a 150m setback will assist in avoiding these potential impacts.

4.26 Protection of groundwater - Open Space 3D (Isaac Conservation Park) Zone (mineral extraction only)

Updated 16 November 2009

Excavation of minerals has the potential to expose groundwater, leading to a risk of pollution of groundwater. This rule seeks to ensure prior establishment of groundwater levels and the maintenance of adequate separation during excavation.

4.27 Establishment of riparian and visual screening Isaac Conservation Park Activity Area Q

Updated 16 November 2009

Mineral workings and associated processing activities are almost inevitably visually unsightly and establishment of landscape planting is intended to screen such effects from wider view. This rule is to ensure that until such planting becomes visually effective, no workings are to be commenced unless they are set well back from both roads and adjoining zone boundaries. This will act as an incentive to undertake screen planting at an early date prior to planned excavations. Mineral extraction and related processing activities near waterbodies can create adverse impacts on these waterbodies from dust and siltation. Appropriate screen planting can help to minimise the amount of dust reaching sensitive waterbodies.

4.28 Intensive Livestock Management - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

Intensive management of livestock may have adverse effects in terms of odour and to a lesser extent, visual appearance and noise. These effects are considered to be incompatible with the use of this zone for conservation, recreation and public access generally and the activity is therefore non-complying in the zone. Salmon farming has been occurring in the south western portion of the Isaac Conservation Park for many years without the creation of adverse environmental effects and this activity is provided for in the Conservation Park.

4.29 Stockpiling or Spreading of Manure - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

Applications of manure to land, while an accepted farming practice in many areas, may result in adverse effects in terms of odour and potential contamination of groundwater. The effects of stockpiling or spreading manure are considered to be incompatible with the use of this zone for conservation, recreation and public access and the activity is therefore non-complying in the zone.

4.30 Offal Pits - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

The location and operation of offal pits can have significant adverse effects not only in terms of the quality of adjacent waterways and groundwater but also in terms of amenity values and public access to waterways.

These adverse effects are considered to be incompatible with the use of this zone for conservation, recreation and public access and this activity is therefore non-complying in the zone.

4.31 Management Plan and Implementation of Planting - Open Space 3D (Isaac Conservation Park and Christchurch Golf Resort) Zone

Updated 15 August 2011

With the wide range of activities that are proposed to occur within the Isaac Conservation Park, notably including mineral extraction, concrete batching, conservation, recreation, farming and public access, there is potential for conflicts to arise between the various activities and between mineral extraction and public access in particular. A management plan is an important tool for managing competing uses within the park, for the staged development of mineral extraction and subsequent rehabilitation of the land. Any application to extend mineral extraction activity beyond the boundaries of the former Rural Quarry Zone within the Isaac Conservation Park will therefore trigger the requirement to develop a comprehensive management plan.

Considerable ecological restoration is proposed at the Christchurch Golf Resort, both as indigenous wetland within the golf course and amenity planting around the boundary of the resort. The construction and planting of the proposed Golf/ Open Space Activity Area will require resource consent and it is through this consent that a detailed management plan will be required. This Management Plan will be required to address a series of objectives concerned with enhanced biodiversity, improved water quality, effective boundary planting, appropriate management of archaeological sites and effective storage capacity within the Lower Styx Ponding Area.

Landscape treatment of the boundary of the Open Space 3D (Christchurch Golf Resort) Zone is important as a method of providing naturalised edge to the zone, and for maintenance of amenity values. It is preferable that this boundary treatment is established early in the development phase, prior to the commencement of built development to provide certainty to the community that this planting will occur.

4.32 Concept Plan - Open Space 3D (Clearwater) Zone

Updated 16 November 2009

The development of Resort Community areas within Clearwater to provide for up to 111 residential units as well as 350 resort hotel bedrooms has the potential to adversely impact upon the rural and open space character of the zone and the surrounding area. In order to ensure that the development of these areas is undertaken in a way that is compatible with the zoning of the area for open space purposes, without restricting individual expression in terms of design of separate residential units on their own separate sites, a concept plan is required to be submitted for the Council's evaluation and approval prior to any development commencing. This will enable the relationship of the Resort Community area with surrounding open space and in particular the effects of any high density development to be considered and is intended to combine certainty in terms of the avoidance or mitigation of adverse effects at the 'Activity Area' level with flexibility for the owners of individual sites within the Resort Community, once these sites are created.

4.33 Access and Parking - Open Space 3D (Isaac Conservation Park and Christchurch Golf Resort) Zone

Updated 15 August 2011

Activities within the Isaac Conservation Park may range from farming, to quarrying, to temporary events or permanent recreation activities. The access arrangements required for these activities will vary depending upon their location within the Park and likely traffic generation characteristics. As such access to the Park and carparking requirements are required to be assessed as discretionary activities.

Public vehicle access to the Christchurch Golf Resort is limited to one access for Lower Styx Road and one to Spencerville Road as a mechanism for managing traffic impacts on the road network. Access to the Resort from Teapes Road is limited to vehicles accessing the Maintenance Activity Area and is intended to maintain low traffic volumes and amenity values on this local road.

4.34 Custodial/Management residential units - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

The rights for residential units within the Isaac Conservation Park have been transferred to Clearwater. In the past, there has been recognition that mineral extraction activities may require on-site residence for custodial or management purposes, albeit at a low density and for a temporary period. Due to the particular circumstances surrounding the Isaac Conservation Park and the transfer of development rights, the Council has retained the discretion to consider applications for custodial or management units on their merits, and to ensure that any potential for their long-term occupation is avoided. While it is recognised that these residential units may only be occupied on a temporary basis it is considered important to ensure that a certain degree of onsite amenity is provided for the occupant/s and therefore this is also required to be addressed, along with the separation of the units from active quarry areas for health and safety reasons.

4.35 Setback - Lower Styx Ponding Area - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

A remnant river terrace marks the edge of the Lower Styx Ponding Area within the Open Space 3D (Christchurch Gold Resort) Zone. Buildings are to be setback from the terrace so it remains an identifiable natural feature which demarcates the Resort Community and Academy Activity Areas from the Lower Styx Ponding Area.

4.36 Lower Styx/Marshland Road Intersection Upgrade and Sequencing of Resort Apartment Development - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

The Lower Styx/Marshland Road intersection must be upgraded prior to the full development of the Academy Activity Area within the Christchurch Golf Resort, with the exception of the Golf Clubhouse which is provided for as part of the Golf Course establishment and operation. It is anticipated that the intersection will be signalised to deal with the increasing volume of traffic produced by growth to the north of the City. The Christchurch Golf Resort must be staged to ensure that the additional traffic generated by its facilities does not adversely affect the safe and efficient functioning of the Lower Styx Road and Marshlands Road intersection before the up-grade occurs.

4.37 Driving Range Activity and Design - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

The design and operation of the Driving Range at the Christchurch Golf Resort is subject to a number of specific provisions. These are concerned with the mitigation or avoidance of potential noise and lighting effects. No driving range activities can commence until such time as a driving range building meeting a specific acoustic standard has been designed and built. All driving range activity is then restricted to this building and immediate tees to avoid noise effects on adjoining properties.

4.38 Lighting - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

Lighting is a controlled activity in the Driving Range Activity Area of Christchurch Golf Resort subject to consideration of the design and distribution of lights. Lighting is then further limited to a ground-mounted lighting system within the driving range fairway and to a maximum height for lights associated with the driving range building. These provisions ensure that the potential for light spill and glare from floodlighting on adjoining land is avoided or minimised.

4.39 Hours of Operation - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

The hours of operation of the driving range along with food and beverage outlets with outdoor seating are limited to between 7am and 10pm. The purpose of these limited hours is to ensure that noise and lighting effects do not adversely affect adjoining rural-residential properties and rural amenity values.

Volume 3 : Part 6 Open Space Zones : 4.39 Hours of Operation - Open Space 3D (Christchurch Golf Resort) Zone

Appendix 1 - Development Plan - Open Space 3C (Agribusiness Centre) Zone

Updated 30 June 2009

Appendix 1 - Development Plan - Open Space 3C (Agribusiness Centre) Zone

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
Animal pavilions	1
Truck access, loading, parking and wash down facilities	1, 2, 8
Display, sale and showing of animals	1, 2, 3
Permanent carparking	1, 2, 3, 8
Sideshowes	2, 3 (beyond the 300m line restriction)
Building ancillary to animal pavilions and the activities described in Part 6, Clause 2.3.2	1, 2, 3
Premises for organisations and clubs	1, 2, 3
Organised sports	2, 3
Residential units	3
Vineyard	4
Equestrian events, dog trialing, machinery demonstrations	1, 2, 3, 6, 7 (equestrian events only)
Passive recreation	3, 4, 5, 6, 7
Temporary carparking	5, 6
Agro forestry demonstration plots	3, 4, 5, 6, 7

Appendix 2 - Outline Development plan - Open Space 3D Zone (Clearwater Resort)

Updated 16 November 2009

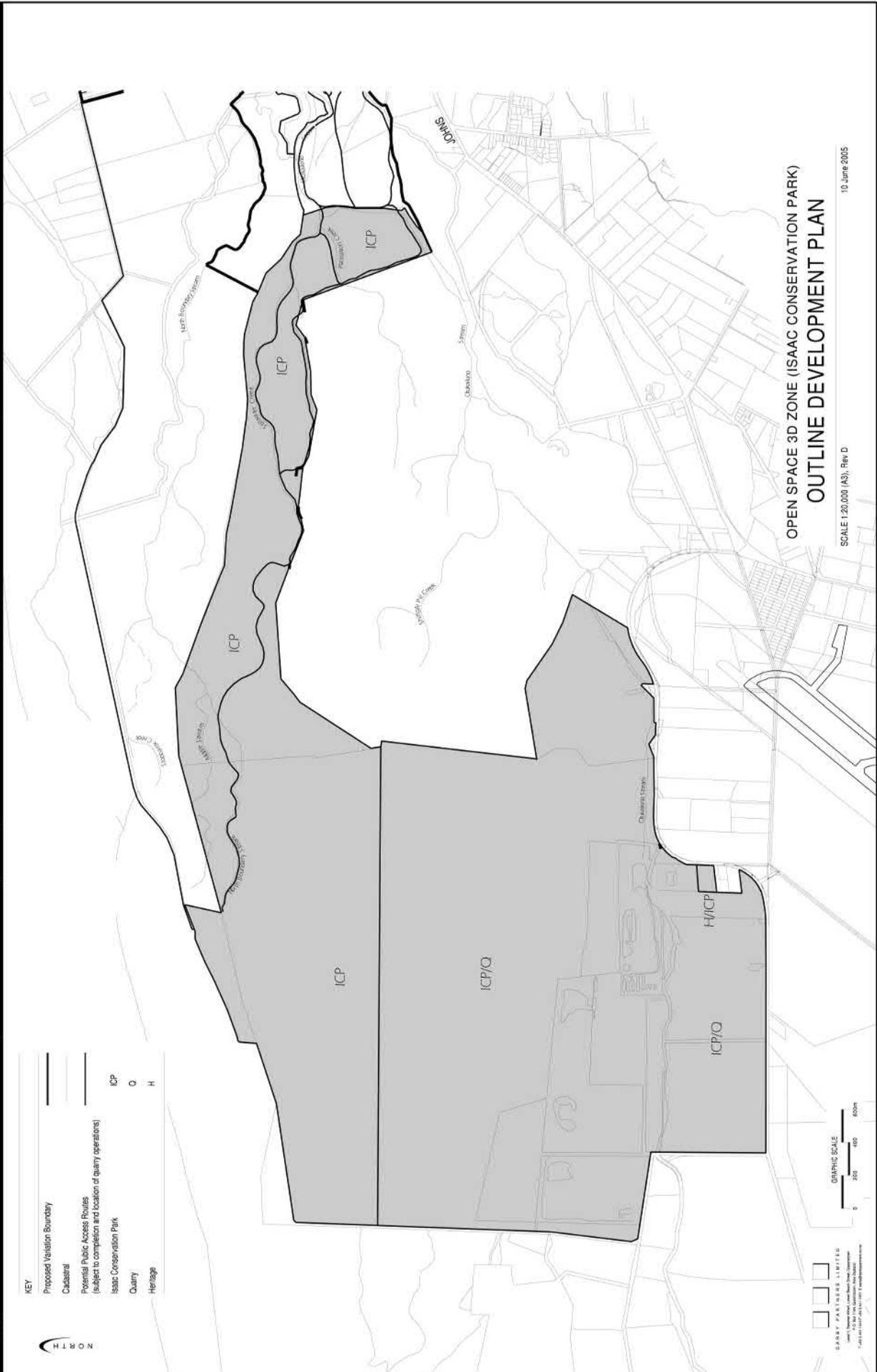
Appendix 2 - Outline Development plan - Open Space 3D Zone (Clearwater Resort)



Appendix 3a - Outline Development plan - Open Space 3D Zone (Isaac Conservation Park)

Updated 16 November 2009

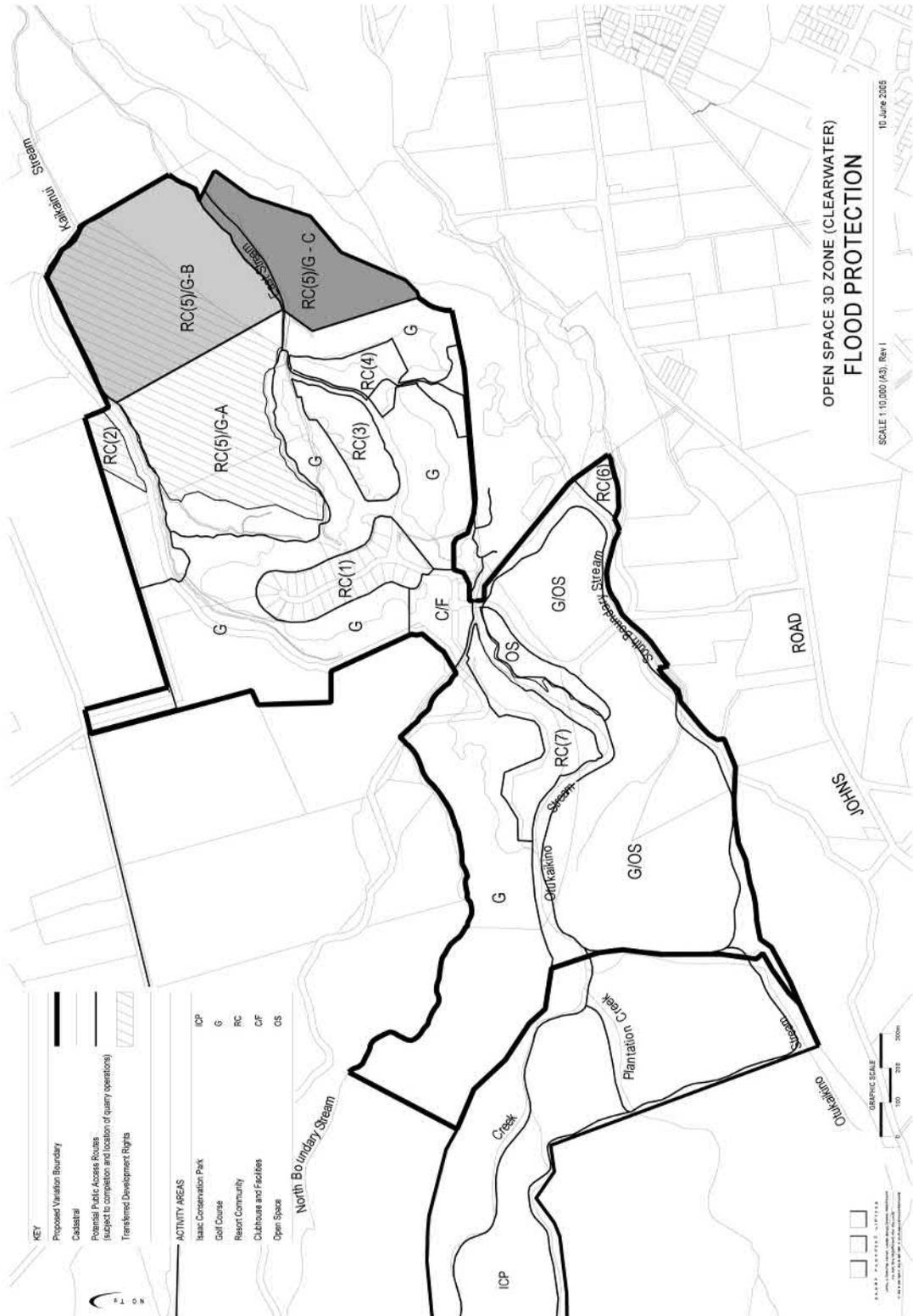
Appendix 3a - Outline Development Plan - Open Space 3D Zone (Isaac Conservation Park)



Appendix 3b - Flood Protection - Open Space 3D Zone (Clearwater)

Updated 16 November 2009

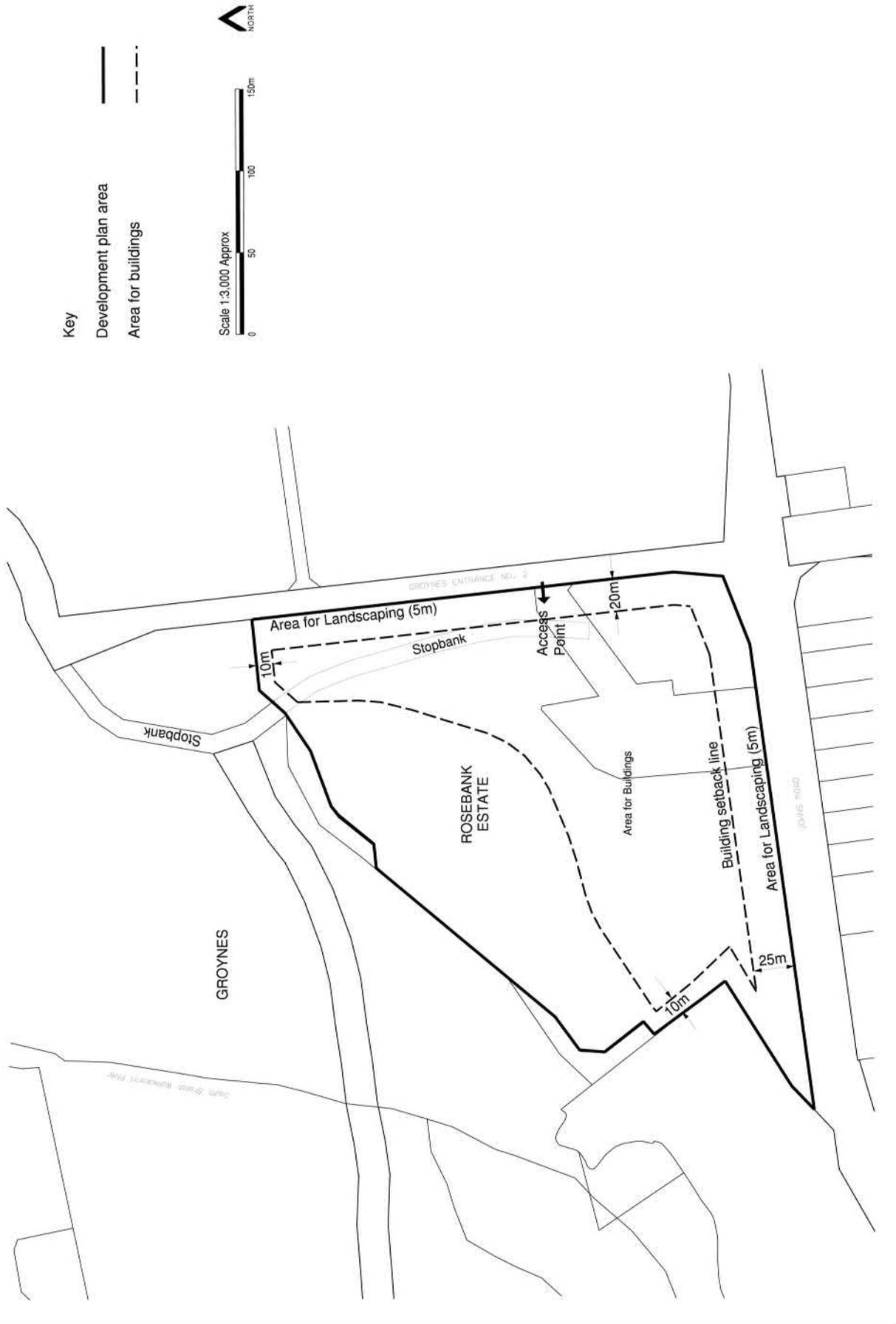
Appendix 3b - Flood Protection - Open Space 3D Zone (Clearwater)



Appendix 4 - Development plan - Open Space 3D (Rosebank) Zone

Updated 14 November 2005

Appendix 4 - Development plan - Open Space 3D Zone (Rosebank)



Appendix 5 - Outline Development Plan - Open Space 3D Zone (Christchurch Golf Resort)

Updated 15 August 2011

Appendix 5 - Outline Development Plan - Open Space 3D Zone (Christchurch Golf Resort)



- LEGEND**
- Development Plan Boundary
 - Lower Styx Ponding area
 - Indicative road reserve
 - Indicative river walkway
 - Indicative bridleway
 - Proposed boundary planning
 - Existing vegetation to be retained

- ACTIVITY AREAS**
- (A) Academy
 - (A1) Academy Clubhouse
 - (A2) Academy Clubhouse
 - (G/IOS) Golf Course/ Open Space
 - (G/IOS1) Golf Course/ Open Space Limited To Use For Turf Nursery, Chipping and Putting Greens
 - (RC) Resort Community
 - (D) Driving Range
 - (D1) Driving Range Building Location
 - (M) Maintenance Area
 - (C3) Conservation 3

Appendix 6 - Open Space 3CS (Christchurch Stadium) Zone - Rules

Updated 21 December 2011

PERMITTED ACTIVITIES:

Any of the following activities which comply with all of the development and activity standards specified below are permitted activities:

- (1) Sporting and non-sporting events (excluding concerts) not requiring the use of floodlights.
- (2) Night sporting events and non-sporting events (requiring the use of flood lights) comprising up to 25 events in any rolling twelve month period and limited to a capacity of 25,000 seated patrons.
- (3) Sports practice and training sessions (including use of limited floodlighting)
- (4) Concerts limited to a capacity of 34,000 patrons (including one concert practice session per concert)
- (5) 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 display screens, committee and officials rooms).
- (6) Construction and use of temporary structures and portable facilities designed to assist in broadcasting events held at the stadium (including production facilities, technical services and facilities, camera towers and transmission equipment).
- (7) Feature and directional lighting for use on an event night.
- (8) Directional wayfinding, stadium naming and sponsorship signage and images to be placed on temporary grandstands and entrances (except only directional wayfinding signage and images are permitted on the North Stand facing the Living 3 Zone boundary)
- (9) Excavation and replacement of the existing playing surface.
- (10) Construction activities (including demolition of existing stands and facilities).
- (11) Excavation of existing earthen terraces.
- (12) Removal of vegetation except those vegetation areas specifically identified in the Outline Development Plan.
- (13) Construction of ground level landscaped areas, pedestrian plazas and concourses around the site.
- (14) Construction and use of temporary structures used for stadium administration including storage sheds, workshops, and administrative offices.
- (15) Sale of alcohol to persons attending events at the stadium.
- (16) Construction and use of temporary hospitality facilities ancillary to sporting and non sporting events (including concerts).
- (17) Carparking and vehicle accesses.
- (18) Vehicle and pedestrian access and egress points as shown on the Outline Development Plan
- (19) Site preparation activities for events at the stadium.

CONTROLLED ACTIVITIES

Any of the following activities specified below are controlled activities and will not be notified and do not require the consent of any affected parties:

- (1) Creation of new vehicle and pedestrian access points not illustrated on the Outline Development Plan.
- (2) Removal of vegetation areas identified on the Outline Development Plan to be retained.
- (3) Use of artificial lighting in excess of 100 lux measured at the Open Space 3CS zone boundary and 40 lux at the window of any residential unit.
- (4) Use of amplified noise producing levels in excess of the standard specified in Activity Standard 2(a) below.
- (5) Signage not provided for as a permitted activity located on the North Stand facing the Living 3 zone

RESTRICTED DISCRETIONARY ACTIVITIES

- (1) Night sporting events that exceed capacity limits specified in the permitted activity listed above.
- (2) Concerts that exceed noise levels specified in Activity Standard 2(b) below.
- (3) Any other permitted activity which does not comply with the provisions of the Outline Development Plan or meet development and activity standards

DEVELOPMENT STANDARDS

- (1) Building Platform

Structures and buildings will be located in the two building platforms illustrated on the Outline Development Plan except that structures remaining on site for less than one month may be located in the playing field

- (2) Maximum height and access to sunlight in relation to Living 3 zoned sites

The maximum height of buildings and structures:

- (a) 22 metres when located within the area of the building platform 1 illustrated on the Outline Development Plan
- (b) 4 metres when located inside the building platform 2 illustrated on the Outline Development Plan (except that wayfinding signage and structures, sculptures and entrance gates may exceed this height when located in the area shown on the Outline Development Plan
- (c) 40 metres for light towers as illustrated on the Outline Development Plan

- (3) A recession plane of 2.3 metres and 52 degrees shall operate on the north eastern boundary of the site with the Living 3 zone except the corporate box section of the North Stand may project into the recession plane as shown on the Outline Development Plan.

- (4) Vehicular access points

Vehicle access and egress points shall be as shown on the Outline Development Plan

- (5) Pedestrian access

- (a) Pedestrian access and egress locations shall be as shown on the Outline Development Plan
- (b) A paved pedestrian concourse shall be as shown on the Outline Development Plan

- (6) Vegetation and Landscaping

- (a) Existing vegetation identified on the Outline Development Plan shall be retained.

- (b) Landscaping shown on the Outline Development Plan 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 height shall be located on the north eastern boundary with the Living 3 zoned land.

ACTIVITY STANDARDS

Definition

In relation to these standards, use of the term 'event' refers to sporting and non-sporting events and concerts unless a particular type of event is specifically excluded eg "all events (excluding concerts)".

(1) Days and hours of operation

- (a) Use of the stadium for events shall be completed by 10 pm Sunday to Thursday and 11 pm Friday and Saturday or any public holiday
- (b) Use of stadium floodlighting for events is limited to no more than two nights in any week starting Monday

(2) Noise standards

- (a) The following maximum standard will apply for all events (excluding concerts): 65 dB LAeq
- (b) The following maximum standard will apply for all concerts: 85 dB LAeq

(3) Lighting

- (a) Lighting shall not exceed an illuminance level of 100 lux when measured both vertically and horizontally at the boundary and 40 lux when measured both vertically and horizontally at the window of any residential unit
- (b) 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.
- (c) Stadium floodlights shall be directed towards the pitch.

(4) Area Liaison Committee for Event Management

An Area Liaison Committee 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:

- Determining and publishing a schedule of events and anticipated crowd numbers at the Addington location
- Consulting on managements plans as appropriate for events

(5) Event Management

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:

- Concerts of up to 34,000 capacity
- Matches of up to 25,000 capacity

- Matches of up to 25,000 capacity combined with spectator activity nearby e.g. an event at CBS Arena
- Matches of up to 18,000 capacity
- Matches 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 eg for a test match and for a domestic provincial match.

The EMP will specifically include:

- (a) Coordination of all relevant agencies

A specific section which:

(i) Outlines a process for the proper coordination of all relevant agencies involved in managing events at the stadium including as appropriate:

- (1) Police
- (2) Security companies (in ground and street security patrol)
- (3) Christchurch City Council parking, traffic and roading operations
- (4) NZTA (motorway)
- (5) Environment Canterbury and Transport companies (bus and train)
- (6) St Johns (first aid, ambulance)
- (7) Fire service (if required)
- (8) Taxi operators
- (9) Tow truck operators
- (10) Department of Labour occupational safety and health (if considered appropriate by the Stadium Operator)
- (11) Media
- (12) Caterers and merchandisers
- (13) Cleaning contractors
- (14) Traffic management contractor
- (15) Venue users

(ii) Outlines 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).

- (b) Lighting

A specific section on lighting which includes provisions related to:

- (1) The initial commissioning of the lighting towers on installation.
- (2) The testing of the lighting prior to events.

- (3) 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.
- (4) Maximum standards and times of operation for feature lighting.
- (5) A monitoring regime to including the location of monitoring points.
- (6) Mitigation measures proposed in the case of a restricted discretionary activity to exceed the lighting levels specified.

(c) Noise

A specific section on noise which includes provisions related to:

- (i) Where and how noise will be measured, monitored and assessed.
- (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

(d) Facilities

A specific 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 11 pm 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 .

(e) Communication

A specific 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 (12.00 pm) 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 nighttime events.

(f) Transport Management

A specific 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:

- (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;

- Residents' only parking in residential streets within the restricted zone;
- Stadium related parking being excluded with the zone;
- 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

(7) Construction Management Plan

(a) A Construction Management Plan is required to be developed by the venue operator before 31 January 2012 and submitted to the Council's Environmental Policy and Approvals 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 Arena/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 – 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 actioning

(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:
 - (1) Health and safety requirements for those working around contaminated materials
 - (2) Outline of visual/odour indicators of contamination at site
 - (3) Unexpected contamination discovery procedure – includes notifying relevant authorities etc.
 - (4) Stockpiling requirements for contaminated soils
 - (5) Erosion and sediment control measures
 - (6) Possible groundwater control measures
 - (7) Disposal requirements, landfill acceptance of materials
 - (8) Validation of remaining in situ soils, and reporting to Environment Canterbury and Christchurch City Council
 - (9) Reinstatement

Controlled Activities

(1) New vehicle and pedestrian access points

In considering any application relating to new vehicle and pedestrian access and/ or egress points, the Council shall have regard to the following assessment matters:

- (a) Traffic effects associated with the new location and layout of the access / egress points
- (b) The provision of adequate lighting and the effects on the neighbouring residential properties
- (c) The design of access / egress routes to ensure public safety

(2) Removal of vegetation

In considering any application relating to the removal of vegetation, the Council shall have regard to the following assessment matter:

- (a) The replacement where appropriate on the site of suitable native vegetation to enhance the ecological and landscape character of the area

(3) Use of artificial lighting in excess of standards

In considering any application relating to the use of lighting in excess of the standards specified in Appendix 6, the Council shall have regard to the following assessment matters:

- (a) The proximity of sensitive land uses 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
- (4) Use of amplified noise producing levels in excess of standards for sporting activities

In considering any application relating to the use of amplified noise in excess of the standards specified in Appendix 6, the Council shall have regard to the following assessment matters:

- (a) The proximity of sensitive land uses
 - (b) The duration of the activity and its timing
 - (c) The frequency of the use
 - (d) The special nature of the use
- (5) Signage not provided for as a permitted activity as specified in Appendix 6

In considering any application relating to the provision of signage not provided for as a permitted activity, the Council shall have regard to the assessment matters set out in Part 10, Clause 3.6.2

Restricted Discretionary Activities

- (1) Night sporting events that exceed capacity limits specified for a permitted activity

In considering any application relating to night sporting events, the Council shall, in deciding whether or not to grant consent or impose conditions, have regard to the following assessment matters:

- (i) The duration of the activity and its timing
 - (ii) The nature of the activity including its value and/or benefit (both economic, socially and 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,
- (2) Concerts that exceed noise levels specified for a permitted activity

In considering any application relating to concerts, the Council shall, in deciding whether or not to grant consent or impose conditions, have regard to the following assessment matters:

- (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 (both economic, socially and 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:
 - reduction of noise at source;
 - screening of boundaries;

(3) Any other permitted activity which does not meet the provisions of the Outline Development Plan or the development and activity standards specified in Appendix 6

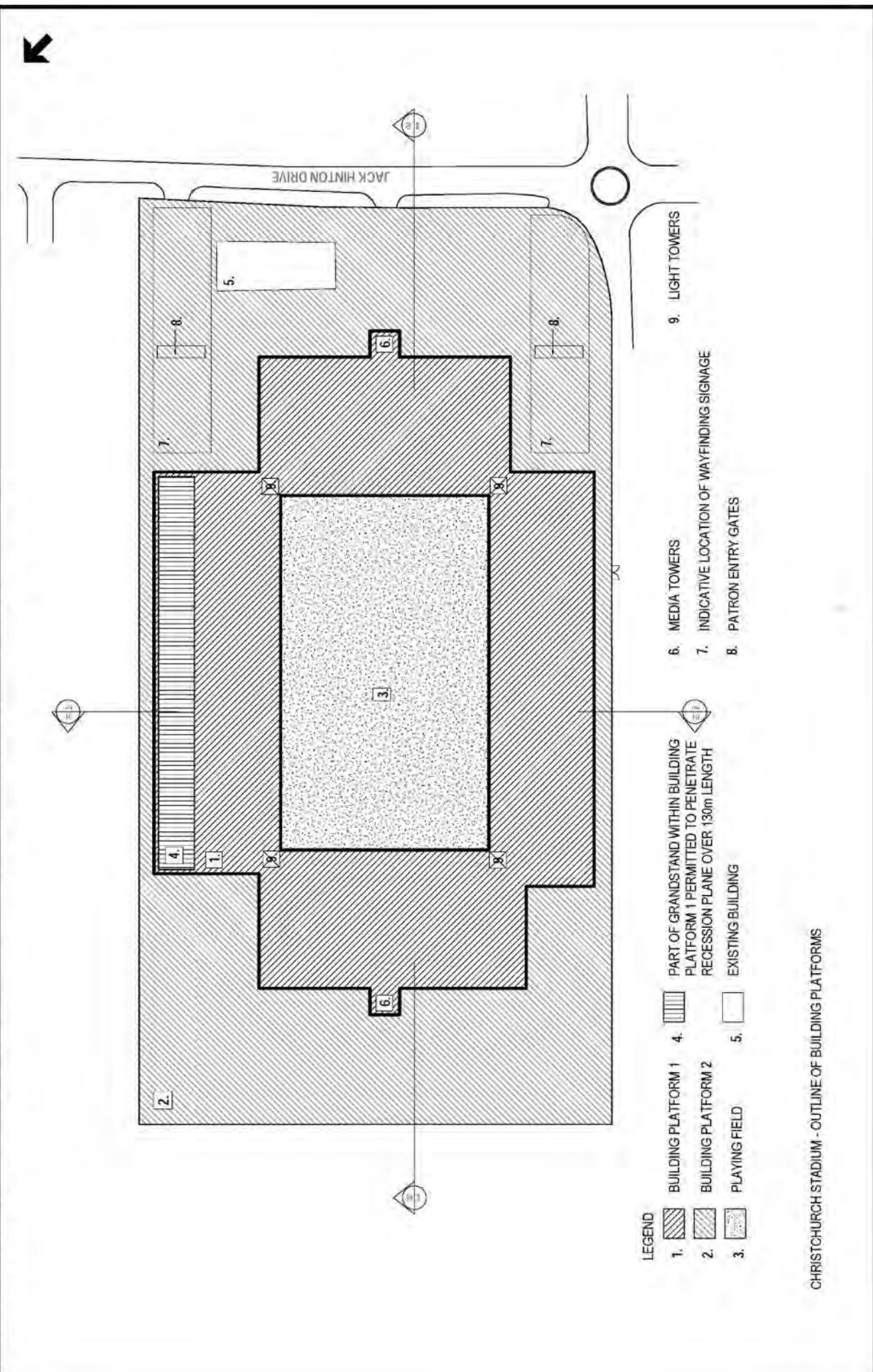
In considering any application relating to any permitted activity which does not meet the provisions of the Outline Development Plan or the development and activity standards specified in Appendix 6 , the Council shall have regard to the following assessment matters:

- (a) The impact on nearby residential properties and occupants
- (b) The cumulative effect of the activity,
- (c) The necessity for the location as opposed to else where on site where it may be permitted
- (d) The duration, timing and frequency of the activity
- (e) The nature of the activity including its value and/or benefit (both economic, socially and culturally) to the wider community.

Appendix 6a - Open Space 3CS (Christchurch Stadium) Zone - ODP - Building Platforms

Updated 21 December 2011

Appendix 6a – Open Space 3CS (Christchurch Stadium) Zone – ODP – Building Platforms

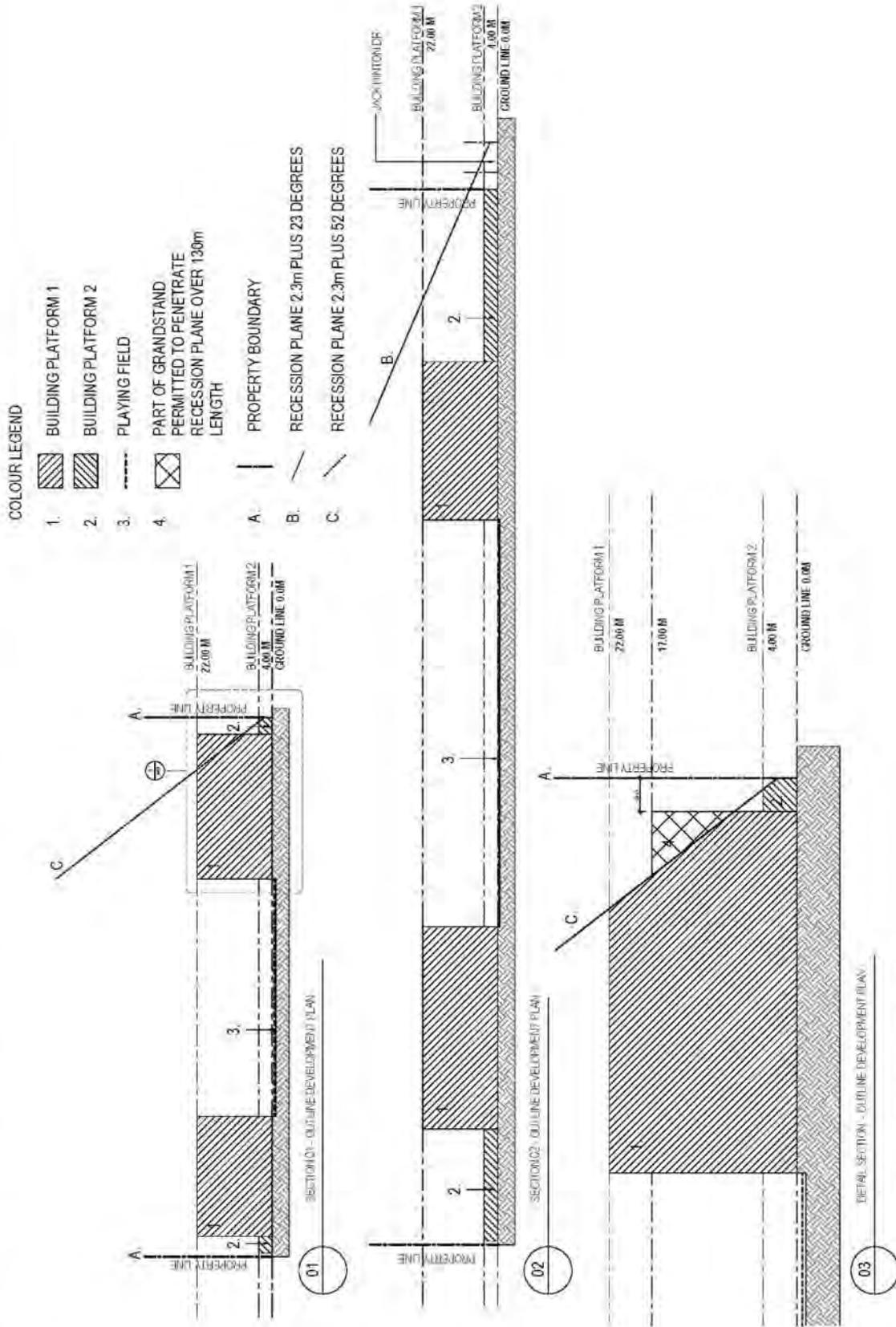


CHRISTCHURCH STADIUM - OUTLINE OF BUILDING PLATFORMS

Appendix 6b - Open Space 3CS (Christchurch Stadium) Zone - ODP - Building Envelope Diagram

Updated 21 December 2011

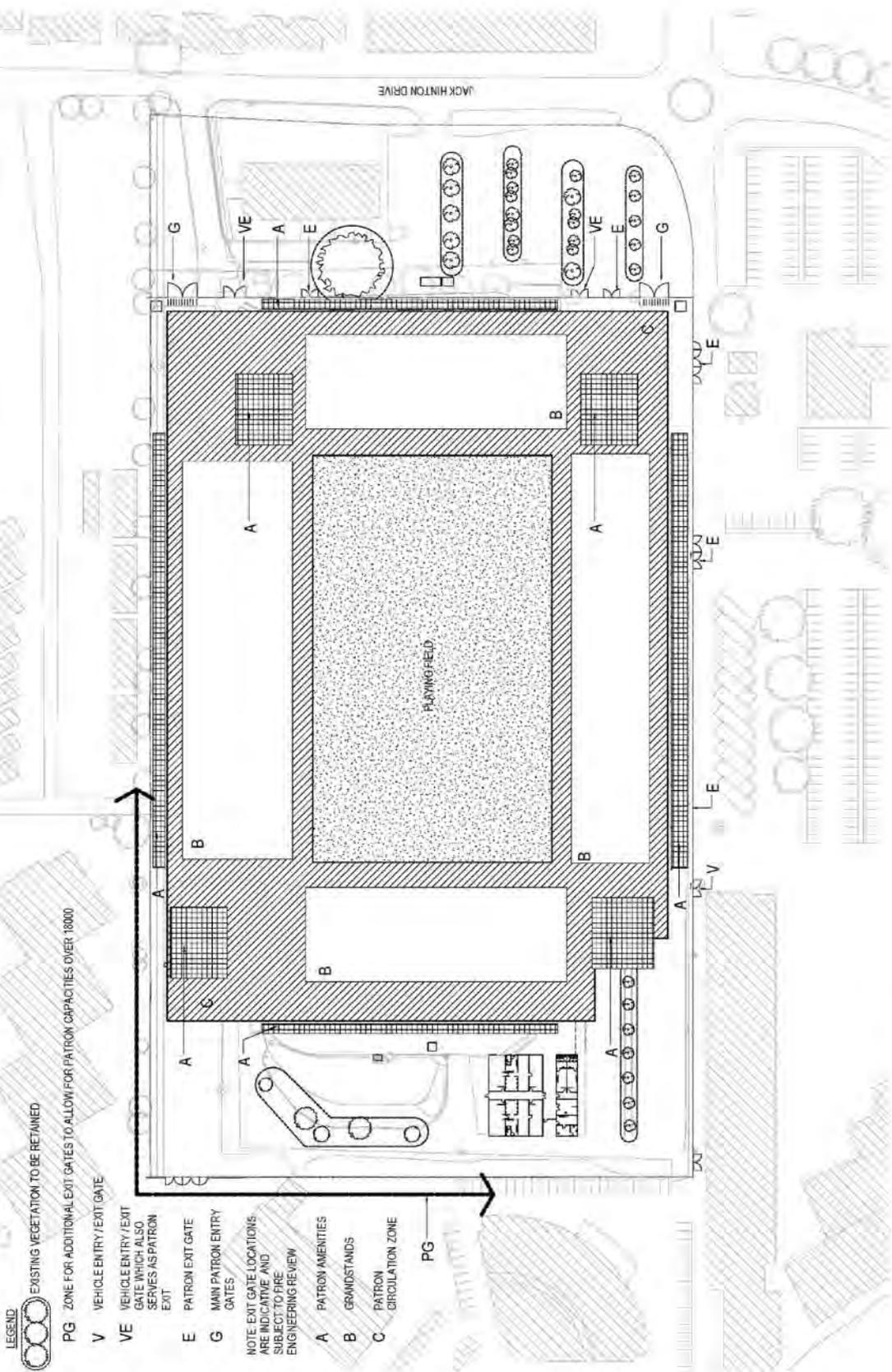
Appendix 6b – Open Space 3CS (Christchurch Stadium) Zone – ODP – Building Envelope Diagram



Appendix 6c - Open Space 3CS (Christchurch Stadium) Zone - ODP - Landscape and Circulation Plan

Updated 21 December 2011

Appendix 6c – Open Space 3CS (Christchurch Stadium) Zone – ODP – Landscape and Circulation Plan



LEGEND
 EXISTING VEGETATION TO BE RETAINED

PG ZONE FOR ADDITIONAL EXIT GATES TO ALLOW FOR PATRON CAPACITIES OVER 18000

V VEHICLE ENTRY/EXIT GATE

VE VEHICLE ENTRY/EXIT GATE WHICH ALSO SERVES AS PATRON EXIT

E PATRON EXIT GATE

G MAIN PATRON ENTRY GATES

NOTE EXIT GATE LOCATIONS ARE INDICATIVE AND SUBJECT TO FIRE ENGINEERING REVIEW

A PATRON AMENITIES

B GRANDSTANDS

C PATRON CIRCULATION ZONE

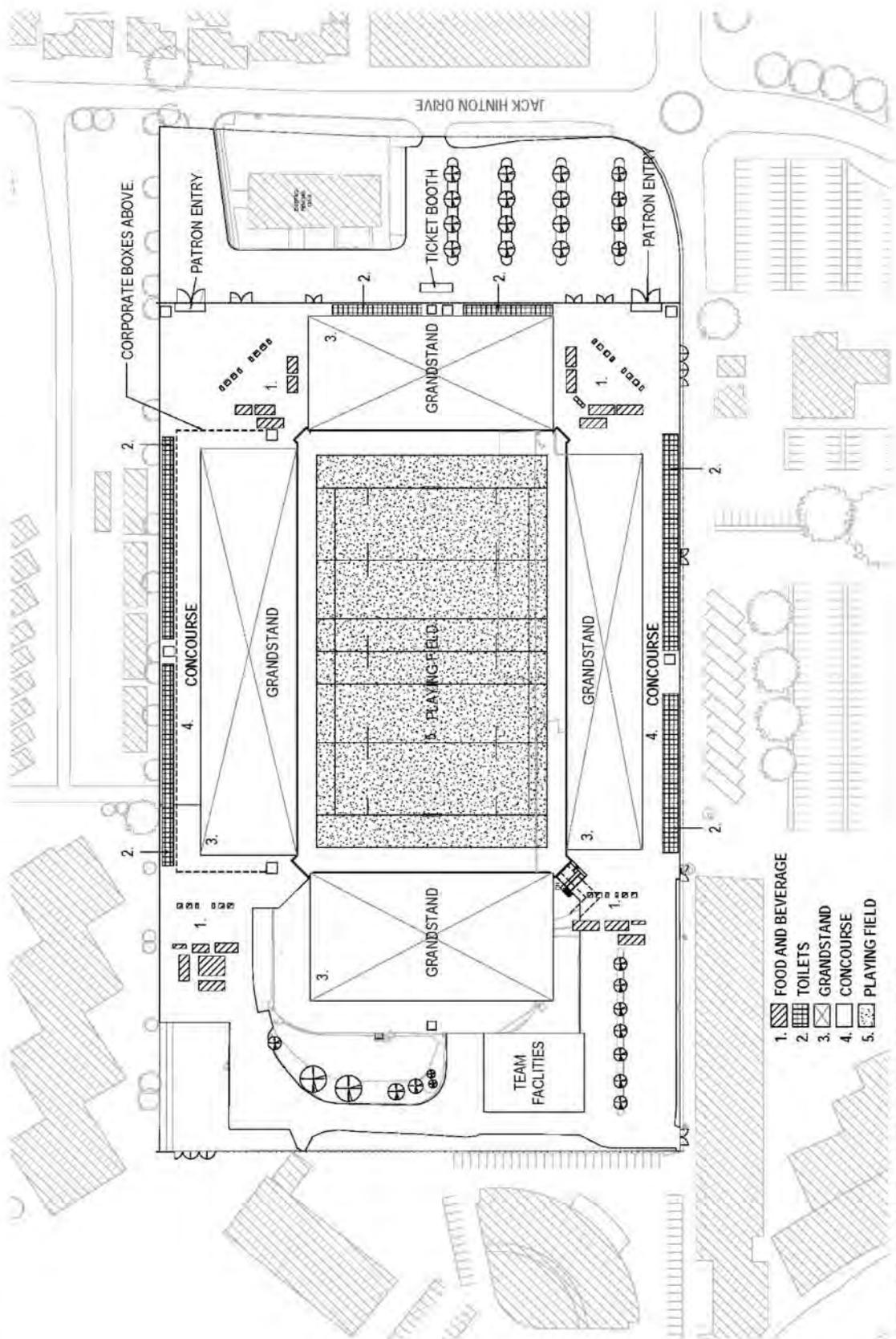
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CHRISTCHURCH STADIUM - LANDSCAPE AND CIRCULATION PLAN

Appendix 6d - Open Space 3CS (Christchurch Stadium) Zone - ODP - Indicative Development Plan

Updated 21 December 2011

Appendix 6d – Open Space 3CS (Christchurch Stadium) Zone – ODP – Indicative Development Plan



CHRISTCHURCH STADIUM - INDICATIVE DEVELOPMENT PLAN

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- 1.1 General description and purpose
- 1.2 Cultural 1 (Central city heritage precincts) Zone
- 1.3 Cultural 2 (Nga Hau E Wha National Marae) Zone
- 1.4 Cultural 3 (Schools) Zone
- 1.5 Cultural 4 (Tertiary education) Zone
- 2.0 Rules - Cultural 1 and 2 Zones
- 2.1 Categories of activities - Cultural 1 and 2 Zones
 - 2.1.1 Cultural 1 and 2 Zones - All activities
 - 2.1.2 Reference to City Rules
- 2.2 Development standards
 - 2.2.1 Street scene
 - 2.2.2 Separation from neighbours
 - 2.2.3 Visual amenity
 - 2.2.4 Landscaping
 - 2.2.5 Sunlight and outlook for neighbours
 - 2.2.6 Residential activities
 - 2.2.7 External appearance of buildings
 - Reference to other development standards
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- 3.3 Development standards
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 - Reference to other development standards
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 - Reference to other community standards
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 - 3.5.1 Building height
 - Reference to other critical standards
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- 4.1 Activities not defined as tertiary education and research activities: Cultural 4 (Tertiary education) Zone
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- 4.4 Community standards
 - 4.4.1 Retailing

- 4.4.2 Vehicular access
- 4.4.3 Traffic Generation and Parking
- 4.4.4 Hours of Operation
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 - Reference to other critical standards
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 - 5.2.5 Residential activities
 - 5.2.6 External appearance of buildings - Cultural 1 Zone
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- 6.3 Cultural 3 (Schools) Zone
 - 6.3.1 General
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 - 6.3.3 Sunlight and outlook for neighbours
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 - 6.3.5 Noise from pre-schools
 - 6.3.6 Height
 - 6.3.7 Special landscape provisions for existing schools
- 6.4 Cultural 4 (Tertiary education and research) Zone
 - 6.4.1 Street scene and separation from neighbours
 - 6.4.2 Sunlight and outlook for neighbours
 - 6.4.3 Open space
 - 6.4.4 Visual amenity and landscaping
 - 6.4.5 Retailing
 - 6.4.6 Vehicular access
 - 6.4.7 Height
- Appendix 1- Papanui High School

Part 7 Cultural Zones

1.0 Zone descriptions

1.1 General description and purpose

Updated 14 November 2005

The Cultural zones include a range of sites which are predominantly associated with a range of metropolitan and local facilities of a cultural, recreational, educational, research, artistic or heritage character. Because of their diversity and functions, these zones do not fall readily within business or open space zones.

The Cultural 1 Zone encompasses a number of precincts containing heritage places and settings in and around the central city.

The Cultural 2 Zone is a unique area containing a national marae of significant cultural importance, sited in Pages Road.

The Cultural 3 Zone includes the city's schools, public and private, some of which are also designated.

The Cultural 4 Zone comprises the campuses of tertiary education facilities in the city, these being Canterbury University, the Christchurch College of Education and Christchurch Polytechnic.

1.2 Cultural 1 (Central city heritage precincts) Zone

Updated 16 November 2009

Zone description and purpose

This zone comprises areas outside the Central City Zone containing significant heritage buildings and their surrounds, containing a range of associated and compatible activities.

The zone includes:

- (a) The Arts Centre on Worcester Boulevard, Montreal/Hereford Streets and Rolleston Avenue;
- (b) The Canterbury Museum, and Robert McDougall Art Gallery, Rolleston Avenue;
- (c) The Cranmer Centre on Montreal and Armagh Streets;
- (d) The Peterborough Centre on Peterborough and Montreal Streets;
- (e) The Roman Catholic Cathedral, Cathedral House, and the Music Centre of Christchurch on Barbadoes Street (excluding Cathedral College).

The purpose of the Cultural 1 Zone is to both recognise the heritage significance and character of these sites, and their use principally for a range of cultural, educational, spiritual, recreational and business activities, enhancing both the urban fabric and the city's cultural development.

The zone ensures that a diverse range of activities can establish on sites in this zone in a manner compatible with the integrity of the heritage buildings, their settings, and on the surrounding environment.

The built character of the sites is a record of the evolution and development of cultural, religious and educational architecture, sympathetically constructed over a considerable period of time and of a high quality. The character of the zone is derived not only from the historic buildings and their association with the early

development of Christchurch, but also from the pattern of significant open spaces within the sites, landscaping, fencing and surface treatment.

The Cultural 1 Zone includes rules relating to the external appearance of new buildings, and external alterations to existing buildings, in addition to those applicable to special amenity areas in other zones.

(For rules relating to listed historic buildings, places and objects in this zone - refer Part 10)

Environmental results anticipated

- (a) Additions and alterations to existing buildings, or new buildings, and development of open spaces that are compatible with the existing heritage character and integrity of the sites.
- (b) Maintenance and enhancement of the special amenity values of these environments and their contribution to the general townscape.
- (c) Management of environmental effects of activities in the zone to minimise any noise, traffic and on-street parking congestion, with regard to roads and the surrounding zones.
- (d) A diverse range of arts, cultural, spiritual, educational, recreational and complementary activities (such as residential) which enhance the maintenance, restoration, and economic viability of the heritage buildings and sites.
- (e) Retail activities, offices and commercial services which are compatible with the use of the sites for arts, cultural, spiritual, educational, and recreational activities, and which do not have significant adverse effects beyond the zone boundary.

1.3 Cultural 2 (Nga Hau E Wha National Marae) Zone

Updated 14 November 2005

Zone description and purpose

This zone covers a 4.8ha site at the Nga Hau E Wha National Marae at Cuthberts Green, established as a national marae for the common use and benefit of the people of New Zealand and administered by the Nga Hau E Wha National Marae Trust. The site has social, cultural and spiritual significance and serves as a gathering place for all people and their visitors.

The purpose of the zone is to provide a place of common ground where the cultural and social activities of the Maori community can be given their fullest expression, assisting in promoting the cultural, social and general welfare of the people, and enhancing understanding between all people in the community.

Business activities associated with the marae concept and cultural activities, are accepted as a means for the Trust to create and maintain a financially viable and independent enterprise.

Business activity is to be associated with activities specific to the site, and should not adversely affect the amenities adjoining living and recreation zones.

The development of living accommodation is a recognised activity on the marae, compatible with special requirements of the facility and surrounding amenities.

Two allotments fronting Pages Road located between the two access points to the marae have been included within the zones. The land is currently subject to encumbrances.

Environmental results anticipated

- (a) The development of the Nga Hau E Wha National Marae as a major focal point for Maori and community cultural and social development, and to enhance understanding between all people, through understanding of Maori values.
- (b) Development of the marae and marae buildings as the principal, cultural, visual and functional focus of the site.

- (c) Reinforcement of the cultural significance of the whareniui (meeting house), whare whananga (house of learning) and proposed flagstaff (commemorating fallen Maori soldiers overseas) as built features of the site.
- (d) A diverse range of activities, providing a common focus for social and cultural benefits for the City's Maori community in particular.
- (e) Maintenance of a level of environmental effects in terms of visual character, noise and traffic generation, that is consistent with the zone's location adjoining suburban residential and open space areas.
- (f) Non residential activities consistent with the principal use of the site for marae-based cultural and social activities, and which are of a scale compatible with the principal marae buildings .

1.4 Cultural 3 (Schools) Zone

Updated 10 May 2010

Zone description and purpose

This zone includes primary, intermediate, secondary, and composite schools in Christchurch, both public or private. State (public) schools have traditionally been designated and currently remain so. The Minister, as requiring authority, could choose to designate state integrated schools. Having regard to the effects of school activities, no distinction is made in the Plan between the rules applicable to either state or private schools.

The purpose of the zone is to provide rules for school sites which reflect that of the surrounding zones (normally living zones). Generally, secondary schools are larger and have potentially greater levels of effects. Schools, apart from performing a vital role in education, also provide open space, a focus for community activities, and opportunities for multiple use of facilities.

Although designated schools are subject to the ongoing transitional provisions of the Act, the rules provide a framework for assessment of building proposals (through outline plans in the case of designated schools) on school sites. Only a small number of new state schools are envisaged which will be designated; the emphasis is expected to be on redevelopment or improvement of existing schools, or the creation of new private schools.

Particular effects considered in the plan are building scale, parking (high schools only), the amenity value of certain schools and their grounds, and the compatibility of other activities undertaken within schools, outside school hours, with the amenities of surrounding area.

In summary, the rules applicable in this zone are closely related to those in the surrounding zones, of which schools are an important part.

Environmental results anticipated

- (a) The continuing provision and improvement of physical infrastructure associated with schools in the city.
- (b) The provision of a conveniently distributed range of school facilities for children in all age groups and which can additionally provide for the further education of adults.
- (d) The development of existing and new school facilities which can serve a variety of technical and cultural needs in the city.
- (e) The development of school buildings and facilities in a manner compatible with maintaining the amenities of the adjoining zones.
- (f) The development of schools as multi-purpose facilities serving community needs and as open space, but consistent with maintenance of amenities, particularly in terms of noise and traffic.
- (g) The maintenance of the character of schools having important heritage or landscape values to the community.

1.5 Cultural 4 (Tertiary education) Zone

Updated 14 November 2005

Zone description and purpose

The Cultural 4 Zone includes four large sites within the city which provide for tertiary education. These institutions comprise large land areas and employ and educate large numbers of people. They are important to the cultural and business development, not only of the city, but of the region and country as a whole.

The largest component of the zone is the campus of the University of Canterbury bounded generally by Waimairi Road in the west, Clyde Road in the east, Creyke Road in the north, and Kirkwood Avenue in the south. It has two parts - an area west of Ilam Road containing mainly sportsfields and hostels, and the area east of Ilam Road which is the core of the University. Also adjoining the University on Creyke Road, are several Crown Research Institutes occupying a small part of the zone. A small number of private residential properties remain within the zone, along with houses owned by the University and Crown Research Institutes.

The university includes a wide variety of functions including teaching, research, library, administration, ancillary retailing, student facilities, recreation facilities, accommodation and playing fields. Large institutional buildings are currently confined to the area between Ilam and Clyde Roads although much of the campus has a park like character and is bisected by the Avon River from west to east. The university is a major physical and cultural focal point in the west of the city, with over 10,000 staff and students on site during term.

A second area, west of the university, comprises the campus of Christchurch College of Education. Like the university, it is a relatively modern facility in a park-like setting bounded by Dovedale, Solway and Parkstone Avenues. Building scale, although significant, is considerably more modest than that of the university and the site much smaller, with only limited impacts on the surrounding Living 1 Zone.

The Christchurch Polytechnic is also a major educational institution, and comprises two separate sites, one adjacent to the Central City bounded by Barbadoes/Moorhouse/St Asaph Streets and the other in Ensors Road/Sullivan Avenue. The former site is adjoined to the west by the Central City Zone, while the latter adjoins the Living 2 Zone. Both sites include a wide variety of activities including teaching, research, library, administration, student and recreation facilities. Large institutional buildings dominate the inner city site, while the Ensors Road/Sullivan Ave site has a small number of large buildings located close to the eastern edge of the site adjoining a substantial open space for sports activities.

The polytechnic is an educational facility of increasing importance in the city, with over 5,000 staff and students on the two sites during the term. The relationship of the polytechnic central site to the adjoining streets having high traffic volumes, and its physical relationship with High Street and the Catholic Cathedral, are important considerations. The Ensors Road/Sullivan Avenue site generally accords with the amenities of that area, and the living zone environments in Sullivan Avenue and Whittington Street.

Environmental results anticipated

- **University of Canterbury**

- (a) A strong visual focal point provided by high rise buildings, but set back from living zone boundaries and with extensive surrounding landscaping.
- (b) Generous building setbacks and landscaping along street frontages, river and living zone boundaries.
- (c) Continued substantial on-site building development (some of large scale) east of Ilam Road but with retention of the current park like surroundings; with building development and carparking screened by planting; and with diminishing building scale towards the periphery of the site.
- (d) Continued development of ancillary activities associated with university purposes including sports facilities, student accommodation (medium-high density) co-related research and scientific activities, student facilities and specialised business (retail/service) activities.

(e) Management of traffic impacts through on-site parking provision and direction of traffic to internal roading or to identified access points on to Creyke Road, Clyde Road, Kirkwood Avenue, Ilam Road and Waimairi Road.

(f) Confinement of the university area to the zone boundaries with scope for further growth to natural physical boundaries, but with a continued emphasis on protecting the residential integrity of the surrounding living zone.

- **Christchurch College of Education**

(g) Maintenance of building scale and development densities compatible with the surrounding living zones with some further building development.

(h) Maintenance of high standards of landscaping and visual amenity.

- **Christchurch Polytechnic**

(i) Reinforcement of the substantial building bulk and scale with further redevelopment of the inner city polytechnic site.

(j) Lower site coverage and building scale on the Ensors Road/Sullivan Avenue site than on the inner city site, and with a higher proportion of open space, setbacks and landscaping.

(k) Maintenance of residential amenity in the adjoining living zones in Sullivan Avenue and Whittington Street.

(l) Management of the traffic and pedestrian impacts of the inner city site, particularly on the adjoining arterial streets, through improved parking provision and direction of traffic and pedestrian crossings to identified access points on the surrounding road network.

(m) Recognition and reinforcement of the visual significance of the Catholic Cathedral in the layout and orientation of buildings on the inner city site of the polytechnic.

2.0 Rules - Cultural 1 and 2 Zones

Updated 14 November 2005

Guide to using these rules

Step 1: Determine which zone the proposed activity is located within.

Step 2: Check whether the proposed activity complies with all of the development standards in the relevant zone. If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard and if the site is within the Cultural 1 Zone, any alterations to the exterior of buildings or the erection of new buildings shall be a discretionary activity in respect to external appearance.

(If the building in the Cultural 1 Zone is a listed building, place or object, it shall be subject to the applicable rules in Part 10, Clause 1.)

Step 3: Check whether the proposed activity complies with all of the community standards in the relevant zone. If not, application will need to be made for a resource consent, assessed as a discretionary activity .

Step 4: Check whether the proposed activity complies with all of the critical standards in the relevant zone. If not, application will need to be made for a resource consent, and assessed as a non complying activity.

Step 5: Check any relevant **city rules** (cross referenced in the zone standards) that may apply to the proposed activity. If any one or more of these rules are not met, the activity will require consent in respect of those rules.

THEN If the proposed activity complies with all of the zone rules and city rules, it shall be a permitted activity.

2.1 Categories of activities - Cultural 1 and 2 Zones

Updated 14 November 2005

2.1.1 Cultural 1 and 2 Zones - All activities

Updated 14 November 2005

(a) Any activity which complies with:

- all of the development standards under Clause 2.2;
- all of the community standards under Clause 2.3;
- all of the critical standards under Clause 2.4

shall be a **permitted activity** .

(b) Any activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the **development standards under Clause 2.2**, shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any activity which complies with all of the critical standards, but does not comply with any one or more of the **community standards under Clause 2.3** shall be a **discretionary activity** .

(d) Any activity which does not comply with any one or more of the **critical standards under Clause 2.4**, shall be a **non complying activity**.

2.1.2 Reference to City Rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

2.2 Development standards

Updated 14 November 2005

Any application arising from Clause 2.2.7 will not require the written consent of other persons and shall be non-notified.

2.2.1 Street scene

Updated 14 November 2005

Minimum building setback from road boundaries shall be:

- | | |
|--|------|
| (a) Cultural 1 Zone | 1.5m |
| except: | |
| for the Cultural 1 Zone with frontage to Barbadoes Street where the minimum setback from this road boundary shall be | 20m |
| (b) Cultural 2 Zone | 120m |

2.2.2 Separation from neighbours

Updated 14 November 2005

Minimum setback from internal boundaries for buildings and parking areas shall be:

- | | |
|---|------|
| (a) Cultural 1 Zone | 5m |
| except: | |
| at the Arts Centre the minimum setback shall be | 1.8m |
| (b) Cultural 2 Zone | 1.8m |
| except: | |
| that the minimum building setback from the boundary with the Living 1 Zone shall be | 12m |

2.2.3 Visual amenity

Updated 14 November 2005

- (a) Outdoor storage areas shall not be located within any setbacks specified in Clause 2.2.1 or 2.2.2.
- (b) Outdoor storage areas shall be screened from adjoining roads or adjoining sites by either landscaping, wall(s), fence(s) or a combination, to a minimum height of 1.8m along the zone or road boundary, except across those parts of the road boundary used as a vehicle crossing. Where screening is by way of landscaping, it shall be for a minimum depth of 1.5m along the zone or road boundary.

2.2.4 Landscaping

Updated 14 November 2005

(a) Area to be Landscaped

The minimum percentage of the site area set aside as a landscaped area shall be as follows:

Cultural 1 Zone 5%

Cultural 2 Zone 20%

(b) Location of landscaped area

On sites other than rear sites, all required landscaped areas shall be located along the road frontage of the site. Such landscaping shall include a landscaping strip with a minimum average width of 1.5m and a minimum width of 0.6m along the road frontage except across vehicle crossings.

Note: The minimum average width of a landscape strip shall be calculated by excluding any part of the strip that is further back than the minimum required building setback for the site.

except that:

on sites, or parts of sites, on the opposite side of a road to a living zone, the landscaping strip shall have a minimum average width of 4.5m and a minimum width of 1.5m along the road frontage, except across vehicle crossings.

(c) Trees

(i) Sites with road frontages of at least 10m, shall be planted with a minimum of one tree, plus one additional tree for every 10m of road frontage (e.g. 10m frontage - 2 trees, 20m - 3 trees etc.).

(ii) Where three or more trees are required these trees shall be planted no more than 15m apart, or closer than 5m apart.

(iii) Any trees required shall be planted along the road frontage and in front of any buildings on the site.

(iv) In addition to (i) above, one tree shall be planted for every 5 parking spaces required on the site. Trees shall be planted within or adjacent to the carparking area.

(v) Any trees required by this rule shall be of a species capable of reaching a minimum height at maturity of 8 metres and shall be not less than 1.5m high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this rule.

(d) Protection of trees and landscaping

(i) Any trees required under Clause (c) above shall be located within a landscaping strip (see Clause (b)) or within a planting protection area around each tree, with a minimum dimension or diameter of 1.5m.

(ii) No more than 10% of any landscaping strips (see subclause (b)) and planting protection areas shall be covered with any impervious surfaces.

(iii) Landscaping strips and planting protection areas adjacent to a road boundary or adjacent to or within a carparking area, shall be provided with wheel-stop barriers to prevent damage from vehicles. Such wheel-stop barriers shall be located at least 1m from any tree.

(e) Maintenance of landscaping

Any landscaping or trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.

2.2.5 Sunlight and outlook for neighbours

Updated 14 November 2005

(a) Buildings and structures shall not project beyond a building envelope constructed by recession planes 2.3 metres above the boundary with any living zone, as shown in Appendix 1, Part 1.

Note , there is no recession plane requirement for sites located in the Cultural zones that adjoin only sites that are not zoned Living.

(b) The level of site boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

2.2.6 Residential activities

Updated 14 November 2005

(a) Cultural 1 Zone

The construction of any new buildings for residential activities shall comply with the standards for residential activities in the Living 3 Zone.

(Note for clarification - the standards applicable to buildings generally in this zone apply to the conversion of existing buildings for residential activities.)

(b) Cultural 2 Zone

(i) Any accommodation shall be limited to residential activities, travellers' accommodation associated with hui or other special gatherings at the marae.

(ii) The minimum net site area for any residential unit shall be 270m^2 , except that where two or more residential units are designed and developed together, and at least 60% of the open space associated with the units is available for use by the residents of all units, the minimum net site area per residential unit may be averaged over the total site containing all residential units.

(iii) The minimum distance between residential units shall be 3.6m.

2.2.7 External appearance of buildings

Updated 14 November 2005

Within the Cultural 1 Zone, the erection of any new buildings or external alterations to any existing buildings, shall be a **discretionary activity** in respect to external appearance, **except where** any existing building is a listed building, place or object in Part 10, Appendix 1, in which case the rules in Clause 1, Part 10 shall apply.

Reference to other development standards

Updated 14 November 2005

Clarification to rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Building adjacent to waterways and the coastline
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees

(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

2.3 Community standards

Updated 14 November 2005

2.3.1 Retail activities

Updated 16 November 2009

(a) Cultural 1 Zone

Retail activities shall be limited to the Arts Centre, Canterbury Museum and Robert McDougall Art Gallery sites as follows:

(i) The maximum indoor and outdoor space to be utilised for retail activities at the Museum shall not exceed 600m² and at the Art Gallery shall not exceed 250m².

(ii) The maximum indoor or outdoor site area to be occupied by any individual retail activity shall be 200m².

(b) Cultural 2 Zone

Retail activities shall be limited to:

(i) Craft items associated with marae activities and/or produced on the site, with sales confined to a maximum indoor and outdoor area of 500m², and/or

(ii) Sale of goods through market places occupying a maximum outdoor area of 1000m² and confined to one day per week.

2.3.2 Commercial services and offices

Updated 16 November 2009

(a) Cultural 1 Zone (Arts Centre, Peterborough Centre, Cranmer Centre Sites only)

Any single commercial service or office (and therefore excluding restaurants or licensed premises) shall not occupy more than 75m² of net floor area, except where related to arts, cultural, spiritual, educational or recreational activities.

- (b) Other sites in Cultural 1 Zone, commercial services and offices shall be limited to those ancillary to the management of the site.

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

2.4 Critical standards

Updated 14 November 2005

2.4.1 Height

Updated 14 November 2005

The maximum height of any building shall be:

(a) Cultural 1 Zone	14m
except:	
Cranmer Centre and Peterborough Centre	10m
Canterbury Museum	15m
Arts Centre	16m
(b) Cultural 2 Zone	9m

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous Substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

3.0 Rules - Cultural 3 (Schools) Zone

Updated 14 November 2005

Guide to using these rules

Step 1: Determine whether the activity is an education activity. If not, it will be subject to the rules for the school and the zoning identified for that school as listed in Clause 3.6.

Example: If part of Aranui High School were to be used for an activity **not** defined as an Education activity, or part of the site were disposed of, the rules applicable to the site would be those for the Living 1 Zone (see Aranui High, Clause 3.6.1).

If the activity is an education activity;

Step 2: Check whether the education activity complies with all of the development standards.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

Step 3: Check whether the education activity complies with all of the community standards. If not, application will need to be made for a resource consent, assessed as a discretionary activity;

Step 4: Check whether the education activity complies with all of the critical standards. If not, application will need to be made for a resource consent, assessed as a non complying activity.

Step 5: Check any relevant city rules (cross referenced in the zone standards) that may apply to the proposed education activity. If any one or more of these rules are not met, the activity will require consent in respect of those rules.

If the education activity complies with all of the zone rules and city rules, it shall be a permitted activity.

3.1 Activities not defined as education activities

Updated 14 November 2005

Any activities not within the definition of an education activity or any activities on a site which the school has disposed of, shall be subject to those rules applicable in the zones listed in Column B of Clauses 3.6.1 and 3.6.2.

(Example - an activity on the site of Aranui School which is not within the definition of an education activity, or is on a site which that school has disposed of, shall be subject to the standards applicable in the Living 1 Zone.)

3.2 Categories of activities

Updated 14 November 2005

3.2.1 Education activities

Updated 14 November 2005

(a) Any education activity which complies with:

- all of the development standards under Clause 3.3;
- all of the community standards under Clause 3.4;

- all of the critical standards under Clause 3.5

shall be a **permitted activity** .

(b) Any education activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards under Clause 3.3, shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any education activity which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 3.4 shall be a **discretionary activity**.

(d) Any education activity which does not comply with any one or more of the critical standards under Clause 3.5, shall be a **non complying activity**.

Reference to City Rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

3.3 Development standards

Updated 14 November 2005

3.3.1 Open space

Updated 14 November 2005

The maximum percentage of the site area to be covered by buildings shall be as follows:

- | | |
|--|-----|
| (a) On school sites subject to Living 1, H, 2, rural or open space zone provisions in Clauses 3.6.1 and 3.6.2, with the exception of (d) below | 25% |
| (b) On school sites subject to Living 3, 4A, 4B, 4C, 5 and cultural zone provisions in Clauses 3.6.1 and 3.6.2 | 40% |
| (c) On school sites subject to Business 3 zone provisions in Clauses 3.6.1 and 3.6.2 | 60% |
| (d) On Lots 17-20 DP 6620 (inclusive) fronting Merivale Lane | 40% |

3.3.2 Sunlight and outlook for neighbours

Updated 14 November 2005

(a) No building shall project beyond a building envelope constructed by recession planes from points 2.3m above the boundary with a living zone as shown in Appendix 1, Part 2.

Note , there is no recession plane requirement for sites located in the Cultural zones that adjoin only sites that are not zoned Living.

(b) The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

3.3.3 Street scene

Updated 14 November 2005

- (a) The minimum building setback from road boundaries shall be:
- (i) On school sites subject to Living 1, H, 2, open space and rural zone provisions in Clauses 3.6.1 and 3.6.2, with the exception of (iii) below 10m
 - (ii) On school sites subject to Living 3, 4A, 4B, 4C, 5, Business 3, and cultural zone provisions in Clauses 3.6.1 or 3.6.2 3m
except
that Lots 1 and 2 DP6620 and Lots 7, 8, 9 and 10 DP6620 on Rossall Street shall be 10m
 - (iii) On Lots 17-20 DP 6620 (inclusive) fronting Merivale Lane 4.5m
- (b) On Lots 2, 3, 4 and 6 DP 44078, Pt Lot 18 DP 1921 and Lot 5 DP 45882 on Winchester Street, where 3m street scene setback is required this shall be landscaped along road boundaries, excluding that part of a road boundary used as a vehicle crossing, for a minimum depth of 2m.

3.3.4 Separation from neighbours

Updated 14 November 2005

The minimum building setback from the boundary with any other zone shall be 6m **except that** ;

- (a) accessory buildings the use of which are for caretaker sheds and/or storage sheds may be located within 6 m of the boundary with any other zone where the total length of walls of such accessory buildings facing and located within 6 m of each such boundary does not exceed 9 m in length.
- (b) where the boundary is with the Cultural 1 zone, the minimum building setback from that boundary shall be 1.8 m.

3.3.5 Noise from pre-schools

Updated 14 November 2005

Any pre-school which adjoins or has a common boundary with a living zone shall be a discretionary activity with the exercise of the Council's discretion limited to the location of outdoor activities and facilities.

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Building adjacent to waterways and the coastline
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

3.4 Community standards

Updated 10 May 2010

3.4.1 Special landscape provisions for existing schools

- (a) For the College at 322 Sawyers Arms Road, Lot 1 DP82630:
- (i) landscaping established in accordance with the approved landscape plan for the resource consent 92007219 (labelled 92007219/2) and 992520 (labelled 992520/4) shall be maintained and any landscaping which is damaged, diseased or dies shall be replaced immediately.
 - (ii) all fences adjacent to residential properties, with the exception of the northern boundary of those properties located at 320 and 316 Sawyers Arms Road, Lot 1 DP24794 and Lot 1 DP55156, are to be maintained to ensure there is a continuous structure with no gaps.
- (b) For the Learning Centre at 221 Kirk Road, Lot 1 DP301335:
- (i) landscaping established in accordance with the approved landscape plan for the resource consent 20002716 (labelled 20002716/2) shall be maintained and any landscaping which is damaged, diseased or dies shall be replaced immediately.
- (c) For the School at 27-31 Cholmondeley Avenue and 48 and 52 Locarno Street, Lot 5 DP25742, Lots 13-15 DP2011 and Lots 1-2 DP26032:
- (i) landscaping established in accordance with the approved landscape plan for the resource consent 20016766 (labelled 20016766/6) shall be maintained and any landscaping which is damaged, diseased or dies shall be replaced immediately.

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

3.5 Critical standards

Updated 14 November 2005

3.5.1 Building height

Updated 14 November 2005

The maximum height of any building shall be as specified below:

- (a) On school sites subject to Living 1, H, 2, open space, and rural zone provisions in Clause 3.6.1 and 3.6.2 9m
- (b) On school sites subject to Living 3, 5, Business 3 and Cultural 1 Zone provisions in Clauses 3.6.1 and 3.6.2 **except** 12m
that the maximum height of any building on Lot 7, DP 45882 on Andover Street shall be 8 metres, when located within 10 metres of the road boundary.
- (c) On school sites subject to Living 4A, 4B and 4C Zone rules, in Clauses 3.6.1 and 3.6.2, refer to Planning Maps 39B and 39D maximum height controls.

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

3.6 List of schools

Updated 14 November 2005

Any activities not within the definition of an education activity, or any activities on a site which the school has disposed of, shall be subject to those rules listed in Column B of Clauses 3.6.1 and 3.6.2 (refer Clause 3.1).

3.6.1 Secondary or composite

Updated 10 May 2010

Column A	Location	Map	Column B
Aidanfield Christian School	Aidanfield Drive, Aidanfield	45	Living 3
Aranui High	Shortland Street, Aranui	33	Living 1
Avonside Girls' High	Avonside Drive, Avonside	40	Open Space 2
Burnside High	Greers Road, Burnside	31	Living 1
Cashmere High	Rose Street, Spreydon	53	Living 1
Catholic Cathedral College (RC)	Barbadoes Street, City	39A & 39C	Cultural 1
Christchurch Adventists School	Grants Road, Papanui	32	Rural 2
Christchurch Boys' High Sports Ground	Kahu Road, Fendalton	38	Open Space 2
Christchurch Boys' High	Kahu Road, Fendalton	38	Open Space 2
Christchurch Girls' High	Matai Street East, Fendalton	39	Open Space 2
Christ's College	Rolleston Avenue, City	39C	Cultural 1
Hagley Community College	Hagley Avenue, City	39A	Living 4B
Hillmorton High	Tankerville Road, Hoon Hay	45	Open Space 2
Hillview Christian School	Wilson's Road, St Martins	46	Living 1
Hohepa Canterbury	Barrington Street, Spreydon	53	Living 1
Hornby High	Waterloo Road, Hornby	37	Living 1
Jean Seabrook Memorial School	London Street, Richmond	40	Living 3
Kingslea	Horseshoe Lake Road, Burwood	33	Living 1
Laidlaw College Inc	Condell Avenue, Papanui	31	Living 1
Linwood College	Aldwins Road, Linwood	40	Living 2
Linwood College Lower Field	Aldwins Road, Linwood	40	Open Space 2
Mairehau High	Hills Road, Mairehau	25	Living 1
Marian College	North Parade, Richmond	33	Living 1
Middleton Grange	Acacia Avenue, Upper Riccarton	38	Living 1
Papanui High	Langdons Road, Papanui	25	Living 2 ⁽¹⁾
Rangi Ruru Girls'	Hewitts Road, Merivale	39A	Living 3, Living 2 ⁽²⁾

Riccarton High	Vicki Street, Upper Riccarton	38	Living 2
Rudolf Steiner	Ombersley Terrace, Opawa	47	Living 1
St Andrew's College	Normans Road, Papanui	32	Open Space 2
St Bede's College	Main North Road, Redwood	25	Open Space 2
St Margaret's College except for a depth of 95m from Papanui Road which is:	Papanui Road, Merivale	32	Living 3 Living 5
St Thomas of Canterbury (R.C.)	Middlepark Road, Sockburn	37	Living 1
Shirley Boys' High	North Parade, Richmond	33	Living 1
Te Kura Kaupapa Maori O Te Whanau	Lyttelton Street, Spreydon	53	Living 1
Te Kura Whakapumau	Hassals Lane, Opawa	47	Living 2
Te Wai Pounamu Maori Girls' College	Ferry Road, Phillipstown	47	Open Space 2
Van Asch College	Truro Street, Sumner	56	Open Space 2
Villa Maria College (R.C.)	Brodie Street, Upper Riccarton	38	Living 1
Waitaha Learning Centre	Kirk Road, Templeton	35	Rural 2
Youth Education Centre	Champion Street	32	Living 2

(1) except that in relation to the land indicated on the map shown in Appendix 1 to this section, the zone rules applicable to activities other than education activities, shall be those applying to the Business 2 Zones.

(2) Living 2 Zone applies only to Lots 1 & 2 DP 7774 and Lots 15-20 (inclusive) DP 6620.

3.6.2 Primary and Intermediate

Updated 31 October 2010

Column A	Location	Map	Column B
Addington	Brougham Street, Spreydon	46	Living 3
Allenvale (I.H.C.)	Aorangi Road, Bryndwr	31	Living 1
Aranui	Breezes Road, Wainoni	34	Living 1
Avondale	Breezes Road, Wainoni	33	Living 1
Avonhead	Avonhead Road, Avonhead	37	Living 1
Bamford	Gould Crescent, Woolston	47	Living 2
Banks Avenue	Banks Avenue, Dallington	33	Living 1
Beckenham	Sandwich Road, Beckenham	46	Living 1
Belfast	Main North Road, Belfast	18	Living 1
Birch Grove Primary School	Briggs Road, Shirley	25	Living 1
Bishopdale	Greers Road, Bishopdale	24A	Living 1
Branston Intermediate	Amyes Road, Hornby	44	Living 1
Breens Intermediate	Breens Road, Bishopdale	24A	Living 1
Bromley	Keighleys Road, Bromley	40	Living 1
Burnside	Memorial Avenue, Fendalton	31	Living 1
Burwood	New Brighton Road, Burwood	33	Living 1
Casebrook Intermediate	Veitches Road, Casebrook	24	Living 1
Cashmere	Hackthorne Road, Cashmere	53	Living H
Cathedral Grammar	Park Terrace, City	39C	Living 4C
Central New Brighton	Seaview Road, New Brighton	34	Living 1
Chisnallwood Intermediate	Breezes Road, Wainoni	33	Living 1
Christchurch Adventists	Grants Road, Papanui	32	Living 2
Christchurch East	Gloucester Street, City	39A	Living 4A
Christchurch South Intermediate	Selwyn Street, Spreydon	46	Living 2
Christ the King (R.C.)	Memorial Avenue, Burnside	31	Living 1
Cobham Intermediate	Ilam Road, Fendalton	31	Living 1
Cotswold	Cotswald Avenue, Bishopdale	24	Living 1

Elmwood Normal	Aikmans Road, Merivale	32	Living 2
Emmanuel Christian	Sawyers Arms Road, Bishopdale	24	Rural 3
Fendalton	Clyde Road, Fendalton	31	Living 1
Ferndale	Merivale Lane, Merivale	32	Living 2
Freeville	Sandy Avenue, New Brighton	34	Living 1
Gilberthorpe	Gilberthorpes Road, Hei Hei	37	Living 1
Glenelg Health Camp	Glenelg Spur, St Martins	47	Living H
Glenmoor	Philpotts Road, Mairehau	25	Living 1
Halswell	Halswell Road, Halswell	59	Living 1
Halswell Residential College	Nash Road, Oaklands	45	Living 1
Hammersley Park	Quinns Road, Shirley	33	Living 1
Harewood	Harewood Road, Harewood	23	Rural 5
Heathcote Valley	Bridle Path Road, Heathcote	55	Living 1
Heaton Intermediate	Heaton Street, Merivale	32	Living 1
Hillview Christian	Wilsons Road, St Martins	46	Living 1
Hoon Hay	Sparks Road, Hoon Hay	52	Living 1
Hornby	Waterloo Road, Hei Hei	37	Living 1
Ilam	Ilam Road, Ilam	38	Living 1
Isleworth	Farrington Road, Bishopdale	24	Living 1
Kendal	Kendal Avenue, Burnside	31	Living 1
King's Christian			Rural 2
Kirkwood Intermediate	Riccarton Road, Riccarton	38	Living 1
Linwood Avenue	Linwood Avenue, Linwood	40	Living 2
Linwood Intermediate	McLean Street, North Linwood	40	Living 2
Linwood North	Woodham Road, Avonside	40	Living 1
Mairehau	Mahars Road, St Albans	32	Living 1
Manning Intermediate	Hoon Hay Road, Hoon Han	45	Living 1

Marshland	Prestons Road, Marshland	19	Rural 3
McKenzie Residential	Yaldhurst Road, Yaldhurst	30	Rural 5
Medbury	Clyde Road, Ilam	38	Living 1
Merrin	Merrin Street, Avonhead	30	Living 1
Mt Pleasant	Major Hornbrook Road, St Andrews Hill	48	Living H
New Brighton Catholic (R.C.)	Lonsdale Street, New Brighton	34	Living 2
North New Brighton	Leaver Terrace, North New Brighton	27	Living 1
Northcote	Tuckers Road, Northcote	25	Living 1
Oaklands	Cunningham Place, Oaklands	52	Living 1
Our Lady of the Assumption (R.C.)	Sparks Road, Hoon Hay	52	Living 1
Our Lady of Fatima (R.C.)	Innes Road, St Albans	32	Living 1
Our Lady of Victories (R.C.)	Craven Street, Sockburn	37	Living 1
Ouruhia	Turners Road, Ouruhia	11	Rural 3
Opawa	Ford Road, Opawa	47	Living 1
Our Lady Star of the Sea (R.C.)	Colenso Street, Sumner	56	Living 1
Papanui	Winters Road, Redwood	25	Living 1
Paparoa Street	Paparoa Street, Papanui	32	Living 1
Parkview	Queenspark Drive, Parklands	27	Living 1
Phillipstown	Nursery Road, Phillipstown	40	Business 3B
Queenspark	Queenspark Drive, Parklands	19	Living 1
Redcliffs	Main Road, Redcliffs	48	Living 1
Redwood	Prestons Road, Redwood	18	Living 1
Riccarton	Main South Road, Upper Riccarton	38	Living 1
Richmond	Pavitt Street, Richmond	39A and 40	Living 3
Rowley	Rowley Avenue, Hoon Hay	45	Living 1
Roydvale	Roydvale Avenue, Burnside	31 and 24	Living 1
Russley	Cutts Road, Russley	30	Living 1
St Albans	Sheppard Place, St Albans	32	Living 2

St Albans Cathonic (R.C.)	Somme Street, St Albans	32	Living 2
St Anne's (R.C.)	Ferry Road, Woolston	47	Living 1
St Bernadette's (R.C.)	Hei Hei Road, Hei Hei	37	Living 1
St James (R.C.)	Rowan Avenue, Aranui	33	Living 1
St Joseph's (R.C.)	Main North Road, Papanui	25	Living 1
St Marks	Cholmondeley Avenue, Opawa	47	Living 1
St Martins	Albert Terrace, St Martins	54	Living H
St Mary's (R.C.)	Manchester Street, City	39C	Living 4A
St Michael's	Durham Street South, City	39C	Business 3
St Patrick's (R.C.)	Jeffreys Road, Bryndwr	31	Living 1
St Paul's (R.C.)	Gayhurst Road, Dallington	40	Living 1
St Peter's (R.C.)	Fisher Avenue, Beckenham	46	Living 1
St Theresa's (R.C.)	Puriri Street, Riccarton	38	Living 1
Sacred Heart (R.C.)	Spencer Street, Addington	46	Living 3
Selwyn House	Papanui Road, Merivale	32	Living 2
Shirley	Shirley Road, Shirley	25	Living 1
Shirley Intermediate	Shirley Road, Shirley	33	Living 1
Sockburn	Springs Road, Hornby	44	Living 1
Somerfield	Studholme Street, Somerfield	46	Living 1
South Hornby	Shands Road, Hornby	44	Living 1
South New Brighton	Estuary Road, South New Brighton	41	Living 1
Spreydon	Halswell Road, Addington	45	Living 1
Sumner	Colenso Street, Sumner	56	Living 1
Sydenham	Huxley Street, Sydenham	46	Business 3
Tamariki	St Johns Street, Woolston	47	Living 1
Templeton	Kirk Road, Templeton	43	Living 1
Thorrington	Colombo Street, Beckenham	53	Living 1

Waimairi	Tillman Avenue, Papanui	31	Living 1
Wainoni	Eureka Street, Aranui	34	Living 1
Wairakei	Wairakei Road, Bryndwr	31	Living 1
Waltham	Waltham Road, Waltham	46	Living 3
West Spreydon	Lyttelton Street, Spreydon	46	Living 1
Westburn	Waimairi Road, Ilam	31	Living 1
Wharenui	Matipo Street, Riccarton	38	Living 1
Windsor	Burwood Road, Windsor	26	Living 1
Woolston	Ferry Road, Woolston	47	Living 1
Yaldhurst	School Road, Yaldhurst	29	Rural 5

4.0 Rules - Cultural 4 Zone

Updated 14 November 2005

Guide to using these rules

Step 1: Determine whether the activity is a tertiary education and research activity. If not, it will be subject to separate zone rules for each specified part of the Cultural 4 Zone, as set out in Clause 4.1.

(e.g. an activity which is not a tertiary education and research activity and which is proposed to be undertaken on the site of the Christchurch College of Education, will be subject to Living 1 Zone provisions)

If the activity is a tertiary education activity:

Step 2: Check whether the proposed activity complies with all of the development standards.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

Step 3: Check whether the proposed activity complies with all of the community standards. If not, application will need to be made for a resource consent, assessed as a discretionary activity.

Step 4: Check whether the proposed activity complies with all of the critical standards. If not, application will need to be made for a resource consent, assessed as a non complying activity.

Step 5: Check any relevant city rules (cross referenced in the zone standards) that may apply to the proposed activity. If any one or more of these rules are not met, the activity will require consent in respect of those rules.

If the proposed activity complies with all of the zone rules and city rules, it shall be a permitted activity.

4.1 Activities not defined as tertiary education and research activities: Cultural 4 (Tertiary education) Zone

Updated 14 November 2005

Any activities not defined as tertiary education and research activities shall be subject to the following provisions:

- (i) University of Canterbury - West of Ilam Road : as for Living 1 Zone (residential activities and other activities.)
- (ii) University of Canterbury - East of Ilam Road : as for Living 2 Zone (residential activities and other activities).
- (iii) Christchurch College of Education: As for Living 1 Zone (residential activities and other activities).
- (iv) Christchurch Polytechnic central site : as for Central City Zone (City south - all activities).
- (v) Christchurch Polytechnic - Sullivan Avenue Site : as for Living 2 Zone (residential activities and other activities).
- (vi) Avonmore Tertiary Academy - Cowlshaw Street as for the Living 1 Zone (residential and other activities).

4.2 Categories of activities

Updated 14 November 2005

4.2.1 Cultural 4 Zone - tertiary education and research activities

Updated 14 November 2005

(a) Any tertiary education and research activity which complies with:

- all of the development standards under Clause 4.3;
- all of the community standards under Clause 4.4;
- all of the critical standards under Clause 4.5

shall be a **permitted activity** .

(b) Any tertiary education and research activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards under Clause 4.3, shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any tertiary education and research activity which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 4.4 shall be a **discretionary activity** .

(d) Any tertiary education and research activity which does not comply with any one or more of the critical standards under Clause 4.5, shall be a **non complying activity**.

Reference to City Rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

4.3 Development standards

Updated 14 November 2005

4.3.1 Street scene

Updated 14 November 2005

The minimum setback from road boundaries for buildings and parking area shall be:

University of Canterbury (east of Ilam Road),	
Christchurch College of Education,	
Christchurch Polytechnic (Sullivan Avenue Site):	15m
University of Canterbury (west of Ilam Road)	8m
Avonmore Tertiary Academy (Cowlshaw Street)	6m
Christchurch Polytechnic (central city site)	3m

except

that part of the site opposite the Cultural 1 Zone on Barbadoes Street where the setback from the facade of the Catholic Cathedral shall be 75m

4.3.2 Separation from neighbours

Updated 14 November 2005

The minimum building setback from the boundary with any other zone shall be 6m.

4.3.3 Sunlight and outlook for neighbours

Updated 14 November 2005

(All sites, except Christchurch Polytechnic, central site)

(a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above the boundary with a living zone as shown in Appendix 1, Part 2 (living zones).

Note , there is no recession plane requirement for sites located in the Cultural zones that adjoin only sites that are not zoned Living.

(b) The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then the lower level shall be adopted.

4.3.4 Open space

Updated 14 November 2005

The maximum site area covered by buildings, or impervious surfaces used for vehicle parking and access, shall be as follows:

University of Canterbury - east of Ilam Road	60%
University of Canterbury - west of Ilam Road	25%
Christchurch College of Education	40%
Christchurch Polytechnic - central site	90%
Christchurch Polytechnic, Sullivan Avenue site	50%
Provided that for Avonmore Tertiary Academy - Cowlshaw Street site, such site area coverage is in relation to building coverage only	40%

4.3.5 Visual amenity

Updated 14 November 2005

(a) Any outdoor storage must be screened so it is not visible from any public space, or from a site in a living, conservation or open space zone, and shall not be located within any setbacks specified in Clauses 4.3.1 or 4.3.2.

(b) Outdoor storage areas shall be screened from adjoining roads or adjoining sites by either landscaping, wall(s), fence(s) or a combination, to a minimum height of 1.8m along the zone or road boundary, except across those parts of the road boundary used as a vehicle crossing. Where screening is by way of landscaping, it shall be for a minimum depth of 1.5m along the zone or road boundary. Where such screening is by way of landscaping, the minimum height shall be the minimum height at the time of planting.

4.3.6 Landscaping

Updated 14 November 2005

(a) Trees

(i) Sites with road frontages of at least 10m, shall be planted with a minimum of one tree, plus one additional tree for every 10m of road frontage (e.g. 10m frontage - 2 trees, 20m - 3 trees, etc.)

- (ii) In addition to (i) above, if the site adjoins another zone, other than a road zone, the zone boundary shall be planted with a minimum of 1 tree for every 10m of zone boundary.
- (iii) Any trees required by (i) above, shall be planted along the road frontage and in front of any buildings on the site.
- (iv) Any trees required by (ii) above shall be planted along the zone boundary and between the zone boundary and any buildings on the site.
- (v) Where three or more trees are required, these trees shall be planted no more than 15m apart, or closer than 5m apart.
- (vi) In addition to (i) and (ii) above, one tree shall be planted for every 5 parking spaces required on the site. Trees shall be planted within or adjacent to the carparking area.
- (vii) Any trees required by this rule shall be of a species capable of reaching a minimum height at maturity of 8 metres and shall be not less than 1.5m high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this rule.

(b) Landscaping information

Details of compliance with (a) above in respect of the erection of new buildings, additions or alterations to existing buildings, or other works, shall be required:

- (i) for all areas within 20m of new buildings, additions or alterations to existing buildings, or other works; and
- (ii) for all areas between new buildings, additions or alterations to existing buildings, or other works, and road boundaries and/or zone boundaries, except where there are intervening buildings which screen the new buildings, additions or alterations to existing buildings, or other works so they are not visible from the road boundary and/or zone boundary.

(c) Protection of trees and landscaping

- (i) Any trees required under Clause (a) above shall be located within a landscaping strip or within a planting protection area around each tree, with a minimum dimension or diameter of 1.5m.
- (ii) No more than 10% of any landscaping strips and planting protection areas shall be covered with any impervious surfaces.
- (iii) Landscaping strips and planting protection areas adjacent to a road boundary or adjacent to or within a carparking area shall be provided with wheel-stop barriers to prevent damage from vehicles. Such wheel-stop barriers shall be located at least 1m from any tree.

(d) Maintenance of landscaping

Any landscaping or trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.

4.3.7 Building Height

Updated 14 November 2005

The maximum height of any building shall be:

Avonmore Tertiary Academy (Cowlshaw Street) 8m

Reference to other development standards

Updated 14 November 2005

Clarification of rules

(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Building adjacent to waterways and the coastline
(refer Part 9, clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Transport (parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

4.4 Community standards

Updated 14 November 2005

4.4.1 Retailing

Updated 14 November 2005

Any retailing shall be ancillary to the tertiary education and research activities on site, and derive the majority of custom from staff or students.

4.4.2 Vehicular access

Updated 14 November 2005

Any vehicular access for staff, students or visitors to land in the zone shall be from internal roading, or to public roads from vehicular access points existing as at 24 June 1995 .

4.4.3 Traffic Generation and Parking

Updated 14 November 2005

For Avonmore Tertiary Academy

(a) The maximum number of vehicle movements per day shall be 500.

(b) There shall be one parking space per two students that the activity is designed to accommodate at any one time.

4.4.4 Hours of Operation

Updated 14 November 2005

Avonmore Tertiary Academy (Cowlshaw Street):

The hours of operation shall be limited to between the hours of:

0700-2300 Monday to Friday, and

0800-2300 Saturday, Sunday and Public Holidays.

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)
(refer Part 13)

4.5 Critical standards

Updated 14 November 2005

4.5.1 Height

Updated 14 November 2005

The maximum height of any building shall be:

University of Canterbury - west of Ilam Road	12m
University of Canterbury - east of Ilam Road	30m
Christchurch College of Education	20m
Christchurch Polytechnic - Sullivan Avenue site	20m
Christchurch Polytechnic - central site	30m
Avonmore Tertiary Academy - Cowlshaw Street	9m

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

5.0 Assessment matters for resource consents

5.1 General

Updated 14 November 2005

5.1.1

Updated 14 November 2005

The matters contained in Sections 104 and 105 and in Part II of the Act, apply to consideration of all resource consents for land use activities.

5.1.2

Updated 14 November 2005

In addition to the matters covered in 5.1.1 above, the Council shall also apply the relevant assessment matters set out in Clause 5.2 - 5.4 below:

5.2 Assessment matters - Cultural 1 and 2 Zones

Updated 14 November 2005

5.2.1 Street scene

Updated 14 November 2005

- (a) The scale of buildings within the setback and any adverse impacts on surrounding zones and on the character and visual appearance of buildings in the zones.
- (b) In respect to the Cultural 2 Zone, the relationship of buildings within the setback and the dominance and visibility of the marae building.
- (c) Any additional landscaping proposed, and its adequacy in reducing the visual impacts of any building within the setback.
- (d) The likely effects of reduced setbacks on the visual quality of the streetscape in the vicinity, particularly in the Cultural 1 Zone.
- (e) The proposed use of buildings within the setback.
- (f) Whether any reduced setback would assist in making better use of the site, or assist in retaining or enhancing heritage buildings.

5.2.2 Separation from neighbours

Updated 14 November 2005

- (a) The impacts of a reduced separation distance with respect to the visual effects of buildings, parking or storage areas viewed from any adjoining residential or rural properties.

- (b) In the case of buildings in the Cultural 1 Zone, the effect of any reduction in setback on the integrity of protected buildings, or the ability to enhance or protect such buildings.
- (c) Any additional landscaping or screening proposed to reduce the impacts of reduced setback and the adequacy of these measures.
- (d) The scale of buildings within the reduced separation distance in terms of amenities and outlook of adjoining properties.
- (e) The nature of the use of the buildings within the setback, and any likely effects on the amenities of adjoining properties.

5.2.3 Visual amenity and landscaping

Updated 14 November 2005

- (a) The effect of any reduction or departure from the visual amenities standards taking account of whether storage or parking areas may be more visible from adjoining zones or from streets.
- (b) The relative importance of landscaping to the outlook of the buildings in the zone and their setting.
- (c) The effectiveness of landscaping proposed in terms of screening the bulk of buildings.
- (d) The quality and scale of existing landscaping in the immediate vicinity of the site.

5.2.4 Sunlight and outlook for neighbours

Updated 14 November 2005

- (a) Any adverse effects on the amenities on any adjoining living zone taking account of the building setback from the zone boundary.
- (b) The scale and appearance of any part of a structure exceeding the standard.

5.2.5 Residential activities

Updated 14 November 2005

Cultural 1 Zone

For new buildings refer to assessment matters for the Living 3 Zone (Part 2 - Living Zones).

Cultural 2 Zone

- (a) The provision of adequate open space for the needs of occupants.
- (b) The adequacy of open space for planting for visual enhancement.
- (c) The appearance of buildings from outside the site.
- (d) The adequacy of privacy between units and separation from noisy activities.
- (e) The ability to better meet the specialised needs of housing for the Maori community on the site, and for short term visitors.

5.2.6 External appearance of buildings - Cultural 1 Zone

Updated 14 November 2005

(a) The extent to which the building takes account of and acknowledges its relationship with the recognised historic and architectural style of adjoining and nearby buildings, particularly in respect of:

- the relative relationship and proportion of solid, window and void in the facade;
- the use and qualities of the existing materials and colours;
- the balance or relationship of horizontal and vertical features in the facade;
- the effects of facade modulation, depth and shadowing on decorative or structural features;

(b) Where sites have been aggregated, or the building is on a large site, the extent to which the design elements of the building are in scale with the relatively fine grained and individual site development which has been a traditional characteristic of Christchurch.

(c) The extent to which the building reflects, respects or complements its relationship with adjoining or nearby areas of important open spaces, particularly in respect of:

- the formal (i.e. axial and symmetrical) and informal (i.e. open and free flowing) qualities of any adjoining public open space;
- any impacts of the building on the use of adjoining public open space (e.g. shadowing and wind funnelling);
- any visual focal points or features (e.g. statues, memorials, water features or specimen trees);
- any vistas or pedestrian linkages;
- the impact of the building on the definition or containment of any adjoining public open space.

(d) The extent to which the ground level area of the building interacts with pedestrians and pedestrian linkages.

(e) Any conservation plan for the building, site or complex.

5.2.7 Retail Activities, commercial services and offices

Updated 16 November 2009

(a) The likely impacts in terms of traffic generation and parking demand, particularly on the roading network in the central city and any effects on increased carparking within and around the zone.

(b) The scale of retail activities, commercial services or offices proposed, and its compatibility with the primary purpose and character of the Cultural 1 and 2 Zones.

5.3 Assessment matters - Cultural 3 (Schools) Zone

Updated 14 November 2005

5.3.1 Open space

Updated 14 November 2005

(a) The visual effects of additional building development, taking account of the character of buildings on adjoining land.

(b) The extent and appearance of open space and of landscaping around school buildings, and its appearance from residential properties and public places.

- (c) The extent to which the school grounds, and related building scale, form an important part of local landscape character.
- (d) The importance of the land surrounding the school buildings in providing an opportunity for open space and recreation through multiple and community use.
- (e) The importance of building expansion to the educational needs and viability of the school, educational programs for adults or other specific groups, and benefits to the community.
- (f) The scale and quality of landscaping and its ability to screen building scale.
- (g) The quality and design of the buildings proposed.

5.3.2 Sunlight and outlook for neighbours

Updated 14 November 2005

- (a) The relative height of the building, and the extent to which it may be obtrusive, or cause shading, to any adjoining residential properties.
- (b) The bulk of the building and its location and orientation on the site, in terms of shading and visual impacts on adjoining properties.
- (c) The extent of landscaping proposed and its effectiveness in reducing the visual impacts of building.
- (d) The distance of the building from the site boundary, and the size of the site with regard to the potential adverse effects to the building on adjoining land.
- (e) The extent to which a higher structure would result in an improved building in terms of design and appearance, operational needs, or an ability to reduce building coverage.

5.3.3 Street scene and separation from neighbours

Updated 14 November 2005

- (a) Any adverse visual impact of building scale as seen from the street or adjoining residences.
- (b) The degree of landscaping provided, and its effectiveness in screening the buildings or parking areas.
- (c) Rossall Street 10 metre setback only; the extent to which the building is of a small scale and is able to be adequately screened from the street and from properties across the road.

5.3.4 Noise from pre-schools

Updated 14 November 2005

- (a) The extent to which the proximity of the pre-school's outdoor activities and facilities to the outdoor living spaces and main indoor living area on adjoining living zone properties will result in noise levels which are unreasonable in the respective living environments.
- (b) The alternative locations available on the pre-school site for the outdoor activities and facilities, which would be more compatible with the layout and use of the adjoining living zone properties.
- (c) The scale of the pre-school, in particular the number of children on the site.
- (d) The frequency and timing of the use of the pre-school's outdoor areas and facilities and the extent to which these would not conflict with the pleasant use and enjoyment of adjoining living zone properties by their occupants.

5.4 Assessment matters - Cultural 4 (Tertiary education) Zone

Updated 14 November 2005

5.4.1 Street scene

Updated 14 November 2005

- (a) The scale of buildings within the setback and their impact on surrounding zones.
- (b) Any additional landscaping proposed to reduce the visual impacts of building within the setback.
- (c) Any compensating landscaping or reduced building scale in the vicinity of the site.
- (d) The proposed use of buildings within the setback.
- (e) The likely effects on the visual quality of the streetscape, should the setback be reduced.

5.4.2 Separation from neighbours

Updated 14 November 2005

- (a) The impacts of a reduced separation distance with respect to the visual effects of buildings, parking or storage areas, as viewed from any adjoining residential properties.
- (b) Any additional landscaping or screening proposed to reduce the impacts of reduced setback.
- (c) The nature of the use of the buildings within the setback, and any likely effects on the amenities of adjoining properties.

5.4.3 Sunlight and outlook for neighbours

Updated 14 November 2005

- (a) The amenities of adjoining living zones taking account of the building setback from the zone boundary.
- (b) Any potential loss of privacy or visual intrusion on any residential properties.
- (c) The bulk and design of the buildings and their visual qualities as seen from within and outside the zone.
- (d) The extent and duration of any areas of overshadowing on residential properties, public spaces or heritage buildings.

5.4.4 Open space

Updated 14 November 2005

- (a) The visual effects of additional building development, parking or access, taking account of the character of buildings on adjoining land.
- (b) The extent and appearance of open space and of landscaping around buildings, parking or access, and its appearance from residential properties and public places.
- (c) The extent to which the site and related building scale, form an important part of local landscape character.

- (d) The importance of the land surrounding the buildings, parking or access, in providing an opportunity for open space and recreation through multiple and community use.
- (e) The importance of building, parking or access expansion to the educational needs and viability of educational programs for specific groups.
- (f) The scale and quality of landscaping and its ability to screen parking, access, and building scale.
- (g) The quality and design of the buildings proposed.

5.4.5 Visual amenity and landscaping

Updated 14 November 2005

- (a) Any reduction or departure from the visual amenity standards, taking account of whether storage or parking areas may be more visible from adjoining zones or from streets.
- (b) Any alternative height, scale, location or species of planting proposed.
- (c) The effectiveness of landscaping proposed in terms of screening the bulk of buildings.
- (d) The quality and scale of existing landscaping in the immediate vicinity of the site.

5.4.6 Retailing

Updated 16 November 2009

- (a) The impacts of any additional retail activity or commercial service with respect to increased retailing activity on traffic generation to and from the site, in terms of traffic safety and efficiency.
- (b) Any effects of traffic generation to and from the site having regard to the amenities of residences in adjoining living zones.
- (c) The likelihood that additional retail provisions may have for creating demand for further land outside the zone, or for reduced landscaping or greater building scale.
- (d) Any potential adverse impacts on public and private infrastructure in the central city or district centres.

5.4.7 Vehicular access

Updated 14 November 2005

- (a) The effect of any additional access points in terms of the safety and efficiency of the adjoining road network, or the capacity of the road to accommodate traffic entering or leaving the site.
- (b) The quality of amenities enjoyed by adjoining residents, in respect to potential disturbance from traffic movement.

6.0 Reasons for rules

6.1 General

Updated 14 November 2005

The character of the Cultural 1 Zone is determined to a large extent by existing buildings, and as these are generally protected buildings and places, major change to them is not expected. Accordingly the setting of standards is largely related to protection of this character, rather than in anticipation of major ongoing building development. The diversity of existing buildings, and activities within them (educational, recreational, business, cultural, spiritual, etc.) is such that the setting of similar standards for each site is difficult.

The Cultural 2 Zone is unique in terms of its function in zoning terms, applying only to the National Marae site.

The Cultural 3 and 4 Zones (Schools and tertiary education and research) comprise in total, a substantial land and infrastructural resource, based primarily on education resources, but also with importance in terms of amenity, open space, and multiple use of facilities.

The highly specialised, yet diverse group of activities contained in cultural zones, has resulted in rules which address, in particular, the protection of surrounding amenities. Accordingly there is a particular cross relationship with the rules of adjoining (particularly living) zones.

6.2 Cultural 1 and 2 Zones

Updated 14 November 2005

6.2.1 Street scene and Separation from neighbours

Updated 14 November 2005

A minimal street setback has been required in the Cultural 1 Zone as buildings are commonly sited almost up to the street frontage. An exception is the Catholic Cathedral and adjoining buildings which has a much larger setback. This reflects the scale of its buildings and especially the importance of an unobstructed setting reflecting the grandeur of the Cathedral as seen from Barbadoes Street.

A large setback has been required from the frontage of Pages Road for the National Marae to protect the significance and dominance of the marae and its entrance.

Setbacks for neighbours in the Cultural 1 Zone are to allow for protection of adjoining properties and for any planting and access. Supported by landscaping, a substantial setback of 12m on the National Marae site along the Living 1 Zone boundary has been set to assist in protecting neighbours from the intensive activities that can take place in the Cultural 2 Zone.

It is acknowledged that the Cultural 1 Zone at the Arts Centre is unusual in that all its buildings and activities are contained within an easily defined site surrounded on three sides by road boundaries. Because of this, and because the Arts Centre buildings straddle title boundaries, the internal boundary separations are not as restrictive as in other parts of the Cultural 1 Zone.

6.2.2 Visual amenity and landscaping

Updated 14 November 2005

As is common in the City Plan, outdoor storage is required to be screened to protect the visual amenities of neighbours or the outlook from public places and roads. Only a small proportion of sites in the Cultural 1 Zone are required to be landscaped, as they are generally dominated by the heritage buildings and their

surrounds. Landscaping of the National Marae reflects to a large extent the dominance of the road setback and the visual prominence of the marae buildings and entrance, as well as the landscaping required along the Living 1 Zone boundary.

Requirements for car parks, tree planting and maintenance reflect requirements in other zones, although deficiencies in the Cultural 1 Zones are accepted, as full compliance within the zones is impractical without a loss of heritage buildings, or impact on adjoining amenities.

6.2.3 Sunlight and outlook of neighbours

Updated 14 November 2005

This control is strongly related to the critical standard on height, and is incorporated to protect any adjoining living zone properties from adverse effects of loss of sunlight from buildings that are in some instances substantial. The rule does not apply to a number of sites in the zones, or on all boundaries, as many do not adjoin living zones.

6.2.4 Residential activities

Updated 14 November 2005

The rules on conversion of existing buildings for residential activities in the Cultural 1 Zone are minimal, as firstly compliance with normal standards is often impractical, and secondly weight has to be given to the need to make economic use of (and hence enhance the survival of) heritage buildings. Any new buildings are appropriately subject to the relatively high density Living 3 Zone provisions, which are compatible with the character of the Cultural 1 Zone. Successful residential conversion of parts of some Cultural 1 Zone buildings have already occurred.

In the Cultural 2 Zone flexible provision, consistent with on-site and adjoining amenities, has been provided to allow for housing Maori people and their guests on the National Marae site for the benefit of members of a marae community and may include comprehensive housing development, including if necessary, provision for kaumatua housing.

6.2.5 External appearance of buildings - Cultural 1 Zone

Updated 14 November 2005

The external appearance of buildings in the Cultural 1 Zone is important as their character is such that they strongly resemble the special amenity groups of buildings in the Central City Zone.

The Cultural 1 Zone is one of a number of areas of particular quality which create a series of distinctive precincts and linked urban spaces. The Cultural 1 Zone contributes significantly to the sense of identity and historical continuity of Christchurch. The character of this area is associated with the visual quality of the group of buildings.

Maintaining these qualities, while still providing for sympathetic new development is an important aspect of urban design.

No controls are proposed which would necessarily require duplication, emulation or specific visual references to existing character features in new developments. Innovative designs are encouraged to increase the contrast, liveliness, historical development and visual interest of the urban streetscape. In the Cultural 1 Zone, a greater contextual sympathy to identified qualities of the existing environment are required in new development. The design development of new proposals in this zone should be influenced by a greater contextual sympathy, but the resolution of this wider perspective does require a dialogue concerning building, urban design and heritage.

6.2.6 Retail activities, commercial services and offices

Updated 16 November 2009

The potential range of retailing activities that could be anticipated in the cultural zones (particularly the Arts Centre) is highly diverse but is dominated by craft activities, souvenirs and food for on-site consumption. Offices and commercial services normally have a cultural or educational purpose. Rules relating to retailing aim to promote these activities at a scale consistent with retaining the heritage characteristics and values of many of the established buildings and their settings. In addition, as many areas surrounding sites within the Cultural 1 Zone are predominantly residential, size limitations will assist, in association with other standards to protect and enhance amenity values, to minimise the potential for adverse effects on the surrounding environment. Size limitations for the Museum and Art Gallery reflect the extent of existing retailing in support of the predominant cultural facilities on these sites.

Rules in relation to commercial services and offices enable larger single facilities to establish where related to arts, cultural, educational or recreational activities, recognising existing situations in the zone and the often important function of such associated uses in ensuring the continued enjoyment and viability of many of the established cultural activities.

Provision is made in the Cultural 2 Zone for business activities necessary for the functioning of the National Marae and its financial viability limited only in order to protect adjoining residential amenities and reduce potential detrimental traffic effects.

6.2.7 Height

Updated 14 November 2005

The height provision for the Cultural 1 Zone has been set with a view to (a) ensuring existing building scale is not exceeded and (b) to reflect the amenities of any surrounding living zones (except the Peterborough Centre where the surrounding area has a high rise height provision) and compatible building scale is important.

The Cultural 2 Zone height limit reflects the maximum normally acceptable in the adjoining living zone.

Height is a particularly important element of the physical and heritage qualities of those zones and hence has been made a critical standard.

6.3 Cultural 3 (Schools) Zone

Updated 14 November 2005

6.3.1 General

Updated 14 November 2005

The rules applicable to education activities are intended to provide a consistent framework for the assessment of the effects of schools, whether private or state schools. The rules are a simplified version of those applicable to surrounding zones, the intention being to strike a balance between protecting residential amenities, while recognising a need for some flexibility in redevelopment of schools, their generally larger site sizes, and their ability to meet a variety of community needs. To ensure compatibility with surrounding areas, the school sites have rules for activities other than educational activities which are those applicable to adjoining zones (e.g. community use). These other rules also apply upon sale of surplus school land. Even those rules applicable to education activities are closely related to the standards of surrounding zones. Given that the provisions of the surrounding zones apply any land used for an activity which is not an education activity; or any disposed land not required for education purposes; the zone purpose, environmental outcomes, assessment matters and reasons for rules in those zones shall also be relevant.

Schools which play a key part in community or city amenities have open space zone rules applicable for activities other than education in recognition of the visual quality and prominence of their grounds.

6.3.2 Open space

Updated 14 November 2005

The open space rule is intended to retain the open space character of schools, supplementing the role of reserves in terms of recreation and visual amenity. In the inner city areas, where space is more limited for redevelopment, a higher coverage is permitted. The standards will still allow a level of further development normally well in excess of what is currently developed.

6.3.3 Sunlight and outlook for neighbours

Updated 14 November 2005

This rule is incorporated in the plan to reduce the potential dominance of building scale on adjoining land (particularly in living zones) and to prevent loss of sunlight through overshadowing. This recognises the generally residential scale of school buildings, but also their potential to be quite large, particularly on smaller inner city sites or with bigger schools.

6.3.4 Street scene and separation from neighbours

Updated 14 November 2005

These rules are concerned with building location in respect to the visual quality of the streetscape and associated landscaping provision. The generally high quality of open space and planting of schools renders a landscaping rule necessary, but the need for landscaping would be assessed if setbacks were reduced. Similar factors apply to separation from neighbours, where landscaping may be required if reduced setbacks for school building lead to visual detracting for residential neighbours.

The larger street scene setback for Rangī Ruru Girls' School on Rossall Street reflects the existing character of that part of Rossall Street.

Caretaker sheds and storage sheds are permitted within the separation from neighbours setback, in order to allow more flexible use of this space. However, the total length of all such accessory buildings on a site is limited to 9m to avoid dominance of adjoining sites by the proximity of such buildings close to the boundary. The height of accessory buildings is also limited by the recession plane standards.

The setback of buildings from the Cultural 1 zone boundary is reduced in recognition of Catholic Cathedral College and Christ's College each being part of a larger cultural site which has a combined character and amenity.

The requirement of a landscaping strip for St Margaret's College along Winchester Street recognises the existing residential character of that street and the potential for adverse visual effects on the character and amenity should development and redevelopment occur.

6.3.5 Noise from pre-schools

Updated 14 November 2005

Pre-schools can result in unreasonable noise disturbance if located close to neighbouring living zone properties as a result of children playing in outdoor activity and facility areas. In some cases these effects can be mitigated by relocation of the activities to a more suitable part of the site or by controlling the frequency and timing of outdoor activities. However, in other cases such relocation or restrictions on outdoor activity are not practical or possible, and the pre-school activity may not be suitable on a particular site. For these reasons, an application for a discretionary activity where the activity adjoins a living zone boundary is considered necessary to enable consideration of these matters.

6.3.6 Height

Updated 14 November 2005

As many schools are located in living zones, within which height is a critical standard, a similar provision exists in the school zones. The purpose of the rules is to ensure that any large school buildings are compatible (with regard to their siting and screening) and the size of the site with the scale of residential buildings in the vicinity.

A reduced height limit of 8 metres has been imposed for Lot 7, DP 45882, on Andover Street when a building is located within 10 metres of the road boundary. This will reflect the existing character of the street and reduce the impact of development on properties across the street.

6.3.7 Special landscape provisions for existing schools

Updated 10 May 2010

These rules are confined to three schools that were originally established outside of the Cultural 3 Zone and therefore were not required to provide setback provisions that are required by other established schools in Cultural 3 Zones. The rules are required in order to maintain landscaping, that has been established, which provides a level of visual amenity and a buffer from the effects of educational activity on the neighbouring area while providing that the screening, provided by the landscaping, is maintained in perpetuity. The application of the rules is to mitigate against the environmental effects of the schools activities.

6.4 Cultural 4 (Tertiary education and research) Zone

Updated 14 November 2005

6.4.1 Street scene and separation from neighbours

Updated 14 November 2005

The tertiary education sites, (with the exception of the Polytechnic central site), are generally characterised by relatively open park-like surroundings and large street setbacks. However, building scale and height is significant and a large setback is appropriate to ensure adequate protection of residential outlook both on street frontages and property boundaries. The reduced street scene setback for the University of Canterbury site west of Ilam Road, recognises the lower scale of development on this site.

Intensive development of the Polytechnic site, adjacent to the Central City Zone and business zones is seen as both compatible with these zones and an efficient use of limited land resources.

The required setbacks allow scope for landscaping, to reduce the visual impacts of buildings and parking.

6.4.2 Sunlight and outlook for neighbours

Updated 14 November 2005

The sunlight and outlook provisions are closely related to those for height. The height of buildings in the tertiary education zone, and their potential impacts on the surrounding residential environments, justify adequate protection from shading and loss of privacy. This does not apply to the Polytechnic central site as it is surrounded by heavily trafficked streets and with the exception of special provisions for the Catholic Cathedral.

6.4.3 Open space

Updated 14 November 2005

The open space rule is intended to retain the open park-like character of the majority of the tertiary education sites in terms of visual amenity. Buildings, and the significant areas used for parking and access, limit the area available for open space and therefore reduce the open park-like character of sites. The standards have been set having regard to the character of existing developments both on the sites, and in the locality generally. A very high coverage has been permitted for the Polytechnic central site over its urban setting.

6.4.4 Visual amenity and landscaping

Updated 14 November 2005

The requirements for landscaping are similar to those in business zones. The quality of the visual environment of the suburban tertiary institutions are generally of a high standard, compatible with the residential surroundings. Growth in student numbers and building development has the potential to adversely impact on the quality of the zone environment, unless sufficient landscaping is maintained. A balance has to be struck between building scale, parking needs and landscaping provision, which may vary from one part of a campus to another.

The landscaping provisions emphasise tree planting (as in business zones) a feature which has been particularly successful in the University of Canterbury Student Union carpark. Tree planting creates a much more effective visual screen, particularly for parking areas and buildings.

The Polytechnic central site is far more "urban" in its character and surrounds. A relatively greater building scale is expected with lesser, but adequate, space for landscape provision, in reflection of a need to achieve higher building density and parking provision.

Most of the tertiary institutions in the Cultural 4 Zone are located on large sites which are already well established. The restriction of details of landscaping to the immediate vicinity of new development reflects the practicalities of administration of the City Plan while ensuring that adverse visual effects are mitigated in the location in which they occur.

6.4.5 Retailing

Updated 14 November 2005

The reason for a limitation on retailing is to ensure that large tertiary institutions undertake retailing which is compatible with the amenities of the adjoining residential areas, has minimal traffic impacts and does not threaten investment in commercial centres. This is not likely to be a major issue, but large scale activity dependent mainly on off-campus clientele could have the adverse effects described above, given that large student populations can support numerous legitimate retail activities.

6.4.6 Vehicular access

Updated 14 November 2005

Tertiary institutions because of their scale can generate substantial and increasing numbers of vehicle movements, further reinforced by their suburban locations, (amenity/traffic issues) or for the Polytechnic Central site, traffic considerations.

The access points for traffic into tertiary education facilities can accordingly create significant turning movements which may impact on surrounding residential streets, or the efficiency and safety of adjoining road networks, particularly arterial roads around the Polytechnic central site. For this reason additional access points require consent as discretionary activities to enable the suitability of their location and design to be assessed.

6.4.7 Height

Updated 14 November 2005

Tertiary education institutions, particularly the University and Polytechnic, have to cater for large student numbers and create substantial demands for floorspace. Both institutions have large multi storey buildings. Given the large site areas, such heights are appropriate. Site sizes would need to be greater (or parking provision or landscaping reduced) if lower heights and recession planes were prescribed. Accordingly, and in conjunction with larger setbacks and recession planes, high buildings are provided for in the University and Polytechnic (central city) areas. The smaller Sullivan Avenue site of the Polytechnic, has a lower specified rate as it adjoins a residential area. The Teachers College site is surrounded by low density residential housing similar to the University, but has developed with a somewhat lower building scale. Any major high rise development on that site would greatly alter the balance between the building scale within the site and the surrounding area, as would any significant building development on that part of the University west of Ilam Road.

Appendix 1- Papanui High School

Updated 14 November 2005

Appendix 1. Papanui High School



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Part 8 Special Purpose Zones

1.0 Zone Statements - Special Purpose Zones

1.1 General description and purpose

Updated 14 November 2005

The special purpose zones comprise a number of zones, within which a specialist activity is undertaken.

The Special Purpose (Hospital) Zone applies to public and private hospitals. They provide specifically for health care facilities, but for any other activities, are subject to standards for adjoining zones.

Four special purpose zones relate to transport infrastructure, being;

- Special Purpose (Airport) Zone
- Special Purpose (Road) Zone
- Special Purpose (Rail) Zone
- Special Purpose (Pedestrian Precincts) Zone

Parts of these zones are designated as well as subject to the zone provisions. The Road Zone includes the designated New Zealand Transport Agency state highway network in the city. The rail corridor is also designated.

The Special Purpose (Pedestrian Precincts) Zone is set aside for important public spaces where pedestrian movement is a major (or the major) movement in those areas, and includes the Square, City Mall and other important spaces which are legally roads.

Two special purpose zones relate to waste disposal facilities these being the city landfill north of New Brighton, and one of the city's three refuse transfer stations, on Styx Mill Road.

Special purpose zones cover the Wigram Airfield and land in the Ferrymead and Awatea areas.

1.2 Special Purpose (Hospital) Zone

Updated 14 November 2005

Zone description and purpose

The Special Purpose (Hospital) Zone applies to existing facilities and infrastructure associated with hospitals. The zoning applies to both public and private hospital facilities. The purpose of the zone is to enable these facilities to develop in a manner which is compatible with the surrounding zone environment.

The zone includes the following sites within the city:

- Sunnyside Hospital, covering the area generally contained by Lincoln and Annex Roads, and Sylvan Street;
- Christchurch Women's Hospital on Colombo and Montreal Streets, and also bounded by Gracefield Avenue;
- Templeton Hospital, adjacent to Maddisons, Kirk & Newtons Roads;

- Princess Margaret Hospital on Cashmere Road near Bengal Drive and Hackthorne Road;
- Burwood Hospital, adjacent to Mairehau and Burwood Roads;
- Christchurch Hospital located on Riccarton, Hagley and Rolleston Avenues and St Asaph and Antigua Streets;
- St George's Hospital on Leinster Road and Heaton Street;
- Southern Cross Hospital on Bealey Avenue;
- Fairhaven Hospital, 91 Harewood Road;
- Bethesda Hospital, 235 Harewood Road;
- St Winifred's Hospital, 10 St Winifred's Place;
- Parklands Hospital, 429 Papanui Road;
- Nurse Maude Hospital, 15 Mansfield Avenue;
- Churchill Hospital, 40 Guild Street;
- Windsor House, 47 New Brighton Road;
- Woodchester Hospital, 76 Banks Avenue;
- St Nicholas Hospital, 7 Kirkwood Avenue;
- Rannerdale War Veterans, 59 Hansons Lane;
- Mary Potter Home and Hospital, 11 Caledonian Road;
- Cashmere View Hospital, 72 Rose Street;
- Lady King Hospital, 63A Cashmere Road;
- George Manning House, Hennessy Place;
- Edith Cavell Home and Hospital, cnr Head and Dryden Streets; and
- Lyndhurst Hospital, 440 Montreal Street.

This special purpose zone is intended to facilitate the further development of hospital sites and associated health care complexes, including the provision of associated activities and support services appropriate to the primary health care function of the site. Previously, public hospital facilities were designated.

The hospital sites, as they have currently developed, include a range of activities, depending upon the primary function of the hospital. These include: hospital wards, hostels, mental health villas, schools, offices, boilerhouses, recreation facilities, workshops, and garages. Some have large surrounding grounds, and the building scale can be substantial.

Changes to some of the hospital land holdings have been signalled by health care authorities. This includes intention to dispose of assets, both land and buildings, and may include a desire to undertake activities from surplus facilities not traditionally associated with hospitals. This has resulted in the decentralisation of some services and facilities which are located on sites throughout the City.

Any activities permitted in the health and hospital zone are subject to performance standards, based on whether the activity is defined as a health care facility forming the core of the zone, or other activities which will be subject to the rules applicable in the relevant adjoining zone.

Environmental results anticipated

- (a) Reinforcement of the strong visual focal point provided by any existing high rise buildings, but set back from living zone boundaries.
- (b) Extensive landscaping surrounding hospital and healthcare complexes.
- (c) Building setbacks and landscaping along street frontages, consistent with adjoining zones and river and living zone boundaries.
- (d) Maintenance of the standards of residential amenity in the living zones adjoining healthcare facilities, particularly in respect to sunlight admission, visual qualities and effects of vehicle movement.
- (e) Continued development of ancillary activities associated with health care facilities, in a manner which does not unduly erode residential coherence.
- (f) Management of traffic impacts through on-site parking provision and direction of traffic to identified access points.
- (g) Confinement of the health care service areas to identified zone boundaries in order to provide scope for further growth, while protecting the integrity of surrounding zones, particularly living zones.

1.3 Special Purpose (Airport) Zone

Updated 14 November 2005

Zone description and purpose

The Airport Zone contains facilities associated with the operations of Christchurch International Airport including runways, airport buildings and surrounding land used for airport support services. It is bounded in the north by McLeans Island and Jessons Roads, to the west by Pound Road, the east by Russley Road and extends southwards to Grays and Ryans Roads. A substantial area has been zoned in the plan for expansion of airport freight operations, adjacent to the western end of Avonhead Road, and this area is also subject to designation (refer Part 12).

There has been substantial growth in passenger numbers and freight volumes, both domestic and international, and a continuation of this steady growth is expected. This will have implications for the range and extent of development within the airport zone itself, and beyond.

The airport zone is surrounded by the Rural 5 (Airport Influences) Zone, and the extent of development within this is important as far as airport operations are concerned, particularly with regard to the effects of aircraft noise and public safety. This also has an impact to a lesser extent on parts of the Rural 4, Rural 6 and Rural Q Zones.

The intention is that any development within the airport zone be clearly associated with the operations and associated functions of the airport and aviation. Business development which has little or no relationship with the airport, is provided for elsewhere in the city to ensure that the availability of land within the airport zone is not unduly restricted for airport uses.

Environmental results anticipated

- (a) Continuing development and intensification of building and airport support activities on the eastern side of the zone between Russley Road and the main airport runway.
- (b) High noise impacts, both from and within the zone, associated with aircraft movements, aircraft testing and maintenance.
- (c) Development of general (and military) aviation support facilities on the western side of the zone between Pound Road and the main runway.
- (d) Relatively high levels of traffic generation both to and from the airport zone, but with protection of the Russley Road frontage from commercial access in reflection of its role as a major arterial route.

- (e) An effective transportation network to and from the Special Purpose (Airport) zone, with the direction of airport traffic to and from the city via Memorial Ave and Harewood Road, and to a lesser extent, Wairakei Road.
- (f) High standards of amenity and landscaping around the edge of the airport zone and along major roads within the airport zone, but particularly on the Russley Road, Memorial Avenue and Jessons Road frontages.
- (g) Containment of any hazardous substances stored within the airport zone (including fuel) in a manner which ensures that they do not have any adverse affect on ground or surface waters, or create a hazard to life.
- (h) Co-ordination and management of activities in the airport zone and the surrounding rural zones to minimise incompatible activities, particularly in respect to activities which are sensitive to aircraft noise.

1.4 Special Purpose (Road) Zone

Updated 22 May 2006

Zone description and purpose

The Special Purpose (Road) Zone covers all land in the city which is legal road, within the meaning contained in the Local Government Act 1974, except those parts of roads identified as pedestrian precincts (refer Part 8, Clause 5) and land comprising the parking area for the Bishopdale Shopping Centre. All existing roads are shown on the planning maps, but other areas of road will come within the Road Zone during the life of this Plan by being vested in the Council as road on subdivision, or being acquired by the Council and being vested as road. For practical reasons, roads are not shown as zoned on the planning maps.

The principal purpose of the Road Zone is the enabling of travel, property access and transportation of goods, but a wide range of other activities customarily take place on roads. These activities are controlled through legislation other than the Resource Management Act, such as Council Bylaws, the New Zealand Transport Agency Act and the Summary Offences Act. The Road Zone only places controls on roading works which may have greater effects on the surrounding environment that would normally be expected for a road of its classification.

Environmental results anticipated

- (a) The continued establishment and maintenance of a city-wide hierarchical network of roads in which each road is classified and constructed in accordance with its planned traffic function.
- (b) Ease of mobility for the travel and transportation of people and goods.
- (c) A safe and efficient network for vehicle occupants, cyclists and pedestrians.
- (d) Expected local effects of roading, including noise, vibration, fumes, visual impacts, loss of privacy, loss of land and separation of neighbourhoods which reflect anticipated traffic volumes including the heavy vehicle component, and the roadway standards specified for each level of classification in the roading hierarchy.
- (e) Clear indication of those roads which are to be stopped or not formed, ensuring that there is formal public participation in any proposal to form such roads.
- (f) Minimised effects on people and communities by any changes in the roading hierarchy, with rights of formal public participation.
- (g) The retention of important street trees on those sections of road forming parts of special amenity areas, or where street trees are of particular significance to urban amenities.
- (h) The enhancement of the amenity of legal road containing riparian vegetation and trees where these roads adjoin waterways.
- (i) The avoidance of inappropriate building development extending from other zones into or over the road zone, and co-ordination with provisions applicable in the adjoining zone.

1.5 Special Purpose (Pedestrian Precincts) Zone

Updated 14 November 2005

Zone description and purpose

The Special Purpose (Pedestrian Precincts) Zone covers five significant pedestrian precincts within the city identified as Cathedral Square, City Mall, Worcester Boulevard, New Regent Street and New Brighton Mall.

With the exception of the latter, these precincts are generally surrounded by the Central City Zone and are important pedestrian areas which contribute to the retail focus and character of the central city. In addition to Council owned land in these areas, also included is the land containing the Christchurch Cathedral, which is a listed historic building (refer Part 10). The New Brighton Mall serves a similar pedestrian function in relation to the New Brighton commercial area.

At the time of notification (24 June 1995), New Regent Street has unrestricted vehicle access. However, it is proposed that it will become pedestrianised during the period of the Plan in conjunction with the tramway development. The tramway is also a feature of Worcester Boulevard.

Environmental results anticipated

- (a) The maintenance and enhancement of important pedestrian areas within the city.
- (b) A safe and pleasant pedestrian environment with ease of mobility.
- (c) Restricted vehicle movement within parts of the zone, sufficient for servicing purposes and deliveries of goods.
- (d) Limited development of generally small buildings and structures at a scale compatible with the pedestrian focus of the zone, and the amenities of the surrounding environment.
- (e) Recognition of the heritage importance of the Cathedral.
- (f) The presence of compatible street activities which add interest and vitality to these pedestrian environments.
- (g) The operation of tourist and public transport in Worcester Boulevard, the Square and New Regent Street.

1.6 Special Purpose (Rail) Zone

Updated 14 November 2005

Zone description and purpose

The rail network is an important part of transport infrastructure providing freight and passenger links to other regions and other parts of the country. The rail corridors also occupy significant land areas which are important in terms of their interrelationship with the land use activities adjoining those corridors.

The rail corridors within the city are also designated (refer Part 12). The purpose of this zone and its rules are to provide for protection of the land in rail corridors in the remote event that all or part of the rail network was removed, and secondly as a framework for assessing proposals for outline plans on land developed for railway and ancillary purposes.

The rail network within the city is based primarily on freight movement and the main yard at Middleton, with the passenger station at Addington. From Middleton the main line runs north to the city boundary at Kainga, west to the city boundary beyond Templeton, east to the rail tunnel to Lyttelton (Lyttelton Branch) and a short branch line south-east of Hornby. The east-west corridor adjoins large sections of the business (industrial) zones, but there are also substantial sections of rail corridor through residential areas, particularly in the north of the city. Areas adjoining these corridors are more likely to be affected by rail operations, but the efficient use of the rail network means some noise intrusion is inevitable, and which also has to be balanced against the adverse impacts of road freight movement.

The Council wishes to see the maintenance of a viable rail network, but in the unlikely event that parts or all of the rail network were removed, the land in the Rail Zone should be considered comprehensively for alternative use and not utilised (and especially built upon) in a piecemeal fashion which would inhibit their use in the future for transportation links. Land in the rail corridor is, or may already be used (subject to NZ Rail agreement) for freight forwarders, other business activities, or for pedestrian and cycle linkages. Such consideration must also relate to compatibility with surrounding land use activities.

Environmental results anticipated

- (a) The continued operation, improvement and increased utilisation of the rail network.
- (b) Development of buildings in rail corridors in a manner compatible with the adjoining land uses, and in particular effects on any adjoining residential land.
- (c) Continued maintenance of the rail corridors for use as part of the rail network, or their potential for other forms of transport.
- (d) Control of access across railways to maintain safety.

1.7 Special Purpose (Landfill) Zone

Updated 24 November 2011

Zone description and purpose

The Landfill Zone originated as a designated facility which replaced a number of separate landfill sites around the city in the early 1980s. The zone provides for staged filling of land in the zone, with refuse derived primarily from three transfer stations in the city at Bromley, Parkhouse Road and Styx Mill Road. These latter facilities, but not the landfill, are available to the general public for disposal of refuse.

The landfill site holds a resource consent from Environment Canterbury to discharge solid and hazardous waste from domestic, commercial and industrial sources. The consent has an expiry date of 31 May 2037, with a condition requiring the disposal of solid waste to cease by 30 June 2005. By this time Kate Valley was established as the City's principal refuse facility. In November 2010, a variation to the consent was approved by Environment Canterbury to re-open the landfill for a limited period of time and allow for the disposal of building demolition material resulting from the Canterbury Earthquake of 4 September 2010 and its subsequent aftershocks. However, the variation was strictly limited to building demolition material and as such would not allow for the disposal of silt and hardfill from the City's sewer, water and road network. The 2011 Order in Council for the Burwood Resource Recovery Park, including the Burwood Landfill site, allows for the storage, sorting and processing (including recycling) of earthquake waste until the expiry of the Canterbury Earthquake Recovery Act 2011.

The landfill is located in the north-east of the city near the coast, and is bounded by the Conservation 1 Zone to the east and the Rural 1 Zone to the west. It covers an area of approximately 90 hectares.

Environmental results anticipated

The continued permanent disposal of refuse and/or earthquake waste in a progressively restored landfill site, in a manner which:

- (a) avoids groundwater contamination;
- (b) remains segregated from residential activities;
- (c) is progressively restored by resoiling and planting;
- (d) minimises visual, dust, smell and noise impacts on adjoining land.

1.8 Special Purpose (Transfer Station) Zone

Updated 14 November 2005

Zone description and purpose

This specialist zone contains the Styx Mill transfer station and resource recovery centre. It is one of three refuse transfer stations located in Christchurch, the other two (Parkhouse Road and Bromley) being in the Business 5 Zone. The special purpose zone reflects the need to make provision for this particular facility in its surrounding rural environment, and adjacent to a residential lifestyle zone (now Living 1) subsequently established to the south. The transfer station was opened in 1986, and is a key component of the city's refuse collection, compaction, recovery and disposal system.

Environmental results anticipated

- (a) The collection, compaction, recovery and disposal of refuse in a manner which makes continued provision for the Styx Mill Transfer Station as a component in the collection, and environmentally satisfactory disposal, of urban refuse.
- (b) Maintenance of the intensive landscaping around the perimeter of the site and particularly its southern side.
- (c) Minimal impacts on adjoining zones and residents from noise, odour, dust, birds, vermin or windblown refuse, associated with the collection of refuse at the facility.

1.9 Special Purpose (Wigram) Zone

Updated 11 July 2011

Zone description and purpose

The Special Purpose (Wigram) Zone includes land previously known as RNZAF Base Wigram. This land is generally bounded by Main South and Vickers Roads, Harvard Avenue, and former airfield to the south.

This special purpose zone provides land use activity rules for that area compatible with the range of land use activities conducted there. The Zone contains heritage buildings and sites relating to its former use as New Zealand's pioneer aerodrome and air force base. These are identified and protected in the Plan (refer Part 10, Heritage and Amenities).

Existing land use activities and buildings elsewhere within this zone may be summarised as comprising:

- housing and barrack style accommodation blocks;
- open land areas, including the main airfield with hard surfaced and grass runways and taxiway areas, playing fields and recreational amenities;
- aircraft hangars, industrial, administrative and education buildings;
- mess halls and communal catering and social buildings.

The purpose of the special zone is to enable continued aircraft related activities, including for defense purposes, and for education and recreational activities related to the Air Force Museum.

Military activity will continue to be undertaken from the site in terms of the defence purposes designation applying to the area. Military activity will include flying operations by helicopters.

Environmental results anticipated

- (a) The continued utilisation of the significant existing buildings and infrastructure within the zone for aviation related to defence purposes, and for educational and recreational activities related to the Air Force Museum.
- (b) The development or re-development of different parts of the zone for appropriate industrial, commercial or residential activities.
- (c) The provision of appropriate internal access and circulation roads to serve the different land uses within the zone and to provide appropriate links between it and the surrounding traffic network.

- (d) Some noise impacts both within and in the general vicinity of this zone associated with aircraft movements, aircraft engine testing and maintenance.
- (e) The occasional use of the extensive open areas within this zone for temporary recreational events which attract significant numbers of visitors, and consequent noise arising.
- (f) The retention and protection of some existing buildings which are considered to be of regional and national historical and/or architectural significance.
- (g) Containment of any hazardous substances stored within the zone (including fuel) in a manner which ensures that they do not have any adverse effect on ground or surface waters, or create a hazard to life.
- (h) Co-ordination and management of activities in the zone and the surrounding zones to minimise potential conflicts, particularly in respect to activities which are sensitive to aircraft noise or which might otherwise restrict aviation activity.

1.10 Special Purpose (Ferrymead) Zone

Updated 15 March 2010

Zone description and purpose

A large tract of land between Heathcote Village and the Heathcote River remains relatively undeveloped, despite in some cases having been previously zoned for intensive activities. Containing approximately 194 hectares, it is bounded by the Lyttelton railway line, Tunnel Road, Heathcote River, Bridle Path Road and Heathcote Village and incorporates the Ferrymead Historic Park. The Historic Park apart, the majority of the land is used for grazing and horse training purposes. However, it also includes important wetland and reserve areas along the banks of the Heathcote River. These open areas act as a "green wedge" between Heathcote Village and suburban areas of the city. The northern sector of the zone is divided by the Tunnel Road.

The Council, in consultation with other parties, is exploring possible options for the future use and development of this area. Consideration is being given to the development of a range of uses, including recreation, business, tourism and limited residential opportunities in conjunction with the Ferrymead Historic Park and areas of conservation importance. However, the large and diverse nature of the site and possible impact of development on adjoining uses and areas of ecological importance need to be given consideration. It is therefore proposed that a more detailed assessment of the various issues involved, accompanied by a brief outlining land use options, is undertaken before an overall zoning pattern is identified.

As an interim measure, the land as a whole has been zoned Special Purpose (Ferrymead) to indicate that further investigation is required as to the appropriate land uses for the area. In order to provide for established uses, areas have been identified in the rules which allocate areas within the zone for the operation of Ferrymead Historic Park, rural uses and conservation.

That part of the zone being Ferrymead Historic Park incorporates the land which is administered by the Ferrymead Trust and which lies between Bridle Path Road, Truscotts Road, the Christchurch-Lyttelton Railway and the Heathcote River.

The land has, and continues to be developed, by the Ferrymead Trust and its members societies, as a museum of science and technology for public educational and recreational purposes, with the major emphasis being on the operation and demonstration of exhibits in an authentic environment as it is possible to recreate.

The area includes sites of major significance to early European settlement, being an early port and the terminus of New Zealand's first public railway, opened in 1863.

Matters to be assessed in determining environmental results for the zone

- (a) The ecological characteristics of the area, in particular the retention of important wetland areas along the banks of the Heathcote River.

- (b) The effect of any development on, and its relationship with surrounding areas which include living, rural, business and conservation zones.
- (c) The impact of any future development on existing land uses, including the Ferrymead Historic Park, conservation areas and the current rural nature of large parts of the area.
- (d) The establishment of satisfactory vehicular and pedestrian access to the various parts of the zone.
- (e) The treatment of any areas of contamination, in particular the former Heathcote Rubbish Tip.
- (f) The provision of adequate land drainage and flood protection measures.
- (g) The implications for recreation and open space requirements.
- (h) The implications of any increased traffic generation on the existing road network.

Environmental results anticipated

(For that part of the zone occupied by Ferrymead Historic Park.)

- (a) The preservation and restoration of the original historic features of the site still remaining, and their sympathetic co-ordination with further development in the area.
- (b) The further development of a historic village character of early settlement with a highly distinctive character.
- (c) A wide range of activities generally of an historic, scientific or technological nature, recognising potential adverse environmental effects in terms of noise, vibration and traffic movement in and beyond the site.
- (d) The maintenance of a buffer of rural, conservation and recreational activities adjoining the site which are compatible with the effect of activities and operation of historic machinery and transport within the area.
- (e) Public access to the site limited to defined points in order to avoid traffic congestion on adjoining roads; to promote security and to facilitate the active use of the vintage transport equipment within the site.
- (f) Separation of the vintage township from incompatible modern development for reasons of period atmosphere and security.
- (g) The conservation and display of buildings, artefacts and other aspects of the early New Zealand way of life during the first two decades of the twentieth century, ensuring that new development within the area is historically accurate and compatible with this period.

1.11 Special Purpose (South Halswell) Zone

Updated 30 April 2011

Zone Description and Purpose

The Special Purpose (South Halswell) Zone is located on the southern edge of the suburb of Halswell and between there and the nearby Kennedys Bush residential area. The zone is in two parts. The larger part is bordered on its southern side by a low ridge between Kennedys Bush Road and State Highway 75, culminating in a rocky outcrop near the latter. This boundary is partly Living HB and partly Rural. Its eastern side is bordered by Kennedys Bush Road with Halswell Quarry Park beyond. On the northern side is Glovers Road, which forms the southern edge of the Halswell housing area, and to the west is State Highway 75. To the south and west the land is in rural use and zoned accordingly. A small waterway flows across the southern half of the block along the foot of the ridge.

The smaller part of the Special Purpose Zone includes an area of land on the north-eastern corner of Cashmere and Kennedys Bush Roads, opposite the eastern side of the main block south of Glovers Road. The total area of the zone as a whole is approximately 65 hectares.

The land is currently in a mixture of market gardening and mainly pastoral use. It would provide an attractive physical environment for future residential development, but there are a number of constraints that need to be addressed. For this reason, the land has an interim Special Purpose zoning pending a later variation or plan change, while in the meantime the rules of the Rural 2 zone continue to apply. However, the Council accepts that in principle most of the zone should be developed for residential purposes.

The development of the area in the future will be subject to a number of principles, which will need to be given effect to when the final zoning of the land is resolved. The details of this would be incorporated into an eventual variation or plan change as well as the Council's Development Contributions Policy. These principles include;

- (a) development at a density which makes efficient use of the land;
- (b) the establishment, in public ownership, of a "green corridor" along the southern boundary of the site adjacent to the low spur and watercourse. The corridor will result in the extension of a green link between State Highway 75 and the Halswell Quarry Park, provide a clear physical barrier to the expansion of the city in accordance with Policy 6.3.10 and maintain separation between Halswell and Kennedys Bush;
- (c) the green corridor being provided in part as "environment compensation" (Policy 6.3.14) including open space required for stormwater retention and provision of a public reserve;
- (d) a link road being established between Kennedys Bush/Cashmere Roads and Glovers Road or State Highway 75, such that development of the land will not rely on access to State Highway 75 via Larsens Road past Halswell School;
- (e) sufficient land be set aside to enable retention of stormwater on site and the prevention of any increases in peak discharges to the sensitive Halswell River catchment;
- (f) that a rural zoning be retained over two blocks of land adjacent to the southern boundary of the main block containing existing dwellings;
- (g) that any new road access to State Highway 75 be confined to a location acceptable to New Zealand Transport Agency, with possible closure of Glovers Road;
- (h) arrangements to provide equity between the land owners for the benefits and costs of the development, unless the development is undertaken on the basis of the area being in single ownership;
- (i) that development be undertaken, and if necessary staged, in accordance with a development plan, to achieve the principles described in (a) - (h) above.

2.0 Rules - Special Purpose (Hospital) Zone

Updated 14 November 2005

Guide to using Special Purpose Zone rules

Step 1: Establish what special purpose zone the activity is located within.

Step 2: In the case of the Hospital Zone, establish whether the activity is defined as a health facility. If not, the provisions of the relevant adjoining living or rural zone (Refer Clause 2.1) apply.

Step 3: Check whether the proposed activity complies with all of the development standards in the relevant zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

Step 4: Check whether the proposed activity complies with all of the community standards in the relevant zone (Hospital Zone only).

If not, application will need to be made for a resource consent, assessed as a discretionary activity.

Step 5: Check whether the proposed activity complies with all of the critical standards in the relevant zone.

If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Step 6: Check any City rules which may apply to the activity. If any of these are not met, application will need to be made in respect of those rules.

If the activity meets all of the relevant zone and City rules, it shall be a permitted activity.

Notes :

(1) Note that provisions relating to road construction are included in this Part 8 (Clause 4) under the Road Zone (activities within roads), for designation of road works under Part 12, for new subdivision roading under Part 14, and for activities adjoining roads under Part 13 (Transport).

(2) Interim zoning provisions and rules apply to the Special Purpose (Ferrymead) Zone.

2.1 Zone rules - Activities other than those defined as health facilities

Updated 14 November 2005

The provisions of the following zones shall apply to any activities in the Special Purpose (Hospital) Zone which are not defined as health facilities;

As for Rural 2 Zone - (Rural activities and other activities)

Templeton Hospital

As for Living 1 Zone - (Residential Activities and Other Activities)

Burwood Hospital

Princess Margaret

Sunnyside Hospital

Fairhaven Hospital

Churchill Hospital

Windsor House

St Nicholas Hospital

Bethesda Hospital

Edith Cavell Home and Hospital

Woodchester Hospital

St Winifreds Hospital

Parklands Hospital

Rannerdale War Veterans

Cashmere View Hospital

George Manning House

As for Living H Zone - (Residential Activities and Other Activities)

Lady King Hospital

As for Living 2 Zone - (Residential Activities and Other Activities)

St George's Hospital

Nurse Maude Hospital

As for Living 3 Zone - (Residential Activities and Other Activities)

Southern Cross Hospital

Mary Potter Hospital

As for Living 4A Zone - (Residential Activities and Other Activities)

Christchurch Women's Hospital

Lyndhurst Hospital

As for Living 4B Zone - (Residential Activities and Other Activities)

Christchurch Hospital

2.2 Categories of activities

Updated 14 November 2005

2.2.1 Health facilities

Updated 14 November 2005

(a) Any health facility which complies with:

- all of the development standards under Clause 2.3;
- all of the community standards under Clause 2.4;

- all of the critical standards under Clause 2.5;
- all of the relevant City Rules (see 2.2.2 below) shall be a permitted activity.

(b) Any health facility which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards under Clause 2.3, shall be a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any health facility which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 2.4, shall be a discretionary activity.

(d) Any health facility which does not comply with any one or more of the critical standards under Clause 2.5, shall be a non-complying activity.

2.2.2 Reference to City rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

2.3 Development standards

Updated 14 November 2005

Any application arising from Clause 2.3.4 (c), on sites other than those adjoining a living zone, or on the opposite side of a road from a living zone, will not require the written consent of other persons and shall be non-notified.

2.3.1 Street scene

Updated 14 November 2005

- (a) The minimum setback for a building from a road frontage shall be 4.5m except as follows:

Templeton Hospital	15m
Churchill Hospital	6m
Burwood, Princess Margaret, Sunnyside, St George's, Christchurch Women's and Southern Cross	10m

- (b) The minimum setback for a parking area from a road frontage shall be 2m, except for Templeton Hospital which shall be 15m

2.3.2 Separation from neighbours

Updated 14 November 2005

- (a) The minimum setback for a building from any internal boundary adjoining a living, conservation or open space zone shall be 3m except as follows:

Burwood, Princess Margaret, Lyndhurst, Christchurch, Sunnyside, Templeton, St George's, Christchurch Women's and Southern Cross which shall be 10m.

- (b) The minimum setback for a parking area from any internal boundary adjoining a living, conservation or open space zone shall be 2m except as follows:

Burwood, Princess Margaret, Sunnyside, Templeton, St George's, and Southern Cross which shall be 10m.

(Refer also to Critical Standard 2.5.4.)

2.3.3 Sunlight and outlook for neighbours

Updated 14 November 2005

(a) Buildings and structures shall not project beyond a building envelope constructed by recession planes from points 2.3m above any living zone boundary as shown in Part 2, Appendix 1 (living zones).

Note , there is no recession plane requirement for sites located in the Special Purpose (Hospital) zone that adjoin only sites that are not zoned Living, with the exception of those sites in the Special Purpose (Hospital) zone used for activities not defined as health facilities where the appropriate Living zone recession plane shall apply.

(b) The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

2.3.4 Visual amenity

Updated 14 November 2005

(a) Outdoor storage areas

Any outdoor storage area shall be screened from any public road, or from a site in a living zone, rural zone, open space zone or conservation zone and shall not be located within any setbacks specified in Clauses 2.3.1 and 2.3.2 and shall be screened by vegetation or a solid fence not less than 1.8m high.

(b) Landscaped areas

All setback areas described in Clauses 2.3.1 and 2.3.2 shall be maintained in grass/groundcover and trees and shrubs.

(c) Trees

(i) Sites with road frontages of at least 10 metres shall be planted with a minimum of one tree, plus one additional tree for every 10 metres of road frontage (eg 10 metres frontage - 2 trees, 20 metres frontage - 3 trees, etc).

(ii) Where three or more trees are required these trees shall be planted no more than 15 metres apart, or closer than 5 metres apart.

(iii) Any trees required shall be planted along the road frontage and in front of any buildings on the site.

(iv) In addition to the above, one tree shall be planted for every 5 carparking spaces required on the site. Trees shall be planted within or immediately abutting the carparking area and where adjoining a Living, Conservation or Open Space Zone, the trees shall be established within the setback from that boundary.

(v) All trees and landscaping shall be maintained following planting. Trees shall be protected by wheel stop barriers to prevent damage from parked cars.

(vi) For the purposes of these rules, any tree plantings required shall be of a species capable of reaching a minimum height of maturity of 8 metres, and shall not be less than 1.5 metres high at the time of planting. Any trees planted which are specified in Part 3, Appendix 3, (Business Zones) will be deemed to comply with this rule.

(vii) The minimum average width of a landscape strip shall be calculated by excluding any part of the strip that is further back than the minimum required building setback for the site.

2.3.5 Vehicular access

Updated 14 November 2005

Vehicular access points shall be limited to those existing at the date of the notification of this Plan (24 June 1995).

2.3.6 Height

Updated 14 November 2005

The maximum height of any building at Christchurch Hospital shall be 30m.

2.3.7 Continuous Building Length

Updated 14 November 2005

The maximum continuous length of wall of a building without a minimum step-in plan of 2.4m shall be 20m except that this length may be exceeded where there is a minimum step-in plan of 2.4m for each 20m length of building and each step-in plan extends for a minimum distance of 6m.

This standard shall not apply to buildings located at Burwood Hospital, Princess Margaret Hospital, Christchurch Hospital, Sunnyside Hospital, Templeton Hospital and Christchurch Women's Hospital .

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Building adjacent to waterways and the coastline
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

2.4 Community standards

Updated 14 November 2005

2.4.1 Retailing

Updated 14 November 2005

Any retailing shall be ancillary to the health and hospital activities on site and be directed to meeting the needs of staff, visitors and patients.

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

2.5 Critical standards

Updated 14 November 2005

2.5.1 Height

Updated 14 November 2005

The maximum height of any building shall be:

9m for:

Fairhaven Hospital, Churchill Hospital, Windsor House, St Nicholas Hospital, Bethesda Hospital, Edith Cavell Home and Hospital, Woodchester Hospital, St Winifreds Hospital, Parklands Hospital, Rannerdale War Veterans, Cashmere View Hospital, Lady King Hospital, Nurse Maude Hospital, George Manning House,

11m for:

Templeton Hospital, Lyndhurst Hospital (in accordance with Map 39D)

14m for:

Southern Cross, Sunnyside, St George's, Burwood, Princess Margaret, and Mary Potter

19m for:

Christchurch Women's Hospital

40m for:
Christchurch Hospital

14m for:
Burwood, Princess Margaret and Sunnyside Hospitals

2.5.2 Site Coverage/density

Updated 14 November 2005

- (a) The maximum plot ratio for the following hospital sites shall be:
- | | |
|-------------------------------|-----|
| Christchurch Hospital | 2 |
| Christchurch Women's Hospital | 1.3 |
| Southern Cross Hospital | 0.9 |
| Mary Potter Hospital | 0.9 |
| Lyndhurst Hospital | 0.8 |
- (b) The maximum percentage of the site area to be covered by buildings shall be as follows:
- | | |
|---|-----|
| Templeton Hospital | 10% |
| Lady King Hospital | 35% |
| St George's Hospital | 45% |
| Nurse Maude Hospital | 45% |
| Burwood, Princess Margaret, Sunnyside, Fairhaven Hospital, Churchill Hospital, Windsor House, St Nicholas Hospital, Bethesda Hospital, Edith Cavell Home and Hospital, Woodchester Hospital, George Manning House, St Winifreds Hospital, Parklands Hospital, Rannerdale War Veterans, Cashmere View Hospital | 40% |

2.5.3 Street Scene

Updated 14 November 2005

The minimum setback for a building from a road frontage shall be 10m in the case of Templeton Hospital and 4.5m in the case of Burwood, Princess Margaret, Sunnyside, St George's, Christchurch Women's and Southern Cross.

2.5.4 Separation from neighbours

Updated 14 November 2005

- (a) The minimum setback for a building from any internal boundary adjoining a living, conservation or open space zone shall be 4.5m in the case of Templeton, Burwood, Princess Margaret, Sunnyside, Christchurch, St George's, Southern Cross and Christchurch Women's hospitals.
- (b) The minimum setback for a carpark from any internal boundary adjoining a living, conservation or open space zone shall be 2m in the case of Burwood, Princess Margaret, Sunnyside, Southern Cross, Templeton, and St George's hospitals.

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

3.0 Rules - Special Purpose (Airport) Zone

3.1 Categories of activities

Updated 14 November 2005

3.1.1 All activities

Updated 14 November 2005

(a) Any activity which is not a prohibited activity under Clause 3.3.1, and which complies with:

- all of the development standards under Clause 3.2; and
- all of the critical standards under Clause 3.3.

shall be a **permitted activity**.

(b) Any activity (which is not a prohibited activity) and which complies with all of the critical standards, but does not comply with any one or more of the development standards under Clause 3.2, shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any activity (which is not a prohibited activity) but which does not comply with any one or more of the critical standards under Clause 3.3, shall be a **non-complying activity**.

3.1.2 Reference to city rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

3.2 Development standards

Updated 14 November 2005

Any application arising from non-compliance with the standards in

- (a) Clause 3.2.3 where the percentage of site area coverage by buildings is less than 50%
- (b) Clause 3.2.4(a)(i)

does not require the written approval of and need not be served on affected persons and such applications need not be notified.

3.2.1 Street scene

Updated 22 May 2006

Buildings shall be set back a minimum distance from road boundaries as follows:

- | | |
|---|-----|
| (a) Russley Road, Johns Road, McLeans Island Road | 20m |
| (b) Memorial Avenue | 20m |
| (c) Jessons Road | 45m |
| (d) Any other road vested in the Council | 10m |
| (e) any "private road" as defined in Section 315 of the Local Government Act 1974 | 5m |

This rule shall not apply to any "private way" as defined in Section 315 of the Local Government Act 1974.

3.2.2 Separation from neighbours

Updated 14 November 2005

Buildings, parking or storage areas shall be set back from the boundary with the Rural 5 Zone by a minimum distance of 20m.

3.2.3 Open space

Updated 14 November 2005

The maximum percentage of site area coverage by buildings shall be 40%.

3.2.4 Visual amenity

Updated 14 November 2005

(a) Outdoor storage

(i) Any outdoor storage area on site with frontage to Russley Road, Johns Road or Memorial Avenue other than those for the storage of aircraft or for the hire of vehicles or caravans shall be screened by shrub planting capable of growing to a minimum height of 2m at maturity. The planting shall be spaced at 3m centres with a gap between shrubs of no more than 1m;

(ii) any outdoor storage area shall not be sited within the setback specified in Clauses 3.2.1 and 3.2.2.

(b) Location of landscaping

Landscaping areas shall be provided along road frontages as follows;

(i) A landscaping area shall be provided along Russley Road, Johns Road and McLeans Island Road, and shall be a minimum of 20m deep on any site adjoining the road frontage, exclusive of any road widening required.

(ii) A landscaping area shall be provided along Memorial Avenue averaging 10m deep on any site on the road frontage, and not less than 5m deep at any point, except for permitted access points.

(iii) A landscaping area shall be provided along Jessons Road of a minimum depth of 45m from the road frontage, consisting of dense vegetation capable of reaching a height of 1.8m, to screen properties in Jessons Road from any existing or future airport development south of that road, and to provide a limited degree of attenuation of airport and aircraft noise.

(iv) A landscaping area with a grass surface and/or shrubs shall be provided along any other road frontage and shall be an average of 3m deep on any site on the road frontage, and not less than 1.5m deep at any point except for access points.

(v) The minimum average width of a landscape strip shall be calculated by excluding any part of the strip that is further back than the minimum required building setback for the site.

(c) Trees

(i) Sites with road frontages of at least 10m shall be planted with a minimum of one tree, plus one additional tree for every 10 metres of road frontage (e.g. 10 metres frontage - 2 trees, 20 metres frontage - 3 trees, etc.).

(ii) Where three or more trees are required these trees shall be planted no more than 15 metres apart, or closer than 5 metres apart.

(iii) Any trees required shall be planted along the road frontage and in front of any buildings on the site.

(iv) In addition to (i) - (iii) above, one tree shall be planted for every 5 parking spaces required on the site. Trees shall be planted within or adjacent to the carparking area.

(v) Any trees required by this rule shall be of a species capable of reaching a minimum height at maturity of 8 metres and shall be not less than 1.5 metres high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this rule.

(d) Protection of trees and landscaping

(i) Any trees required under Clause (c) above shall be located within a landscaping strip (see Clause (b)), or within a planting protection area around each tree, with a minimum dimension or diameter of 1.5 metres.

(ii) No more than 10% of any landscaping strip (see Clause (b)) and planting protection area shall be covered with any impervious surfaces.

(iii) Landscaping strips or planting protection areas adjacent to a road boundary or adjacent to or within a carparking area shall be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers shall be located at least 1 metre from any tree.

(e) Maintenance of landscaping

Any landscaping of trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.

(f) Exception from rules:

The provisions for tree planting in Clause 3.2.4 shall not apply to any sites or parts of sites within the airport protection surfaces as identified on the planning maps, and in Part 9, Clause 6.

3.2.5 Road access to zone

Updated 14 November 2005

(i) There shall be no direct access to any site within the SP (Airport) Zone from Avonhead Road, Harewood Road, Pound Road, Russley Road, Johns Road, McLeans Island Road, or Jessons Road, except when required for emergency airport maintenance and farming vehicles.

3.2.6 Height

Updated 14 November 2005

Buildings, structures and vegetation shall not exceed a height of 20 metres.

(Refer also to critical standard 3.3.4.)

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

Reference to community standards

Updated 14 November 2005

Outdoor advertising
(refer Part 10, Clause 3)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

3.3 Critical standards

Updated 14 November 2005

3.3.1 Aircraft noise exposure

Updated 14 November 2005

- (a) Any new residential unit, or any building or part of a building described in Part 4, Appendix 1, and which is between the 55 dBA Ldn noise contour and the 65 dBA Ldn/95 SEL dBA airnoise boundary as shown on the planning maps, shall be insulated from aircraft noise so as to comply with the provisions of that appendix.
- (b) Any additions to existing residential units, or any other buildings or parts of buildings described in Part 4, Appendix 1 and which are within the 55dBA LdN noise contour as shown on the planning maps, shall be insulated from aircraft noise so as to comply with the provisions of that appendix.
- (c) No dwelling unit or any building or part of a building described in the Aircraft Noise Exposure Rules (refer to Part 4, Appendix 1) shall be erected within 800 metres of the engine testing area located in the Special Purpose (Airport) Zone as shown on Planning Map 23.
- (d) The construction of residential units, education facilities including pre-school places or premises, (but excluding flight training, trade training or other industry related training facilities), travellers' accommodation, hospitals, healthcare facilities, elderly persons housing or complexes (excluded in all cases accessory buildings, outdoor storage or car parking) on land that is within the 65 dBA Ldn/95 SEL dBA Air Noise Boundary as shown on the planning maps shall be a **prohibited activity**.

3.3.2 Residential units and accommodation

Updated 14 November 2005

Any residential units or other accommodation provided within the Airport Zone shall only be:

- (a) in association with security or management of an activity on a site within the zone, with no more than one unit per site, or;
- (b) for personnel associated with the operations of the airport, and which is for short term stay of no more than twelve months, or;
- (c) to provide travellers' accommodation;

(Refer also to prohibited activities (Airport noise) in Clause 3.3.1 (d)).

3.3.3 Activities within Airport Zone

Updated 14 November 2005

Any activity within the Airport Zone shall be confined to:

- (a) commercial, recreational, or military aviation and ancillary maintenance and support facilities, navigation, meteorological and aircraft operational facilities;
- (b) support facilities and activities which enable an airport to function e.g. terminals and customs and quarantine facilities (as opposed to facilities which enable aircraft to function as provided for in (a) above);
- (c) tourist, demonstration and educational facilities provided for persons working in the Airport zone and passengers and visitors using the airport, or facilities or associated within aviation activities at the airport, or with the Antarctic programme;
- (d) dispatch and receipt of freight and ancillary facilities;
- (e) any retailing consisting of one or more of the following:
 - (i) retail activities located in the terminal buildings;
 - (ii) food and beverage outlets;
 - (iii) commercial services and vehicle rental services. For the purposes of this rule, the term commercial services shall include, but not be limited to such activities as airline, travel agency and

entertainment services; banking or postal services; cleaning services; footwear and clothing repair services; health and beauty services;

(iv) retailing other than those specified in (iii) above, and outside the terminal buildings, provided that no single tenancy shall exceed 450m² of gross leasable floor area, nor shall the total sum of such retailing in combination comprise any more than 2000m² of gross leasable floor area. For the purposes of this rule the figure of 2000m² excludes the retailing existing as at 29 September 2005.

3.3.4 Height

Updated 14 November 2005

Buildings, structures and vegetation shall not exceed a height which intrudes into any airport height restrictions, identified on the planning maps and in Part 9 Clause 6;

(Refer also to Development Standard 3.2.6)

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Airport protection surfaces (Prohibited activities)
(refer Part 9, Clause 6)

Runway end protection areas
(refer Part 9, Clause 6)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

4.0 Rules - Special Purpose (Road) Zone

4.1 Other relevant legislation

Updated 14 November 2005

- (a) Although many activities on roads are permitted activities in terms of rules in the City Plan, there are provisions under other legislation which may affect the ability to undertake such activities.
- (b) The state highway network is also designated (see Part 12 - Designations).
- (c) **Note:** No site may have access to a declared limited access road (as listed in Appendix 5) except through a licensed crossing point, and subject to any conditions approved under the Local Government Act.

4.2 Status of buildings extending over the Road Zone

Updated 14 November 2005

Where any building or part of a building extends across a zone boundary and over part of the Road Zone, it shall be subject to those rules which are applicable in the zone in which the major part of the building is located. The rules shall be applied as if the part of the Road Zone occupied by the building were part of the site containing the remainder of the building, except that any rules relating to sunlight and outlook for neighbours, street scene, separation from neighbours, screening from neighbours, special setback provisions, landscaping and visual amenity shall not be applied to that part of the building which occupies the Road Zone.

(Note that the Council must give its consent for the intrusion of buildings or structures over the Road Zone, (including verandahs or other structures for weather protection required under Part 3, Clause 2.2.4) as owner of land in that zone, except for state highways, where the consent of New Zealand Transport Agency will be required.

4.3 Extent of the zone

Updated 15 August 2011

- (a) The Special Purpose (Road) Zone shall be deemed to apply to all land that is legal road, within the meaning of the Local Government Act 1974, excluding that land shown on the planning maps as Special Purpose (Pedestrian Precincts) Zone, and land comprising the carparking associated with the Bishopdale Shopping Centre.
- (b) Where subsequent to notification of the Plan (24 June 1995), land is vested in the Council as road then it shall be deemed to be included in the Special Purpose (Road) zone.
- (c) Where a road has been stopped, the site that was formerly within the Special Purpose (Road) Zone will revert to the zoning as shown on the planning maps

except

- (i) where the site is adjacent to a waterway it will be deemed to be within the Conservation 3 Zone; and
- (ii) where the site is adjacent to a coastal margin, it will be deemed to be within the Conservation 1A Zone; and
- (iii) where the site is adjacent to a Conservation 3 Zone which comprises a new waterway as provided for in Part 9 Clause 5.2.4(a) or an existing waterway and falls within the Open Space 3D

(Clearwater Resort and Christchurch Golf Resort) Zone it will be deemed to revert to the zoning as shown on the planning maps.

4.4 Categories of activities

Updated 14 November 2005

4.4.1 All activities

Updated 14 November 2005

(a) Any activity which complies with:

- all of the development standards under Clause 4.5; and
- the critical standard under Clause 4.6

shall be a **permitted activity**.

(b) Any activity which complies with the critical standard, but does not comply with any one or more of the development standards under Clause 4.5, shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any activity which does not comply with the critical standard under Clause 4.6, shall be a **non complying activity**.

4.4.2 Reference to city rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

4.5 Development standards

Updated 14 November 2005

4.5.1 Roadway widths

Updated 14 May 2012

(a) Any construction or reconstruction of a roadway shall not exceed the maximum roadway width, or be less than the minimum roadway width, as shown in the roading hierarchy standards in Appendix 2. This rule shall not apply to the following:

- those roads which are subject to Clause 4.5.3,
- those sections of roadway which are narrowed by traffic management devices for a length of 60m or less; and
- those roads where more than one traffic management device is used and there is a minimum distance of 60m between the devices, except in the case of devices either side of an intersection where there shall be no minimum separation distance.
- Where there is any conflict between the roading hierarchy standards in Appendix 2 except where there is any conflict between the roading hierarchy standards in Appendix 2 and the cross sections in

the Movement Network Layer Diagram (Prestons) in Appendix 3V/3 (i) - (iv) of Part 2, Volume 3. For clarity the standards in those cross sections shall apply.

- Where there is any conflict between the roading hierarchy standards in Appendix 2 and the cross sections in Movement Layer Diagram in Appendix 3X/4 (Living G - North West Belfast), Part 2, Volume 3 the standards in the latter cross-sections shall apply.

(b) The minimum number of lanes indicated in Appendix 2 shall be retained in all cases.

4.5.2 Medians

Updated 14 May 2012

Solid medians shall be constructed in accordance with the roading hierarchy standards in Appendix 2, except where there is conflict between the roading hierarchy standards in Appendix 2 and the cross sections in Movement Network Layer Diagram in Appendix 3X/4 Part 2, Volume 3. For clarity the standards in those cross sections shall apply.

4.5.3 Activities on Road Zone adjoining waterways

Updated 14 November 2005

Where any legal road directly adjoins any waterway listed below, no widening of the roadway, or erection of buildings (except permitted utilities in Part 9, Clause 4) shall encroach into any area between the existing edge of any carriageway, footpath or parking area and the bank of the waterway, except for necessary maintenance purposes.

- (a) Avon River (Estuary - Fendalton Road)
- (b) Heathcote River (Estuary - Cashmere Stream Confluence)

4.5.4 Removal or major pruning of any tree in Road Zone

Updated 14 November 2005

In addition to any relevant rules applicable to listed protected trees in Appendix 4, Part 10 of the Plan, within any of the streets listed in the SP (Road) Zone listed below:

- (a) No tree shall be removed.
- (b) Pruning of any tree shall only be permitted above a height which is two-thirds of the total height of the tree measured from ground level.
- (c) Below the height specified in (b), only those branches less than 50mm in diameter may be pruned.

This rule shall not apply if removal or pruning is required for any of the following reasons:

- the tree is dead, dying or diseased;
- the tree presents an immediate hazard due to structural weakness or root instability;
- the tree is causing serious damage to essential public or private services or property.

(i) Category A -

(Trees in streets forming part of special amenity areas)

Dudley Street (also specimen and landscape value)

Poulton Avenue (also landscape value)

Fisher Avenue (also landscape value)

Severn Street (also landscape value)

Mersey Street (also landscape value)

Bradnor Street (also landscape value)

Heathfield Avenue

Totara Street

Hinau Street

Puriri Street

St James Avenue (also landscape value)

Massey Crescent (also landscape value)

Malvern Street (also landscape value)

Gracefield Avenue

(ii) Category B -

Street plantings of special historic, landscape and specimen value

Bealey Avenue	Historic and landscape
Fitzgerald Avenue	Historic and landscape
Memorial Avenue	Historic and landscape
Fendalton Road	Landscape
Park Terrace	Landscape
Rolleston Avenue	Landscape
Church Square, Addington	Historic and landscape
Cholmondeley Avenue	Landscape
Riccarton Road (Matipo Street to Picton Avenue)	Landscape
Perry Street (mature Ginkgos)	Landscape and specimen value
Emmett Street	Landscape
Skipton Street	Landscape
Jebson Street	Landscape
Riselaw Street	Landscape
Helmores Lane	Landscape
Hoani Street	Landscape
Dormer Street	Landscape
Linwood Avenue - median Aldwins Road to Hargood Street	Landscape
St James Avenue - Area planted with red oak	Landscape
Truman Road	Landscape
Grahams Road - median vicinity Flay Park	Landscape
Innes Road - footpath east of Papanui Road	Landscape
Royd Street	Landscape
Main North Road median	Landscape

(iii) Category C -

River and streamside roads with special tree, landscape and environmental values

Note: This rule shall apply to all legal roads, formed or unformed, where these roads adjoin the following rivers or streams.

Avon River

Admirals Way
Avonside Drive
Bridge Street
Cambridge Terrace
Carlton Mill Road
Dallington Terrace
Deans Avenue
Evans Way
Hulverstone Drive
Kibblewhite Street
Locksley Avenue
New Brighton Road
Owles Terrace
Oxford Terrace
Park Terrace
River Road

Heathcote River

Ashgrove Terrace
Aynsley Terrace
Cashmere Road
Clarendon Terrace
Connal Street
Cumnor Terrace
Earnlea Terrace
Eastern Terrace
Ferry Road
Fifield Terrace
Hunter Terrace
King Edward Terrace

Long Street

Louisson Place

Palatine Terrace

Richardson Terrace

Riverlaw Terrace

Sloan Terrace

Waimea Terrace

Other streamside roads

Banks Avenue

Linwood Avenue (canal)

Lower Styx Road

North Parade

Stapletons Road

Wairarapa Terrace

4.5.5 Esplanade reserves/strips when road stopped

Updated 14 November 2005

Where a legal road adjoining the coastal marine area, or a river or stream is stopped and the planning map for the locality shows a requirement to make provision for esplanade purposes, an esplanade reserve or strip shall be vested in the Council or an instrument be entered into with the Council, as if the stopping were a subdivision, in accordance with Part 14, Clauses 6.2 and 6.3.

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer to Part 9, Clause 2)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

Reference to community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Glare
(refer Part 11, Clause 2)

4.6 Critical standards

Updated 14 November 2005

4.6.1 Roads to be stopped

Updated 14 November 2005

No roadway shall be constructed or reconstructed within a road shown on the planning maps and in Appendix 1 as road to be stopped.

Reference to other critical standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

(Designations - refer Part 12 for details of road designations)

Volume 3 : Part 8 Special Purpose Zones : 4.6 Critical standards : Reference to other critical standards

5.0 Rules - Special Purpose (Pedestrian Precincts) Zone

5.1 Other relevant legislation

Updated 14 November 2005

Although many activities in the pedestrian precincts are permitted activities in terms of rules in the City Plan, there are provisions under other legislation, such as Council bylaws and the Local Government Act, which may affect the ability to undertake such activities.

5.2 Categories of activities

Updated 14 November 2005

5.2.1 All activities

Updated 14 November 2005

(a) Any activity which complies with all of the community standards under Clause 5.3, shall be a **permitted activity**.

(b) Any activity which does not comply with any one or more of the community standards under Clause 5.3, shall be a **discretionary activity**.

5.2.2 Reference to city rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

5.3 Community standards

Updated 14 November 2005

5.3.1 Scale of building

Updated 14 November 2005

Any building shall not exceed 5m² in area.

5.3.2 Height

Updated 14 November 2005

The maximum height of any building shall be 3 metres.

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Reference to other critical standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

6.0 Rules - Special Purpose (Rail) Zone

6.1 Categories of activities

Updated 14 November 2005

6.1.1 All activities

Updated 14 November 2005

- (a) Any activity which complies with all of the development standards under Clause 6.2 shall be a **permitted activity**.
- (b) Any activity which does not comply with any one or more of the development standards under Clause 6.2, shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

6.1.2 Reference to city rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

6.2 Development standards

Updated 14 November 2005

6.2.1 Maintenance of unobstructed rail corridor

Updated 14 November 2005

Any building, (unless it is included as part of an activity for railway purposes), shall be sited in such a way that it does not reduce the width of the railway corridor that is unobstructed by buildings, to less than that which existed at the time of the notification of this Plan (24 June 1995), or 25 metres; whichever is lesser.

6.2.2 Building structures - effect on living zones

Updated 14 November 2005

Any buildings shall not have a floor area of more than 50m², or a height of more than 5m, in the following parts of the Special Purpose (Rail) Zone:

- (a) Styx Mill overbridge (State Highway 74) to the Riccarton Road crossing, except buildings on that side of the track adjoining a business zone;
- (b) Ensors Road crossing to Garlands Road crossing;
- (c) Scruttons Road crossing to Martindales Road crossing, except on the northern side of tracks within the zone corridor;
- (d) Western end Denton Park to Halswell Junction Road crossing.

6.2.3 Public accessways - effect on living zones

Updated 14 November 2005

No public access for a walkway or cycleway shall be located in the Special Purpose (Rail) Zone where the path for the walkway or cycleway is within 30m of any living zone site that adjoins the Special Purpose (Rail) Zone. This rule shall not apply where written consents are supplied to the Council for all owners and occupiers of the living zone sites adjoining the Special Purpose (Rail) Zone that are located within 30m of the path. The written consent shall include a scaled site plan indicating the location of the path relative to the adjoining living zone sites, which is signed by the owners and occupiers, and indicates the property owned by each.

Reference to other development standards

Updated 14 November 2005

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

Reference to community standards

Updated 14 November 2005

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Noise
(refer Part 11, Clause 1)

Glare
(refer part 11, Clause 2)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Reference to other critical standards

Updated 14 November 2005

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Fortified sites
(refer Part 10, Clause 5)

Relocated buildings
(refer Part 10, Clause 6)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

Volume 3 : Part 8 Special Purpose Zones : 6.2 Development standards : Reference to other critical standards

7.0 Rules - Special Purpose (Landfill) Zone

7.1 Categories of activities

Updated 14 November 2005

7.1.1 All activities

Updated 24 November 2011

- (a) Any activity which complies with all of the critical standards under Clause 7.2 shall be a **permitted activity**.
- (b) Any activity, other than in relation to earthquake waste, which does not comply with any one or more of the critical standards under Clause 7.2, shall be a **non-complying activity**.
- (c) Any activity, in relation to earthquake waste, which does not comply with any one or more of the critical standards under Clause 7.2, shall be a **non-notified controlled activity**, with the Council's control limited to:
- effects on the amenity of residences and business areas along the designated access routes illustrated in Appendix 7;
 - effects in terms of traffic, dust and noise, also taking account of the hours of operation;
 - effects on the coastal environment;
 - proposed method of site rehabilitation.

An application for a resource consent for the permanent disposal of earthquake waste to the Special Purpose (Landfill) Zone must include written comments on the application, or evidence of 10 working days having been provided for those comments to be made, from the following parties:

- (a) Te Runanga o Ngai Tahu and any relevant Papatipu Runanga identified by Te Runanga o Ngai Tahu; and
- (b) The Canterbury District Health Board; and
- (c) The Burwood-Pegasus Community Board; and
- (d) The Parklands Residents Association Incorporated; and
- (e) The Queenspark Residents Association; and
- (f) Owners and occupiers of land adjacent to the Burwood Landfill.

7.1.2 Regional resource consents

Updated 14 November 2005

Attention is drawn to relevant consents granted by the Canterbury Regional Council relating to discharges to air and groundwater, which include conditions relating to the operation of the landfill.

7.1.3 Reference to city rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

7.2 Critical standards

Updated 14 November 2005

7.2.1 Compaction and containment of refuse

Updated 24 November 2011

Refuse and/or earthquake waste permanently placed in the landfill shall be compacted using specialised compaction equipment, and shall be covered by sand or soil to a minimum depth of 150mm on a daily basis, except materials collected for composting. The working surface of each daily refuse cell shall not exceed an area of 500m². Mesh fences and screens shall be maintained around working areas to contain windblown refuse, and any material blown beyond this containment area shall be collected on a weekly basis, or more frequently if required.

7.2.2 Buildings

Updated 14 November 2005

Any buildings, shall be ancillary to landfill operations, and shall not exceed 200m² gross floor area.

7.2.3 Access to the zone

Updated 24 November 2011

(a) All refuse and/or earthquake waste going to the landfill site, shall be transported in a container or covered except where because of the nature of the load and/or the method of securing it, no problem of litter or dust can arise.

(b) Vehicles carrying refuse to the landfill shall adhere to a route of access including Marshland Road, Prestons Road and thence the driveway via Rothesay Road and Bottle Lake Forest, as illustrated in Appendix 7.

(c) Vehicles carrying earthquake waste from various sources within the City and possibly from neighbouring Territorial Authorities to the landfill for permanent disposal shall adhere to the routes shown in Appendix 7 as soon as reasonably practicable.

(d) At no place shall the designated route to the landfill site, as illustrated in Appendix 7, be closer than 300 metres from the land at Parklands within the Living 1 Zone. (Any further residential subdivisions which are developed adjacent to this access route shall mitigate adverse effects through mounding or other noise reduction measures.)

(e) So long as the route, shown in Appendix 7, continues to be used for landfill purposes, the following provisions shall apply:

(i) A belt of mature trees at least 5 metres in width will be retained at all times between that route and Rothesay Road. In the event of natural causes eliminating the existing screens of mature trees, then these areas shall be immediately windrowed to a height necessary to prevent vehicle sighting from the southern areas and replanted immediately.

(ii) The area between the route and Rothesay Road will at all times be windrowed and/or mounded and/or planted with trees of a sufficient height to eliminate the possibility of vehicles using the route being seen from that land at Parklands presently contained within the Living 1 Zone.

(iii) At all times that area (excluding areas occupied by windrows and forestry access roads) will be planted and/or replanted with conifers.

(f) Vehicles carrying refuse or compostable material from the northern, western and eastern transfer station to the landfill, or to other transfer stations, shall adhere to the routes shown in Appendix 7 to these rules.

(g) When the road link from Wainoni Road to Travis Road has been completed, the route for vehicles carrying refuse from the eastern transfer station to the landfill site shall be via this road, as shown in Appendix 7.

7.2.4 Boundary planting

Updated 14 November 2005

Each of the three major landfill stages shall be planted with trees on the zone boundary capable of reaching a height of 8m at maturity. Planting on the zone boundary shall consist of at least three parallel rows of trees. These trees shall not be removed, unless three rows of replacement trees parallel to these are already established to a height of 8m.

(Refer to Appendix 6 for landfill stages)

7.2.5 Fire control and air pollution

Updated 14 November 2005

(a) Access shall be provided for fire appliances through boundary planting areas and a water supply shall be available to assist with fire fighting both within the landfill area and in the adjoining Bottle Lake Forest (Rural 1 Zone).

(b) No burning of refuse or incineration processes, shall be undertaken within the zone.

7.2.6 Height of ground surface after filling

Updated 14 November 2005

Dunes and downlands within the zone shall at no point be more than 25 metres above the level of the ground as measured at the intersection of Rothesay Road and Bower Avenue, and shall merge with the natural ground level of the terrain at the outer edge of the landfill.

7.2.7 Protection of groundwater

Updated 24 November 2011

Refuse and/or earthquake waste shall be placed above the highest anticipated ground water level, and any excavated or low areas below this level shall be backfilled to above this level with inert fill, and filling shall be undertaken in compliance with any conditions of resource consents granted by the Canterbury Regional Council for discharges.

7.2.8 Hazardous and/or toxic substances

Updated 14 November 2005

No substances which are of such hazardous or toxic character that they could not be safely accommodated in the landfill, and/or could give rise to hazardous chemical pollution or leaking to groundwater, shall be deposited in the landfill.

7.2.9 Control of birds and vermin

Updated 14 November 2005

Control programmes shall be undertaken should any significant concentration of birds or vermin become apparent within an adjoining zone.

7.2.10 Hours of operation and access to landfill

Updated 24 November 2011

Any delivery of refuse and/or earthquake waste for permanent disposal shall take place between 0530 and 1830 hours, unless exceptional circumstances apply.

Public access to the landfill shall be confined to vehicles owned by or under contract to the Christchurch City Council, except:

- (a) vehicles of any other local authority approved by the Council;
- (b) vehicles carrying compacted refuse;
- (c) vehicles carrying hardfill or other materials unsuited to compaction; and
- (d) vehicles carrying cover material.

7.2.11 Completion and Closure

Updated 14 November 2005

A landscape/concept plan for rehabilitation shall be prepared for the site by the landfill operator and approved by the Council and shall take into account the following:

- Final contours of each completed stage of the landfill shall be in general accordance with the concept plan prepared for the site.
- The preparation of areas of rehabilitated landfill that are to be planted in accordance with the landscape plan, should be adequate to ensure that healthy planting and growth of trees and shrubs and grass cover on the landfill can occur.
- All planting shall be maintained in accordance with the landscape/concept plan.
- Each completed landfill stage shall, as soon as practicable after completion of refuse placement in that stage, be capped and landscaped in accordance with the landscape plan.

Reference to other standards

Updated 14 November 2005

Outdoor advertising
(refer Part 10, Clause 3)

Relocated buildings
(refer Part 14, Clause 6)

Subdivision
(refer Part 14)

8.0 Rules - Special Purpose (Transfer Station) Zones

8.1 Categories of activities

Updated 14 November 2005

8.1.1 All activities

Updated 14 November 2005

(a) Any activity which complies with:

- all of the development standards under Clause 8.2; and
- all of the critical standards under Clause 8.3,

shall be a **permitted activity**.

(b) Any activity which complies with all of the critical standards, but does not comply with any one or more of the development standards under Clause 7.2 shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any activity which does not comply with any one or more of the critical standards under Clause 8.3 shall be a **non-complying activity**.

8.1.2 Reference to city rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

8.2 Development standards

Updated 14 November 2005

8.2.1 Development plan

Updated 14 November 2005

Any further development of the site shall generally comply with the development plan in Appendix 8.

8.2.2 Building and outdoor storage set back

Updated 14 November 2005

Buildings and outdoor storage areas shall be set back a minimum distance of 30m from the Styx Mill Road frontage and 6m from the boundary with any other zone.

8.2.3 Building height

Updated 14 November 2005

The maximum height of any building or structure shall be 9 metres.

8.2.4 Fencing requirements

Updated 14 November 2005

A security fence, not less than 2m in height, shall be maintained at all times in the general location shown on the outline plan.

8.2.5 Access

Updated 14 November 2005

The entry gate shall be set back not less than 25m from the boundary of Styx Mill Road.

8.2.6 Compaction and containment of refuse

Updated 14 November 2005

- (a) All refuse accepted at the site shall be deposited under the roofed area of the refuse building, except hardfill or materials for recycling.
- (b) No refuse shall remain on the dumping floor overnight. All refuse shall be compacted into a compactor vehicle, and the dumping floor and surrounding area shall be thoroughly cleaned down, using high pressure hoses and such other equipment as may be necessary at the cessation of each day's operations.
- (c) No compactor vehicle shall enter the site from the landfill unless it has been thoroughly cleaned of all refuse remains.

Reference to other development standards

Updated 14 November 2005

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Relocated buildings
(refer Part 10, Clause 6)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

8.3 Critical standards

Updated 14 November 2005

8.3.1 Landscaping

Updated 14 November 2005

Any landscaped areas including mounding existing in the zone as at the date of notification of the Plan (24 June 1995) shall be maintained to provide a continuous dense vegetative screen around the periphery of the zone.

8.3.2 Control of litter

Updated 14 November 2005

- (a) The site shall be regularly patrolled for the purpose of collecting litter on a daily basis.
- (b) Traffic routes in the immediate vicinity of the site shall be regularly patrolled for the purpose of collecting litter at intervals of not less than one week.

8.3.3 Control of birds and vermin

Updated 14 November 2005

Control programmes shall be undertaken when necessary so that numbers of vermin and birds are minimised, and also to prevent a nuisance outside the zone boundary.

8.3.4 Hours of operation and access to transfer station

Updated 14 November 2005

Refuse shall be only accepted at the site when the compacting plant is operating, and the hours of operation restricted to between 0700 - 1800 hours unless exceptional circumstances apply.

8.3.5 Hazardous and/or toxic substances

Updated 14 November 2005

No toxic, chemical, liquid or other wastes shall be accepted at the site which cannot be handled in such a way that they will not cause a hazard or a nuisance.

8.3.6 Recycling of refuse

Updated 14 November 2005

- (a) All materials accepted on site for recycling shall be uncontaminated, nuisance-free materials containing or made up of no noxious, chemical, liquid or other wastes which would cause a hazard or a nuisance.
- (b) No materials accepted for recycling shall be stacked outside the recycling building and compound in such a manner that they are visible from outside the zone.

Reference to other critical standards

Updated 14 November 2005

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Subdivision
(refer Part 14)

9.0 Rules - Special Purpose (Wigram) Zone

9.1 General information

Updated 30 September 2008

9.1.1

Updated 30 September 2008

Appendix 10 to the rules in this part of the Statement of Rules, outlines two areas within this zone which are subject to separate rules as set out below.

9.1.2

Updated 30 September 2008

These areas are to be known as "A" and "B", and reflect differing land and building resources, the uses of which are likely to produce different environmental results.

9.2 Rules - All areas

Updated 14 November 2005

9.2.1 Development Standards

Updated 30 September 2008

(a) Vehicular access

Access to area B shall be subject to Clauses 9.5.1 and 9.5.2.

9.3 Rules

Updated 11 July 2011

9.3.1 Provisions Applicable to Area A

Updated 14 November 2005

Within the area marked "A" on Appendix 10 to these rules, the following provisions shall apply.

9.3.2 Categories of activities

Updated 14 November 2005

All activities

(a) Any activity which complies with:

- all of the development standards under Clause 9.3.4; and

- all of the community standards under Clause 9.3.5; and
- all of the critical standards under Clause 9.3.6

shall be a **permitted activity** .

(b) Any activity which complies with all of the critical standards, but does not comply with any one or more of the development standards under Clause 9.3.4 shall be a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard. Any application arising from non-compliance with these standards will not require the written consent of other persons and shall be non-notified.

(c) Any activity which does not comply with any one or more of the community standards under Clause 9.3.5 shall be a discretionary activity.

(d) Any activity which does not comply with any one or more of the critical standards under Clause 9.3.6 shall be a non-complying activity.

9.3.3 Reference to city rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

9.3.4 Development Standards

Updated 11 July 2011

(a) Parking provision

Parking shall be provided in accordance with the standards and terms set out in Part 13 of this plan with the exception that any recreation activity, exhibition, fair or similar temporary use of any land in this area shall set aside sufficient land within the site to provide for off-street parking of all vehicles anticipated to be attracted to such activity, to be assessed at the rate of 1 car space per 3 visitors anticipated to be in attendance during any such events.

(b) Street scene

Buildings shall be set back a minimum distance of 45m from any road boundary.

(c) Temporary recreational activities or exhibitions

Any use of land in this area for temporary activities such as air shows, fairs, exhibitions, and similarly sized recreation or education activities, and the use of the Air Force Museum for a function or events centre, is permitted provided that such events shall be held on:

- no more than 3 consecutive days or a total of 30 days in any calendar year;

and

- no more than three events shall be held in any one calendar month; and
- for events involving the operation of powered aircraft there shall be no less than 9 days between events.

9.3.5 Community Standards

Updated 11 July 2011

(a) Land Use

The use of New Zealand Defence Force land in this area shall be restricted to that associated with defence purposes, and for educational and recreation activities related to the Air Force Museum, including open days and air shows.

9.3.6 Critical Standards

Updated 11 July 2011

(a) Buildings and Structures

Buildings and other structures within this area shall be limited to those provided for the safe conduct of any flying activities for defence purposes to and from this area, and educational and recreational activities related to the Air Force Museum, together with those associated with any temporary recreational activities or exhibitions permitted by Rule 9.3.4 (c).

(b) Retail Activities

Retail activities shall be restricted to those associated with and ancillary to those land uses specified in Clause 9.3.5(a) above.

(c) Night Flying Restriction

Other than in cases of emergency, the use of land in this area for the take-off or landing of all types of aircraft shall be confined to between 07.00am and 21.00pm on any day

(d) Height limitation

No building shall exceed the height restrictions specified for this zone in terms of the "New Zealand Defence Force Wigram protection surfaces" set out in Part 9, Appendix 5 of this plan.

Reference to other standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Utilities
(refer Part 9, Clause 4)

Excavation and filling of land
(refer Part 9, Clause 5)

Building adjacent to waterways and the coastline
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Outdoor advertising
(refer Part 10, Clause 3)

Relocated buildings
(refer Part 10, Clause 4)

Sale of liquor
(refer Part 10, Clause 4)

Hazardous substances
(refer Part 11, Clause 3)

Noise

(refer Part 11, Clause 1)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

10.0 Rules - Special Purpose (Ferrymead) Zone

Updated 14 November 2005

Appendix 9 to the rules in this part of the Statement of Rules outline three areas within the zone, which are subject to separate rules as set out below. These rules, particularly those applicable to Areas "A", "B" and "C", are intended as interim provisions only, pending assessment of the natural and physical resources in the zone, and the effect of any changes in land use. Following this, a plan change or variation will be introduced to incorporate new zoning provisions and rules.

10.1 Rules - Area A

Updated 14 November 2005

Within the area marked "A" on Appendix 9 to these rules, the zone rules of the Rural 2 Zone shall apply as if that part of the zone were part of the Rural 2 Zone.

10.2 Rules - Area B

Updated 14 November 2005

Within the area marked "B" on Appendix 9 to these rules, the zone rules of the Conservation 1 Zone shall apply as if that part of the zone were part of the Conservation 1 Zone.

10.3 Rules - Area C

Updated 14 November 2005

Within the area marked "C" on Appendix 9 to these rules, the zone rules of the Conservation 2 Zone shall apply as if that part of the zone were part of the Conservation 2 Zone.

10.4 Categories of activities - Area D (Ferrymead Historic Park)

Updated 14 November 2005

10.4.1 All activities

Updated 14 November 2005

(a) Any activity which complies with:

- all of the development standards under Clause 10.5; and
- all of the community standards under Clause 10.6,

shall be a **permitted activity**.

(b) Any activity which complies with all of the community standards but does not comply with any one or more of the development standards under Clause 10.5 shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matters subject to that standard.

(c) Any activity which does not comply with any one or more of the **community standards under Clause 10.6** shall be a **discretionary activity**.

10.4.2 Reference to city rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, any activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

10.5 Development standards - Area D (Ferrymead Historic Park)

Updated 14 November 2005

Any application arising from non-compliance with the provisions of Clauses 10.5.1 and 10.5.3 shall not require the written consent of other persons, and shall be non-notified.

10.5.1 Street scene

Updated 14 November 2005

The minimum building setback from road boundaries shall be:

Western side of Truscotts Road:	4.5m for a residential unit, 7.5m for other buildings, 6m for garages
Bridle Path Road:	10m

10.5.2 Separation from neighbours

Updated 14 November 2005

The minimum building setback from boundaries shall be:

From the boundary with a rural zone or Special Purpose (Rail) Zone	3m
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10.5.3 Visual amenity

Updated 14 November 2005

(a) Outdoor storage areas

(i) No outdoor storage area shall be located within any setbacks specified in Clause 10.5.1 or 10.5.2.

(ii) Any outdoor storage area shall be screened by vegetation or a solid fence not less than 1.8m high.

(b) Landscaped areas

(i) The minimum percentage of the site to be set aside as open space, free of buildings or impervious surfaces, shall be 50%.

(ii) All setback areas described in Clauses 10.5.1 and 10.5.2 shall be maintained in grass and/or trees or shrubs.

(iii) One tree shall be planted for every 5 carparking spaces required on the site. Trees shall be planted within or adjacent to the carparking area.

(iv) For the purposes of these rules, any tree plantings required shall be of a species capable of reaching a minimum height of maturity of 8 metres, and shall not be less than 1.5 metres high at the

time of planting. Any trees planted which are specified in Part 3, Appendix 3, will be deemed to comply with this rule.

(v) The minimum average width of a landscape strip shall be calculated by excluding any part of the strip that is further back than the minimum required building setback for the site.

10.5.4 Residential units

Updated 14 November 2005

Any residential unit shall only be for the purposes of the security or management of the site.

Reference to other development standards

Clarification of rules

(refer Part 9, Clause 2)

Excavation and filling of land

(refer Part 9, Clause 5)

Building adjacent to waterways and the coastline

(refer Part 9, Clause 5)

Financial contributions on land use activities

(refer Part 9, Clause 7)

Protected buildings, places and objects

(refer Part 10, Clause 1)

Protected trees

(refer Part 10, Clause 2)

Outdoor advertising

(refer Part 10, Clause 3)

Sale of liquor

(refer Part 10, Clause 4)

Relocated buildings

(refer Part 10, Clause 6)

Hazardous substances

(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)

(refer Part 13)

Subdivision

(refer Part 14)

10.6 Community standards - Area D (Ferrymead Historic Park)

Updated 14 November 2005

10.6.1 Retailing

Updated 14 November 2005

All retail activities shall be ancillary to the operations of Ferrymead Historic Park, subject to a limit of 200m² of gross leaseable floorspace for any individual premises.

10.6.2 Height

Updated 14 November 2005

The maximum height of any building shall be 10m.

Reference to other community standards

Protected buildings, places and objects

(refer Part 10, Clause 1)

Protected trees

(refer Part 10, Clause 2)

Noise

(refer Part 11, Clause 1)

Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)

(refer Part 13)

Reference to other critical standards

Excavation and filling of land

(refer Part 9, Clause 5)

Protected Buildings, places and objects

(refer Part 10, Clause 1)

Outdoor advertising

(refer Part 10, Clause 3)

Sale of liquor

(refer Part 10, Clause 4)

Fortified Sites

(refer Part 10, Clause 5)

Relocated buildings

(refer Part 10, 6)

Noise

(refer Part 11, Clause 1)

Hazardous substances

(refer Part 11, Clause 3)

Subdivision

(refer Part 14)

Volume 3 : Part 8 Special Purpose Zones : 10.6 Community standards - Area D (Ferryhead
Historic Park) : 10.6.2 Height

11.0 Rules - Special Purpose (South Halswell) Zone

11.1 Rules applicable to Special Purpose (South Halswell) Zone

Updated 30 April 2011

The rules applicable to this zone shall be as for the Rural 2 zone.

Volume 3 : Part 8 Special Purpose Zones : 11.1 Rules applicable to Special Purpose (South Halswell) Zone

12.0 Assessment matters for resource consents

12.1 General

Updated 30 April 2011

12.1.1

Updated 30 April 2011

The matters contained in Part II and in Sections 104 and 105 of the Act, apply to consideration of all resource consents for land use activities.

12.1.2

Updated 30 April 2011

In addition to the matters above, the Council shall also apply the relevant assessment matters set out in Clauses 12.2 - 12.10 below to discretionary activities.

Activities not defined as health facilities (Refer to Clause 2.1 for applicable zone rules) the assessment matters are as for the zones listed.

12.1.3 Assessment matters

Updated 30 April 2011

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

12.2 Special Purpose (Hospital) Zone

Updated 30 April 2011

12.2.1 Street scene

Updated 30 April 2011

- (a) The scale of buildings within the setback and their impact on surrounding zones.
- (b) Any additional landscaping proposed to reduce the visual impacts of building within the setback.
- (c) Any compensating landscaping or reduced building scale in the vicinity of the site.
- (d) The proposed use of buildings within the setback.
- (e) The likely effects on the visual quality of the streetscape, should the setback be reduced.

12.2.2 Separation from neighbours

Updated 30 April 2011

- (a) The visual effects of buildings, parking or storage areas as viewed from adjoining residential properties.

- (b) The provision of additional landscaping or screening to reduce the impacts of reduced setback.
- (c) The use of the buildings within the setback and any likely effects on the amenities of adjoining properties.
- (d) The scale and height of buildings within the reduced setback.
- (e) The extent to which the reduced separation distance would allow better development of the site.

12.2.3 Sunlight and outlook for neighbours

Updated 30 April 2011

- (a) The amenities of adjoining zones, particularly living zones, taking account of the building setback from the zone boundary.
- (b) The extent and duration of any areas of overshadowing on residential properties, public spaces or heritage buildings that may occur as a result of additional building height.

12.2.4 Visual amenity

Updated 30 April 2011

- (a) The storing of any materials on the site, taking into account the type and volume of the materials.
- (b) The means of screening or landscaping proposed.
- (c) The effectiveness of landscaping proposed in terms of screening the bulk of buildings.
- (d) The quality and scale of existing landscaping in the immediate vicinity of the site.
- (e) The extent to which the site is visible from adjoining sites, particularly residential properties and the likely consequences of any reduction in landscaping standards or screening.
- (f) Any aspects of the activity which may compensate for reduced landscaping or screening, including the nature of planting or materials used, and the location of parking manoeuvring or storage areas.
- (g) The visual appearance of the site in terms of the length of road frontage.
- (h) The nature of the activity itself, and any particular adverse visual impacts it may have.

12.2.5 Vehicular access

Updated 30 April 2011

- (a) The effect of any additional access points in terms of the safety and efficiency of the adjoining road network, or the capacity of the road to accommodate traffic entering or leaving the site.
- (b) The quality of amenities enjoyed by adjoining residents, in respect to potential disturbance from traffic movement.

12.2.6 Retailing

Updated 30 April 2011

- (a) The extent to which any retailing beyond that permitted in the zone would have significant adverse effects on any adjoining residential properties, particularly in terms of traffic generation.
- (b) Whether any retailing beyond that permitted is likely to have adverse impacts in terms of traffic safety and efficiency.

- (c) Whether any retailing outside of the scope of the standard is, or is likely to create, an aggregation of retail activity in the vicinity.
- (d) Whether the scale and nature of retail activity proposed would adversely affect existing district centres or the central city.
- (e) Whether additional retail provision is likely to create demand for further land outside the zone, or for reduced landscaping or greater building scale.
- (f) The extent to which retailing is associated with and ancillary to the overall purpose of the zone.

12.2.7 Height

Updated 30 April 2011

- (a) The extent to which any additional height will adversely affect the visual amenity values of the surrounding area, and in particular the visual amenity values and use and enjoyment of the Botanic Gardens and the adjoining margins of the Avon River.
- (b) The extent to which the additional height will adversely affect the outlook from residential sites adjoining the Christchurch Hospital site.
- (c) The extent to which the additional height will adversely affect the amenity values of the Nurse's Chapel.
- (d) The extent to which the additional height will enable greater efficiency in use of resources on the site.

12.2.8 Continuous Building Length

Updated 30 April 2011

- (a) Any adverse effects of the continuous building length in terms of visual dominance by building(s) of the outlook from the street and adjoining sites, which is out of character with the local environment including any adverse effects on special amenity areas.
- (b) The extent to which the continuous building length detracts from the pleasantness, openness and attractiveness of the site as viewed from the street and adjoining sites.
- (c) The ability to mitigate any adverse effects of the continuous building length, such as through increased separation distances between the building and adjoining sites or the provision of screening.

12.3 Special Purpose (Airport) Zone

Updated 30 April 2011

12.3.1 Street Scene

Updated 30 April 2011

- (a) The external appearance of vehicle manoeuvring, loading or carparking areas.
- (b) The ability to provide adequate landscaping, and the quality of that landscaping.
- (c) The scale and extent of building within the setback and the scale and appearance of the buildings.
- (d) Any increased impacts in terms of noise intrusion, including perceived noise intrusion, as a result of reduced setback where this is relevant.

12.3.2 Separation from neighbours

Updated 30 April 2011

- (a) Any potential for nuisance effects from activities on adjoining sites in the zone.
- (b) The potential adverse impacts of activities within the zone on residents in adjoining rural zones.
- (c) The provision of compensating landscaping or screening.
- (d) The scale and height of buildings within the reduced setback.
- (e) The ability to better utilise the site and provide better environmental quality elsewhere on the site.
- (f) The use to be made of the setback space and its visual and other effects.

12.3.3 Open space

Updated 30 April 2011

- (a) The ability to provide required landscaping, parking and manoeuvring on the site itself or to provide remote parking within reasonable proximity in the Special Purpose (Airport) zone.
- (b) Any adverse effects of increased building coverage particularly on properties in the adjoining Rural 5 Zone.
- (c) The ability to mitigate any adverse effects of increased coverage by additional landscaping or screening.
- (d) The extent to which increased building coverage is compensated for by increased open space elsewhere in the Special Purpose (Airport) zone.

12.3.4 Visual amenity

Updated 30 April 2011

- (a) The effect of any reduced landscaping in terms of the visual impacts of the buildings in the Airport Zone and the scale of these buildings.
- (b) The effect of any reduction in landscaping and screening on the visual impacts of outdoor storage areas.
- (c) The extent to which the site is visible from adjoining sites, particularly those in the Rural 5 Zone and the likely consequences of any reduction in landscaping standards or screening.
- (d) Any aspects of the proposal which may compensate for reduced landscaping or screening, including the nature of planting or materials used, the location of parking, manoeuvring or storage areas, and office accommodation.
- (e) The visual appearance of the site in terms of the length of road frontage, particularly Russley Road and Jessons Road or along the length of the adjoining Rural 5 Zone boundary.
- (f) The relative importance of landscaping on the particular site concerned, taking account of the visual quality of the surrounding environment, particularly where a low standard of visual amenity exists and improvement is necessary.
- (g) The nature of the activity itself, and any particular adverse visual impacts it may have.
- (h) The effect of any reduction in tree planting provision, particularly in respect to the visual character of carparking areas and building scale.
- (i) The effect of any tree planting on operational safety or requirements of the airport.
- (j) The importance of landscaping, where relevant, as a factor in reducing perceived noise intrusion.

12.3.5 Road access to the zone

Updated 30 April 2011

- (a) The likely vehicle numbers and type of traffic thorough the proposed access point into the zone.
- (b) The effect on the safety and efficiency of the adjoining road network particularly State Highway 1.
- (c) Any effects of the additional access point on the amenities of the adjoining Rural 5 Zone.
- (d) The location of the proposed access points and the suitability of existing access points elsewhere.

12.4 Special Purpose (Road) Zone

Updated 30 April 2011

12.4.1 Roadway widths

Updated 30 April 2011

- (a) The effect on access to residential properties adjacent to the road concerned, or the likely impact on business activities.
- (b) Any effects on the safety of movement along the road for drivers, pedestrians or cyclists.
- (c) Any likely adverse effects in terms of the efficiency of traffic movement or potential for congestion.
- (d) The quality of the streetscape, including the adequacy of provision for street planting and/or grassed berms.
- (e) The setback of buildings along the street, and the amenities of properties adjoining the road.
- (f) The surface of the road, with particular regard to traffic noise and vibration.
- (g) The effect on the amount of on street parking which may be lost or made unavailable.

12.4.2 Medians

Updated 30 April 2011

- (a) Any effects on access to properties, particularly properties for business activities.
- (b) The effect on the safety of road users along the road, including drivers, pedestrians and cyclists.
- (c) The adequacy of provision of landscaping, and particularly tree planting along the road.
- (d) Any likely improvements to traffic safety.
- (e) Any matters in respect to the safety and efficiency of traffic, particularly turning vehicles.

12.4.3 Activities on the Road Zone adjoining waterways

Updated 30 April 2011

- (a) The visual quality of the waterway, as seen from the road and residential properties.
- (b) Any consequential removal of trees or other significant vegetation.
- (c) Any significant effect on public access to and along the banks of the waterway.

- (d) Any effects on the ecological quality of the waterway.
- (e) The safety of road users, including drivers, pedestrians and cyclists.

12.4.4 Removal of trees from Road Zone

Updated 30 April 2011

- (a) The value of the trees in terms of enhancing the visual character to the residential area concerned.
- (b) The visual impacts on the amenities of the street.
- (c) Any effects in terms of the safety of traffic in the street.
- (d) Any effects in terms of access to properties.
- (e) The significance of the street concerned as a important thoroughfare defining the garden city image of the city.
- (f) The quality, extent and location of any planting proposed to compensate for loss of existing trees.
- (g) The effect of any major pruning works on the health and lifespan of the tree and the extent to which the pruning may affect the visual appearance of the tree and its contribution to the streetscape.

12.4.5 Esplanade reserves/strips when road stopped

Updated 30 April 2011

In considering whether or not to grant consent or impose conditions in respect of esplanade reserves and esplanade strips the Council shall have regard to the following assessment matters.

- (a) The purposes for the creation of esplanade reserves or strips set out in section 229 of the Act, and the provisions of section 6 of the Act.
- (b) The appropriateness of creating an esplanade reserve or strip in circumstances where public safety is a matter for consideration.
- (c) The extent to which the purpose of the reserve or strip could be achieved through some other means such as conservation covenants or consent notices.

12.5 Special Purpose (Pedestrian Precincts) Zone

Updated 30 April 2011

12.5.1 Scale of building and height

Updated 30 April 2011

- (a) Any adverse effects on the safety and flow of pedestrian movement.
- (b) The need for the building to be located in the zone, alternative sites, and the degree to which it meets a public need.
- (c) Any adverse visual effects, including any obstruction of views along the open spaces.
- (d) Any proposed landscaping and the extent to which it will mitigate any adverse visual effects.
- (e) The design and appearance of the building.

- (f) The scale of the building in relation to other buildings, including the Christchurch Cathedral and those in adjoining zones.

12.6 Special Purpose (Rail) Zone

Updated 30 April 2011

12.6.1 Maintenance of unobstructed rail corridor

Updated 30 April 2011

- (a) The effect of proposed buildings on any future ability to maintain railway links, or to establish alternative transport or walkway linkages.
- (b) The impacts of a proposed building on sight visibility along the rail zone corridor, or on the amenities of adjoining zones.

12.6.2 Building structures - Effect on living zones

Updated 30 April 2011

- (a) The appearance and design of the building or communication facility proposed, and its effects on residential amenities.
- (b) The extent of additional building scale and/or building height proposed, and its visibility from residences or roads.
- (c) The extent of traffic or noise generation likely to be associated with the proposed building or disposal of hazardous substances.

12.6.3 Public accessways - effect on living zones

Updated 30 April 2011

- (a) The adverse effects of the cycleway/walkway on the outlook from adjoining residential sites, including the ability to screen the cycleway/walkway.
- (b) The extent to which the cycleway/walkway takes account of and acknowledges the vegetation and landscape characteristics of adjoining sites.
- (c) The extent to which the cycleway/walkway will provide a local function by meeting the needs of the residents principally within the surrounding residential environment, or provide for the access needs of the City generally.
- (d) Any adverse effects in terms of glare from the cycleway/walkway lighting which is intrusive for residents on adjoining sites.
- (e) Levels of congestion or reduction in levels of traffic safety at intersections of the cycleway/walkway with roads.
- (f) The adverse effects of the cycleway/walkway on the security and privacy of adjoining residential neighbours.
- (g) The potential effects of increased noise, activity and disturbance on adjoining residential properties.

12.7 Special Purpose (Transfer Station) Zone

Updated 30 April 2011

(All applications arising from non compliance with development standards).

- (a) Any adverse impacts on residences outside the zone in terms of dust, noise, vermin or smell nuisance, also taking account of the hours of operation.
- (b) Any adverse effects on the effectiveness of the vegetative buffer of the zone, and whether the refuse disposal and recycling activities remain not visible from outside the zone.
- (c) Any potential for windblown refuse creating detraction outside the zone.
- (d) Any visual impacts of additional or modified buildings and their scale, as seen from outside the zone.
- (e) Any impacts created by additional traffic in the vicinity of the site.

12.8 Special Purpose (Wigram) Zone

Updated 30 April 2011

12.8.1 Vehicular access

Updated 30 April 2011

- (a) Whether the proposed access is of a temporary or permanent nature (temporary being for no more than 5 consecutive days use) and the likely hours of operation/use.
- (b) The anticipated volume of traffic likely to be using any proposed access (vehicles per hour), the nature of that traffic (private cars, commercial traffic, heavy vehicles etc.) and whether the use of the access proposal will be likely to adversely effect the traffic function and safety of the surrounding road network.
- (c) Whether the location of the access provides sufficient sight line distance to allow traffic entering or leaving the site to do so safely in relation to the road network adjoining the site concerned.
- (d) The nature of any other land use activities in the vicinity of the proposed access and the potential (if any) for vehicular conflicts between the proposal and such activities.
- (e) Whether consent to the access as proposed would be likely to conflict with the implementation of long term Development Access Road locations shown on Appendix 10.

12.8.2 Parking numbers, parking area location

Updated 30 April 2011

- (a) Whether the proposed parking is related to a temporary activity (of 5 days or less duration) or an on-going activity.
- (b) Whether the equivalent number of parking spaces can be provided on a separate site which:
 - (i) is sited within easy walking distance of the development; and/or
 - (ii) does not require people to cross roads or parts of the zone to gain access to the development, thereby compromising the safety of pedestrians;
 - (iii) is clearly associated with the development through signage or other means; and/or
 - (iv) has a legal agreement bonding the parking to the development; and/or
 - (v) is surrounded by appropriate land use activities with which the car parking is compatible.
- (c) Whether the parking can be provided and maintained in a jointly used car parking area where the total number of parking spaces provided is equivalent to the sum of requirements for each use.

- (d) The extent to which the parking demand occurs at a different time from an existing land use, with which a parking area could be shared without adverse effects for on street parking and a legal agreement is entered into between the developers securing mutual usage of the parking areas.
- (e) Where the required number of off-street car parking spaces is not to be provided:
- (i) the extent to which the nature of the particular activity is such that it will generate more or less parking and/or staff parking demand than is required by this Plan;
 - (ii) whether the required parking can physically be accommodated on the site having regard to existing building layouts;
 - (iii) the extent to which the traffic function and/or safety of the surrounding road network may be adversely affected by extra parked and manoeuvring vehicles on these roads;
 - (iv) the effect of vehicles parked on the street, on the amenity of adjoining land uses;
 - (v) whether the site is well served by public transport;
 - (vi) the cumulative effect of the lack of on-site parking spaces for the proposal in conjunction with other developments in the vicinity which are not providing the required number of parking spaces;
 - (vii) the extent to which the reduction in parking will affect the ability of future activities on the site to meet the parking requirements;
 - (viii) the extent to which the safety of pedestrians, particularly children, will be affected by being set down on-street.

12.8.3 Street scene and building setback

Updated 11 July 2011

- (a) The scale and appearance of the building(s) proposed and their appearance when viewed from adjoining roads or zones.
- (b) The function or use to which the building is to be put and whether this dictates particular locational requirements.
- (c) Any increased impacts on adjoining land uses or zone in terms of noise intrusion as a result of any reduced setback proposed.
- (d) Whether the proposed use is intended to utilise primarily an existing building (as at 24.6.95) and the effect of any reduced setback on adjoining environments will not be significantly different from that existing situation.
- (e) The ability to provide adequate vehicle manoeuvring loading or parking areas together with adequate landscaping (including the nature of any such landscaping).
- (f) Whether the proposed setback provides for better utilisation of the site concerned and enables corresponding environmental improvement elsewhere on site.

12.8.4 Land use limitations (including residential, retail and aircraft activities)

Updated 30 April 2011

- (a) Whether the proposed land use would be likely to have any effects which would conflict with the nature and primary purpose of the area in which it is located within the zone, or the use of any adjoining areas within or adjoining the zone.
- (b) Whether the proposed land use is intended to be a permanent or temporary use of land or buildings and, if the latter, the period of such intended use.

- (c) Whether the proposed land use would have any significant adverse effects on the environment in any adjoining zone(s) or would necessitate any restriction on activities within that zone(s).
- (d) Whether the proposed land use would be likely to generate significant pedestrian movements beyond the immediate vicinity of the building or site concerned.
- (e) Whether consent to any proposed use would be likely to result in any form of limitations on other land uses otherwise permitted in the area concerned.

Note: The assessment matters in relation to retail activities shall be those set out in Part 3, Clause 6.6.8 of this Plan.

12.8.5 Noise matters

Updated 30 April 2011

The assessment matters in relation to activities exceeding specified noise levels shall be those set out in Part 11, Clause 1.4.2 of this Plan.

12.8.6 Sunlight, separation and outlook for neighbours

Updated 30 April 2011

- (a) The effect of any reduced sunlight admission on properties in adjoining living zones taking account of the extent of overshadowing and the position of outdoor living spaces or main living areas in buildings.
- (b) The effect of any increased height on the relative building scale and privacy between the site and any adjoining site, in a living zone.
- (c) The scale, length and size of walls and buildings and their effects on amenities on any site, in a living zone.
- (d) The mitigating effect, in terms of height, of any landscaping and trees proposed on the boundary of the site.

12.9 Special Purpose (Ferrymead) Zone

Updated 30 April 2011

- Area "A" - as for Rural 2 Zone
- Area "B" - as for Conservation 1 Zone
- Area "C" - as for Conservation 2 Zone
- Area "D" - Ferrymead Historic Park

(All applications arising from non-compliance with development or community standards.)

- (a) Any adverse visual impacts of buildings, or items for restoration, as seen from outside the zone.
- (b) The adequacy, quality and location of any alternative means of screening visual impacts.
- (c) The nature of activities undertaken on the site in terms of their likely impacts, with regard to setbacks and landscaping.
- (d) The need for residential units with respect to enhancing security, maintenance of the park, or multiple use of buildings.
- (e) Any additional retail activity and its effects, having regard to the retention of function and amenity of the central city and district centres, and/or the enhancement of the economic viability of the park.

- (f) Any additional impacts of residential units or retailing in terms of the adequacy of access and parking, and adverse impacts on any adjoining residential roads.
- (g) The impact of activities undertaken within the zone, with respect to adjoining areas of land, particularly those of conservation value, with regard to setback provisions.

13.0 Reasons for rules

Updated 30 April 2011

13.1 Special Purpose (Hospital) Zone

Updated 30 April 2011

13.1.1 Street scene and separation from neighbours

Updated 30 April 2011

The hospital sites exhibit marked differences with respect to the intensity to which they are developed. St George's Hospital and Christchurch Hospital for instance, have been developed very intensively in terms of site density and the proportion of open space to building coverage. Templeton and Burwood Hospitals, in contrast, are characterised by relatively open, park-like surroundings and larger setbacks.

In general, building scale and height are significant aspects in the development of most hospital sites. Where these sites are adjoined by living, open space or rural zones, it is important to ensure the sites for health activities are developed in a manner which is compatible with amenities in these adjoining zones. Street scene and adequate separation from neighbours are important to reduce the impacts of greater intensity and scale of building development, and to protect outlook on street frontages and property boundaries.

The required setbacks also provide scope for landscaping.

13.1.2 Sunlight and outlook for neighbours and height

Updated 30 April 201105

Health and hospital facilities cater for large numbers of people and create substantial demands for floorspace. Many of the existing hospital sites include large multi-storey buildings. If lower heights are considered to be appropriate, the land area required would have to be much further extended and landscaping and parking reduced. Accordingly, and in conjunction with larger setbacks and more restrictive recession planes, higher buildings are provided for on some sites, specifically those which have already been developed with high buildings.

Where hospital sites adjoin living zones, lower height limits are specified. Height limits are critical to the relationship between the surrounding residential environment and health care facilities, and accordingly the height level has been set beyond which exceeding the height would be a non-complying activity. This accords with similar provision for height in living and rural zones.

With respect to Christchurch Hospital a development standard has been included to enable consideration of buildings up to a maximum height level (the critical standard) and the effects of the design, materials and location of buildings on Hagley Park, the Botanic Gardens and the Avon River. It is acknowledged that Christchurch Hospital is characterised as a site of intensive building development close to the Central City. Its location adjacent to the Botanic Gardens and the Avon River however, means that any development has the potential to adversely affect these public recreation areas of metropolitan importance. In addition, it is important to acknowledge the setting of the Nurses' Chapel which is a building of local and national importance.

13.1.3 Visual amenity

Updated 30 April 2011

The rules on visual amenity emphasise the need to ensure sufficient planting, especially trees, adjacent to boundaries and within carparking areas. The outdoor storage and landscaping standards have a similar basis to those in business zones, and given the presence of predominantly living zone environments nearby, is an important factor with regard to potentially large building scale and parking demand associated with hospitals.

13.1.4 Vehicular access

Updated 30 April 2011

Hospitals can generate substantial numbers of vehicle movements.

The access points for traffic into hospitals can accordingly create significant turning movements which may impact on the amenities of surrounding residential streets, or the efficiency and safety of adjoining road networks, particularly arterial roads. For this reason additional access points require consent as discretionary activities to enable the suitability of their location and design to be assessed.

13.1.5 Retailing

Updated 30 April 2011

Retailing is limited to ensure that any retailing activity is compatible with the amenities of adjoining zones, particularly living zones. Further, the local traffic network needs to be capable of accommodating any increase in traffic generated.

The size of the zones lend themselves to further development, including retail development. Further, the large numbers of people associated with the health activities, health workers, consumers and visitors could support numerous retail activities.

In addition, restructuring of the health services is likely to be ongoing and alternative uses of some of the capital investment, existing buildings and land is likely to be considered by the health authorities. Any proposals to develop significant retail activities or commercial services will be very carefully considered by the Council.

13.1.6 Site Coverage/density

Updated 30 April 2011

The site coverage/density rules have been set with regard to those applicable in the adjoining zone but recognising that much larger buildings can be built, as the sites in the Hospital Zone are generally large. The standard is expressed as a plot ratio for some hospital sites, to be consistent with the adjoining high density living zones.

The rule is intended to allow for the large structures inevitably expected in the zone, while ensuring that (in conjunction with other rules) sufficient open space is provided to maintain the amenities of the area and reasonable compatibility with the adjoining zones. There is a recognised need to balance the effects of building height with pressures for outward expansion of the zones in urban areas.

13.1.7 Continuous Building Length

Updated 30 April 2011

The standard controlling the maximum continuous length of buildings is intended to mitigate the dominance of built form from streets and adjoining sites. Breaks between buildings or changes in building orientation with associated change in roof line, can improve the pleasantness and openness of outlook from adjoining sites and streets. The standard has been applied to those hospitals which were not previously recognised by way of designation in the Plan. In the past, they have had to either comply with the previous standards of the Transitional Plan, which kept development at a lower scale with larger setbacks, or obtain a resource consent to exceed these. Due to the limitations on hospital development imposed by these previous standards or the conditions of resource consents, the visual amenity values of adjoining living zones have been protected. It is appropriate for the Plan to ensure that these values are maintained by limiting building length.

13.2 Special Purpose (Airport) Zone

Updated 30 April 2011

13.2.1 Street scene

Updated 30 April 2011

The Special Purpose (Airport) Zone contains a range of buildings, some of which are very large, such as the hangar in Orchard Road. The scale of the airport operations and the buildings required to service it, justify a reasonable degree of setback from the adjoining road network, some of which fronts rural zones and land occupied by private residences. This setback provision is reinforced by requirements for landscaping.

One of the major reasons for this rule is also to ensure that in addition to landscaping, that the scale of buildings and other activities within the airport is sufficiently set back from major roads to maintain a high standard of amenity adjacent to the airport which is essentially surrounded by a rural environment, and which has a high degree of public "visibility".

13.2.2 Separation from neighbours

Updated 30 April 2011

The scale of buildings and operations within the Airport Zone is such that considerable impacts could also be experienced by neighbours within the adjoining Rural 5 Zone, particularly around the southern fringe of the airport and adjacent to Jessons Road. In recognition of the relatively large building set-backs required on road frontages, and the need to protect the amenities of rural residents, a reasonably generous set-back provision from the rural zone boundary is required in order to protect the amenities of persons in that zone.

13.2.3 Open space

Updated 30 April 2011

The open space rule relates to a maximum building coverage on any site within the Airport Zone. This provision has been incorporated to ensure that sufficient open space is provided around buildings, many of which within the zone, are likely to be very large and some are of a distinctly utilitarian appearance. The open space requirement provides some visual relief from this, and also provides scope for landscaping to reduce the visual impacts of such buildings. To a large extent this provision is similar to those applicable in business zones in industrial areas. It also reflects the fact that in the case of the Airport Zone in particular, the surrounding environment is a rural one, and is highly visible to the public, and while it is recognised that the operations of an airport must inevitably involve the provision of very large buildings, this needs to be balanced to at least some degree by provision for adequate open space around these buildings.

13.2.4 Visual amenity

Updated 30 April 2011

The rules and reasons relating to visual amenity are similar to those for industrial business zones. The reasons for the requirements for landscaping are in order to protect the visual amenities of persons residing in the Rural 5 Zone surrounding the airport, and also to have a pleasing environment which is appropriate within the surrounding rural area notwithstanding the large scale of buildings and activities within the zone.

In addition to this, the airport is located on a major transport route and is the access point for most visitors into the city. Accordingly, it is important that the visual amenity at the airport, as seen from major roads is of a high standard, and accordingly a high degree of landscaping in association with setbacks is required on major routes in and around the airport.

13.2.5 Road access to zone

Updated 30 April 2011

The Plan provisions for the Airport Zone include restrictions on access points into the Airport Zone. The reason for these rules relates primarily to the safety and efficiency of the roading network, and in particular

State Highway 1 along Russley Road and Johns Road, where access points are to be confined to existing roads entering onto this route.

Similarly, McLeans Island Road is also protected from direct access in order to reflect its function as an access to a major recreational area and the alignment of this road. Restrictions are also provided to Jessons Road on the northern edge of the airport in order to protect the residents of that road from any undue impacts from activities that may ultimately be developed in the Airport Zone.

13.2.6 Travellers accommodation and residential units

Updated 30 April 2011

The Airport Zone, more than any other in the city, will be subject to considerable noise intrusion from airport operations and the movement of aircraft both during the day and night. There are rules in the Plan restricting the density of residential accommodation and urban growth in the rural and living areas in the vicinity of the airport. For reasons of consistency with these provisions, it is necessary to ensure that any residential occupation within the Airport Zone is strictly limited as to its type and extent. This will be achieved by limiting residential accommodation to that which is associated with management or custodial purposes for businesses operating at the airport. Secondly, temporary accommodation for those who have to carry out activities associated with airport operations, and travellers accommodation will be provided for. Any accommodation must be outside the 65LdN noise contour, which represents a level within which noise impacts could have an adverse effect on health and welfare.

13.2.7 Activities within the Airport Zone

Updated 30 April 2011

Activities within the Airport Zone are, unlike most of the general purpose zones (e.g. living, business etc), limited to those necessarily associated with the operation of the airport and support services. The reason for this is to prevent a wide range of activities (of a commercial or industrial character) having little or no relationship to the airport, becoming established. If this were to happen, there would be potential for severe pressure on the limited land resources available for development within the zone and consequent pressures for outward expansion of the zone to the detriment of the surrounding rural area and policies for sustaining rural land and soil resources.

13.2.8 Building height

Updated 30 April 2011

The limitations on height in the airport zone are primarily attributable to the safety of aircraft operations. The kind of buildings required in the airport zone are such that it is likely that large buildings of considerable height may need to be erected and a number already exist within the airport zone.

The provisions on height therefore are set according to the operational needs of aircraft and the provisions in the Plan on maximum heights consistent with aircraft operating requirements. For reasons of aircraft safety, no buildings must be allowed to penetrate into this plane. Other provisions in the Plan relating to landscaping and setbacks are considered to offer sufficient protection for any adverse affects that may occur on building activity within the Airport zone, in conjunction with a 20m height maximum where this is greater than the level of the airport protection surfaces (Appendix 4 in Part 9).

13.2.9 Aircraft noise testing area

Updated 30 April 2011

A rule applies in the rural zones controlling dwellings within 800m of the aircraft noise testing area, identified at the western end of the airport cross runway within the Special Purpose (Airport) Zone (Map 23B). This location, while not ideal, offers the least potential disturbance to persons living near the airport, although some disturbance may still occur from time to time. In order to ensure that adverse noise from engine testing is at least minimised, the majority of engine testing activities will take place within 200m of the "cross" identifying the Aircraft Engine Testing Area shown on Planning Map 23B.

13.3 Special Purpose (Road) Zone

Updated 30 April 2011

13.3.1 Roadway widths and medians - general

Updated 30 April 2011

These rules are based on the roading hierarchy and are a very important group of rules in the plan. They are relevant not only to the Road Zone, but also to subdivision roading (Part 14) and road designations (Part 12).

A planned roading hierarchy provides a means of minimising the conflicts which may arise between providing for traffic requirements, and the effects on the surrounding environment, by giving each road a classification. More certainty can be provided for road users and adjacent land uses through the use of different design and access criteria for each road classification. The road functions range from the arterial roads which carry large numbers of vehicles but provide minimum access, through to local roads which provide for little through movement but have a major access function.

The standard of geometry for the road and any likely changes that may affect future road widths, ease of access, medians, volumes and the consequent effects on adjoining land use are indicated in this section. Land owners can then develop their land in full awareness of likely future development of the road. The criteria for each road classification are the minimum standards to provide an acceptable level of traffic safety and efficiency for existing and predicted short-term (10-15 years) traffic flows.

Any major changes in the hierarchy could have marked effects on the amenities of neighbourhoods which would be subject to major traffic increases, or to activities on roads, such as businesses.

Future changes in funding, technology or energy supplies would necessitate appropriate changes to the planned function, form, access control and traffic capacity of each road classification. These changes would be clearly identified at that time.

The minimum construction standards will in some cases require designation which is not shown as land to be designated for road works in Part 12 of this Plan. The Council will therefore initiate designation procedures where necessary to achieve the standard required. This applies to roads which may require upgrading in the long term.

All classified roads in the city road network are listed in Appendix 3 and shown on a map of the network in Appendix 4.

(a) Urban and rural major arterial roads

Provision in urban areas should be made for the construction of a minimum of four traffic lanes at mid-block separated by a dividing median strip. These lanes will normally be contained within a road reserve width of 30-50 metres. Adequate widths to accommodate turning at intersections will be made. Frontage access should be kept to the minimum possible. Connection with other elements of the network will generally be via signal controlled or roundabout intersections. Minor road connections will often be made in the form of 'T' intersections, or with the median being carried across the intersecting minor road.

Due to the high traffic volumes on these roads particular attention will be paid to providing for the safety of pedestrians and cyclists. Facilities such as pedestrian refuges, kerb extensions and cycle ways will be provided where it is practicable and appropriate to do so.

For some roads in urban and rural areas, access may be controlled by limited access declarations or the acquisition of boundary strips and other land areas. The objective of the controls is to protect the safety and level of service of these important traffic routes by preventing the proliferation of new access points. A listing of limited access roads is included as Appendix 5.

These roads will carry heavy volumes of traffic and high concentrations of heavy vehicles. They will typically cater for 12,000 to 30,000 vehicles per day in urban areas, with rural areas having flows of 10,000 or more vehicles per day, at a high level of service.

(b) Urban minor arterial roads

Minor arterial roads will normally be contained within a minimum road width of 20-30 metres. At some locations, localised road widening may be required for safety or increased capacity and controls, such as at major intersections controlled by roundabouts or traffic signals.

Minor arterials in urban areas generally carry between 3,000 and 15,000 vehicles per day but in areas close to the central city and through shopping centres the volume may increase with a corresponding reduction in the level of service.

(c) Rural minor arterial roads

These roads will be contained within a minimum road width of 20 metres and vehicle speeds, overtaking opportunities and physical constraints will determine cross-sections, rather than capacity as in urban areas.

Minor arterials in rural areas will typically carry low volumes of through traffic at high speed and over long distances with intermittent local traffic. Flows of between 2,000 and 12,000 vehicles per day are typical with some considerable fluctuations due to recreational or farming activities.

(d) Urban collector roads

Collector roads are contained within an 18 to 20 metre wide road and may be similar in cross-section to minor arterial roads. Access control is only necessary close to major intersections, for major traffic generators and as traffic safety dictates. A greater emphasis is placed on the residential nature of the street by increasing the width of the grass berms and increased roadside planting and other improvements at the time of reconstruction.

Collector roads in urban areas generally carry between 1,000 and 6,000 vehicles per day. If it is not possible to prevent a collector road from carrying more than 6,000 vehicles per day, then care should be taken in its design to give as much protection to the local environment as possible.

(e) Rural collector roads

Collector roads are contained within a minimum road reserve width of 18 metres, and may be similar in cross-section to rural minor arterial roads. Access control is only necessary close to major intersections, with high traffic generators and as traffic safety dictates.

Rural collectors typically carry between 100 and 2,500 vehicles per day, with large daily and seasonal fluctuations.

(f) Urban and rural local roads

The minimum width for a local road will be 12 metres (or 10 metres in exceptional circumstances) but different standards will be applied to residential, industrial, commercial, hillside and rural roads. Local roads should be designed to reinforce their local access function through the use of alterations in width alignment and traffic restraints where appropriate. In general, neighbourhood areas will be treated as a whole through local area traffic management schemes or, where features such as community facilities and open space are included, through neighbourhood improvement plans. Plans are developed and produced in consultation with local residents.

Urban local roads typically carry less than 1,500 vehicles per day, and rural less than 500.

(g) Service lanes

The minimum width for service lanes will be 6 metres. Service lanes are generally carriageways which are of such minor traffic importance as to not have full road status. Loading and access conditions are therefore not as stringent as for roads. Provision for the segregation of pedestrians and vehicles will not necessarily be made.

Traffic is normally restricted to delivery vehicles and property access.

13.3.2 Roadway widths

Updated 30 April 2011

The City Plan contains a "roading hierarchy" the reasons for which are described in 13.3.1 above, which sets out the function of roads in the Plan, and the level of construction expected on them. This provides certainty for those who live adjacent to such roads, or who have development proposals adjacent to them. It also acts as an indicator as to the environmental impacts of the roads within the hierarchy.

If roads were developed to a standard which exceeds the width specified within the roading hierarchy, there could be adverse effects on persons living adjacent to the road. These effects could potentially include loss of convenient access to properties, additional noise from traffic, safety issues in respect vehicles, pedestrians or cyclists, and potential loss of street trees and landscaping.

If roadways were constructed or developed to a lower level than that indicated in the hierarchy, this too could also have adverse effects which include impact on access, the level of congestion on the road, the level of safety for road users and the ease of movement for residents. In particular, a major potential effect of constructing a road to a lower standard is the diversion of traffic down other streets with adverse impacts on the safety and amenity of residents of those areas. A consent process will allow these persons to participate in decisions which could have major effects upon them.

The rule provides for traffic management works to be undertaken as a permitted activity if they meet the specified standards. These standards are designed to ensure there will not be significant adverse effects on the road users. These works include kerb buildouts and traffic calming devices. If a major traffic work is proposed, such as the narrowing of a road for a distance of greater than 60 metres, then a consent process is required and affected persons will have the opportunity to participate in decisions. The rule also ensures that a consent process is required if a lane is removed for any distance. The figures chosen are based on typical traffic management works which are undertaken.

13.3.3 Medians

Updated 30 April 2011

With major arterial routes the construction of medians is expected as a means of increasing safety by separating opposing traffic, by providing for right turning traffic movements, and also a potential benefit for landscaping along the median. The construction of medians on other roads may however have some adverse effects which can include restriction of access by turning vehicles into residences or businesses on that road.

The provision of a median may also require more road space with the effect of reducing the area available for cyclists, pedestrians, parking and landscaping.

13.3.4 Activities on Road Zone adjoining waterways

Updated 30 April 2011

The margins of significant sections or urban waterways, particularly those adjacent to the Heathcote and Avon Rivers, form a major part of the city's identity, character and amenity. It is important that the management of the margins of these waterways take account of the natural values of the waterways and their amenity values to the city, and be environmentally consistent with the approach taken along other sections of waterway.

Areas adjacent to waterways are commonly part of legal road, where part is occupied by the roadway, and the balance, adjacent to the waterway, by a river berm and planting. These areas often form an attractive and important physical amenity feature along waterways, and are all the more important in an otherwise flat and featureless landscape. The purpose of the rule for widening roadways into these river margins is to ensure that any undue adverse impacts on the amenities of the river corridor, or associated loss of vegetation and public enjoyment of the area are taken into account. In addition, it is possible that the erection of such structures as concrete retaining walls along rivers, can detract from the environmental quality of the waterway.

13.3.5 Street trees

Updated 30 April 2011

Nearly half of the length of streets within the city contains street trees, but the presence of very high quality street trees which add considerable presence to streets and neighbourhoods is confined to a relatively small proportion of the road network. These streets add particular character and amenity of the city, either in the form of avenues which form entrance points into the city, or are an important part of the local character of particular streets.

The purpose of the rule is to ensure that any major removal or pruning of street trees on important avenues within the city, or on streets where the trees are a major part of local amenity and character, is required to go through a procedure to ensure that the visual impacts are considered. It is not intended that this procedure will enable street trees which have a finite life, to be maintained indefinitely. However, it will ensure that before traffic improvements are undertaken which may have adverse environmental effects, the opportunity for tree retention is adequately explored and alternative compensatory planting is considered.

13.3.6 Roads to be stopped

Updated 30 April 2011

Provision is made in the Plan for the proposed stopping of legal roads which have not been formed. Many of these roads were set out early in the period of Christchurch settlement, and are no longer likely to serve any useful purpose.

Should, however, construction of such roads be proposed, a consent process will be required for a number of reasons. Firstly, a number of unformed roads adjoin waterways within the city, and it is important to ensure these areas are protected for their esplanade values and for the natural and visual qualities of the waterways. Secondly in some areas, the formation of legal roads could have an effect on natural plant habitats, an example being in the area north-west of the city adjacent to McLeans Island, and in respect to legal roads adjacent to wetlands and coastal margins such as at Bexley and Brooklands Lagoon.

Thirdly, there is also the effect of the formation of unformed roads on adjoining properties, or on the roading pattern in situations where the formation of such roads may not have been anticipated by affected persons.

13.4 Special Purpose (Pedestrian Precincts) Zone

Updated 30 April 2011

This zone has been specifically identified as distinct from the road zone for two specific reasons:

- it contains open spaces of major importance to the city and its identity;
- it contains land which although "legal road" is dominated by pedestrian movements, rather than vehicular traffic.

The zone also includes Christchurch Cathedral and its surrounds which is private land.

The zone does not contain a significant emphasis on rules to regulate development, because there are powers under the Local Government Act to regulate development within the zone, as is the case for the road zone. However, the zoning enables the clear intent and specific purpose of the land in which it is to be established.

Land in the zone may be subject to occasional pressures for buildings, and accordingly a rule has been incorporated to enable any buildings (except small structures) to be subject to public scrutiny through a resource consent process. This also complements rules in the plan relating to special amenity areas, which have rules which specifically relate to building design and siting adjoining parts of the Special Purpose (Pedestrian Precincts) Zone. While the Council exercises "ownership" control over most land in the zone, it is important that any buildings, albeit for specific public use, be carefully designed and located to enhance the amenities of these vitally important city spaces and public access to them.

13.5 Special Purpose (Rail) Zone

Updated 30 April 2011

The general purpose of the zone is to recognise the rail corridors as an important strategic transport resource. There is no provision to mitigate some of the effects of rail transport movements in the corridor (as is the case in the road zones) as this is largely dependent on the need to maintain rail transport links and modal choice, and the nature of the technology available. One primary purpose of the zone is to maintain the rail corridors as unobstructed potential transport routes, so that, upon any land being disposed of, any future options for the use of rail corridors are not obstructed by piecemeal building development.

However, it is acknowledged that providing for other transport modes in this corridor, including cycleways and walkways, may have significant effects on adjoining residential neighbours in terms of privacy, outlook, noise, glare and security. For these reasons the establishment of alternative transport modes in these corridors, without the agreement of adjoining residents, needs to be able to be assessed to determine the degree to which these effects are likely to occur and can be mitigated.

A secondary purpose of the zone is control of larger structures on railway land (associated with railway purposes) which could have significant impacts on land in residential areas adjoining railways. These rules have been arrived at in agreement with New Zealand Rail Ltd and apply in addition to any matters that may be dealt with under outline plans submitted under S420 of the Act. The rules are set to cover buildings and communication facilities which could have significant bulk or height in a residential environment.

13.6 Special Purpose (Landfill) Zone

Updated 24 November 2011

The zone and its attendant provisions replace those originally attached to the designation placed over the site. These were arrived at after a lengthy process including consideration by the Planning Tribunal.

Accordingly they have only been modified to a limited extent reflecting experience and developments since that time, and in recognition of consents for discharges granted by the Canterbury Regional Council.

The rules and their format differ somewhat from those in general purpose zones, given the highly specialised nature of zone activities and its management by one owner/operator.

The other rules have been made critical standards, in reflection of their importance to maintaining local amenities and avoiding contamination of water.

The rules relate primarily to on-site management and have been imposed to ensure that adverse effects are minimised in terms of seven main factors, these being:

- (a) groundwater management and the need to avoid contamination;
- (b) protection of the amenities of residents in the vicinity;
- (c) protection of the character and quality of the coastal environment;
- (d) protection of the functioning of the landfill itself for the remainder of the life of the landfill;
- (e) minimising the external visual impacts of the landfill zone;
- (f) avoiding incompatible development, including building within the zone.
- (g) ensuring restoration takes place as soon as possible after filling and is progressively completed.

The landfill option is the most environmentally acceptable way of disposing of the volume of refuse created by the South Island's largest urban area, although recycling efforts, particularly composting will be further developed to reduce the volume of the waste flow and make better use of waste products.

Significant damage to Christchurch City occurred as a result of the earthquake of 4 September 2010 and its subsequent aftershocks. A large number of buildings and infrastructure need to be demolished and/or repaired. This has generated a need to dispose of a substantial quantity of earthquake waste, including

building and construction material, silt and infrastructure waste. The landfill option is considered to be the most environmentally acceptable way of permanently disposing residual earthquake waste.

In addition to these rules are a group of rules relating to vehicle access to the site.

The city landfill site, because of the nature of its activity, produces large numbers of heavy vehicle movements daily. To minimise the adverse effects of these heavy vehicle movements on the surrounding land uses specific routes have been identified between the landfill site and the transfer stations. The routes follow arterial roads which have been designed and constructed to carry heavy vehicles and where possible the routes avoid passing through residential areas where this is feasible. Vehicles carrying earthquake waste come from various sources around the City and possibly neighbouring Territorial Authorities. Certain parts of the designated access routes have been damaged by the earthquake of 4 September 2010 and its subsequent aftershocks. The current routes followed by vehicles transporting earthquake waste to the landfill site were established during the National State of Emergency and continue to be followed by the Canterbury Earthquake Recovery Authority. In order to address potential adverse effects on adjoining activities the shortest route of access, using where practicable collector or arterial roads, is required to reach the designated access routes to the landfill. These rules were originally established following the results of Tribunal hearings which considered the landfill and its access in details but have been amended to accommodate the permanent disposal of earthquake waste.

The amenity of residential areas in the vicinity of the landfill site and access route is to be protected by a buffer zone or planting and mounding, which is also intended to protect long term security of access to the landfill.

13.7 Special Purpose (Transfer Station) Zone

Updated 30 April 2011

The zone and its attendant provisions were arrived at after a lengthy process including consideration by the Planning Tribunal. Accordingly they have only been modified from the original Waimairi District Scheme zone provisions in reflection of experience and developments since that time.

The rules and their format differ somewhat from those in general purpose zones, reflecting the nature of the zone and highly specialised nature of zone activities, and its management by one owner/operator.

Discretionary activity status is imposed on activities not meeting the standards specified in the zone, to ensure a consistent approach and the need for public scrutiny if appropriate. Other rules have been made critical standards, in reflection of their importance to maintaining local amenities and avoiding contamination of land or water.

The rules relate primarily to on-site management and have been imposed to ensure that adverse effects are minimised mainly in terms of the amenities of adjoining residents, particularly in respect to litter, visual impacts, odours, noise, traffic and vermin.

The landfill site and its attendant refuse transfer stations (of which this is one) is the most environmentally acceptable way of disposing of the volume of refuse created by the South Island's largest urban area, although recycling efforts, particularly composting, will be further developed. The standards applicable to this particular transfer station, which unlike the two others is not in an industrial area, have been drafted to take account of the more sensitive surrounding environment.

13.8 Special Purpose (Wigram) Zone

Updated 11 July 2011

13.8.1 General - Development plan

Updated 11 July 2011

Wigram Air Base was developed and managed from 1923 until its disposal by the Ministry of Defence in 1996, as a comprehensive whole incorporating living and recreational areas, administrative, engineering and

education buildings, and as an operational airfield for flying training. Significant public recreation activities and events have also utilised the airfield. The RNZAF Museum is established and is to remain in this location, being formally designated for that purpose.

The outline development plan (Appendix 10) therefore identifies those areas which have different existing land use characteristics as well as indicating areas at present undeveloped which would be suitable for new development for housing and industrial purposes.

The intention of the proposed zone is to enable the continuation of aviation related activity including for defence purposes, and for education and recreational activities associated with the Air Force Museum.

Approach Protection Surfaces have been included to ensure the safe operation of aircraft in the area.

13.8.2 Vehicular access

Updated 12 September 2011

Almost all of the existing roads within the zone do not form part of the public road network and have not been formed with public or commercial uses in view. A new network of access roads constructed to appropriate standards will therefore be required within the zone and linking to the surrounding roads. The optimum locations for these are indicated as "Development Access" on the development plan.

Major recreation events which utilise the extensive open space and/or taxiway circuit are likely to create demands for significant numbers of vehicles to access these areas of the zone. The location of vehicle access points to and from such events need to be carefully determined for safety reasons and may vary for different occasions.

13.8.3 Parking numbers and location

Updated 30 April 2011

The layout of existing roads and buildings within the built-up areas of this zone were not designed to cater for significant numbers of private vehicles. With the development of this area for more conventional accommodation, commercial and industrial activities, the numbers of such visiting vehicles and those of people working in these areas are likely to increase. While the provision of adequate off-street parking may be difficult in relation to the use of some existing buildings or sites, it is essential to provide for a level which will enable convenient and safe vehicle access and circulation within this area.

For temporary major recreation events, rules have been created based upon the need to assess likely visitor numbers in any particular case and to make provision accordingly, subject to such arrangements not restricting other activities within the zone which may require to continue to function at the same time.

In all cases, the parking standards are intended to ensure that the effects of any activities within this zone need not impact on areas beyond the zone in terms of on-street parking.

13.8.4 Street scene

Updated 30 April 2011

These provisions relate to new buildings or extensions to existing buildings. Because of the closely developed nature of parts of the northern side of this zone, it may not always be possible to achieve the separation between buildings and uses which may be achieved in newly developing areas. The importance of separation will also be affected to some degree by the activities proposed and the extent to which these can comply with other standards relating to the protection of neighbouring amenities.

13.8.5 Land use limitations

Updated 30 April 2011

Safety and operational requirements dictate a need to separate (and to some extent limit) land uses in proximity to the movement of aircraft. The facilities at the New Zealand Defence Force land at Wigram no longer include the aerodrome, but some aviation use continues for defence purposes, and for educational and recreational activity associated with the Air Force Museum. Approach Protection Surface have been included at Part 9 Appendix 5 to ensure aircraft safety at the site.

13.8.6 Noise

Updated 30 April 2011

Rules for activities in the Wigram zone recognise that some noise intrusion is likely to be inevitable as part of the range of activities undertaken. There are specified exceptions for events such as motor sports and outdoor concerts.

This recognises some unavoidable noise intrusion, but seeks to minimise noise effects by hours of operation and specified noise standards for events of a periodic nature where exceeding the ordinary noise standards is inevitable (and compliance practically impossible). More liberal provision is made to strike a balance between residents' rights and the need for the public to enjoy entertainment.

13.8.7 Separation from neighbours

Updated 12 September 2011

The scale of buildings and operations within parts of the Wigram Zone is such that considerable impacts could also be experienced by neighbours within the adjoining living areas. A reasonably generous set-back provision is required in order to protect the amenities of these persons.

13.9 Special Purpose (Ferrymead) Zone

Updated 30 April 2011

(Areas A and B)

The rules for these parts of the zones are those for the Rural 2 and Conservation 1 and 2 Zones, in recognition of current land use. These rules are interim ones pending refinement of development of future zones and rules, taking into account the matters in Clause 1.10 (Zone statement and purpose).

(Area D - Ferrymead Historic Park)

The limited range of rules in this part of the zone relate to setbacks and landscaping; and the extent of residential and retail activities. These rules relate primarily to the external effects of buildings and activities in the zones. The setbacks are to reduce the effect of highly varied building scale on adjoining land, and to allow for adequate landscaping. The continued development of a historic village at Ferrymead is unlikely to create visual detracting and enhances cultural heritage, but some structures are large and accompanied by storage areas that can be unsightly.

While no significant residential or retail development (unrelated to the Historic Park) is anticipated, the rules have been incorporated to allow assessment of effects on roading, parking and the amenities of the surrounding area. Despite difficult access to the area, there is potential scope for commercial development within the park and other land in the zone (Area A). This is subject to further investigation by the landowners and the Council.

13.10 Special Purpose (South Halswell) Zone

Updated Updated 30 April 20115

This land will be subject to an eventual variation or plan change. Pending this, the rules for the Rural 2 zone will apply. The Special Purpose zoning acknowledges that the land is suitable in principle for eventual residential development.

Appendix 1 - Roads to be stopped

Updated 22 May 2006

Appendix 1 - Roads to be stopped	
<p>The following is a list of the roads the Council proposes to stop under the procedures of the Local Government Act 1974. These road stoppings are proposed for a variety of reasons including the protection of river banks, road deviations and traffic management. The stoppings will result in the closure of the roads to through traffic, although cyclist and pedestrian access will be retained where the environment will not be compromised. The extent of each of the road stoppings is indicated on the planning maps.</p>	
Road name	Planning maps
Admirals Way north of Evans Avenue	34
Anthony Road west of Avon River	34, 41
Athol Terrace at Peer Street east side	38
Avonhead Road - Russley Road to Grays Road	23, 30
Awatea Road north of Wigram Road	44
Barters Road south of Leggett Road	36
Bell Street	38
Beresford Street - diagonal closure at Hardy Street	34
Beresford Street - Oram Avenue to Union Street	34
Bexley Road east of Carisbrook Street	34
Bexley Road at Woolston/Burwood Expressway	34
Birch Street at Woolston/Burwood Expressway	34
Bradnor Terrace at Wairarapa Stream	31
Bridle Path Track from Bridle Path Road to Summit Road	55, 62
Brook Street at Woolston/Burwood Expressway	34
Cambridge Terrace at Barbadoes Street	39
Clarence Street at Whiteleigh Avenue	38
Connal Street - Radley Street to Catherine Street	47
Connal Street north and south of Bartons Road	47
Coventry Street	39
Cranley Street	40
Cuba Street	40
Cumnor Terrace downstream of Tunnel Road	47
Cumnor Terrace upstream of Tunnel Road	47
Disraeli Street east of Selwyn Street	46
Ernlea Terrace extension to Cashmere Road	46, 53
Evans Avenue north of Kibblewhite Street	34
Fifield Terrace	47
Ford Road at Northern Arterial	10
Foster Street at Blenheim Road	38
Grays Road - Avonhead Road to 600m south of Avonhead Road	23, 30
Guthries Road at Northern Arterial	10

Continued

Road name	Planning maps
Hayton Road at Southern Motorway	45
Hazeldean Road at Lincoln Road	39
Hulverstone Drive at Woolston-Burwood Expressway	34
Kent Street west of Montreal Street	46
Kibblewhite Street extension to Evans Avenue	34, 41
Kibblewhite Street - Bridge Street to residential area	41
King Edward Terrace - Bamford Street to Staunton Street	47
Leggatt Road east of Barters Road	36
Lester Lane at Deans Avenue	39
Levin Street	38
Linwood Avenue between St John Street and Charlesworth Street	47
Linwood Avenue between Charlesworth Street and Humphreys Drive	48
Low Street at Blenheim Road	38
Margaret Street	38
Martindales Road east of Bridle Path Road	55
McLeans Island Road, east of the stopbank	15, 22
Mitre Place	33
Orbell Street - Brougham Street to Burke Street	46
Oxford Terrace at Madras Street	39
Palatine Terrace extension to Centaurus Road	53
Riverlaw Terrace - Aynsley Terrace to cul-de-sac	47
Riverside Road - Stopbank to Dartford Street	1
Riverside Road - Dartford Street to Spencerville Road	4
Riverside Road - Spencerville Road to west of Lower Styx Road	11
Riverside Road - West of Lower Styx Road to Marshland Road	19
Riverside Road - Bexley Road to Wainoni Road	34
Riverside Road - Carlton Mill Road to Carlton Mill Road	39
Riverside Road - Cumnor Terrace to Riley Crescent	47
Riverside Road - downstream of Ferry Road	47, 48
Riverside Road - Ferry Road to Settlers Crescent	48
Riverside Road - Marshland Road to stopbank	1, 4, 11, 19
Riverside Road - Pages Road to Bexley Road	34
Riverside Road - Riley Crescent to Radley Street	47
Riverside Road - Wainoni Road to Hulverstone Drive	34
Riverside Road - Wairoa Street to Pages Road	34
Riverside Road adjacent to Cockayne Reserve	34
Road from Warren Crescent to Heathcote River	45
Road north of Coutts Island Road	9
Roads north of Johns Road	9, 10, 18
Road north of Kainga Road	1, 4
Road north east of Sawyers Arms Road	17
Road north west of Waimakiriri Road	24
Road south east of Dickeys Road	10

Road east of Estuary	41, 48, 49
Road West of Bexley Road - 100m South of Birch Street	34
Rotherham Street north of Maxwell Street	38
Rothesay Road from Bower Avenue to Willoughby Lane	19, 20
Ruru Road - Maces Road to Realignment	40
Settlers Crescent to Heathcote River	48
Sloan Terrace - Malcolm Avenue to cul-de-sac	53
Staunton Street at Heathcote River	47
Stillwater Avenue (Lakewood Drive - QE2 Drive)	26
Truscotts Road north of railway	55
Wairakei Road north of Russley Road	23
Wairoa Street south of Morganwood Street	34, 41
Whitchurch Place at Harewood Road	23
Whitewash Head Road - unformed portion	56, 57
Wigram Road south of Dunbars Road	51
Williams Street	39
Winters Road west of Philpotts Road	25
Worcester Street - through Latimer Square	39C

Appendix 2 - Roading hierarchy standards

Updated 14 November 2005

Appendix 2 - Roading hierarchy standards												
Road classification (refer to Appendix 3)	Typical total daily traffic flows (VPD)	Road widths (m)		Roadway widths (m)		Minimum lanes	Number of Footpaths	Median	Amenity strip	Parking	Cycle facilities	Access controls
		Minimum	Maximum	Minimum	Maximum							
Major arterial - Urban	>12,000	30	40	24	34	4	2	Yes	Yes	Yes	Yes	Yes
Major arterial - Rural	>10,000	40	50	30	34	4	No	Yes	Yes	Yes	Yes	Yes
Minor arterial - Urban	3,000 to 15,000	20	30	14	22	2	2	*	Yes	Yes	Yes	Yes
Minor arterial - Rural	2,000 to 12,000	20	30	12	22	2	No	*	No	Yes	Yes	(1)
Collector - Urban	1,000 to 6,000	18	20	12	14	2	2	No	Yes	Yes	*	*
Collector - Rural	100 to 2,500	18	20	9	14	2	No	No	No	Yes	*	No
Local - Business	-	18	20	12	14	2	1	No	Yes	Yes	*	No
Local - Urban	>250	14	20	9	14	2	2	No	Yes	Yes	*	No
Local - Urban	<250	12	18	7.5	12	2	1	No	Yes	Yes	*	No
Local - Rural	<550	16	20	7	14	2	No	No	No	Yes	*	No
Clarification of standards												
1. Where the road width and/or standard of construction requires road widening, the Council may initiate purchase or designation procedures as required.												
2. "Yes" means that the provision of those facilities shall be incorporated into the design and construction of the road.												
3. * means that the provision of those facilities is allowed for in the standards for road design and construction and/or shall be considered as conditions of consent on subdivision roading under Clause 5.2 of these rules.												
4. Amenity strips shall only be required on rural roads where these adjoin a Living Zone.												
5. (1) indicates that adequate spacing will be required between high traffic generators.												
6. For the purposes of calculating "Typical total daily traffic flows (VPD)" on local roads, the minimum vacant allotment size for the respective zone shall determine the number of household units, which in turn will be deemed to generate 10 vehicle movements per day.												
7. Local hillside roads (on any part of a zone on the slopes of the Port Hills) may only require one footpath.												
8. Some localised road widening may be required at intersections to increase capacity.												
9. The minimum diameter for a cul-de-sac turning head is:												
Residential 25 metres												
Business 30 metres												

Appendix 3 - List of classified roads (Refer also to map in Appendix 4)

Updated 12 March 2012

Appendix 3 - List of classified roads (Refer also to map in Appendix 4)

Akaroa Street (Briggs Road-Hills Road)	Minor arterial
Aldwins Road (Ferry Road - Linwood Avenue)	Major arterial
Ambleside Drive (Grahams Road - Kendall Avenue)	Collector
Amyes Road (Shands Road-Springs Road)	Collector
Annex Road (Blenheim Road-Birmingham Drive)	Collector
Antigua Street (St Asaph-Brougham Street)	Collector
Antigua Street (Tuam St -St Asaph Street)	Minor arterial
Armagh Street (Montreal Street-Cranmer Square east side)	Minor arterial
Aston Drive (Beach Road-Bower Avenue)	Collector
Athol Terrace (Parkhouse Avenue-Peer Street)	Collector
Avondale Road (Breezes Road-New Brighton Road)	Collector
Avonhead Road (Yaldhurst Road-Russley Road)	Collector
Avonside Drive (Fitzgerald Avenue-Linwood Avenue)	Minor arterial
Avonside Drive (Swanns Road-Retreat Road West)	Collector
Avonside Drive (Retreat Road East-Wainoni Road)	Collector
Awatea Road (Springs Road-Wigram Road)	Collector
Aynsley Terrace (Centaurus Road-Opawa Road)	Collector
Barbadoes Street (Purchas Street-Warrington Street)	Collector
Barbadoes Street (Bealey Avenue-Purchas Street)	Major arterial
Barbadoes Street (Moorhouse Avenue-Bealey Avenue)	Major arterial (SH74)
Barrington Street (Jerrold Street South-Cashmere Road)	Minor arterial
Barrington Street (Jerrold Street South-Lincoln Road)	Major arterial
Barthers Road (Waterloo Road-Main South Road)	Minor arterial
Bassett Street (Parnwell Street-New Brighton Road)	Collector
Beach Road (Frosts Road-Marine Parade)	Collector
Bealey Avenue (Park Terrace-Sherborne Street)	Major arterial
Bealey Avenue (Sherbourne Street-Barbadoes Street)	Major arterial (SH74)
Bealey Avenue (Barbadoes Street-Fitzgerald Avenue)	Major arterial
Belfast Road (Main North Road-Marshland Road)	Minor arterial
Belleview Terrace (Major Hornbrook Road-Mt Pleasant Road)	Collector
Beresford Street (Hardy Street-Marine Parade)	Collector
Berwick Street (Cranford Street-Forfar Street)	Minor arterial
Bexley Road (Wainoni Road-Brook Street)	Major arterial
Bexley Road (Brook Street-Breezes Road)	Major arterial
Birmingham Drive (Annex Road-Wrights Road)	Collector
Blakes Road (Belfast Road-Thompsons Road)	Collector
Blenheim Road (Main South Road-Curletts Road)	Major arterial (SH73)
Blenheim Road (Curletts Road-Deans Avenue)	Major Arterial
Blighs Road (Idris Road-Papanui Road)	Minor arterial
Blighs Road (Wairakei Road-Idris Road)	Collector
Bower Avenue (New Brighton Road-Rothesay Road)	Minor arterial
Bowhill Road (Palmer's Road-Marine Parade)	Collector
Breens Road (Wairakei Road-Harewood Road)	Collector

Breezes Road (Avondale Road-Pages Road)	Collector
Breezes Road (Pages Road-Bexley Road)	Minor arterial
Bridge Street (Bexley Road-Estuary Road)	Minor arterial
Bridge Street (Estuary Road-Marine Parade)	Collector
Bridle Path Road (Main Road-Tunnel Road)	Minor arterial
Briggs Road (Akaroa Street-Marshland Road)	Minor arterial
Broadhaven Avenue (Queenspark Drive-Bower Avenue)	Collector
Brougham Street (Simeon Street-Waltham Road)	Major arterial (SH73)
Brougham Street (Waltham Road-Ensors Road)	Major arterial (SH74)
Buchanans Road (Racecourse Road-West Coast Road)	Minor arterial
Buchanans Road (West Coast Road-Old West Coast Road)	Collector
Buckleys Road (Linwood Avenue-Woodham Road)	Major arterial
Burlington Street (Huxley Street-Brougham Street)	Minor arterial
Burnbrae Street (Tennyson Street-St Martins Road)	Collector
Burwood Road (Lake Terrace Road-Prestons Road)	Collector
Byron Street (Colombo Street-Waltham Road)	Collector
Cambridge Terrace (Lichfield Street-Gloucester Street)	Minor arterial
Candys Road (Sabys Road-Halswell Road)	Collector
Carlton Mill Road (Harper Avenue-Rossall Street)	Minor arterial
Carmen Road (Main South Road-Masham Road)	Major arterial SH1, 73)
Cashmere Road (Kennedys Bush Road-Hendersons Road)	Collector
Cashmere Road (Hendersons Road-Colombo Street)	Minor arterial
Caspian Street (Ebbtide Street-Rockinghorse Road)	Collector
Cathedral Square (east of Colombo Street)	Collector
Causeway, The (McCormacks Bay Road-Beachville Road)	Minor arterial
Cavendish Road (Northcote Road-Veitches Road)	Collector
Cavendish Road (Grampian Street-Styx Mill Road)	Collector
Centaurus Road (Colombo Street-Glenelg Spur)	Minor arterial
Chapmans Road (Port Hills Road-Cumnor Terrace)	Collector
Chattertons Road (McLeans Island Road-West Coast Road)	Minor arterial
Clarence Street (Riccarton Road - Princess Street))	Minor arterial
Claridges Road (Gardiners Road-Grampian Street)	Collector
Clifton Terrace (Main Road-Lower Panorama Road)	Collector
Clyde Road (Riccarton Road-Greers Road)	Collector
Colombo Street (Centaurus Road-Moorhouse Avenue)	Minor arterial
Colombo Street (Moorhouse Avenue-Edgeware Road)	Collector
Condell Avenue (Greers Road-Blighs Road)	Collector
Coronation Street (Barrington Street-Selwyn Street)	Collector
Courtenay Street (Trafalgar Street-Westminster Street)	Collector
Cranford Street (Edgeware Road-Main North Road)	Minor arterial (SH74)
Cranmer Square (east side)	Minor arterial
Cresswell Avenue (Gayhurst Road-westwards-New Brighton Road)	Collector
Creyke Road (Clyde Road-Ilam Road)	Minor arterial
Cumnor Terrace (Tanner Street-Chapmans Road)	Collector

Curletts Road (Halswell Road-Southern Arterial)	Minor arterial (SH75)
Curletts Road (Southern Arterial-Blenheim Road)	Major arterial (SH73)
Curletts Road (Blenheim Road-Yaldhurst Road)	Major arterial
Curries Road (Port Hills Road-Maunsell Street)	Collector
Cuthberts Road (Ruru Road-Breezes Road)	Collector
Cutts Road (Yaldhurst Road-Woodbury Street)	Collector
Daniels Road (Main North Road-Grimseys Road)	Collector
Dawsons Road (Main South Road-Main West Coast Road)	Minor arterial
Deans Avenue (Moorhouse Avenue-Harper Avenue)	Major arterial
Dickeys Road (Main North Road-Coutts Island Road)	Collector
Disraeli Street (Selwyn Street-Orbell Street)	Collector
Dunbars Road (Wigram Road-Halswell Road)	Collector
Durham Street (Bealey Avenue-Springfield Road)	Collector
Durham Street (Brougham Street-Lichfield Street)	Minor arterial
Durham Street (Gloucester Street-Bealey Avenue)	Minor arterial
Dyers Pass Road (Colombo Street-Summit Road)	Minor arterial
Dyers Road (Ferry Road-Breezes Road)	Major arterial
Eastern Terrace (Birdwood Avenue-Bowenvale Bridge)	Collector
Ebbtide Street (Estuary Road-Caspian Street)	Collector
Edgeware Road (Springfield Road-Hills Road)	Collector
Ensors Road (Brougham Street-Ferry Road)	Major arterial
Ensors Road (St Martins Road-Brougham Street)	Minor arterial
Epsom Road (Racecourse Road-Main South Road)	Collector
Estuary Road (Bridge Street-Union Street)	Minor arterial
Estuary Road (Ebbtide Street-Bridge Street)	Collector
Evans Pass Road (Summit Road-Wakefield Avenue)	Minor arterial
Farquhars Road (Main North Road-Grimseys Road)	Collector
Farrington Avenue (Wairakei Road-Harewood Road)	Collector
Fendalton Road (Clyde Road-Avon River)	Major arterial
Ferry Road (Aldwins Road-Dyers Road)	Minor arterial
Ferry Road (Moorhouse Avenue-Aldwins Road)	Major arterial
Ferry Road (Dyers Road - Main Road)	Minor arterial
Ferry Road (Humphreys Drive-Bridle Path Road)	Major arterial
Fitzgerald Avenue (Bealey Avenue-Moorhouse Avenue)	Major arterial
Forfar Street (Madras Street - Warrington Street)	Major arterial
Frankleigh Street (Lyttelton Street-Barrington Street)	Minor arterial
Frosts Road (Beach Road-Travis Road)	Minor arterial
Gamblins Road (Wilson's Road-St Martins Road)	Collector
Gardiners Road (Johns Road-Sawyers Arms Road)	Minor arterial
Gardiners Road (Sawyers Arms Road-Harewood Road)	Minor arterial
Garlands Road (Aynsley Terrace-Opawa Expressway)	Collector
Garlands Road (Opawa Road-Rutherford Street)	Minor arterial
Gasson Street (Brougham Street-Moorhouse Avenue)	Major arterial
Gayhurst Road (Cresswell Avenue-Avonside Drive)	Collector

Gilberthorpes Road (Waterloo Road-Buchanans Road)	Collector
Glandovey Road (Fendalton Road-Idris Road)	Collector
Glandovey Road (Idris Road-Rossall Street)	Minor arterial
Gloucester Street (Madras Street-Woodham Road)	Minor arterial
Gloucester Street (Rolleston Avenue-Madras Street)	Collector
Gloucester Street (Woodham Road-Gayhurst Road)	Collector
Glovers Road (Halswell Road-Kennedys Bush Road)	Collector
Grahams Road (Avonhead Road-Greers Road)	Minor arterial
Grampian Street (Veitches Road-Claridges Road)	Collector
Greers Road (Grahams Road-Harewood Road)	Minor arterial
Greers Road (Sawyers Arms Road-Harewood Road)	Major arterial
Greers Road (Waimairi Road-Grahams Road)	Collector
Grimseys Road (Queen Elizabeth II Drive-Farquhars Road)	Collector
Guildford Street (Greers Road-Grahams Road)	Collector
Guthries Road (Belfast Road-Marshland Road)	Collector
Hackthorne Road (Cashmere Road to Takahe Drive)	Collector
Hagley Avenue (Moorhouse Avenue-Riccarton Avenue)	Minor arterial
Halswell Junction Road (Main South Road-Springs Road)	Major arterial
Halswell Junction Road (Springs) Road-Halswell Road)	Minor arterial
Halswell Road (Curletts Road-Templetons Road)	Major arterial (SH75)
Halswell Road (Templetons Road-Tai Tapu Road)	Minor arterial (SH75)
Hansons Lane (Riccarton Road-Blenheim Road)	Collector
Harbour Road (Styx River-Lower Styx Road)	Collector
Hardy Street (Beresford Street-Seaview Road)	Collector
Harewood Road (Greers Road-Johns Road)	Major arterial
Harewood Road (Greers Road-Papanui Road)	Minor arterial
Hargood Street (Ferry Road-Linwood Avenue)	Collector
Harman Street (Lincoln Road-Selwyn Street)	Collector
Harper Avenue (Deans Avenue-Bealey Avenue)	Major arterial
Harrow Street (Olliviers Road-Aldwins Road)	Minor arterial
Hawke Street (New Brighton Road-Marine Parade)	Collector
Hay Street (Linwood Avenue-Ruru Road)	Collector
Hayton Road (Symes Road-Parkhouse Road)	Collector
Heaton Street (Strowan Road-Papanui Road)	Minor arterial
Heberden Avenue (Nayland Street-Scarborough Road)	Collector
Hendersons Road (Halswell Road-Sparks Road)	Collector
Hendersons Road (Sparks Road-Cashmere Road)	Minor arterial
Hereford Street (Madras Street-Linwood Avenue)	Minor arterial
Hereford Street (Rolleston Avenue-Madras Street)	Collector
Heyders Road (Lower Styx Road-Pacific Ocean)	Collector
Highsted Road (Harewood Road-Styx Mill Road)	Collector
Hills Road (Whitmore Street-Akaroa Street)	Minor arterial
Hills Road (Akaroa Street-Innes Road)	Collector
Holmwood Road (Fendalton Road-Rossall Street)	Collector

Hoon Hay Road (Lincoln Road-Cashmere Road)	Minor arterial
Humphreys Drive (Linwood Avenue-Ferry Road)	Major arterial
Huxley Street (Colombo Street-Burlington Street)	Minor arterial
Idris Road (Straven Road-Blighs Road)	Minor arterial
Ilam Road (Riccarton Road-Wairakei Road)	Collector
Innes Road (Papanui Road-Briggs Road)	Minor arterial
Innes Road (Briggs Road-Queen Elizabeth II Drive)	Minor arterial
Inwoods Road (Broadhaven Avenue-Mairehau Road)	Collector
Isleworth Road (Breens Road-Farrington Road)	Collector
Jeffreys Road (Clyde Road-Idris Road)	Collector
Jerrold Street North (Collins Street-Barrington Street)	Major arterial (SH73)
Jerrold Street South (Collins Street-Barrington Street)	Major arterial (SH73)
Johns Road (Harewood Road-Main North Road)	Major arterial (SH1)
Jones Road (Railway Terrace-Dawsons Road)	Collector
Jubilee Street (Bamford Street-Staunton Street)	Collector
Kahu Road (Kotare Street-Straven Road)	Minor arterial
Kainga Road (Main North Road-Lower Styx River)	Collector
Kendal Avenue (Memorial Avenue-Wairakei Road)	Collector
Kennedys Bush Road (Glovers Road-Cashmere Road)	Collector
Kerrs Road (Pages Road-Wainoni Road)	Minor arterial
Keyes Road (Bowhill Road-Hawke Street)	Collector
Kilburn Street (Greers Road-Farrington Avenue)	Collector
Kilmarnock Street (Deans Avenue-Straven Road)	Minor arterial
Kilmore Street (Park Terrace-Fitzgerald Avenue)	Minor arterial
Kirk Road (Main West Coast Road-Main South Road)	Collector
Kotare Street (Clyde Road-Kahu Road)	Minor arterial
Lake Terrace Road (Marshland Road-New Brighton Road)	Collector
Langdons Road (Greers Road-Main North Road)	Collector
Latimer Square (east side)	Major arterial
Lichfield Street (Durham Street-Fitzgerald Avenue)	Minor arterial
Lincoln Road (Moorhouse Avenue-Whiteleigh Avenue)	Minor arterial
Lincoln Road (Whiteleigh Avenue-Curletts Road)	Major arterial
Linwood Avenue (Avonside Drive-Gloucester Street)	Minor arterial
Linwood Avenue (Gloucester Street-St Johns Street)	Major arterial
Linwood Avenue (St Johns Street-Humphreys Drive)	Major arterial
Locksley Avenue (McBratneys Road-New Brighton Road)	Collector
Lower Styx Road (Marshland Road-Heyders Road)	Minor arterial
Lower Styx Road (Heyders Road-Kainga Road)	Collector
Lowther Street (Racecourse Road - Main South Road)	Minor arterial
Lyttelton Street (Lincoln Road-Rose Street)	Collector
Maces Road (Cuthberts Road-Dyers Road)	Collector
Madras Street (Moorhouse Avenue-Bealey Avenue)	Major arterial (SH74)
Madras Street (Bealey Avenue - Forfar Street)	Major arterial
Maidstone Road (Ilam Road-Waimairi Road)	Minor arterial

Maidstone Road (Waimairi Road-Withells Road)	Collector
Main North Road (Johns Road - Dickeys Road)	Major arterial (SH1)
Main North Road (Cranford Street-Harewood Road)	Minor arterial
Main North Road (Cranford Street-Styx Mill Road)	Major arterial (SH74)
Main North Road (Styx Mill Road-South of Englefield Road)	Major arterial (SH74)
Main North Road (South of Englefield Road-Johns Road)	Major arterial (SH74)
Main North Road (Dickeys Road-City Boundary)	Minor arterial
Main Road (Beachville Road-The Esplanade)	Minor arterial
Main Road (Ferry Road-McCormacks Bay Road)	Minor arterial
Main South Road (Blenheim Road -Carmen Road)	Major arterial (SH73)
Main South Road (Riccarton Road-Blenheim Road)	Minor arterial
Main South Road (Carmen Road-Seymour Street)	Major arterial (SH1)
Main South Road (Seymour Street-City Boundary/Marshs Road)	Major arterial (SH1)
Main South Road (within City boundary/Templeton)	Major arterial (SH1)
Mairehau Road (Burwood Road-Frosts Road)	Minor arterial
Mairehau Road (Burwood Road-Marshland Road)	Collector
Major Hornbrook Road (Bellevue Terrace-St Andrews Hill Road)	Collector
Manchester Street (Moorhouse Avenue-Bealey Avenue)	Collector
Marine Parade (Bridge Street-Beach Road)	Collector
Marriner Street (Wakefield Avenue Main Road)	Minor arterial
Marshland Road (Queen Elizabeth II Drive-Main North Road)	Minor arterial
Marshland Road (Briggs Road-Queen Elizabeth II Drive)	Minor arterial
Marshland Road (Shirley Road-Briggs Road)	Minor arterial
Martindales Road (Port Hills Road-Bridle Path Road)	Collector
Masham Road (Yaldhurst Road- Carmen Road)	Major arterial (SH1, 73)
Matipo Street (Riccarton Road-Wrights Road)	Collector
Mays Road (Papanui Road-Rutland Street)	Collector
McBratneys Road (River Road-Locksley Avenue)	Collector
McCormacks Bay Road (Mt Pleasant Road-Soleares Avenue)	Collector
McFaddens Road (Rutland Street-Cranford Street)	Collector
McGregors Road (Ruru Road-Rudds Road)	Collector
McLeans Island Road (Johns Road-Chatterton Road)	Minor arterial
Memorial Avenue (Clyde Road-Christchurch International Airport)	Major arterial
Merrin Street (Avonhead Road-Withells Road)	Minor arterial
Middleton Road (Blenheim Road-Riccarton Road)	Collector
Milton Street (Barrington Street-Colombo Street)	Minor arterial
Moncks Spur Road (Mt Pleasant Road-Cave Terrace)	Collector
Montreal Street (Brougham Street-Bealey Avenue)	Minor arterial
Moorhouse Avenue (Deans Avenue-Ferry Road)	Major arterial
Mt Pleasant Road (Main Road-Summit Road)	Minor arterial
Nayland Street (Wakefield Avenue-Heberden Avenue)	Collector
New Brighton Road (Marshland Road-Pages Road)	Minor arterial
Normans Road (Strowan Road-Papanui Road)	Collector
North Avon Road (Whitmore Street-River Road)	Collector

North Parade (North Avon Road-Shirley Road)	Collector
Northcote Road (Greers Road-Main North Road)	Major arterial
Northern Arterial (QEII Drive-Northern Motorway)	Proposed major arterial (SH1)
Northern Motorway and Connectors (Waimakariri River-Dickeys Road)	Motorway (SH1)
Old West Coast Road (Chattertons Road-West Coast Road)	Minor arterial
Opawa Expressway ((SH74) Ensors Road-Opawa Road)	Major arterial
Opawa Road (Brougham Street- Opawa Expressway)	Collector
Opawa Road (Opawa Expressway-Port Hills Road)	Major arterial (SH74)
Owles Terrace (Pages Road-Union Street)	Minor arterial
Oxford Terrace (Riccarton Avenue-Durham Street)	Minor arterial
Oxford Terrace (Lichfield Street-Gloucesterc)	Local road
Pages Road (Woodham Road-New Brighton Road)	Major arterial
Palinurus Road (Dyers Road-Ferry Road)	Minor arterial
Papanui Road (Bealey Avenue-Harewood Road)	Minor arterial
Park Terrace (Armagh Street-Bealey Avenue)	Minor arterial
Parker Street (Waterloo Road-Main South Road)	Collector
Parkhouse Road (Hayton Road-Curletts Road)	Collector
Parkstone Avenue (Avonhead Road-Athol Terrace)	Collector
Parnwell Street (Basset Street-Travis Road)	Collector
Peer Street (Waimairi Road-Yaldhurst Road)	Minor arterial
Port Hills Road (Centaurus Road-Curries Road)	Minor arterial
Port Hills Road (Curries Road-Tunnel Road)	Major arterial (SH74)
Port Hills Road (Horotane Valley Road-Martindales Road)	Collector
Pound Road (Waterloo Road-Yaldhurst Road)	Minor arterial
Pound Road (Yaldhurst Road-McLeans Island Road)	Collector
Prestons Road (Main North Road-Burwood Road)	Minor arterial
Purchas Street (Madras Street-Barbadoes Street)	Major arterial
Queen Elizabeth II Drive (Travis Road-Main North Road)	Major arterial
Queenspark Drive (Rothesay Road-Bower Avenue)	Collector
Racecourse Road (Main South Road-Buchanans Road)	Minor arterial
Racecourse Road (Yaldhurst Road-Epsom Road)	Collector
Radley Street (Garlands Road-Ferry Road)	Collector
Railway Terrace (Kirk Road-Jones Road)	Collector
Retreat Road (Avonside Drive-Lionel Street)	Collector
Riccarton Avenue (Riccarton Road-Hagley Avenue)	Minor arterial
Riccarton Road (Yaldhurst Road-Riccarton Avenue)	Minor arterial
River Road (North Avon Road-McBratneys Road)	Collector
Rolleston Avenue (Hereford Street-Armagh Street)	Minor arterial
Rookwood Avenue (Bower Avenue-Bowhill Road)	Collector
Rose Street (Hoon Hay Road-Barrington Street)	Collector
Rossall Street (Glandovey Road-Carlton Mill Road)	Minor arterial
Rothesay Road (Bower Avenue-Aston Street)	Collector
Roydvale Avenue (Avonhead Road-Wairakei Road)	Collector
Rudds Road (McGregors Road-Pages Road)	Collector

Ruru Road (McGregors Road-Dyers Road)	Collector
Russley Road (Johns Road-Yaldhurst Road)	Major arterial (SH1)
Rutherford Street (Garlands Road-Ferry Road)	Minor arterial
Rutland Street (Mays Road-St Albans Street)	Collector
Sabys Road (Trices Road-Candys Road)	Collector
Salisbury Street (Park Terrace-Barbadoes Street)	Minor arterial
Sandyford Street (Orbell Street-Colombo Street)	Collector
Sawyers Arms Road (Johns Road-Northcote Road)	Minor arterial
Sawyers Arms Road (Northcote Road-Main North Road)	Collector
Scarborough Road (Taylors Mistake Road-Heberden Avenue)	Collector
Seaview Road (New Brighton Road-Hardy Street)	Collector
Selwyn Street (Somerfield Street-Hagley Avenue)	Collector
Shakespeare Road (Waltham Road-Opawa Road)	Minor arterial
Shands Road (Main South Road-City boundary)	Minor arterial
Sherborne Street (Bealey Avenue-Edgeware Road)	Minor arterial (SH74)
Shirley Road (Hills Road-Marshland Road)	Minor arterial
Soleares Avenue (Mt Pleasant Road-McCormacks Bay Road)	Collector
Somerfield Street (Barrington Street-Colombo Street)	Collector
Southern Arterial (Jerrold Street North and South-Curletts Road)	Motorway (SH73)
Southern Arterial (Curletts Road-Halswell Junction Road)	Proposed major arterial
Sparks Road (Halswell Road-Lyttelton Street)	Minor arterial
Spencerville Road (Main North Road-Lower Styx Road)	Collector
Springfield Road (Clare Road-St Albans Street)	Collector
Springs Road (Main South Road-City Boundary)	Minor arterial
St Albans Street (Papanui Road-Trafalgar Street)	Collector
St Andrews Hill Road (Main Road-Major Hornbrook Road)	Collector
St Asaph Street (Hagley Avenue-Fitzgerald Avenue)	Minor arterial
St Johns Street (Linwood Avenue-Maces Road)	Collector
St Martins Road (Ensors Road-Wilsons Road)	Minor arterial
St Martins Road (Wilsons Road-Centaurus Road)	Collector
Stanmore Road (Tuam Street-North Avon Road)	Collector
Straven Road (Fendalton Road-Riccarton Road)	Minor arterial
Strickland Street (Brougham Street-Colombo Street)	Minor arterial
Strowan Road (Heaton Street-Wairakei Road)	Minor arterial
Sturrocks Road (Cavendish Road-Main North Road)	Collector
Styx Mill Road (Gardiners Road-Main North Road)	Collector
Summit Road (Evans Pass Road-City boundary)	Minor arterial
Symes Road (Haytons Road-Main South Road)	Collector
Swanns Road (Stanmore Road-Avonside Drive)	Collector
Tai Tapu Road (Candys Road-City Boundary)	Minor arterial (SH75)
Tanner Street (Garlands Road-Cumnor Terrace)	Collector
Tennyson Street (Colombo Street-Burnbrae Street)	Collector
Travis Road (Frosts Road-Bower Avenue)	Collector
Treffers Road (Parkhouse Road-Wigram Road)	Collector

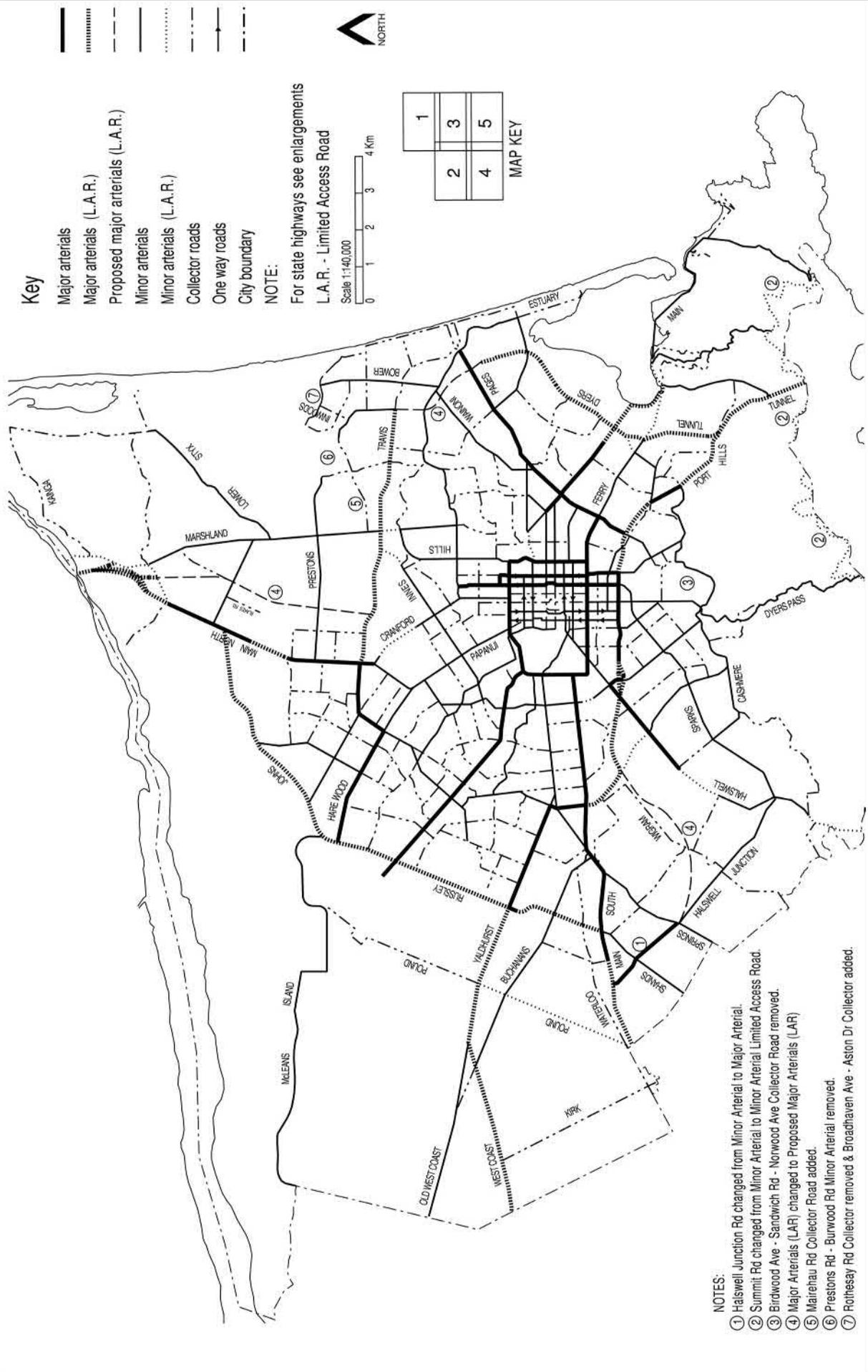
Trents Road (Blakes Road-Main South Road)	Collector
Trices Road (Sabys Road-City boundary)	Collector
Tuam Street (Antigua Street-Durham Street)	Collector
Tuam Street (Fitzgerald Avenue-Olliviers Road)	Minor arterial
Tuam Street (Hagley Avenue-Antigua Street)	Minor arterial
Tunnel Road (Ferry Road-City Boundary)	Motorway (SH74)
Union Street (Jervois Street-Owles Terrace)	Minor arterial
Veitches Road (Sawyers Arms Road-Cavendish Road)	Collector
Victoria Street (Salisbury Street-Bealey Avenue)	Collector
Waimairi Road (Grahams Road-Peer Street)	Minor arterial
Waimairi Road (Peer Street-Riccarton Road)	Collector
Wainoni Road (Kerrs Road-New Brighton Road)	Minor arterial
Wairakei Road (Strowan Road-Grahams Road)	Minor arterial
Wairakei Road (Grahams Road-Russley Road)	Collector
Wakefield Avenue (Evans Pass Road-Marriner Street)	Minor arterial
Waltham Road (Brougham Street-Moorhouse Avenue)	Major arterial (SH74)
Waltham Road (Eastern Terrace-Brougham Street)	Minor arterial
Warrington Street (Forfar Street-Hills Road)	Minor arterial
Waterloo Road (Racecourse Road-Pound Road)	Collector
Waterloo Road (Pound Road-Barters Road)	Minor arterial
Waterloo Road (Barthers Road-Kirk Road)	Collector
West Coast Road (Yaldhurst Road-City Boundary)	Major arterial (SH73)
Westminster Street (Courtenay Street-Hills Road)	Collector
Wharenui Road (Riccarton Road-Blenheim Road)	Collector
Whincops Road (Halswell Junction Road-City Boundary)	Collector
Whiteleigh Avenue (Princess Street-Lincoln Road)	Minor arterial
Whitmore Street (Bealey Avenue-Hills Road)	Minor arterial
Wigram Road (Halswell Junction Road-Treffers Road)	Collector
Wilson's Road (Centaurus Road-Eastern Terrace)	Minor arterial
Wilson's Road (Shakespeare Road-Ferry Road)	Collector
Withells Road (Yaldhurst Road-Avonhead Road)	Collector
Woodbury Street (Withells Road-Mirfield Place)	Collector
Woodham Road (Avonside Drive-Pages Road)	Minor arterial
Wooldrige Road (Wairakei Road-Harewood Road)	Collector
Wordsworth Street (Durham Street-Waltham Street)	Minor arterial
Wrights Road (Matipo Street-Lincoln Road)	Collector
Yaldhurst Road (Riccarton Road-Peer Street)	Minor arterial
Yaldhurst Road (Peer Street-Russley Road)	Major arterial
Yaldhurst Road (Russley Road-West Coast Road)	Major arterial (SH73)

Appendix 4 - Map of roading hierarchy

Updated 12 March 2012

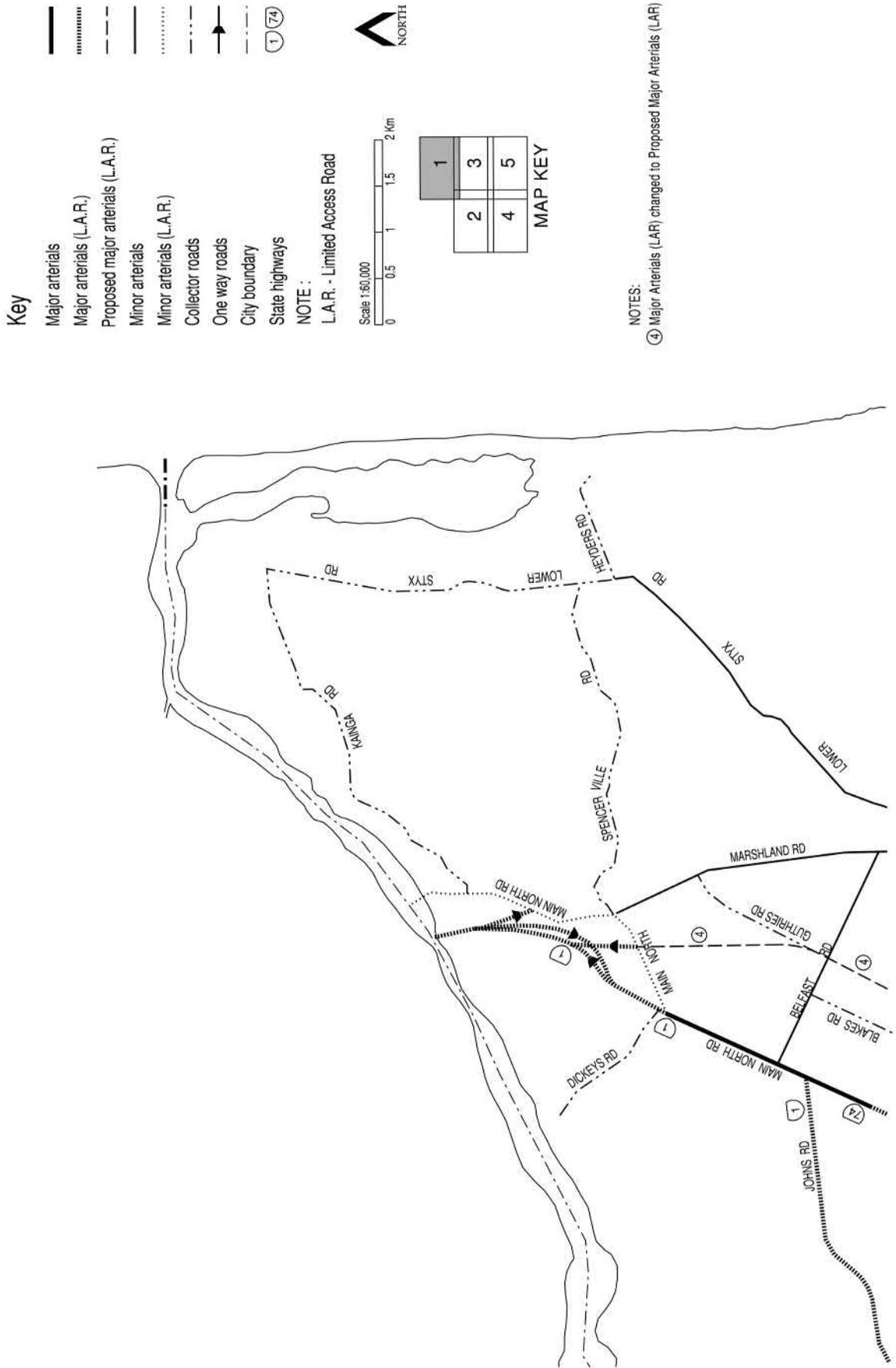
Main Map

Appendix 4 - Map of roading hierarchy

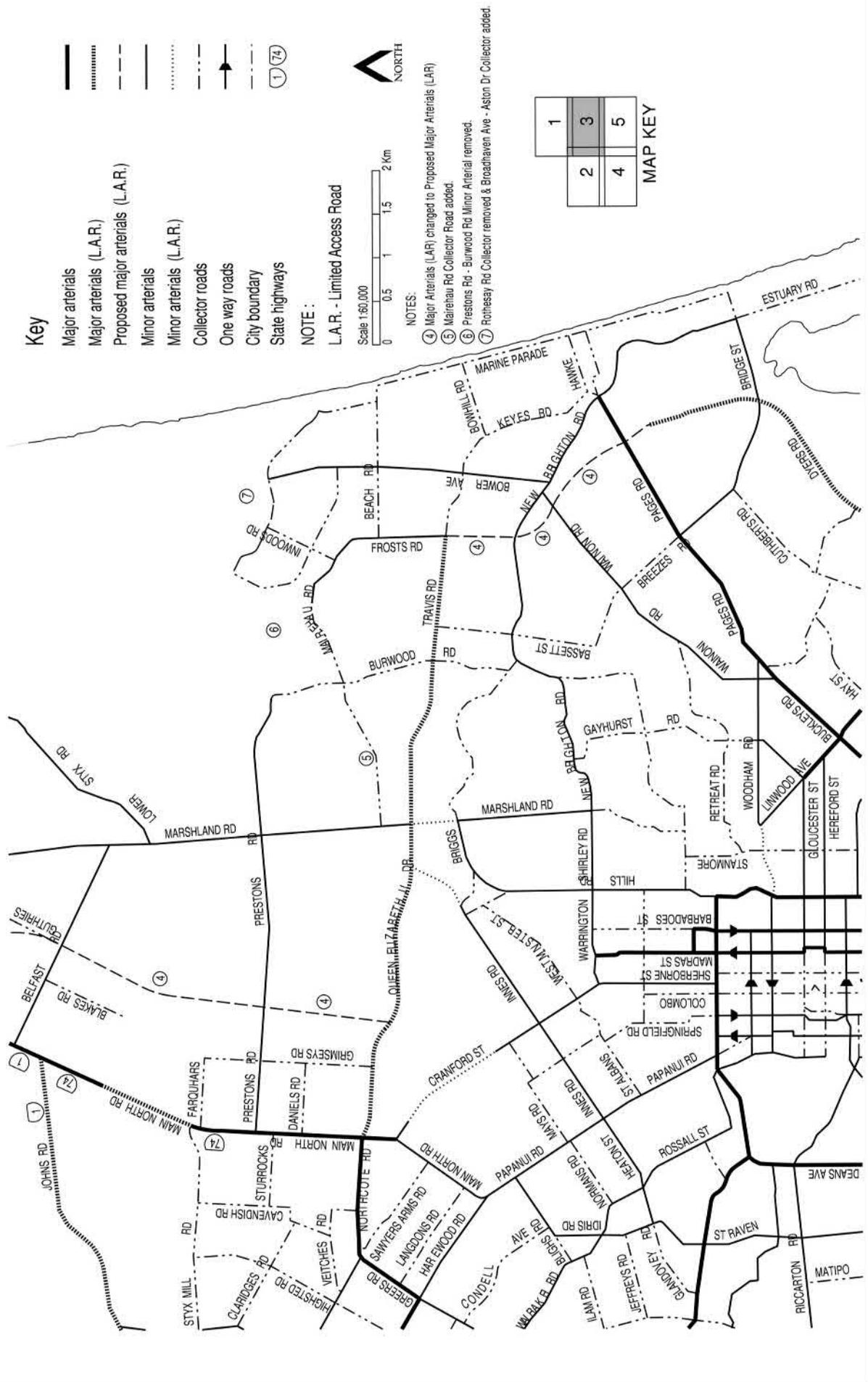


Roading hierarchy map enlargements

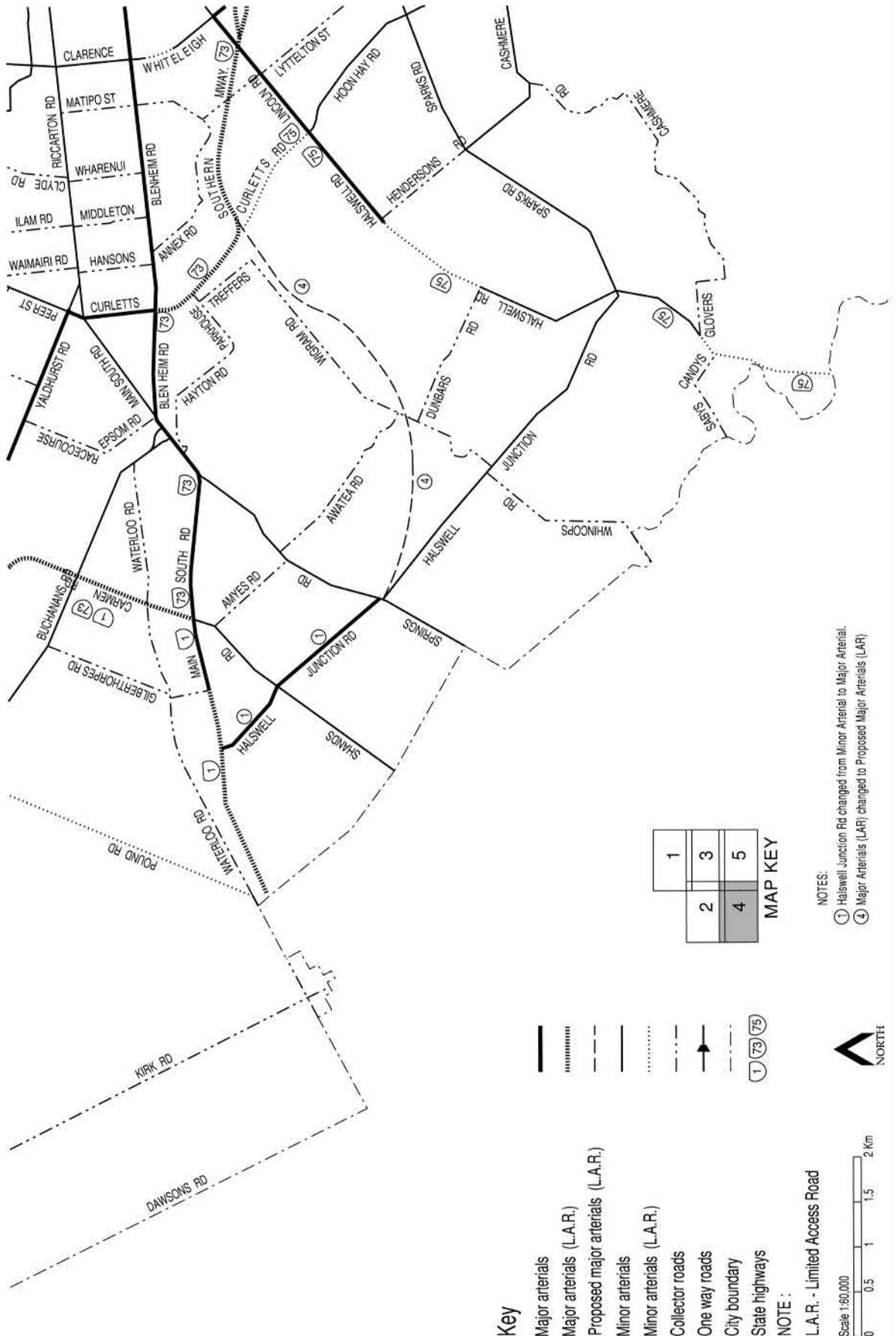
Appendix 4 - Roading hierarchy map enlargements



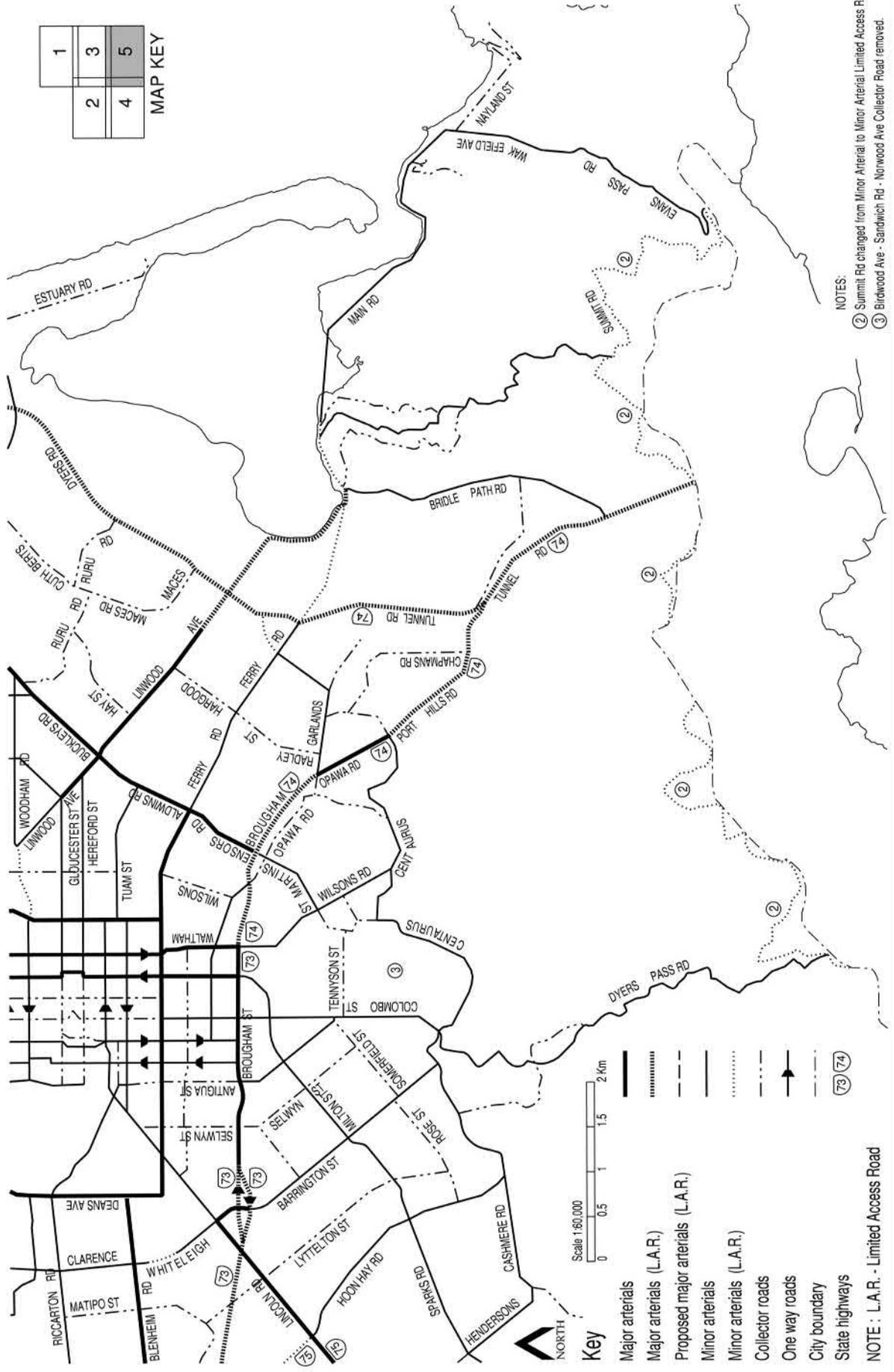
Appendix 4 - Roading hierarchy map enlargements



Appendix 4 - Roading hierarchy map enlargements



Appendix 4 - Roading hierarchy map enlargements



Appendix 4a - Map of cycle network

Updated 12 March 2012

Appendix 4a - Map of cycle network



Appendix 5 - List of limited access roads

Updated 14 November 2005

Appendix 5 - List of limited access roads		
Road name	Description	Classification
Avonside Drive	Fitzgerald Avenue to Linwood Avenue	Minor
Bexley Road (P)	Breezes Road to Brook Street	Major
Brougham Street	Waltham Road to Opawa Road	Major (SH 73)
Causeway, The (P)	McCormacks Bay Road to Beachville Road	Minor
Carmen Road	Main South Road to Masham Road	Major (SH 1)
Cranford Street	Fraser Street to north of McFaddens Road	Minor (SH 74)
Curletts Road	Halswell Road to Southern Arterial	Minor (SH 75)
Curletts Road	Southern Arterial to Blenheim Road	Major (SH 73)
Dyers Road (P)	Ferry Road to Breezes Road	Major
Ferry Road (P)	Main Road to Dyers Road	Minor
Halswell Road	Templetons Road to Tai Tapu Road (excluding built-up area)	Minor (SH 75)
Humphreys Drive (P)	Linwood Avenue to Ferry Road	Major
Innes Road	Briggs Road to Queen Elizabeth II Drive	Minor
Johns Road	Harewood Road to Main North Road (rural frontages)	Major (SH 1)
Linwood Avenue (P)	St Johns Street to Humphreys Drive	Major
Main North Road	Dickeys Road to City boundary	Minor
Main North Road	South of Englefield to Styx Mill Road	Major (SH 74)
Main Road (P)	Ferry Road to McCormacks Bay Road	Minor
Main South Road	Seymour Street to City Boundary	Major (SH 1)
Marshland Road (P)	Queen Elizabeth II Drive to Briggs Road	Minor
Masham Road	Buchanans Road to 50m south of Rosella Street	Major (SH 1)
Palinurus Road (P)	Dyers Road to Ferry Road	Minor
Port Hills Road	Curries Road to Tunnel Road	Major (SH 74)
Queen Elizabeth II Drive (P)	Main North Road to Travis Road	Major
Russley Road	Yaldhurst Road to Johns Road (rural frontages)	Major (SH 1)
Summit Road (P)	Evans Pass Road to City boundary	Minor
Tai Tapu Road	Candys Road to City Boundary	Minor (SH 75)
Travis Road (P)	Burwood Road to Frosts Road	Major
West Coast Road	Yaldhurst Road to City Boundary	Major (SH 73)
Whiteleigh Avenue	35m south of Railway to Princess Street	Minor
Woolston/Burwood (P)	Brook Street to Travis Road	Major
Yaldhurst Road	Russley Road to West Coast Road	Major (SH 73)

(P) = Proposed limited access road

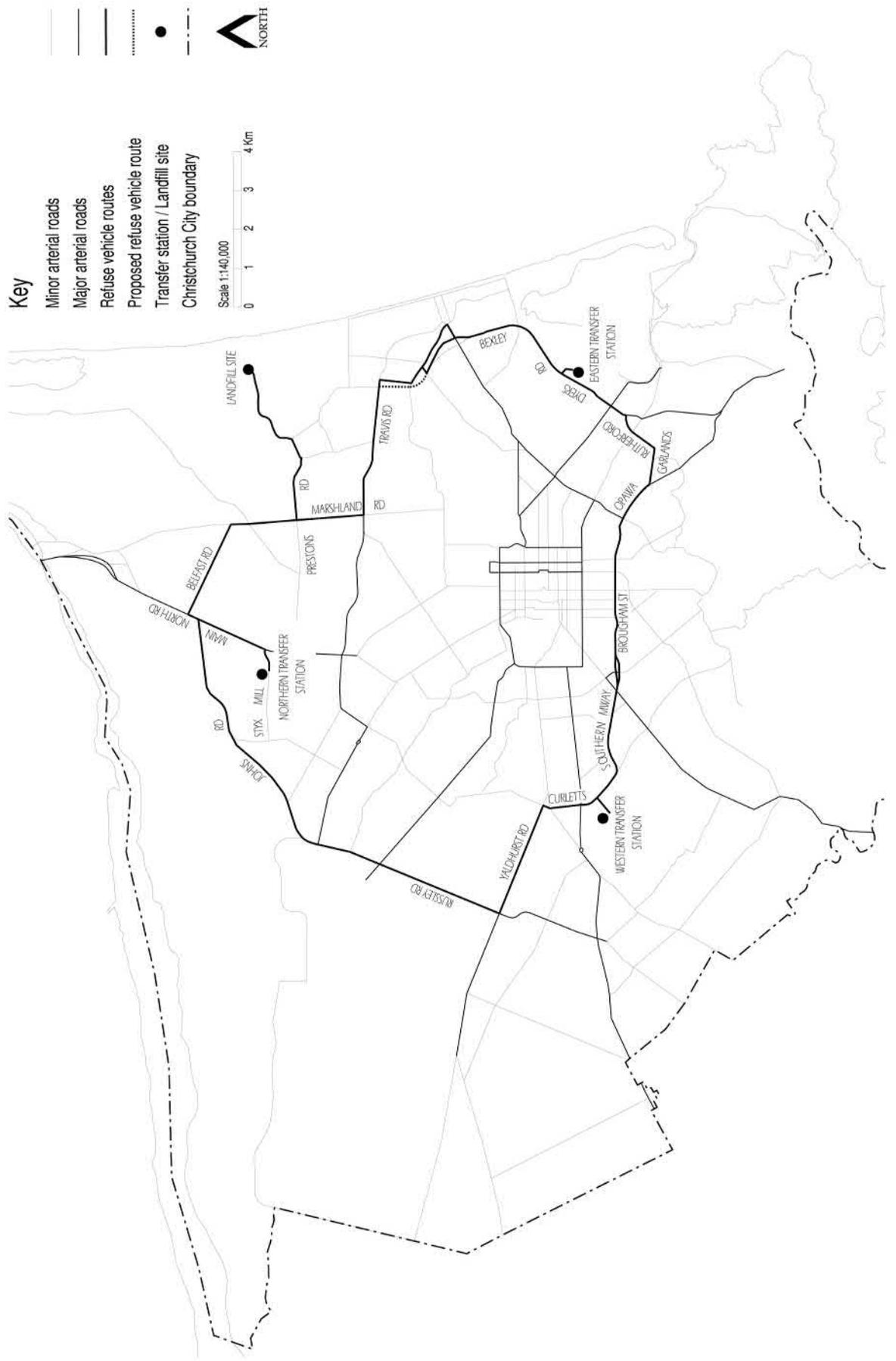
Appendix 6 - Landfill stages

Updated 14 November 2005

Appendix 7 - Access routes to Special Purpose (Landfill) Zone

Updated 14 November 2005

Appendix 7 - Access routes to Special Purpose (Landfill) Zone



Appendix 8 - Development plan - Special Purpose (Transfer Station) Zone

Updated 14 November 2005

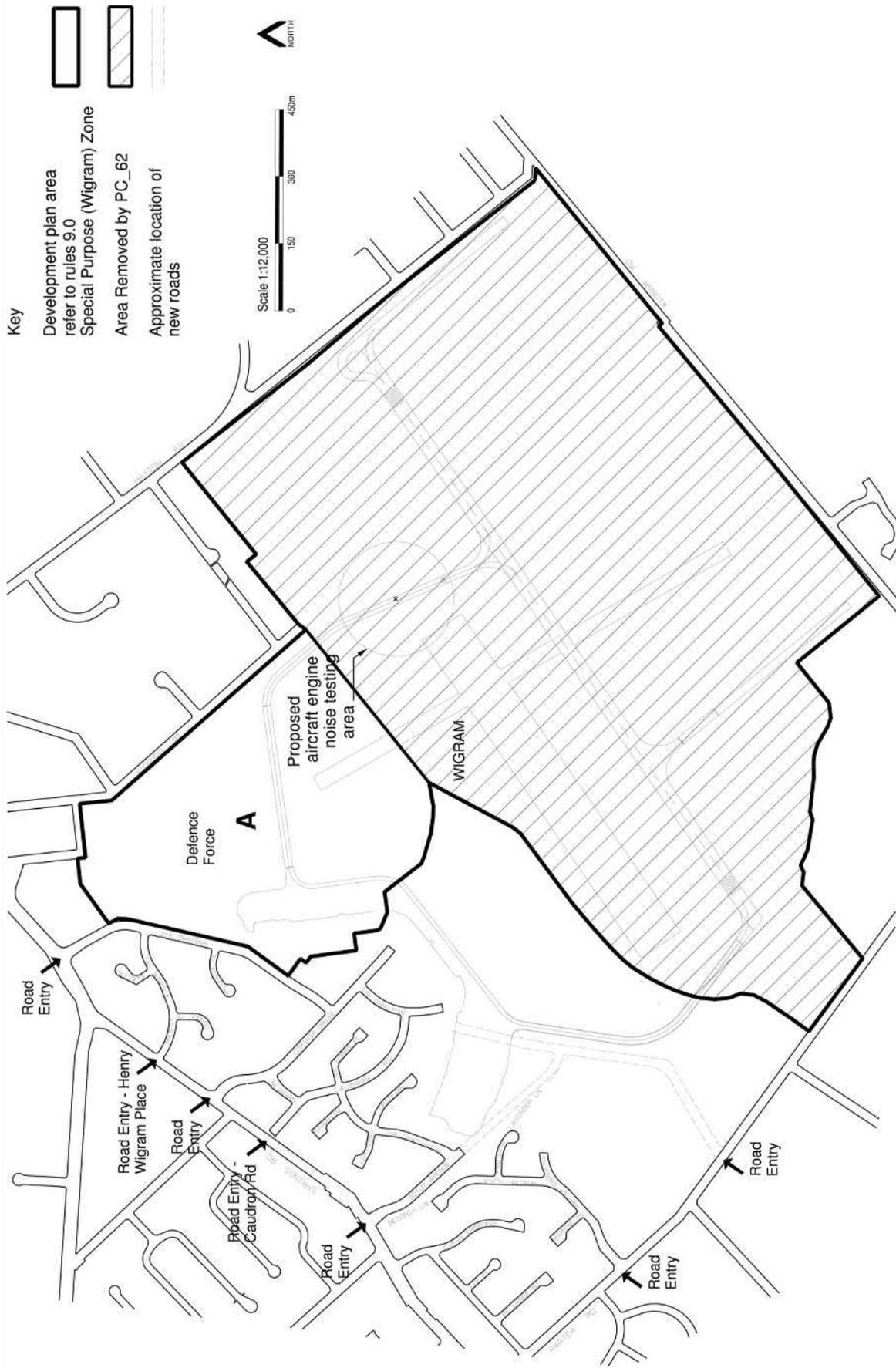
Appendix 9 - Special Purpose (Ferrymead) Zone

Updated 15 March 2010

Appendix 10 - Development plan - Special Purpose (Wigram) Zone

Updated 12 September 2011

Appendix 10 - Development plan - Special Purpose (Wigram) Zone



Appendix 11 - Aircraft Noise Exposure

Updated 30 September 2008

Appendix 11 - Aircraft Noise Exposure

This appendix derives from clause 2.5.7(c) Rural Zones

1.1 Indoor design sound levels

Buildings located within the 55 dBA Ldn line as shown on the planning maps shall be designed to ensure the indoor sound levels stated in the table below, are not exceeded.

Note: No new buildings subject to the provision of this appendix may be built within the 65 dBA Ldn air noise boundary.

Indoor Design Sound Levels, Aircraft Flight Operations

Building Type and Activity		Indoor Design and Sound Level	
		L _{max} dBA	L _{dn} dBA
Residential units:	Sleeping areas	55	40
	Other habitable areas	65	50
Travellers' accommodation:	Relaxing or sleeping	55	40
	Conference meeting rooms	55	40
	Service activities	75	60
Education activities:	Libraries, study areas	55	40
	Teaching areas, assembly areas	55	40
	Workshops, gymnasias	75	60
Retail activities, retail service and offices:	Conference rooms	55	40
	Private offices	60	45
	Drafting, open offices, exhibition spaces	65	50
	Typing, data processing	70	55
	Shops, showrooms	75	60

1.2 Noise insulation calculations and verification

(a) Consent applications must contain a report detailing the calculations showing how the required sound insulation and construction methods have been determined. Compliance with the Australian Standard AS 2021 1994 - Acoustics : Aircraft Noise Intrusion: Building Siting and Construction; will be deemed to meet the requirements of these rules.

(b) If noise insulation and construction methods other than those described in the standard above are intended to be used, then supporting laboratory sound insulation test data must be supplied.

(c) If required as part of the final building inspection, the sound transmission of the facade shall be tested in accordance with ISO 140 Pt6 or ASTM to demonstrate that the required facade sound insulation performance has been achieved. A test report is to be submitted. Should the facade fail to achieve the required standard then it shall be improved to the required standard and re-tested prior to occupation.

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Part 9 General City Rules

1.0 Information requirements for resource consents

1.1 General

Updated 14 November 2005

1.1.1 Importance of information

Updated 14 November 2005

The provision of sufficient information is essential to the processing of resource consents. This information is required to ensure that:

- (a) the environmental effects of an activity can be clearly understood;
- (b) any affected persons have reasonable certainty as to how they may be effected (particularly if their written consent is to be sought):
- (c) to enable processing of an application without undue delay; and most importantly
- (d) to avoid a situation where an activity, once established, is required to be subject to a consent or to cease operations, because of adverse effects which have become apparent but were not stated at the time the activity was commenced and/or applied for. This can place affected persons, or the Council in considerable difficulty, and create insecurity and potential costs for the persons undertaking the activity.

1.1.2 Provisions of the Fourth Schedule of the Act

Updated 14 November 2005

The provisions of the Fourth Schedule of the Act set out the general requirements for matters to be included in an assessment of the effects (of a proposal) on the environment, and the matters to be considered upon a resource consent.

1.1.3 Specific information requirements of the City Plan

Updated 14 November 2005

Section 92 of the Act requires the Council to specify in the City Plan any additional information it may require. It is to be stressed that it is not the Council's intention that an applicant supply very extensive details of a proposal under the Fourth Schedule of the Act, or to satisfy the Council's information requirements, when circumstances do not warrant this being done. The applicant (upon consultation with Council officers) should only supply that information which is relevant to the activity and its effects on the environment. The "environment" may include the wider environment such as the neighbourhood, rivers, groundwater, the coastline, the transport system, and air quality, among others. It also refers to affected persons in the immediate vicinity of the site, particularly neighbours.

In summary, information supplied should be tailored to the scale and intensity of effects that the proposed activity will generate.

1.2 Land use activities

Updated 14 November 2005

Where relevant to the circumstances of the application, the following information may be required by the Council.

- (a) A site plan(s) to the scale of 1 : 100, 1 : 200 or another recognised metric scale.
- (b) Elevations to the scale of 1 : 100, 1 : 200 or another recognised metric scale.
- (c) Any supporting written reports, photographs, models or other information relevant and appropriate to the nature and scale of proposal.

These plans and/or accompanying information will show:

- the location of any buildings on the site, including accessory buildings and existing buildings, whether to be retained or removed;
- in the case of buildings in rural zones, the location and extent of any impervious surfaces on the site;
- the distance between the buildings and all boundaries, and between buildings;
- the height and outline of buildings and the relevant recession plane;
- any balconies or other attachments to the building;
- where relevant, site levels and original ground level;
- any areas provided as outdoor living space or outdoor service space;
- the distance between buildings and any waterways (or from the coastline);
- any parking areas, the number of carparks, their dimensions and provision for access, loading, and circulation;
- in the case of non-residential or non-rural (other) activities in living and rural zones, the number of vehicle movements anticipated to or from the site, their frequency and timing, the number of heavy vehicles expected, and numbers of persons to be employed;
- any required landscaping, including areas for planting, the location and types of trees to be planted, the location of any outdoor storage areas, and how these are to be screened from view;
- any outdoor advertising proposed, including the dimensions, height, lettering and location (free-standing or on buildings) of any signage, or any illumination proposed;
- in respect to any potential for noise generation, the type and power of any proposed machinery or equipment; its location on-site or within buildings; the material of which the buildings are constructed; details of any proposed measures to reduce noise, including any insulating materials or structures; hours of operation; and the expected nature and frequency of noise events;
- in respect to any hazardous substances to be stored or used on-site, the type and volume of those substances; proposed methods of containment (including in emergencies); the location on-site or within buildings of any transfer or storage points; and transport arrangements on site;
- in respect to any potential for glare, the nature and location of any highly reflective surfaces; the location, nature and power of lighting on the site; and means of directing its spill;
- the location of any protected trees on the site or adjoining sites, and whether they are to be removed, trimmed or subject to any building or earthworks in the vicinity of the tree;
- Protected Buildings, Places and Objects and Archaeological Sites
 - For applications affecting historic buildings and structures:

Applicants should consult with the NZ Historic Places Trust. A full description of the cultural heritage value of the place is required. Applicants may also be required to prepare a building report or heritage inventory for the building or structure or a conservation plan. In preparing a conservation plan applicants should be guided by reference to the NZ Historic Places Trust's document: "Guidelines for Preparing a Conservation Plan" prepared by G Bowron and J Harris.

In respect of any alterations, the effect of the proposal on any protected buildings, places and objects, buildings adjoining these features or any special amenity areas including plans showing existing interior or exterior original features, and plans of these features supported by photographs (where appropriate).

(Note: For buildings subject to demolition (by approval) see recording requirements in Part 10 Clauses 1.3.4 - 1.3.6).

- Any proposals affecting archaeological sites:

Applicants should check with the NZ Archaeological Association filekeeper for previous surveys or additional sites and with iwi. Where no archaeological survey has been conducted for a particular property/area a survey should be done by the applicant to determine the effects of the proposal and provide for the avoidance, remedy and mitigation of adverse effects. Applicants should note that if an archaeological site is to be modified, an application must be made to the NZ Historic Places Trust for an authority to destroy, damage or modify the site.

- the effects on any natural features, including indigenous vegetation, ecosystems, the margins of waterways, the coastal environment or wetlands;
- any filling or excavation proposed, the type of fill, the volume and depth of fill and excavation, identification of those areas on the site subject to fill or excavation, the impact on utilities, or on any archaeological sites (to be advised to the New Zealand Historic Places Trust);
- the results of any consultation undertaken with parties who may be affected by the proposal, including Tangata Whenua; and
- any other information as specified in the Plan in relation to specific rules, e.g. protected buildings;
- for buildings in Living Zones, the identification of any parts of buildings over 5.5 m in height.

Note : For buildings in the Living 5 Zone, this requirement shall only apply to buildings or parts of buildings adjoining another Living Zone, or across the road from another Living Zone.

1.3 Subdivision activities

Updated 22 May 2006

(a) Plan requirements

All applications for subdivision consent shall be accompanied by a plan drawn to scale clearly showing the proposal, together with a report describing how compliance with the relevant sections of the Act can be achieved.

The plan must clearly show the intentions of the applicant and shall include, where applicable, all or any of the following:

- all the information required by Section 219 of the Act;
- new roads, with their widths and areas (and grades if on sloping ground), service lanes, pedestrian access ways and private ways or access lots;
- all topographical information including levels in terms of the Christchurch Drainage Datum, (where applicable), to determine the grade of the land, or whether or not land needs to be filled to achieve stormwater drainage or avoid inundation from any source;

- all existing underground services, springs, bores, field tiles and existing buildings, with notes to show if any buildings are to be removed;
- any significant trees, or areas of bush, or landscaping on the site; any archaeological or listed historic buildings, places, objects or trees;
- proposed and existing easements for any service, high pressure water, power, telecommunications, sanitary sewer and stormwater drainage;
- locations of any areas considered unsuitable for building purposes because of hazards such as uncompacted filling or potential flooding; and
- any other information which may assist the Council in its deliberation of the subdivision consent.

(b) Reports

Applications shall be accompanied with a report explaining the proposal and the manner in which it will comply with the rules of the City Plan and the relevant sections of the Act.

The matters that must be addressed are as follows:

- (i) Section 106 of the Act relating to erosion, subsidence, slippage, or inundation from any source.

The application shall be accompanied by a report from a suitably qualified person for all applications for subdivision consent in the Rural H, Living H, HA, HB, and TMB Zones and in any special purpose, cultural, conservation or open space zone on the Port Hills.

Where any application involves previously filled land a suitably qualified person shall report on the suitability of the land for the subdivision.

- (ii) Development contribution

Where land is to be vested for reserves, the results of prior consultation with the Council.

- (iii) Stormwater drainage

The application must show where the existing buildings obtain their outfall for stormwater; the outfall for all proposed allotments; the volume that will be discharged; whether or not the proposed outfall is capable of accepting that discharge, taking into account the catchment served by that respective outfall; and how the stormwater discharge is to be achieved and the timing of its installation.

- (iv) Sewage disposal

Existing buildings' connections to sewage disposal system shall be shown; the proposed method of sewage disposal from the additional allotments; and the timing of the installation of their outfalls.

- (v) Filling requirements

The existing land drainage outfall; how the new allotments will achieve their land drainage; and where allotments are in a hazard zone requiring filling above flood outfalls, the proposed fill depth shall be nominated.

- (vi) Previous contributions paid, credits claimed and remissions sought

Where a development contribution is payable to the Council (in either land and/or cash) under the Council's Development Contributions Policy, a statement as to any previous contributions paid in relation to the site (such as on previous development on the site); any credits claimed for existing titles or buildings; and any remissions sought, in accordance with the Development Contributions Policy.

- (vii) Cost sharing

Where the installation of a service such as roading, stormwater outfalls, water supply or sanitary sewer will provide a benefit to other land, and a share in the installation is proposed, a submission on the cost sharing proposal in accordance with the Council's Development Contributions Policy.

(viii) Water supply

The application shall show the existing water supply system; where existing buildings are connected to a reticulated supply; the location and alignment of the pipelines; any pipelines crossing proposed boundaries and proposed by easements; the proposed timing of any lines to be severed; and the results of any prior consultation with the Council.

(ix) New roads and engineering plans

Where new roads and formed private ways are included in a subdivision proposal, the results of any prior consultation with the Council; and the provision of an engineering plan.

(x) Road or right-of-way names

Where new roads or fully formed rights-of-way are included in the application, a selection of proposed new road names or lane names;

(xi) Filled land

A certificate in accordance with the code of practice for earthfill for residential purposes NZS 4431; 1978 shall be provided.

(xii) Private ways or rights-of-ways

A description of the formation proposals shall be supplied for private ways.

(xiii) Amalgamations

Where the subdivision application proposes amalgamation of land with adjoining allotments, such proposals shall be clearly shown on the face of the plan and referred to in the report. (The subdivision approval period will not commence until after the District Land Registrar advises on the practicality of the proposal.).

(xiv) Corner rounding and road widening

All designated road widening shall be shown on the plan together with corner rounding in living zones and corner splays in business zones.

(xv) Building demolition

Information as to demolition or removal of sheds/glasshouses/garages or any other building astride common boundaries or on individual lots shall be nominated as part of the information supplied with the application.

(xvi) Tree preservation

Where any significant or notable trees or vegetation are present on the land under consideration, these shall be shown.

(xvii) State highways

Where the application has frontage to a state highway the result of consultation with New Zealand Transport Agency.

(xviii) Electric power supply

The method of existing reticulation shall be indicated both on the plan and in the report; the proposals for the supply of electricity to the proposed allotments; and the results of prior consultation with the electricity supply authority.

(xix) Telecommunications

The proposed method and installation of telecommunications.

(xx) Archaeological sites

Applicants should check with the NZ Archaeological Association filekeeper for previous surveys or additional sites and with iwi. Where no archaeological survey has been conducted for a particular property/area a survey should be done by the applicant to determine the effects of the proposal and provide for the avoidance, remedy and mitigation of effects. Applicants should note that if an archaeological site is to be modified, an application must be made to the NZ Historic Places Trust for an authority to destroy, damage or modify the site.

Finally, attention is drawn to the need to be aware of any land use consents that may be required as a result of a subdivision making that activity non-complying (e.g. a new allotment boundary which may result in an existing building having an inadequate setback).

Note: applicants are advised that the provisions of information relating to the Council's Development Contributions Policy under clause (vi) and (vii) is not a regulatory requirement of the Plan.

2.0 Clarification of rules

2.1 Clarification of the status of activities not meeting certain standards

Updated 14 November 2005

2.1.1 Statement

Updated 14 November 2005

This rule has been incorporated into the Plan to clarify the status of existing activities which do not comply with standards in the Plan, and which may need to have some flexibility for expansion. It provides opportunities beyond existing use rights but does not extend to scheduling listed activities in Section 3 of Part 9 of the Plan.

2.1.2 General rule

Updated 14 November 2005

For the purpose of clarifying the rules in this Plan, where an activity as existing at the date of public notification is, (as a consequence of the provisions of this Plan) not in compliance with any one or more of the following critical, community, or development standards (in the zone rules or city rules), then where an extension to that activity is proposed, no account shall be taken of any existing element of non-compliance in respect to:

- any rules relating to building height or sunlight and outlook for neighbours;
- any rules relating to setbacks from boundaries, or from waterways; and
- any rules relating to the number and dimensions of carparking spaces.

The proposed extension itself must comply with all of the relevant critical, community, and development standards. (This rule applies in addition to any existing use rights that may exist under Section 10 of the Act).

2.1.3 Reasons for rule

Updated 14 November 2005

Some significant activities which do not comply with the provisions of critical, community or development standards in zones are subject to scheduling in living and rural zones.

Other activities are confined to existing use rights or to conditions of consent arising from resource consents.

There has been some doubt in the past as to the position of an activity which may seek to extend (beyond existing use rights) where the extension itself complies with all of the rules, but the existing activity does not, often because it pre-dates the former district schemes and their ordinances.

In order to allow existing activities to have some scope for expansion, while not increasing any adverse effects of non compliance, this rule clarifies that in respect of certain standards, any issue of compliance is confined to the extension of the activity, provided the extension itself complies.

Examples:

- (a) A church in a living zone, built without parking provision, seeks to expand its building area. The original church building requires 25 carparks under the city rules and the proposed extension another 10.

The effect of this rule is to clarify that the 10 carparks required by the complying extension be provided, but not the full 35 that the original building plus the extension would generate.

(b) A building is to be extended in a fully complying manner (including height), but part of the existing building breaches the standards relating to building height.

The rule in this case clarifies that the non-compliance of the existing building with building height standards is not a factor where the extension itself complies.

2.2 Temporary buildings and activities

Updated 14 November 2005

2.2.1 Statement

Updated 14 November 2005

This rule has been incorporated into the plan to clarify the status of temporary buildings, structures, tents etc. which may be required for special events or for construction purposes. The rule is to provide flexibility for provision of temporary structures, limited in either scale or duration, in order to minimise adverse (particularly visual) impacts.

2.2.2 Development standard

Updated 14 November 2005

Notwithstanding anything to the contrary in this Plan, the following shall be permitted activities in any zone.

(a) Temporary buildings ancillary to a building or construction project, **provided that** any such building does not exceed 40m² in area, or remain on the site for longer than the duration of the project or twelve months, whichever is the lesser.

(b) Carnivals, bazaars, public meetings and ancillary buildings and structures, **provided that** such activities or buildings shall not remain on the site longer than one month.

(Any activity not complying with the above clauses (a) and (b) shall be a discretionary activity with the exercise of the Council's discretion limited to the matter subject to this standard.)

2.2.3 Assessment matters for resource consents

Updated 14 November 2005

General

(a) The matters contained in Sections 104 and 105 and in Part II of the Act, apply to consideration of all resource consents for land use activities.

(b) In addition to the matters above, the Council shall also apply the relevant assessment matters set out below.

Assessment matters

The effect of a larger building or longer time period in regard to:

(a) any adverse effects on the amenities of the neighbourhood;

(b) any adverse effects on adjoining properties from noise, overshadowing, privacy or loss of visual amenity;

- (c) the impact on the road network and traffic safety in the vicinity of the site; and
- (d) whether the building can comply with other standards for buildings in the relevant zone.

2.2.4 Reason for the rule

Updated 14 November 2005

This rule provides for temporary buildings and activities that otherwise might not be permitted by the relevant zone rules. The buildings and activities are limited in area and duration in order to reduce adverse impacts particularly visual, on adjoining properties.

2.3 Permitted setback intrusions

Updated 14 November 2005

2.3.1 Statement

Updated 14 November 2005

The purpose of this rule is to clarify the position in respect to buildings intruding into building setbacks specified in this Plan, and to identify acceptable intrusions of parts of buildings where the intrusion has minor effects on the environment and would not compromise the purpose of the setback standard.

2.3.2 General rule

Updated 14 November 2005

Where a rule in this Plan requires buildings to be setback a minimum distance from a boundary the following features of a building may intrude into the setback to the limits specified.

- (a) Eaves may intrude up to 0.6 metres into the setback.
- (b) A porch, windbreak, chimney, external stairway, landing or unenclosed balcony up to 1.8 metres in length, may intrude into the setback for up to 0.8 metres, **provided that** any one of these features intrudes only once into each setback of each building. Intrusions by these features may occur in combination, for example, one setback can be intruded by both a chimney and a porch.

Note: Reference should be made back to the particular standard requiring the setback (generally street scene and separation from neighbours standards) to determine the category of resource consent required for intrusions of features other than those provided for by this rule or which exceed the specified limits.

For example a proposed residential unit in the Living 1 Zone includes a porch that intrudes 1m into the required setback from an internal boundary. In this case the separation from neighbours standard is a development standard, and as the intrusion exceeds that permitted by this rule, the activity is a discretionary activity with the exercise of the Council's discretion limited to the matter subject to that standard.

2.3.3 Reason for the rule

Updated 14 November 2005

Street scene and separation from neighbours standards throughout the Plan generally require buildings to be setback a minimum distance from either a road boundary or an internal boundary. This rule provides for certain building features to intrude into the required setbacks. These features generally have little impact on the amenities of adjoining properties. The intrusions are limited in order to ensure that the effects on neighbours are minimal, and the purpose of setbacks is maintained.

2.4 Permitted recession plane intrusions

Updated 14 November 2005

2.4.1 Statement

Updated 14 November 2005

The purpose of this rule is to clarify that certain parts of buildings can intrude into recession planes, without compromising sunlight and outlook.

2.4.2 General rule

Updated 14 November 2005

Where a rule in this Plan requires buildings to comply with recession planes as shown in Part 2, Appendix 1 the following features may intrude through the recession plane within the limits specified.

(a) All zones, except Central City Zone:

(i) chimneys, ventilation shafts, spires, poles and masts (where poles and masts are less than 9m above ground level), provided that the maximum dimension thereof parallel to the boundary for each of these structures shall not exceed 1m and provided that for buildings over three storeys, such features are contained within or are sited directly against the outside structural walls;

and

(ii) lift shafts, stair shafts, and roof water tanks provided that there is a maximum of one intrusion of a lift shaft or stair shaft or roof water tank (or structure incorporating more than one of these) permitted for every 20 metre length of internal boundary, and the maximum dimension thereof parallel to the boundary for this structure shall not exceed 3m, and provided that the minimum distance between each of these structures shall be 20m, and provided that for buildings over three storeys, such features are contained within or are sited directly against the outside structural walls.

and

(iii) where a single gable end with a base (excluding eaves) of 7.5 metres or less faces a boundary and a recession plane strikes no lower than half way between the eaves and ridge line, the gable end may intrude through the recession plane.

(b) Central City Zone only:

Lift and stair shafts, chimneys and vents, spires, poles and masts, roof water tanks and roofing towers, together with their enclosures, provided the maximum dimension parallel to the road boundary shall not exceed 5 metres.

Note: The rules in this Plan requiring compliance with recession planes (sunlight and outlook for neighbours, sunlight admission to important pedestrian areas, and scale of buildings in relation to streets) are development standards. Therefore any building with recession plane intrusions of features other than those provided for by this rule, or which exceed the limits specified, shall be a discretionary activity with the exercise of the Council's discretion limited to the matter subject to that standard.

Attention is drawn to the provisions for exceptions from the height requirements for buildings (see Definitions).

2.4.3 Reason for rule

Updated 14 November 2005

Sunlight and outlook for neighbours standards throughout the Plan and sunlight admission to important pedestrian areas and scale of buildings in relation to street standards for the Central City Zone require buildings to comply with recession planes. This rule provides for certain building features to intrude through recession planes. These features generally have little impact on the amenities of adjoining properties. The intrusions are limited in order to ensure that the effects on neighbours are minimal.

2.5 Permitted open space intrusions

Updated 14 November 2005

2.5.1 Statement

Updated 14 November 2005

The purpose of this rule is to clarify that certain parts of buildings can exceed the open space standards, without compromising the overall spaciousness of the zone.

2.5.2 General rule

Updated 14 November 2005

Where a rule in this Plan requires compliance with open space standards the following features are excluded:

- fences, walls and retaining walls;
- eaves and roof overhangs up to 600mm in width from the wall of a building;
- uncovered swimming pools up to 800mm in height above ground level; and
- decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - are no more than 800mm above ground level and are uncovered or unroofed; or
 - where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site.

2.5.3 Reason for rule

Updated 14 November 2005

This rule provides for certain building features to intrude in to the open space standards. These features have little impact on the amenities of adjoining properties as well as the overall spaciousness of the zone. The intrusions are limited in order to ensure that the effects on adjoining neighbours are minimal.

2.6 Combined activities

Updated 14 November 2005

2.6.1 Statement

Updated 14 November 2005

This rule has been incorporated into the Plan to clarify the application of standards when more than one activity is proposed to establish on a site.

2.6.2 General rule

Updated 14 May 2012

Any site may be used at the same time for any two or more activities provided that all the standards (zone rules and city rules), other than those relating to building floorspace, site density, or open space specified in the Plan for each activity are severally complied with. No activity shall exceed the building floorspace, site density and open space standards stipulated for that activity, and no combination of activities shall jointly exceed the largest the maximum allowed for any individual activity on the site.

2.6.3 Reasons for rule

Updated 14 May 2012

This rule is intended to clarify, firstly that more than one activity may establish on a site, and secondly, the application of standards. The rule clarifies that floor space, density, and open space standards for different activities cannot be added together for different activities on the same site. For example if the open space standard is 0.8 Residential Floor Area Ratio for a residential activity and 0.5 Plot Ratio for an other activity, the standards cannot be combined to give a total ratio of 1.3, rather each activity component should not exceed its own standard, and in combination should not exceed the largest maximum for any individual activity, which in this example is 0.8. The development could therefore comprise of an 'other' activity up to 0.5 plot ratio, plus an additional residential component of up to 0.3 Residential Floor Area Ratio.

2.7 Accessory buildings on vacant sites

Updated 14 November 2005

2.7.1 Statement

Updated 14 November 2005

This rule has been incorporated to clarify that an accessory building to a residential unit may be erected prior to the erection of the residential unit.

2.7.2 General rule

Updated 14 November 2005

An accessory building to a proposed residential unit may be erected on any site notwithstanding that the residential unit has not as yet been erected and provided that the accessory building does not exceed 40m² in area.

Refer also to development, community and critical standards in the relevant zone and city rules.

2.7.3 Reasons for rule

Updated 14 November 2005

This rule clarifies that an accessory building may be erected before the residential unit to which it is accessory. The size of the accessory building is limited in order to ensure that the effects on neighbours and the amenities of the neighbourhood are minimal.

2.8 Maintenance of buildings and land

Updated 14 November 2005

2.8.1 Statement

Updated 14 November 2005

The purpose of this rule is to clarify when the state of a building or site does affect amenity values.

2.8.2 General rule

Updated 14 November 2005

- (a) No building, excavation or road work shall be left abandoned for a continuous period of more than a month.
- (b) Where any building is demolished on a site, the owner and/or occupier shall:
 - (i) keep the site clear and free from rubbish;
 - (ii) prevent nuisance arising from dust or water lying on the surface of the site;
 - (iii) paint or resurface and thereafter maintain any wall exposed by the demolition of the building.

Note : Attention is drawn to Clause 17 (Adverse Effects) of the Act. This clause requires every person to avoid, remedy, or mitigate any adverse effects on the environment. If any person is causing an adverse effect on the environment then enforcement action can be taken under the Act.

2.8.3 Reasons for rule

Updated 14 November 2005

Unfinished building work, excavations or road works can adversely affect the amenity values of those people living and working in close proximity to such sites or buildings. This rule is to ensure that amenity values are maintained and enhanced.

2.9 Permitted activities on land acquired for reserve purposes

Updated 22 May 2006

2.9.1 Statement

Updated 22 May 2006

This rule has been incorporated into the Plan to clarify that irrespective of the zoning shown in the Plan on land which has been acquired by the Council for any purpose specified in Part III of the Reserves Act 1977 or for open space and/or recreation under the Local Government Act 1974, activities which comply with all of the performance standards for the Open Space 1 Zone shall be a permitted activity.

2.9.2 General Rule

Updated 22 May 2006

- (a) On land which has been acquired by the Council for any purpose specified in Part III of the Reserves Act 1977 or for open space and/or recreation under the Local Government Act 1974, any activity that complies with all of the development and community standards for the Open Space 1 Zone under Part 6, Clauses 2.2 and 2.3 shall be a permitted activity.
- (b) Where an activity does not comply with any one or more of these standards, Part 6, Clause 2.1.1 (b), (c), and (d) shall apply.

2.9.3 Reasons for rule

Updated 22 May 2006

The purpose of this rule is to avoid the need for resource consent applications to be lodged for any use of land, as specified in Part III of the Reserves Act 1977 or for open space and/or recreation under the Local Government Act 1974, where the zoning is not yet appropriate for this use, but where this use is not likely to have any more than minor effects on the environment, including effects on land and neighbours and on the amenities of the neighbourhood.

3.0 Scheduled activities

Updated 14 November 2005

Guide to using these rules

Step 1: Check whether the site(s) on which the activity is located is shown as containing a scheduled activity , on the planning maps.

Step 2: Check which specific class and category of scheduled activity applies to that site (refer to lists in Clauses 3.8.1 - 3.10.3).

(For activities other than the scheduled activity for the site, refer to the relevant zone rules.)

Step 3: If a Class 1 or 2 scheduled activity check whether the scheduled activity complies with all of the development standards for that category of scheduled activity.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that rule.

Step 4: Check whether the scheduled activity (Class 1, 2, or 3) complies with the critical standard for that category of scheduled activity.

If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Step 5: Check any city rules that may apply to the activity (noted by cross-reference in the standards).

Class 1 or 2 scheduled activities

If the activity complies with all of the rules in this section and the city rules, it is a permitted activity.

Class 3 scheduled activities

If the activity complies with the critical standard in this section and the city rules, it is a discretionary activity.

If not, application will need to be made for a resource consent, assessed as a non-complying activity.

3.1 Statement

Updated 14 November 2005

Scheduled activities are primarily located in living zones and to a lesser extent in rural zones. They are characterised by distinctly different function, appearance and effects to other activities within the surrounding environment. However, because of their function, they are required to be strategically distributed around the city. The activities concerned are likely to be either discretionary or non complying in terms of the zone rules, and hence reliant on existing use rights, in the absence of some form of special recognition. Scheduled activities have been divided into three classes: Class 1, Class 2, and Class 3. The majority of scheduled activities are in Class 1.

The main categories of Class 1 scheduled activities are:

- scheduled service stations;
- scheduled hotels and taverns;
- scheduled metropolitan facilities in Living 4A, 4B and 4C Zones;
- scheduled public utilities and depots;

- scheduled service centres and community services;
- scheduled fire stations;
- scheduled rural activity - Yaldhurst Transport and Science Museum;
- scheduled holiday park - Meadow Park Holiday Park

Class 2 scheduled activities include:

- scheduled spiritual facilities.

Class 3 scheduled activities include:

- scheduled chartered clubs;
- scheduled hotels and taverns (not listed as Class 1); and
- scheduled rural industries - sawmilling/timber processing and aggregate processing, Coutts Island Road.

The majority of Class 1 scheduled activities in this Plan are those which have been provided with a degree of permitted activity status, either through a zone, a schedule or a designation in the previous district plan. They are also well established facilities representing significant investment in building and site development, and are a type of activity which provide a service to the community and its visitors which, with some exceptions, require distribution around the city. Consequently, while in terms of local environmental effects alone most of the scheduled activities would be better located in business zones, they are also provided for on specific sites outside the business zones.

Existing spiritual facilities are included within the Class 2 Schedule. A number of existing spiritual facilities comply with the criteria mentioned in the previous paragraph. Spiritual facilities have however been listed in a separate class to recognise their unique role within the community. Spiritual facilities provide a diverse range of services to a wide range of people within the community and are an activity that is typically accepted within living environments. Spiritual facilities are also well established facilities representing significant investment in building and site development, and are a type of activity which provide a service to the community and its visitors which require distribution around the city.

Wider environmental issues such as energy efficiency and the environmental effects associated with fuel usage support the distribution of these activities in closer proximity to the customer. Walking to the site in some circumstances can be retained as an option, as well as the obvious convenience to inhabitants.

Some exceptions to the scheduled activity philosophy have been made due to historical recognition. These exceptions have been recognised as Class 3 scheduled activities and have been given discretionary activity status.

Environmental results anticipated

- (a) A well distributed, but specific, range of established facilities in living and rural zones which provide convenient and useful services in close proximity to the user.
- (b) Maintenance of the local zone environment such that scheduled activities are not dominant and are of a scale and distribution consistent with maintaining the viability of suburban centres.
- (c) Maintenance of adequate standards of amenity in the living or rural zones, particularly with respect to visual appearance, impacts of traffic movement, noise generation, safety in terms of hazardous substances and minimised odour or other nuisances to adjoining properties from scheduled activities.
- (d) An environment which provides certainty and security for the significant investment in buildings and site development for traditionally recognised strategically located facilities.

3.2 General rules

Updated 14 November 2005

3.2.1 Application of scheduled activity rules

Updated 14 November 2005

The rules in this part of the Plan replace those zone rules specified for the site on which the activity is scheduled, in respect of the scheduled activity only.

3.2.2 Zone rules - activities other than scheduled activities

Updated 14 November 2005

Any activity on the site, other than that for which the site is specifically scheduled, shall be subject to the normal standards applicable to the zone which applies to the site.

3.2.3 Class of scheduled activity

Updated 14 November 2005

There are three classes of scheduled activities; Class 1 scheduled activities are listed in Clause 3.8 and Class 3 Clause 3.10. Class 2 scheduled activities are described in Clause 3.9.

3.3 Categories of activities

Updated 14 November 2005

3.3.1 Scheduled activities

Updated 14 November 2005

(a) Any Class 1 or 2 scheduled activity which complies with:

- all of the development standards under Clause 3.4; and
- the critical standard under Clause 3.5,

shall be a **permitted activity** .

(b) Any Class 1 or 2 scheduled activity which complies with the critical standard under Clause 3.5, but does not comply with any one or more of the development standards under Clause 3.4, shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any Class 3 scheduled activity which complies with the critical standard under clause 3.5 shall be a **discretionary activity** .

(d) Any scheduled activity (Class 1, Class 2, or Class 3) which does not comply with the critical standard under Clause 3.5 shall be a **non-complying activity** .

3.4 Development standards

Updated 14 November 2005

3.4.1 Site density and open space

Updated 14 November 2005

(a) Site density:

The maximum plot ratio per site shall be:

Scheduled hotels and taverns in Living 1 & 2 Zones	0.4
Scheduled fire stations in Living 1, RS & 2 Zones	0.5
Scheduled hotels, taverns, and spiritual facilities in Living 3 Zone	0.6
Scheduled hotels, tavern, and spiritual facilities in Living 4 Zones, scheduled fire stations in Living 4C Zones, scheduled metropolitan facilities (except for the Alpa Community Cottage which shall be 0.4)	0.8
Scheduled holiday park - Meadow Park Holiday Park	0.4

(b) Open Space

(i) The maximum site area to be covered by buildings shall be:

Scheduled hotels and taverns in Living 1 & 2 Zones:	40%
Scheduled public utilities:	
• sewage treatment facilities	5%
• works depots	40%
Scheduled service stations (including canopy)	50%
Scheduled service centres and community services	50%
Scheduled rural activity -Yaldhurst Transport and Science Museum	40%
Scheduled spiritual facilities in the Living 1, H and 2 Zones	50%
Scheduled holiday park - Meadow Park Holiday Park	40%
Scheduled spiritual facilities in the rural zones	

The maximum percentage of site area to be covered by buildings shall be as specified in Clause 2.4.9, Part 4, for the relevant rural zone.

(ii) The maximum site area to be covered by buildings, or impervious surfaces used for vehicle parking and access, shall be:

Christchurch Academy	70%
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3.4.2 Street scene

Updated 14 November 2005

Minimum building setback from road boundaries shall be:

Scheduled metropolitan facilities, scheduled hotels, taverns, and spiritual facilities in Living 3, 4A, 4B & 4C Zones, scheduled fire stations	3m
Scheduled rural activity - Yaldhurst Transport and Science Museum	3m
Scheduled holiday park - Meadow Park Holiday Park	4.5m
Scheduled service centres and community services, scheduled public utilities	6m
Scheduled spiritual facilities in the Living 1, H, and 2 Zones	6m
Scheduled hotels and taverns in Living 1 & 2 Zones, scheduled service stations (excluding canopy)	10m
Scheduled spiritual facilities in rural zones	15m

except that where sites are less than 0.4ha a setback of 6m is required.

3.4.3 Separation from neighbours

Updated 14 November 2005

Minimum building setback from any internal boundary of a scheduled site shall be:

Scheduled metropolitan facilities, scheduled hotels, taverns, and spiritual facilities in Living 3 & 4A, 4B and 4C Zones, scheduled service centres and community services, scheduled public utilities, scheduled fire stations	3m
Scheduled rural activity - Yaldhurst Transport and Science Museum	3m
Scheduled holiday park - Meadow Park Holiday Park	3m
Scheduled hotels and taverns in Living 1 & 2 Zones, scheduled service stations	6m
Scheduled spiritual facilities in the Living 1, H, and 2 Zones	5m
Scheduled spiritual facilities in rural zones	10m
except that on sites less than 0.4ha the minimum setback shall be 3m	

3.4.4 Sunlight and outlook for neighbours

Updated 14 November 2005

(a) On sites within or adjoining a living, cultural, conservation or open space zone buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above the boundary of the scheduled site as shown in Part 2, Appendix 1.

(b) The level of site boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

3.4.5 Visual amenity

Updated 14 November 2005

(a) Outdoor storage areas

(i) Outdoor storage areas shall not be located within the setbacks specified in Clauses 3.4.2 or 3.4.3.

(ii) Outdoor storage areas shall be screened from adjoining sites or roads by landscaping, wall(s), fence(s) or a combination, except across those parts of the road boundary used as a vehicle crossing. The minimum height of screening shall be 1.8m. Where screening is by way of landscaping, it shall be for a minimum depth of 1.5m along the road or internal boundary.

(b) Area to be landscaped

Minimum percentage of the site to be set aside as a landscaped area shall be:

Scheduled metropolitan facilities, scheduled hotels, taverns, and spiritual facilities in Living 3, 4A, 4B and 4C Zones, scheduled service stations, scheduled fire stations	5%
Scheduled rural activity - Yaldhurst Transport and Science Museum	5%
Scheduled hotels and taverns in Living 1 & 2 Zones, scheduled spiritual facilities in the Living 1, H, and 2 Zones, scheduled service centres and community services	10%
Scheduled holiday park - Meadow Park Holiday Park	10%
Scheduled public utilities	15%

(c) Location of landscaping

On sites other than rear sites, all required landscaping shall be located along the road frontage of the site. Such landscaping shall include a landscaping strip with a minimum width of 3m along the road frontage, except across vehicle crossings **except that:**

- (i) for scheduled metropolitan facilities, the landscaping strip shall have a minimum width of 1.5m;
- (ii) on sites adjoining a living, cultural, open space or conservation zone:

- at least half of the required landscaping shall be located along the zone boundary; and
- provision shall be made for landscaping, fence(s), wall(s), or a combination to at least 1.8m in height along the length of the zone boundary. Where landscaping is provided it shall be for a minimum depth of 1.5 m along the zone boundary, except for road frontages which are also zone boundaries, where the requirement for fencing and walls to be 1.8m in height shall not apply, and where the minimum landscape depth of 3m shall be planted in trees in accordance with (d) below.

(d) Trees

- (i) Sites with road frontages of at least 10m, shall be planted with a minimum of one tree, plus one additional tree for every 10m of road frontage (e.g. 10m frontage - 2 trees, 20m - 3 trees etc.).
- (ii) Where three or more trees are required, these trees shall be planted no more than 15m apart, or closer than 5m apart.
- (iii) Any trees required shall be planted along the road frontage and in front of any buildings on the site.
- (iv) In addition to (i) - (iii) above, one tree shall be planted for every 5 parking spaces required on the site. Trees shall be planted within or adjacent to the carparking area.
- (v) Any trees required by this rule shall be of a species capable of reaching a minimum height at maturity of 8 metres and shall be not less than 1.5m high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this rule.

(e) Protection of trees and landscaping

- (i) Any trees required under Clause (c) above shall be located within a landscaping strip (see Clause (b)) or within a planting protection area around each tree, with a minimum dimension or diameter of 1.5m.
- (ii) No more than 10% of any landscaping strips (see Clause (b)) and planting protection areas shall be covered with any impervious surfaces.
- (iii) Landscaping strips and planting protection areas adjacent to a road boundary or adjacent to or within carparking areas shall be provided with wheel-stop barriers to prevent damage from vehicles. Such wheel-stop barriers shall be located at least 1m from any tree.

(f) Maintenance of landscaping

Any landscaping or trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.

3.4.6 Height of buildings - Class 2 Scheduled Activities (spiritual facilities) in the Living H and rural zones only

Updated 14 November 2005

The maximum height of any building shall be:

Rural zones	10m
except that the maximum height of any spire or tower shall be 12m	
Living H	7m

3.4.7 Continuous building length - ridgelines and parapets - residential and other activities, that part of the Stonehurst Accommodation site zoned LA4 only.

Updated 14 November 2005

No length of ridgeline/s and/or horizontal parapet/s of a building or buildings separated by a length of less than 3.6m (from ridgeline and/or parapet to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that:

- (i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary.
- (ii) Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end of the building, the length of that step need only equal the remaining length of the ridgeline and/or horizontal parapet.

(Refer to Part 2, Appendix 1A and the definition of step, length and ridgeline for further clarification of this rule.

3.4.8 Continuous building length - exterior walls - residential and other activities, that part of the Stonehurst Accommodation site zoned L4A only

Updated 14 November 2005

- (a) Steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
Less than or equal to 20m	0
>20m <24m	1
>24m <28m	2
>28m <32m	3
>32m	4+1 for every additional 10m of length over 32m

- (b) Where steps are required by (a) above:
 - (i) One step shall have a minimum depth of 2m. Any steps required there after shall have a minimum depth of 1m.
 - (ii) One step shall have a minimum length of 2m. Any steps required there after shall have a minimum length of 4m.
 - (iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
 - (iv) The required steps shall be provided at all levels of the exterior walls.

except that:

- (i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.
- (ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

(Refer to Part 2 Appendix 1A and the definitions of step, depth, length and ridgeline for further clarification of this rule.)

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Building adjacent to waterways and the coastline
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Relocated buildings
(refer Part 10, Clause 5)

Sale of liquor
(refer Part 10, Clause 4)

Hazardous substances
(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

3.5 Critical Standard

Updated 14 November 2005

3.5.1 Height

Updated 14 November 2005

The maximum height of any building shall be as follows:

Scheduled service stations, Scheduled service centres and community services, Scheduled chartered clubs, Scheduled public utilities (except those within Living 3 Zone), Scheduled hotels and taverns in Living 1 and 2 Zones, Scheduled spiritual facilities in the Living 1, H and 2 Zones, Scheduled holiday park - Meadow Park Holiday Park, Scheduled fire stations in all zones except Living 4C and the training centre tower at 929 Ferry Road	9m
Scheduled hotels, taverns, spiritual facilities and scheduled public utilities within Living 3 Zone, Scheduled hotels and taverns in Living 4A and 4C Zones, Scheduled metropolitan facilities, scheduled fire stations in Living 4C Zone, and Scheduled spiritual facilities in the Living 4 Zones	11m in accordance with planning maps 39B and 39D
Scheduled fire station training tower at 929 Ferry Road	20m
except:	
that for scheduled spiritual facilities the maximum height of any spire or tower shall be:	
Living 1 and 2 Zones	12m
Living 3 Zone	13m
Living 4 Zones	20% above the maximum height permitted by planning maps 39B and 39D
Scheduled rural activity - Yaldhurst Transport and Science Museum	20m

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Airport protection surfaces (prohibited activities)
(refer Part 9, Clause 6)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

3.6 Assessment matters for resource consents

Updated 14 November 2005

3.6.1 General

Updated 14 November 2005

The matters contained in Sections 104 and 105, and in Part II of the Act, apply to consideration of all resource consents for land use activities.

In addition to these matters the Council shall also apply the relevant assessment matters set out in Clauses 3.6.2 - 3.6.6 below.

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

3.6.2 Site density and open space

Updated 14 November 2005

- (a) The ability to provide adequate landscaping, setbacks, parking and manoeuvring spaces required by the standards applicable to scheduled activities.
- (b) Any adverse visual effects of increased building coverage or site density, particularly on any adjoining residential properties.
- (c) Any adverse effects on adjoining properties in terms of dominance by buildings, loss of privacy and access to sunlight and daylight.
- (d) The ability to mitigate any adverse effects of increased coverage or site density by additional landscaping or screening.
- (e) The extent to which any reduced open space on a site adversely effects the amenity values of the surrounding rural environment.

3.6.3 Street scene

Updated 14 November 2005

- (a) The ability to provide adequate opportunity for landscaping and tree planting in the vicinity of road boundaries.
- (b) Any adverse effects of the building intrusion into the street scene on the outlook and privacy of people on adjoining sites.
- (c) Whether the site has more than one road frontage and whether it would be unreasonable in the circumstances to require both frontages to comply with the rule.
- (d) The ability to mitigate any adverse effects of the proposal on the street scene; and the effectiveness of other factors in the surrounding environment in reducing the adverse effects, such as existing wide road widths, street plantings and the orientation of existing buildings on adjoining sites.

3.6.4 Separation from neighbours

Updated 14 November 2005

- (a) Any potential for adverse effects from scheduled activities on adjoining residential properties.
- (b) The provision of compensating landscaping or screening.
- (c) The scale and height of buildings within the reduced setback.
- (d) The ability to better utilise the site and provide better environmental quality elsewhere on the site.
- (e) The use to be made of the setback space including any provision for landscaping.

3.6.5 Sunlight and outlook for neighbours

Updated 14 November 2005

- (a) The effect of any reduced sunlight admission on any adjoining residential properties, taking into account the extent of overshadowing and the position of outdoor living spaces.
- (b) The effect of any increased height on relative building scale and the degree of privacy between the scheduled activity, and any adjoining residential properties.
- (c) The scale and length of buildings and their visual effects on the amenities of any adjoining residential property.
- (d) Any mitigating effects of landscaping proposed on the boundary of the site.

3.6.6 Visual amenity

Updated 14 November 2005

- (a) The type and volume of any materials to be stored on the site, and any other means of screening.
- (b) The effect of reduced landscaping in terms of visual impacts of buildings associated with scheduled activities.
- (c) The extent to which the site is visible from adjoining sites, particularly in living zones, and the likely consequences on outlook from these sites of any reduction in landscaping standards or screening.
- (d) Any aspects of the scheduled activity which may compensate for reduced landscaping or screening, including the nature of planting or materials used, and the location of parking, manoeuvring or storage areas.
- (e) The visual appearance of the site in terms of the length of road frontage.
- (f) The relative importance of landscaping and screening on the particular site concerned, taking into account the visual quality of the surrounding environment, particularly where a low standard of visual amenity exists and improvement is necessary.
- (g) The nature of the scheduled activity itself, and any particular adverse visual impacts it may have.
- (h) The effect of any reduction in tree planting, particularly in respect to the visual character of carparking areas and building scale.

3.6.7 Height of buildings - Scheduled spiritual facilities in the Living H and Rural Zones only

Updated 14 November 2005

- (a) In the Living H Zone, the extent to which the increased building height will result in decreased opportunities for views from properties in the vicinity.

- (b) In the Living H Zone, whether it would be unreasonable to require the development standard for height to be complied with given the height of existing buildings in the surrounding locality.
- (c) In the rural zones, the extent to which the character of the site and the surrounding area remains dominated by open space.
- (d) in the rural zones, the ability to provide adequate opportunity for landscaping in the vicinity or for existing planting to be retained which will mitigate the effect of increased height.

3.7 Reasons for rules

Updated 14 November 2005

3.7.1 Site density and open space

Updated 14 November 2005

These two standards are closely related to each other, and are major determinants of the bulk and height of buildings, and their visual impact. Generally, a compromise has been reached between the scheduled activities operational needs and the need to retain the amenity values of the host zone.

The lower coverage and plot ratio for scheduled suburban hotels, taverns, and spiritual facilities is characteristic of suburban building character, while the higher plot ratio for the inner and central city areas allows more intensive use of a site with greater relative building height and bulk. This accords with the higher building densities in the inner and central city. An exception for the Alpa community cottage acknowledges its existing low density and a condition placed on its status in the previous City Plan. The rule for fire stations takes into account the existing buildings and the needs of the host zone. For scheduled spiritual facilities in the rural zones the open space standard has been set the same as the host zone in order to promote the retention of rural character and amenity.

The rule for utilities allows for ample open space around buildings acknowledging that this includes the large buildings associated with depots. For service stations a reasonably high coverage is provided to enable canopies to be included. The provisions for service centres and community services (e.g. library) operated by the Council allow for larger structures but with sufficient space for parking and landscaping.

The provision for the Christchurch Academy has been made acknowledging the effect of parking and access on the available area of open space and its park-like setting. The actual percentage permitted reflects the density of surrounding development.

3.7.2 Street scene

Updated 14 November 2005

The street scene or setback of buildings from road boundaries is an important determinant of the visual character of an area. The degree of setback required affects the visual impact of buildings from across the street, the opportunities for tree and garden planting visible from the street, the location and visual impact of parking areas and the outlook of people on adjoining sites.

Large setbacks have been specified for suburban hotels and taverns because these activities are located in environmentally sensitive areas. In the case of scheduled service stations, a setback for buildings is required to reflect operational requirements. Overhead canopies are excluded from the setback calculation for practical purposes.

The inner and central city scheduled hotels and taverns and metropolitan facilities have small setbacks in recognition of the strongly urban "built" character of these areas, the historic pattern of development, small sites and high building coverage.

The setback for utilities, service centres, community services, and spiritual facilities reflect the need to use space efficiently while allowing adequate scope for landscaping and reduction of building dominance, while the setback for fire stations recognises operational needs throughout the city.

3.7.3 Separation from neighbours

Updated 14 November 2005

A setback standard has been required which accords with the nature of the surrounding zone, and the scale of the scheduled activity. It will allow landscaping to enhance the visual relationship with any adjoining residential or rural dwellings, and protect the amenities of any adjoining residences. The setback is smaller for scheduled activities in the inner and central city in recognition of higher building densities, and also for utilities throughout the city where the localised environmental effects are generally less pronounced. Because of the standard design of service stations, a uniform standard is specified but is large enough to ensure a reasonable level of separation for adjoining neighbours.

3.7.4 Sunlight and outlook for neighbours

Updated 14 November 2005

The reason for the recession plane requirement is to ensure that adjoining residential properties are able to maintain a sufficient standard of amenity in respect to sunlight admission. The recession plane also acts as a 'de facto' height control as well as a means of protecting access to sunlight. It also reinforces requirements for setbacks to reduce impacts of building scale.

3.7.5 Visual amenity

Updated 14 November 2005

Standards for visual amenity are closely associated with standards for open space, coverage, setbacks and street scene. They have two components - the screening of outdoor storage areas and the appearance of the activity from road frontages and residential properties.

Outdoor storage areas are required to be screened either by landscaping, fences or both, in recognition of potential adverse effects from inadequate screening, particularly evident with some commercial activities.

The extent of landscaping required is a reflection of the location of the scheduled activity and the environmental sensitivity of the host zone. They are similar in their basis to the business zone landscaping requirements. Utilities generally are of bland appearance, and are on small sites, which require landscaping to ensure visual compatibility and a buffer from adjoining residences. Service stations have a uniform landscaping provision, which is of limited but sufficient extent, to protect residential amenities, given the operational nature of service stations and their canopies, large paved surfaces and utilitarian structures.

The inner and central city scheduled activities have a smaller landscaping requirement in reflection of higher building densities.

The location of landscaping is aimed at enhancing street scene interfaces to create a pleasant aspect.

The rules in respect to trees are intended to provide a form of landscaping which is visually effective and in particular reduces the impact of building scale, parking and storage areas. To provide certainty, the rules specify spacing of trees, and variations over shorter frontages to avoid monotony.

Provision is also required for the protection of trees within defined areas or strips to enhance their opportunity to flourish, and to avoid damage. On residential boundaries (other than roads) a vegetative screen or fence is required to ensure protection from adverse visual impacts of the scheduled activity.

Finally, the rules require trees capable of reaching a specified height, and species which will meet the landscaping requirements. This has been done both to ensure landscaping can be visually effective (in the medium term if not immediately) and to provide an element of certainty.

3.7.6 Height

Updated 14 November 2005

The height standards have been set with particular regard to the standards relating to height of buildings in the surrounding zone. Height limits have generally been set at critical standard level which ensures that the height of structures associated with scheduled hotels and taverns, spiritual facilities, chartered clubs, service stations, metropolitan facilities, fire stations, service centres and community services, holiday parks and public utilities are compatible with acceptable levels in the host zone. An exception has been made for the fire service training centre to allow for the training tower which has been in existence for some time. In addition, it is generally accepted that spires and towers associated with scheduled spiritual facilities do not have the same level of impact on the surrounding environment. An exception is therefore made enabling them to be up to 20% higher in most of the host zones.

In recognition of the sensitivity of the Living H Zone, particularly with respect to the maintenance of views, a development and a critical standard for scheduled spiritual facilities has been set at the host zone level with no exception for spires and towers. Scheduled spiritual facilities in the rural zones have been set at the development standard level only, to be compatible with the host zone.

3.7.7 Yaldhurst Transport and Science Museum

Updated 14 November 2005

Specific provisions have been continued in the City Plan for the Yaldhurst Transport and Science Museum, which is located in a more intensively settled rural area at Yaldhurst, near the Airport. The standards are intended to provide a satisfactory level of amenity for the surrounding area while providing some development scope for a facility preserving items of historic value to the community.

3.7.8 Scheduled Rural Activities - Coutts Island Road

Updated 14 November 2005

Recognition has been given to two adjoining sites in the Rural 4 Zone in Coutts Island Road. These sites have long been used for industrial activities, one being an aggregates processing plant adjacent to its source of raw materials in the adjacent Waimakariri River, and the other a timber processing operation. Although this area is not suitable for general industrial activities, both activities could generate significant adverse effects in an urban environment, and merit protection beyond existing use rights.

3.8 List of Class 1 scheduled activities and sites

Updated 14 November 2005

3.8.1 Scheduled service stations (excluding truck stops)

Updated 18 January 2010

Name/address	Legal Description	Zone	Map No
317 Barbadoes Street Armagh Auto	Pt TS 653 CT 243/6	L4A	39C
253 Barrington Street Shell Barrington	Lot 1 DP 44640	L2	46B
75 Bassett Street Ardrossan Motors	Lot 2 DP 14378	L1	26B
91 Beach Road Beach Road Energy Centre	Lots 1 & 2 DP 25521	L1	27B
268-270 Bealey Avenue Bealey Avenue Service Station	Lots 1-4 DP 6752, Pt TR 159	L4C	39C
324 Blenheim Road Shell Middleton	Lot 12 DP 13576	L1	38B
64 Blighs Road Blighs Road Service Station	Lot 1 DP 28218 Lots 3 & 6 DP 1978	L1	31B
427 Breezes Road Bromley Auto	Lot 1 DP 16645	L1	41B
60 Bridge Street Southshore Motors	Lot 1 DP 19586	L1	41B
238 Centaurus Road St Martin's Garage	Lot 1 DP 675	L1	47B
90 Cresswell Avenue Cresswell Motors Ltd	Lot 1 DP 18070	L1	33B
79 Edgeware Road BP Edgeware	Pt Lot 3 DP 1272 Lot 7 DP 10289	L2	32B
417-419 Ferry Road Shell Ferry Road	Lots 1-3 DP 9049, Lot 4 DP 198	L2	47B
619 Ferry Road Radley Motors	Lot 1 & Pt Lot 2 DP 39 Lot 9 DP 10453	L1	47B
332 Gloucester Street Kim and Lee Motors Ltd	Pt TR 88 CT 492/39	L4A	39B
712 Gloucester Street BP Dallington	Pt Lot 1 DP 37923	L1	40B
246 Halswell Road BP Oaklands	Lots 7-10 DP 20563	L1	52B
345 Halswell Road Nicholas Bros	Lot 2 DP 82813	L1	52B
210 Harewood Road Cardwell Motors	Lots 40-41 DP 17536 Lot 1 DP 12609	L1	24B
318 Harewood Road Bishopdale Service Station	Pt Lots 2-3 DP 18823 401/173 & 343/146	L1	24B
409 Harewood Road Bradford Auto Ltd	Lot 1 DP 46921	L1	24B
40 Hawke Street New Brighton Service Station	Lot 1 DP 25884 Pt Lot 79 DP 140 Lot 1 DP 44932	L2	34B
435 Innes Road BP Mairehau	Lots 4 & 5 DP 18127	L1	32B
55 Lincoln Road Caltex Lincoln Road	Lot 4 DP 34740	L1	45B
250 Lincoln Road Shell Raceway	Lot 1 & 2 DP 42678	L3	46B
214 Linwood Avenue Shell Linwood	Lot 1 DP 54493	L2	40B

455-457 Linwood Avenue BP Gainsborough	Lot 1 DP 75853	L1	40B
170 Main Road Redcliffs Auto Mart	Lot 1 & Pt Lot 2 DP 10599	L1	48B
315 Main North Road Caltex Main North Road	Lot 1 DP 27253	L1	25B
713 Main North Road Shell Belfast	Lot 1 DP 15151 Lot 1 DP 71863	L1	18B
720 Main South Road Shell Templeton	Lot 7 DP 18445	Ru2	43B
809 Main South Road Southway Service Station	Lots 8 & 9 DP 17308	L1	43B
432 Marshland Road BP Marshlands	Lot 1 DP 22961	Ru3	26B
1 Memorial Avenue BP Fendalton	Lot 1 DP 26482, Lot 1 & Pt Lot 2 DP 18466 Pt Lot 2 DP 12792	L1	31B
111-115 Milton Street Spreydon Auto Centre	Lots 3-5 DP 6505	L2	46B
71 North Avon Road Shirley Motors Workshop	Lot 1 DP 5913	L1	33B
3 North Parade North Avon Service Station Ltd	Lots 1 & 2 DP 2702	L2	33B
336 Pages Road Mobil Aranui	Lots 1 & 2 DP 60189	L1	34B
169 Queenspark Drive Queenspark Automat	Lot 1 DP 35894	L1	26B
33 Riccarton Road Shell Riccarton Road	Lot 4 DP 63363	L3	39B
2 Russley Road Caltex Russley Service Station	Lot 1 DP 26010	L1	37B
260-262 Sawyers Arms Road Sawyers Arms Road	Lot 2 DP 42741	L1	24B
101 Springs Road Springs Road Auto Services Ltd	Lot 14 DP 15897	L1	44B
78-80 Wainoni Road Cooks Auto Services	Lots 1 & 2 DP 20076	L1	33B
175 Wainoni Road Wainoni Energy Centre	Lot 2 DP 12297 Pt Lot 3 DP 14198	L1	33B
248 Wairakei Road Caltex Wairakei Service Station	Lots 1 & 2 DP 49982	L1	31B
24 Wakefield Avenue Marine Service Station	Lot 6 DP 10531	L3	56B
49 Warrington Street Warrington Service Station	Lot 1 & 2 DP 25764 Lot 1 DP 8257	L2	32B
202 Withells Road Caltex Withells Road Service Station	Lot 1 DP 23721	L1	30B
148-150 Yaldhurst Road BP Avonhead	Lots 2 & 3 DP 22417	L1	37B
198-200 Yaldhurst Road Shell Racecourse	Lot 1 & 2 DP 46717	L1	37B

3.8.2 Scheduled hotels and taverns

Updated 14 November 2005

Name/address	Legal Description	Zone	Map No
280 Blenheim Road Blenheim Road Tavern	Lot 1 DP 77136	L1	38B
101 Caledonian Road Caledonian Hotel	Lot 2 DP 44490	L3	32B
2 Flavell Street Valley Inn Tavern	Lots 32-34 DP 265	L1	55B
30 Huxley Street (264 Colombo Street) Sandridge Hotel	Lots 1-2 DP 8025 Pt Lot 3 Block 2 DP 117 Lot 1 DP 9657 Pt Lot 1 DP 39692 Lots 8-10 Pt Lot 6 DP 117 Lots 1-3 DP 5676 Lot 1 DP 60813	L3	46B
6 Inwoods Road Parklands Tavern	Lot 1 DP 57422	L1	26B
33 Lincoln Road Black Horse Hotel	Lot 2, Pt Lot 1 DP 12476 Lots 2, 12 DP 9477 Lot 2 DP 3771 Pt RS 145	L1	45B
330-340 Main North Road Redwood Inn	Lot 10 DP 60941	L1	18B
895 Main North Road Belfast Hotel	Lots 1-2 DP 44728	L1	10B
11 Marriner Street Cave Rock Hotel	Pt Lot 6c DP 13 Lot 1 DP 35818	L3	56B
Oxford Terrace/Nova Place Star & Garter Tavern	Lot 1 DP 41383 CT 19F/726	L4C	39C
122 Racecourse Road Racecourse Hotel	Lot 2 DP 51681	L1	37B
120 Withells Road Avonhead Tavern	Pt Lot 2 DP 29243	L1	30B

3.8.3 Scheduled metropolitan facilities in Living 4 Zones

Updated 14 November 2005

Name/address	Legal description	Zone	Map No
52 Armagh Street Hostel Windsor Private Hotel	RLC9 Sec 339 CT 15F/247	L4C	39C
63 Armagh Street Hostel Croydon Private Hotel	Pt TS 308 CT 216/189	L4B	39C
69 Armagh Street Hostel Devon Private Hotel	TS 310 CT 7/95	L4B	39C
272 Barbadoes Street Hostel The Homestead	Lot 1 DP 13691	L4A	39C
294 Barbadoes Street Hall	Pt TR 16 ChCh City CT 316-191	L4A	39C
314 Barbadoes Street Hostel Round the World Backpackers	Lot 2 DP 33590	L4A	39C
66 Carlton Mill Road Church First Church of Christ Scientist	Pt Rural Sec 6 ChCh City	L4B	39B
33-41 Cashel Street New Zealand Red Cross	Lot 1 DP 49287	L4C	39C
31 Chester Street West Boarding house Chester House	Lot 2 DP 1915	L4C	39C
21 Dublin Street Geriatric hospital Wesley Hospital	Pt TR 26 CTs 141/239, 141/240, 14/241, 371/271, 70/270	L4C	39C
49-51 Gloucester Street Hostel Melville Private Hotel	Lot 1 DP 3995 CT 290/254	L4C	39C
241-249 Gloucester Street Traveller's Accommodation Stonehurst Accommodation	CT 20B/344, CT 20B/343, CT 20B/342, CT 46B/1226	L4B	39C
255-263 Gloucester Travellers' Accommodation Stonehurst Accommodation	CT 26K/1184 CT 21K/154 CT 30B/858	L4A	39C
12 Hereford Street YMCA	Pt TS 441, 443, Lots 1-3 DP 25197 CT 147/287	L4C	39C
Residential and travellers accommodation and recreation activities, and any of the following activities which are ancillary to these on the site:			
<ul style="list-style-type: none"> • Education activities • Health facility • Office and administration facilities • Parking areas • Retail activity and café • Public meeting rooms and conference facilities 			
36 Hereford Street Hostel Hereford Hotel	TS 457 CT 1767/66	L4C	39C
234 Hereford Street Church St Johns Anglican Church	Pt Lot 1 DP 27831	L4A	39C

275 Hereford Street Church Christchurch City Mission	Lot 2 DP 10123 Lot 1 & 2 DP 1639	L4A	39B
28 Hurley Street Community meeting place ALPA Community Cottage	Pt TR 28 CT 8/67	L4C	39B
181 Kilmore Street Church St Luke the Evangelist	Res 17 Pt 19	L4A	39C
208 Kilmore Street Hostel Foley Towers	Lot 1 DP 60425	L4C	39C
264-8 Madras Street Hostel Charlies "B's" Backpackers	Pt TS 634 CT 171/14	L4B	39C
387 Manchester Street College (Training) Christchurch Academy	Sec 1209 SO 16202 and Sec 1 SO 17510	L4A	39C
5 Worcester Street Hostel YHA	Pt TR 364, 366, 368 CT 176/48	L4C	39C
190 Worcester Street Hall Canterbury Women's Club Inc	Lot 11 DP 3969	L4B	39C
232 Worcester Street Hostel Ayden Lodge	Pt TR 55 ChCh City CT 371/237	L4A	39B

3.8.4 Scheduled public utilities and works depots

Updated 14 November 2005

Name/address	Legal Description	Zone	Map No
54 Colombo Street, Beckenham Water Services yard and pumping station	Lots 6-18 DP 2527, Lot 2 CTs 241/117, 356/94, 7B/589	L1	46B
Belfast sewage treatment works Dickeys Road	Pt Res 3542 SO 11300 Pt Res 4365 SO 11824	Ru4	10B
Maddisons Road Templeton sewage treatment works	Pt Lot 5, DP 1755 & Sec 4 SO 18163 Pt Lot 4 DP 1755	Ru2	42B
280 Westminster Street Depot, Mairehau	Pt Lot 65 DP 13198	L1	32B

3.8.5 Scheduled service centres and community services

Updated 14 November 2005

Name/address	Legal Description	Zone	Map No
170 Clyde Road Fendalton Community Centre/Library	Lot 1 DP 25574	L1	31B
66 Colombo Street Beckenham Service Centre	Lot 1 DP 24288	L1	46B
Halswell Library 381 Halswell Road	Lot 1 DP 1590	Ru2	52B
6-10 Jeffreys Road Fendalton Service Centre (CCC)	Lot 1 DP 23970 Pt RS 188	L1	31B
180 Smith Street Linwood Service Centre (CCC)	Lot 16 DP 23797	L2	40B

3.8.6 Scheduled fire stations

Updated 14 November 2005

Name/address	Legal Description	Zone	Map No
200 Kilmore Street and 91 Chester Street East Central fire station	Lot 1 DP 53863	L4C	39C
276 Cranford Street Suburban fire station	Lot 3 DP 38681	L1	32B
929 Ferry Road Woolston Fire Station Suburban fire station Fire service training centre	Lots 1 and 2 DP 30985	L1	47B
82 Hawke Street Suburban fire station	Lot 1 DP 23006 Part RS 15837	L2	34B
1090 Lower Styx Road Brooklands Suburban fire station	Lot 23 DP 6159 Part RS 6540	LRS	1B
77 Simeon Street Suburban fire station	Lot 1 DP 29485 Pt RS 154	L2	46B
4-6 Wiggins Street Suburban fire station	Lot 1 DP 48338	L1	56B

3.8.7 Scheduled rural activities

Updated 14 November 2005

Name/address	Legal Description	Zone	Map No
26 School Road Yaldhurst Transport and Science Museum including:	Pt RS 1482	Ru5	29B
<ul style="list-style-type: none"> • the display of vintage vehicles and historical equipment • operation of vintage vehicles • ancillary workshops (including heavy engineering) • ancillary storage buildings • staff residences • ancillary shops and tea rooms • car parking for staff and patrons of the museums • accessory buildings • ancillary picnic areas/related facilities 			

3.8.8 Scheduled Holiday Park**Updated 14 November 2005**

Name/address	Legal Description	Zone	Map No
39 Meadow Street	Lot 1 DP 17113	L1	25B
Meadow Park	Lot 20 DP 7349	L1	
	Lot 2 DP 13589	Ru3/L1	
	Pt Lot 1 DP 36928	L1	
	Pt Lot 2 DP 36928	L1	
	Lot 5 DP 15296	L1	

3.9 Class 2 scheduled activities**Updated 14 November 2005**

All spiritual facilities (see definitions) existing at the time of notification of this Plan (24 June 1995) and located in the rural and living zones shall be deemed to be Class 2 scheduled activities, except those scheduled as metropolitan facilities in the Living 4 Zones.

3.10 List of Class 3 scheduled activities and sites**Updated 14 November 2005****3.10.1 Scheduled hotels and taverns****Updated 14 November 2005**

Name/address	Legal Description	Zone	Map No
26 Nayland Street Marine Tavern	Lot 1 DP 5823 CT 4A/498	L3	56B
487 New Brighton Road Hargens Tavern (formerly Bowers)	Lot 1 DP 9286 Lot 18 DP 16283	L1	34B
51 Pages Road Mackenzies Hotel	Lot 1 DP 27545, Lot 2 DP 30467 Lot 1 DP 6735, Lot 1 DP 14853	L1	40B

3.10.2 Scheduled chartered clubs**Updated 14 November 2005**

Name/address	Legal Description	Zone	Map No
29 Crosby Street St Albans-Shirley Club Inc	Lots 1-2 DP 47111, Lot 2 DP 45217, Lot 1 DP 40441	L1	32B
43, 45 & 63 Hargood Street Woolston Working Men's Club Inc	Lot 4 and Part Lot 3 DP 11404, Lot 18 DP 9147, Part RS 42	L1	47B
88 Hunter Terrace Cashmere Club Inc	Lot 1 DP 42886	L1	46B
277 Kilmore Street Commerce Club (Canty) Inc	Part Lot 1 DP 8878 Part TR 45	L4C	39B
75 London Street Richmond Working Men's Club and MSA	Lot 1 DP 42618	L3	40B
202 Marine Parade New Brighton Working Men's Club	Lot 1 DP 54210	L3	34B
310 Sawyers Arms Road Papanui Working Men's Club Inc	Part RS 490	Ru3	24B
20 Tankerville Road Hoon Hay Club	Part Lot 6 DP 682, Part Lot 2 DP 27391, Lot 2 DP 30213	L1	45B
Wakefield Avenue Sumner Returned Services Association	Lot 1 DP 42627, Lots 3 & 4 DP 10531, Lot 1 DP 13002	L3	56B
66B Wharenui Road Riccarton Club Inc	Lot 1 Part Lot 2 DP 16840, Lot 1 DP 17542, Lots 4 - 5 DP 17612, Lot 25 DP 23756, Part Lot 1 DP 26574, Lots 1 - 2, DP 28171, Lot 1 DP 41628	L1	38B

3.10.3 Scheduled rural activities

Updated 14 November 2005

Name/address	Legal Description	Zone	Map No
Coutts Island Road			
(a) sawmilling and timber processing	Lot 1 DP 23016	Ru4	10B
(b) processing of aggregates	Lot 4 DP 8592	Ru4	3B 10B

4.0 Utilities

Updated 14 November 2005

Guide to using these rules

Step 1 Establish whether the work proposed is a utility in terms of the definition in Clause 4.2.2.

Step 2 If it is a utility, check which zone or zones the utility is to be located in.

Step 3 Check whether the utility involves:

- (a) a line or support structure; and/or
- (b) a telecommunication or radio-communication facility; and/or
- (c) electro-magnetic radiation
- (d) a building

as described in Clauses 4.4.1 - 4.4.6 and whether any of the stated exemptions in these clauses apply.

Step 4 If the utility does not meet the community or critical standards in Clauses 4.4.1 - 4.4.6 then application will need to be made for a resource consent for either a controlled activity, a discretionary activity or a non-complying activity.

Step 5 If the utility does not require consent under Clauses 4.4.1 - 4.4.6 then it is a permitted activity.

4.1 Statement

Updated 14 November 2005

Utilities are essential to the servicing and functioning of the city and include a wide range of infrastructure services which vary significantly in scale and function, and hence the levels of their effects.

Utilities include buildings, lines, underground cables, towers and other structures associated with communications, power, water supply, gas, sewerage and navigation facilities. Large scale infrastructure, such as large substations and sewage treatment facilities are provided with specialised rules through zoning, scheduling or designation.

Provision for smaller scale utilities was previously covered by a blanket permitted activities provision under Section 64 of the Town and Country Planning Act. The City Plan also provides for these essential basic utilities in a manner which allows their establishment and operation without undue delay through resource consent processes (a principle of the old Section 64). At the same time, it also has sufficient controls to ensure consent is required when impacts of utilities are significant.

These impacts, actual or potential, mainly relate to the visual effects of utilities. This is particularly the case with overhead lines and towers, and to some extent buildings. Accordingly the threshold standards for resource consents have been set with visual impacts as a major factor, but also taking account of public health and the realities of operational requirements.

Environmental results anticipated

(a) Continued provision, and extension, of utilities in an economic manner, which enables the health and convenience of city residents to be maintained.

(b) Minimised visual impacts of necessary overhead lines to the maximum extent practicable, with a progressive reduction in the length of such lines in the city.

- (c) The establishment and design of communication facilities and other utilities in locations which minimise their visual effects to the maximum extent practicable.
- (d) A high standard of landscaping and presentation around fixed utility buildings.
- (e) Minimised visual impacts, or loss of natural values in environmentally sensitive areas, particularly living, cultural, conservation zones, and the Central City and Rural Hills Zone.
- (f) Minimised exposure to radio frequency emissions and low frequency magnetic fields that may adversely affect health.

4.2 General rules

Updated 14 November 2005

4.2.1 Application of these rules

Updated 14 November 2005

- (a) These rules on utilities replace any zone rules which may otherwise apply to utilities in zones through which utilities pass, or within which they are sited unless specifically stated to the contrary.
- (b) Any existing utility legally established as at the date of notification of this Plan (24 June 1995), including maintenance and vegetation trimming and removal required to continue the operation of those utilities, is a permitted activity, subject to any extensions to such utilities complying with these rules; except vegetation removal in the C1, C1A, C1B (east of Cuthberts Road), C2, C3 and ecological heritage site No 5.01 refer to Part 5 Clause 2.3.2.

4.2.2 Definition of utility

Updated 14 November 2005

Utilities comprise the following:

- (a) transformation, transmission, generation or distribution of electricity provided by network utility operators or requiring authorities, and private connections to such utilities;
- (b) drainage or sewerage reticulation provided by network utility operators or requiring authorities and private connections to such utilities;
- (c) the distribution of water for supply, including irrigation;
- (d) telecommunication and radio communication facilities including transmitting/receiving devices such as aerials, dishes, wires, insulators, casings, tunnels and associated equipment as well as support structures such as towers, masts and poles and ancillary buildings and private receiving dish antennae;
- (e) pipes for the distribution or transmission of petroleum or natural or manufactured gas, and necessary incidental equipment provided by network utility operators or requiring authorities, and private connections to such utilities;
- (f) pipes for the conveyance of irrigation water, or drainage of water or sewerage, and necessary incidental equipment including pumping stations provided by network utility operators or requiring authorities, and private connections to such utilities; and
- (g) light houses, meteorological facilities, navigational aids and beacons including approach control services within the meaning of the Civil Aviation Act 1990.
- (h) Transmission lines including a wire or wires or a conductor of any other kind (including a fibre optic cable) used or intended to be used for telecommunications or the transmission of electricity; and includes

any insulator, casing, tunnel or other equipment or material used or intended to be used for enclosing, surrounding or protecting any such wire or conductor.

(i) Aerially suspended incidental equipment for facilitating electricity or telecommunication transmission, including any fixture used or intended to be used for the transmission of electricity or telecommunications or any other utility; (including but not limited to amplifiers and power boxes), forming part of, or used or intended to be used for the maintenance or functioning of telecommunications or electricity transmission.

4.3 Categories of activities

Updated 14 November 2005

4.3.1 Rules

Updated 14 November 2005

Any utility which is not listed as a controlled, discretionary or non-complying activity under Clause 4.4 shall be a **permitted activity**.

4.4 Community standards and critical standards

Updated 14 November 2005

4.4.1 Lines and support structures - discretionary activities

Updated 14 November 2005

Any utility that forms part of an aerial network utility is a discretionary activity where it involves any of the following:

(i) Erecting any support structure for overhead transmission lines, not including lattice towers, in all zones with the exception of:

(1) Rural 1, 2, 3, 4, 5, 7, Rural Quarry Zones; and

(2) Special Purpose (Road) Zone and Special Purpose (Rail) Zone which is adjacent to any Rural 1, 2, 3, 4, 5, 7, Rural Quarry Zones.

(ii) Erecting any lattice tower support structure for overhead transmission lines in the Rural Zones, except Rural Hills and Rural 6.

(iii) Transmission lines which have a diameter exceeding 20mm attached to existing support structures; and/or are located in any of the following areas:

(1) Special Amenity areas;

(2) Business 4T and Business 4P zones;

(3) Conservation 1A zone.

(iv) Transmission lines are located less than 5.5 metres above the road reserve.

(v) Overhead incidental equipment for facilitating electricity or telecommunications with dimensions exceeding 300mm wide, 200mm deep and 150mm high not located within 400mm of support structures.

(vi) Overhead incidental equipment for facilitating electricity or telecommunications with dimensions exceeding 260mm wide, 180mm deep and 500mm high not directly affixed to a support structure.

4.4.2 Lines and support structures - non complying activities

Updated 14 November 2005

Erecting any support structure for overhead transmission lines, including lattice towers, in the Business 1, Business 2, Living, Conservation, Open Space, Cultural, Central City, Central City Edge, Rural Hills, Rural 6 and Special Purpose Zones (except the Special Purpose (Road) and Special Purpose (Rail) Zones) shall be a non complying activity.

Except where (for clause 4.4.1 and clause 4.4.2):

- (i) new poles and lines are to provide power supplies to electric tramway trolley bus or rail systems; or
- (ii) any new poles are solely for the purpose of providing street lighting; or
- (iii) any new poles or lines are for the reinstatement of existing facilities; or
- (iv) any new lines and associated support structures in Area D of the Special Purposes (Ferrymead) Zone; or
- (v) minor upgrading:

minor upgrading of existing lines and support structures, defined as follows:

- (1) the reconducting of the line with higher capacity conductors;
- (2) the resagging of conductors;
- (3) the addition of longer and more efficient insulators;
- (4) on electricity lines on lattice towers, the addition of earth wires which may contain telecommunication lines, earthpeaks, and lightning rods;
- (5) the replacement of an existing line or support structure with another line or support structure;
- (6) seismic strengthening of existing pole transformers structures;
- (7) the replacement of poles that are a traffic hazard with poles in a different position.
- (8) the replacement of existing overhead lines and support structures with others in a different position where there is aerial trespass or where ground clearance does not comply with the relevant regulations or where foundation conditions require replacement;

Provided that the effects of the works above are the same or similar character and scale to those which existed prior to the alterations.

Except as provided above, minor upgrading shall not include:

- (1) the addition of circuits, conductors, lines or utility structures;
- (2) an increase in the voltage of the line unless the line was originally constructed to operate at the higher voltage;
- (3) an increase in the diameter of any individual wire, cable, or other similar conductor that exceeds 20mm or the bundling together of any wire, cable, or other similar conductor so that the bundle exceeds 20mm in diameter, provided that this exclusion does not apply to electricity lines carried on lattice towers.

4.4.3 Telecommunication and radio communication facilities

Updated 14 November 2005

Any utility, except lines and support structures for lines, is a discretionary activity where it involves any of the following:

(a) Erecting any telecommunication or radio communication facility above ground level (including any mast, antenna, tower, or support structure) which is:

(i) within any conservation zone, Open Space 1 Zone, Rural Hills Zone, Special Purpose (Pedestrian Precincts) Zone, or Cultural 1 Zone, where any of the development or community standards for that zone are not complied with, or in any case (except the Rural Hills Zone) where the height exceeds 3.5m or the area exceeds 15m²; except that in any conservation zone, the Open Space 1 Zone and Rural Hills Zone, this rule shall not apply to any structure 1.8m or less in height, or 1.5m² or less in area and such structures shall be a permitted activity;

(ii) located on any site containing a protected building, place or object, listed in Part 10 of these rules, except that for Group 3 and 4 buildings the utility will be a controlled activity;

(iii) located in a living zone and is:

(A) over 12m in height and located within 20 metres of a residential unit sited within any living zone. This rule shall not apply if (1) or (2) below apply;

(B) located within 20 metres of a residential unit sited within any living zone and has a support structure with a diameter greater than 0.4m. This rule shall not apply if (1) or (2) below apply;

(1) it complies with all the development and community standards for the zone in which it is located, in which case it shall only be a discretionary activity if it exceeds a height of 18m or a diameter greater than 0.9m; or

(2) it is a mast and/or antennae not exceeding 17m in height and provided that:

- The centre of the structure is located at least 6m from all boundaries; and
- No part of the structure extends beyond the site boundary; and
- The mast or antenna is unguyed above 10m; and
- Where the antenna is other than simple wire dipole the distance from the centre of the mast to the furthest elements tip shall not exceed 7.5m; and
- The mast which supports the antenna has a cross section diagonal measurement not greater than 226mm for a distance of 6m from ground level and 142mm between a height of 6m and the maximum permitted height; and
- Any temporary extendable structure is nested at all times when not in use; and
- There is only one such structure on any one site; and
- Any antennae at a height exceeding 6m has a horizontal dimension of less than 55mm.

(iv) located in any zone other than a Living Zone and is situated within 20m of a residential unit in any living zone and has a support structure that either:

(A) exceeds any of the dimensions in the table below:

Mast Structure	Maximum Diameter
Top 20%	700mm
Middle 60%	220mm
Bottom 20% (above ground level)	500mm with an average diameter no greater than 400mm

(B) is setback from living zone boundaries by less than 3m.

(v) over 20m in height in any other zone (any 'other' zone being any zone not referred to in rule 4.4.3(a)(i) except that where the facility is attached to a building in the Central City Zone, any business zone, or the Special Purpose (Airport) Zone, the facility is a permitted activity in terms of rule 4.4.3(a) (v) provided that the zone rules relating to building height and sunlight applicable to the building are not exceeded by:

(a) 1.5m in height and 5m in any other dimension in the Central City Zone;

(b) 1.5m in height and 3m in any other dimension in the Business 1, Business 2, and Business 2P zones.

(c) 2.2m in height and 3m in any other dimension in the Business 3, 4, 5 and 6 zone, and the Special Purpose (Airport) zone, except that where an existing building in these zones exceeds the zone rules for height, an attached facility may exceed the existing height of the building by no more than 2.2m in height and 3m in any other dimension as a permitted activity.

(b) Erecting any telecommunication or radio communication facility in a living zone which includes any dish antenna, which is more than 1.5m in diameter and does not comply with the zone rules, and which exceeds the limit for permitted activities as set out in Clause 4.4.3 (a) (iii).

(c) Erecting any telecommunication or radio communication facility which includes any dish antenna, more than 3m in diameter in any other zone where it does not comply with one or more of the zone rules and which exceeds the limits for permitted activities as set out in Clause 4.4.3 (a) (v).

4.4.4 Other utility structures

Updated 14 November 2005

Any utility structure (other than those subject to clauses 4.4.1, 4.4.2 and 4.4.3 above) except for an underground facility shall be a discretionary activity in the following cases:

(a) Where it is located in the Conservation 1, 1B, 2 or 3 Zones and exceeds a gross floor area of $5m^2$, or a height of 3 metres;

(b) Where it is located in the Special Purpose (Road) Zone and exceeds a gross floor area of $5m^2$, or a height of 3 metres;

(c) Where it is located in a Living Zone, and:

(i) exceeds a height of 5 metres; or

(ii) occupies more than 40% of the site area; or

(iii) is set back less than 2 metres from the street boundary; or

(iv) exceeds a gross floor area of $40m^2$; or

(v) projects beyond a building envelope constructed by recession planes from points 2.3m above the boundary of an adjoining property within a Living Zone, as shown in Appendix 1, Part 2 (Living Zones);

except that subclauses (c) (ii) and (iii) shall not apply where the structure has a gross floor area of less than $5m^2$, or a height of less than 2m.

(d) Where it is located in the Rural Hills Zone; and

(i) is located more than 50m from a Living Hills or Rural 2 Zone boundary and exceeds a gross floor area of $5m^2$ or a height of 3m; or

- (ii) is located above the 160 metre height contour (shown on the planning maps) except any line or pipe for the supply of fuel, water or for the disposal of sewage or effluent and which is for rural or residential activities.
- (e) Within the Rural 6 Zone and is more than 50m from the zone boundary; and exceeds a gross floor area of $5m^2$ or a height of 3m.
- (f) Where it is located in any rural zone (except those parts of the Rural Hills and Rural 6 Zones covered by subclauses (d) and (e) above); and
- (i) exceeds a height of 5 metres; or
 - (ii) is set back less than 2 metres from the road boundary; or
 - (iii) exceeds a gross floor area of $60m^2$; or
 - (iv) occupies more than 40% of the site area.
- (g) Utility structures in other zones shall be subject to the provisions applicable to buildings generally in these zones, except that this subclause shall not apply where the structure has a gross floor area of less than $10m^2$, or a height of less than 3m, and in these circumstances the structure shall be a permitted activity.

4.4.5 Landscaping of utility sites

Updated 14 November 2005

Any utility except for an underground facility shall be a discretionary activity if it does not comply with any landscaping requirement contained in the rules for the zone in which it is located.

4.4.6 Electromagnetic radiation

Updated 14 November 2005

For the purpose of this rule:

Measurement or estimates of "general public" exposure shall be made in respect of areas reasonably accessible to the general public, as provided by the New Zealand Standard (NZS). In addition, for the purposes of these rules, "areas reasonably accessible to the general public" shall, for any site adjacent to the site on which the utility is located, be deemed to include airspace up to 2 metres above the permitted activity building height of that adjacent site, where building development on that adjacent site is a permitted activity in the City Plan.

(a) Any utility which emits radiofrequency electro-magnetic radiation, where it is not regulated by an amateur radio licence, that is measured in accordance with NZS 6609 (1990) Part 2 and will comply with the applicable reference levels for the "general public" exposure category as specified in Table 6 of NZS 2772.1:1999 Radiofrequency Fields Part 1: Maximum exposure level 3kHz -300GHz ("the New Zealand Standard"), is permitted where the following information is provided to the Environmental Services Unit of the Council at least 20 working days prior to the installation of the utility:

- (i) written advice of the locality of the utility; and
- (ii) a report prepared by a suitably qualified radio engineer/technician containing:
 - an estimate (undertaken in accordance with the NZS) of radiofrequency exposures relative to the applicable reference levels for the "general public" exposure category as specified in Table 6 of the NZS 2772.1:1999 so as to determine whether the NZS will be complied with;
 - Radiofrequency field diagrams illustrating in plan view and elevation: firstly the spatial area where, in accordance with the above-mentioned estimate, radiofrequency exposure levels will not exceed the applicable reference levels for the "general public" exposure category as

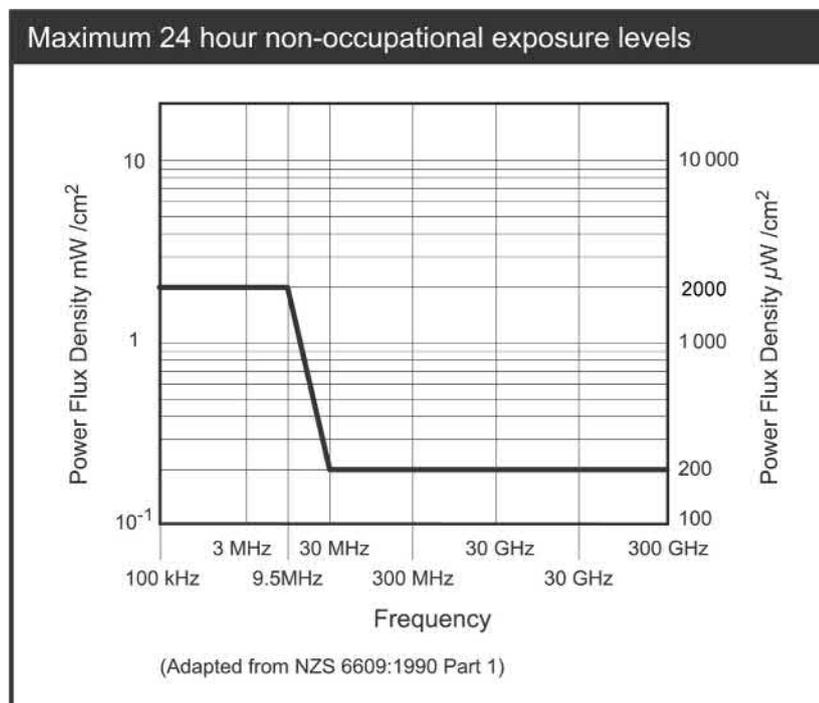
specified in Table 6 of NZS 2772.1:1999; and secondly the spatial area where such estimate determined that such exposure levels will not exceed 25% of those reference levels, and

- A scale diagram of the facility located on the site, including the site boundaries and orientation of the radiofrequency emissions; and
- Details of the qualifications and relevant experience of the person(s) undertaking and assessing the estimate; and

(iii) where the report provided to the Council under (ii) above estimates that radiofrequency exposure levels in any areas reasonably accessible to the general public will exceed 25% of the applicable reference levels for the "general public" exposure category as specified in Table 6 of NZS 2772.1:1999, then, within 3 months of radiofrequency emissions commencing, a report from the National Radiation Laboratory certifying compliance with NZS 2772.1:1999, based on measurements at the site will be provided to the Environmental Services Unit of the Christchurch City Council.

(b) Any utility which emits radiofrequency electro-magnetic radiation, that is measured in accordance with NZS 6609 (1990) Part 2, and will not comply with the applicable reference levels for the "general public" exposure category as specified in Table 6 of NZS 2772.1.1999 shall be a non-complying activity.

(c) Any utility which creates exposures to power frequency electric and magnetic fields in areas normally accessible to the public exceeding 5 kilovolts per metre and 100 microtesla as measured and assessed in accordance with the International Commission on Non-Ionising Radiation Protection guidelines, shall be a non-complying activity.



4.4.7 Electricity Transmission Line Corridor - Restricted Discretionary Activity –Corridor applicable to the area shown on Part 2, Appendix 3T –Outline Development Plan (Awatea) (Plan Change 54 Decision)

Updated 29 June 2012

For the transmission lines shown on Part 2, Appendix 3T - Outline Development Plan (Awatea) and Part 3, Appendix 18, Outline Development Plan Business 8 Zone - Islington, and Part 3, Appendix 21, Outline Development Plan - Sir James Wattie Drive, the: (Plan Change 19 Decision) (Plan Change 54 Decision) (Plan Change 66)

- Erection of a building; or
- Planting of vegetation that can exceed a height of 3m when mature; or

- Erection of any other structure that exceeds 3m in height.

shall be a restricted discretionary activity where located between 12 and 32 metres from the centre line at ground level of the transmission corridor.

Except that:

This rule shall not apply to buildings or structures erected for the purposes of electricity transmission by a Network Utility Operator.

For the purpose of this rule the 12 and 32 metres shall be measured horizontally from the centre point at ground level.

Advice note:

The Electricity Transmission Line network utility owner or operator shall be considered an affected party for any activity requiring consent.

Any application within the transmission line corridor in the Business 5 Zone at Sir James Wattie Drive and Business 8 Zone need not be publicly notified and need not be served on any affected party other than Transpower New Zealand Limited. (Plan Change 19 Decision) (Plan Change 54 Decision)

4.4.8 Electricity Transmission Line Corridor - Non Complying Activity - applicable to the area shown on Part 2, Appendix 3T - Outline Development Plan (Awatea) (Plan Change 54 Decision)

Updated 29 June 2012

Within 12 metres either side of the centre line of the transmission lines shown on Part 2, Appendix 3T - Outline Development Plan (Awatea) and Part 3, Appendix 18 Outline Development Plan Business 8 Zone (Islington), and Part 3, Appendix 21, Outline Development Plan - Sir James Wattie Drive there shall be no: (Plan Change 19 Decision) (Plan Change 54 Decision) (Plan Change 66)

- Erection of a building; or
- Planting of vegetation that can exceed a height of 3m when mature (except in the Business 8 Zone); or (Plan Change 19 Decision)
- Erection of any other structure that exceeds 3m in height.

Except that:

this rule shall not apply to buildings or structures erected for the purposes of electricity transmission by a Network Utility Operator.

For the purpose of this rule the 12m shall be measured horizontally from the centre point of the transmission line at ground level.

4.5 Assessment matters for resource consents

Updated 14 November 2005

4.5.1 General

Updated 14 November 2005

(a) The matters contained in Sections 104 and 105, and in Part II of the Act, apply to consideration of all resource consents for land use activities.

(b) In addition to the matters above, the Council shall also apply the relevant assessment matters set out in Clause 4.5.2 below in deciding whether or not to grant consent or impose conditions.

4.5.2 Assessment matters

Updated 14 November 2005

- (a) The visual impacts of the utility in terms of likely effects on:
- (i) residential or recreational use of land in the vicinity, including land in living, cultural, conservation or open space zones;
 - (ii) ridge lines and view planes from public places, including roads, particularly in the Rural Hills Zone; and/or
 - (iii) design elements in relation to the locality, with reference to the existing character of the locality and amenity values.
- (b) The extent and opacity of screening or landscaping of the utility and any modifications to its colour and design, to ensure reasonable compatibility with the character of the surrounding environment.
- (c) The practicality of screening or landscaping the utility, with regard to its operational requirements (excluding overhead lines and towers which cannot be screened).
- (d) The siting of any building or other structure in relation to existing dwellings, and the effect on views of, or from such dwellings.
- (e) Any unreasonable additional costs or environmental impacts of placing lines underground, where it is relevant to take this into account.
- (f) The visual appearance and design of utility buildings and structures with regard to the character and amenity of the surrounding environment, and the adequacy of landscaping, or screening treatment.
- (g) The cumulative visual effects with respect to existing facilities within an area, particularly radio communication and telecommunication facilities.
- (h) The appropriateness of, and necessity for the scale and height of buildings or other structures proposed, in terms of their intended function.
- (i) Whether the best contemporary engineering practice has been adopted to reduce unnecessary public exposure to radio frequency and low frequency magnetic radiation or emission and the need for monitoring.
- (j) Summit Road (Canterbury) Protection Act 1963 and any amendments in respect of any landscaping or screening in the area that this Act applies to.
- (k) With regard to facilities attached to buildings; the degree to which the facility is placed within the visual envelope of the existing building, and the extent to which the colour and design of the facility corresponds to that of the existing building.
- (l) With regard to facilities attached to buildings; consideration of the number and size of any other existing utility facilities on the building, and the need to avoid the cumulative effects of utilitarian 'clutter'.

4.5.3 Assessment matters - Electricity Transmission Line Corridor - applicable to the area shown on Part 2, Appendix 3T - Outline Development Plan (Awatea) and Part 3, Appendix 18, Outline Development Plan Business 8 Zone (Islington) and Part 3, Appendix 21, Outline Development Plan - Sir James Wattie Drive (Plan Change 19 Decision) (Plan Change 54 Decision)

Updated 31 August 2011

- (a) Where an application for resource consent for building(s) is considered, the Council's discretion shall be restricted to the following:
- the risk to the structure and functioning of the transmission line;
 - the effects on the ability of the transmission line owner (or an authorised agent) to operate, maintain and upgrade the high-voltage transmission network;

- the proximity of buildings to electrical hazards;
- the risk of electrical hazards affecting public safety, and/or risk of property damage;
- the risk of electrical faults causing disruption to electrical supply;
- the extent of earthworks required, and use of mobile machinery near the transmission line corridor which may put the line at risk;
- the risk of electrical hazards due to the mature height of any associated vegetation, including within the landscaped areas;
- the siting of building(s) in relation to transmission lines to minimise visual effects from transmission lines;
- the risk of generating radio interference or earth potential rise;
- any other matters set in plans for buildings;
- extent of compliance with NZECP34:2001.

4.6 Reasons for rules

Updated 31 August 2011

Utilities, particularly those involving the provision of essential services such as power, water, gas, sewerage and telecommunications are an essential and expected part of urban and rural infrastructure. The provision of such utilities, by public or private bodies, inevitably entails some environmental impacts which have to be balanced against the need to establish, improve or maintain essential services quickly and at minimal financial cost to the community and end users.

A number of utilities, particularly underground lines and services, have been defined in the Plan and are allowed as of right. Limitations have been made to ensure the general provision of utilities is undertaken by responsible, approved operators, and to avoid proliferation of facilities with adverse visual impacts. Control has been confined to specified circumstances, including overhead lines, towers, dish antennae, masts and other structures above a specified size. The reason for these controls is related to the height, bulk, location, design and visual appearance of the utilities, according to the sensitivity of the environment within particular zones. In particular, the rules provide control over tall or bulky structures although for reasons of distribution, and to avoid large numbers of such facilities as cell sites, some facilities will need to be in or near residential areas.

Provision for dish antennae has been made to recognise likely developments in technology and communications. It is recognised that further refinement of the rules may be necessary over time.

Overhead lines can have a major visual impact and their detracting from amenities can be readily appreciated by contrast to those areas and streets where they are not present. There is, however, a substantially higher cost in providing underground reticulation. While existing lines (of similar scale) can be replaced under Section 10 of the Act, new overhead lines are controlled in areas where natural or amenity values are particularly important (eg Rural Hills Zone and conservation zones) and zones which serve an important community - related function (Business 1, and 2 zones or cultural zones) or within living zones. High costs of installation, low user densities or potential capacity difficulties means that control of overhead lines in most of the rural area and industrial areas is unwarranted. Overhead lines are also essential for the operation of some forms of transport, such as electric trams, trolley bus and railway systems.

A special provision for the area defined on Part 2, Appendix 3T - Outline Development Plan (Awatea) requires a minimum separation distance between buildings, structures and vegetation and high voltage transmission lines. The reasons for this rule include minimising the health and safety risk to persons, maintaining a high level of security supply, and preserving access for maintenance. It is anticipated that the current position of the high voltage transmission lines will be used as a future open space connection point to Westlake Park. In Islington it is anticipated that the current position of the high voltage lines will, in part, align with road corridors and stormwater attenuation areas. An exemption is made for buildings and structures erected for the purpose of electricity transmission. On occasion plant and equipment that supports and

ensures the continuing function of electricity transmission will be required to be erected in the minimum separation distances. **(Plan Change 19 Decision)**

Greater control on utilities in certain zones (e.g. Rural Hills) recognises that in some cases they must be located in these zones for operational reasons, and accordingly the intention of the rule is not necessarily to prevent establishment, but to enable options such as alternative siting, landscaping or co-location to be considered.

However, in the case of high voltage power lines (in excess of 110MVA) any overhead power lines are inevitably placed on large support structures or lattice towers where control over appearance and/or location is important to protect amenity values. The rule recognises that such facilities will be required and will have some adverse visual impacts, but allows control over location.

Overhead lines are not particularly suited to screening or softening by planting and trees, and screening in close proximity to these lines could be hazardous to their safe operation and maintenance.

Buildings are frequently associated with utilities such as pumping stations, kiosks, reservoirs or transmitting facilities such as masts, towers or dish antennae. Such structures require some control on location, design and appearance in sensitive environments such as the Rural Hills Zone and conservation zones.

In other rural and urban zones, small scale structures such as kiosks and masts are commonly associated with provision of services. Small scale activities of low impact which have adequate setbacks and landscaping are provided for as of right, while those above this size are subject to discretionary activity status so that matters of design, appearance and location can be assessed. This recognises that utilitarian structures will usually have greater impacts than, say, a dwelling of the same size. In the Central City Zone, business and special purpose zones, the controls imposed on buildings are those for buildings in those zones in recognition of their compatibility with such environments.

An attempt was made through decisions on submissions on the Proposed Plan, to make the utility rules no more restrictive than the zone rules. However in some cases the scope of submissions did not allow this to be achieved for all utilities in all zones. This has resulted in some inconsistencies. In particular the provisions applying to the Rural Hills Zone in Clause 4.4.2 (a) (i) are more liberal than those for other sensitive zones. This has occurred because the scope of submissions on the other sensitive zones did not enable utilities to be permitted to the same extent that the zone rules permit other structures in those zones.

In respect of radio frequency emissions, the New Zealand Standard 6609 (1990) has been adopted having regard to the potential effect of such facilities on the health of persons in the vicinity. All such facilities exceeding that standard will require a non-complying activity resource consent.

Although a number of studies suggest potential risks to public health from low level electro magnetic field strengths, scientists do not yet know whether these fields, other factors, or methodological problems are responsible for the findings of such associations. To date, there is no demonstrable link to adverse health effects from these fields and even if proved the level of risk is extremely small. The Council has used the ICNIRP guidelines as the basis for controls as they represent a very conservative level of exposure to established effects.

General public exposure, previously referred to as the non-occupational exposure levels, forms the basis of where exposure limits are defined. It incorporates any area "where the public may reasonably gain access", and should also be taken to incorporate the potential for where the general public may gain access. This potential is important, as the rules need to ensure that any development that is permitted by the Plan is incorporated within the estimates made by operators in terms of delineating exposure levels.

5.0 Filling, excavation and building adjacent to waterways

Updated 29 June 2012

Guide to using these rules

Step 1 Determine the zoning of the land to be filled, excavated or upon which the building is to occur.

All filling and excavation:

Step 2 Check whether the materials to be used for filling, or to be excavated, comply with the rule in Clause 5.6. If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Filling, excavation or building adjacent to a waterway or mean high water springs:

Step 3 If the proposed filling, excavation, or building is adjacent to a waterway or mean high water springs (the coastline), establish whether it is within a setback specified within clause 5.2.4.

Step 4 If it is, establish whether the filling, excavation, or building is covered by an exemption to the rule as specified in Clause 5.2.6.

Step 5 If the filling, excavation, or building is within a setback specified in Clause 5.2.4, and it is not covered by an exemption specified in Clause 5.2.6, an application will need to be made for a resource consent assessed as a discretionary activity.

Filling or building within a flood management area:

Step 6 Establish whether the filling or building is within an area which identified as a flood management area on the planning maps

Step 7 If it is, an application will need to be made for a resource consent assessed as a restricted discretionary activity.

Filling, and excavation in ponding areas and on the Cashmere Stream floodplain:

Step 8 Establish whether the proposed filling, excavation or building is within a ponding area or on the Cashmere Stream floodplain.

Step 9 If it is, establish whether the proposed filling, excavation or building is covered by an exemption specified in Clause 5.4.5.

Step 10 Establish whether the proposed filling, and excavation is subject to clause 5.4.3 or clause 5.4.4(a). An application will need to be made for;

(a) a resource consent assessed as a restricted discretionary activity if the filling, and excavation is subject to Clause 5.4.3; or

(b) a resource consent assessed as a non-complying activity if the filling, and excavation is subject to Clause 5.4.4.

Filling, excavation and building within the Waimakariri River stopbank floodplain (Plan Change 32 Decision)

Step 11 Establish whether the location of the activity is shown on the planning maps as being within the Waimakariri River stopbank floodplain.

Step 12 Establish whether the location of the activity is shown on the planning maps as being within a high hazard area, or within 100m of a primary stopbank, or 50m of a secondary stopbank.

Step 13 If so, check the summary table below to determine activity status.

	Residential Unit or Other Habitable Building	Accessory building	Filling & excavation
Within 100m of the primary stopbank	Non-complying	Non-complying	Non-complying
High hazard	Non-complying	Permitted*	Subject to Table 1 requirements
Within 50m of the secondary stopbank	Restricted Discretionary	Restricted Discretionary	
Remainder of the floodplain		Permitted*	Subject to Table 1 requirements

* Subject to compliance with other rules in the City Plan.

(see Clause 5.5.6 for exemptions that may affect the activity status included in the above Table)

All development within the Waimakariri River stopbank floodplain taking place within 100m of the primary stopbank and 50m of the secondary stopbank requires consent. Residential units and other habitable buildings require consent throughout the floodplain. Filling and excavation and accessory buildings beyond 100m of the primary stopbank and 50m from the secondary stopbank are subject to the underlying zone rules.

Step 14 Establish whether any filling, excavation or building is covered by an exemption to the rules as specified in Clause 5.5.6.

Step 15 Establish whether any filling, excavation and/or accessory building permitted by these Rules complies with all other Rules elsewhere in the City Plan.

Filling and building on land that is not adjacent to a waterway or mean high water springs, in ponding areas, on the Cashmere Stream floodplain or within a flood management area

and

Excavation on land that is not adjacent to a waterway or mean high water springs, in ponding areas, or on the Cashmere Stream floodplain:

and

Filling and excavation on land not within the Waimakariri River stopbank floodplain: (Plan Change 32 Decision)

Step 16 Check whether the filling or excavation proposed exceeds the volume, depth or landslope standards in Table 1 of Clause 5.5.

If it does, then application will need to be made for:

- (a) a resource consent if the volumes/depth/landslope of filling or excavation exceed those standards in Columns A, C, D or E of Table 1, assessed as a discretionary activity in respect to filling and excavation; or
- (b) a resource consent if the volumes of filling or excavation exceed those in Column B of Table 1, assessed as a non-complying activity .

If the filling, excavation or building proposed complies with all of these rules, it shall be a permitted activity in respect of these rules.

Note: Ecological heritage areas. Special limitations apply to filling and excavation in the whole of the Conservation 1, 1A, Rural 6 and Rural Hills Zones, and to a small number of individual sites outside these zones. These sites are listed in Appendix 2, Part 4, Rural Zones.

5.1 Statement

Updated 29 June 2012

Filling and excavation of land can have significant environmental effects on drainage patterns, visual amenities, erosion potential, loss of versatile soils, disturbance of ecosystems and dust nuisance. The rules on filling and excavation are intended to address these effects. These rules also act as a control on quarrying and removal of topsoil, outside Rural Quarry Zones.

Filling, excavation and building can also have adverse effects adjacent to the coastline, waterways and ponding areas and within other areas that are subject to a risk of flooding, in terms of flood management, and in the case of waterways and the coastline, their ecological and natural values.

Rules controlling buildings adjacent to waterways may initially seem to be unrelated to excavation and filling, but there is a close association in terms of the issues of waterway flood management and ecology. Accordingly rules related to excavation, filling and building have been integrated to promote adequate management of waterway margins, an issue applicable across various zone boundaries. Building activity can also affect access for waterway management purposes.

The width of setbacks from waterways for building excavation and filling is related to the nature and size of the waterway, and the width of its floodplain.

In some areas of the City, identified as flood management areas, rules require a resource consent to be obtained for filling of sites and the erection of buildings. These rules provide the Council with discretion over the floor level of buildings and potential adverse flood management related effects of new buildings, additions and the filling of sites. As large portions of these areas are already developed these rules will primarily affect people who are redeveloping existing sections or erecting large new buildings or additions. Many areas however are largely undeveloped, especially in or around ponding areas. A 0.5% annual exceedence probability flood has been identified as an appropriate event on which to base minimum floor levels for buildings or additions within these areas.

Within the Waimakariri River stopbank floodplain, the erection of, or addition to, residential units and other habitable buildings not falling within the exemptions require consent. In the areas identified as either high hazard or within 100m of the primary stopbank dwellings and other habitable buildings are non-complying activities. This is due to the volume and depth of floodwaters likely to be experienced in such locations, which represent a significant hazard to life and property. Filling, excavation and accessory buildings similarly require consent if undertaken within the setback from either a primary (100m) or secondary (50m) stopbank. Beyond these setbacks the underlying zone rules apply. **(Plan Change 32 Decision)**

Finally, there is the related issue of the content of fill material. Such material is often utilised for general filling or as backfill in worked out quarry areas. Such material has the ability to contaminate groundwater, particularly on the more porous soils west of the city. In addition, unsuitable fill material may create a poor foundation for any future building activities through subsidence and damage to structures or services.

Environmental results anticipated

- (a) Protection of the functioning of river margins for flood management and avoidance of damage to property caused by flooding associated with impeded waterways and floodplains.
- (b) Protection of the function of natural floodplains, particularly the Upper Heathcote and the Lower Styx, and consequent ability to manage flood discharges.
- (c) Prevention of contamination of groundwater from the deposition of unsuitable fill material.
- (d) The avoidance of building in proximity to waterways and the coastline which would impede flood or erosion management, or detract from natural values.
- (e) The protection and enhancement of water quality and ecological values of waterways.
- (f) Avoidance of development which may compromise the protection of water quality or aquatic habitats along the river margins.

- (g) Avoidance of changes to patterns of surface drainage which may create adverse effects on neighbouring properties.
- (h) Avoidance of filling and excavation which may promote erosion.
- (i) Prevention of deposition of material which renders land unsuitable for permitted activities.
- (j) Avoidance of filling, excavation, or building that may detract from the amenity value of waterways and their margins.
- (k) To ensure the effects of buildings on the openness, spaciousness, visual qualities and natural values of waterways are avoided or mitigated.
- (l) Filling, excavation and erection or addition to buildings restricted to areas where the hazard from flooding can be managed.
- (m) Avoidance of development in areas where the risk to people, their safety, well-being and property from flooding is high.
- (n) Avoidance of development that could undermine the integrity and functioning of flood protection works.

(Plan Change 32 Decision)

5.2 Rules : Filling, excavation and building adjacent to waterways and the coastline

Updated 31 January 2011

5.2.1 Reference to other rules

Updated 31 January 2011

Attention is drawn to the provisions of the zone rules as well as the other City rules (including those within clause 5) that may separately result in an activity being identified as requiring resource consent as a, non-complying, discretionary, restricted discretionary, or controlled, activity in addition to the provisions of these rules.

It should be noted that the consent of the Regional Council may be required for activities in, on, under or over the bed of a river (Section 13 RMA).

5.2.2 Bylaws and other relevant legislation

Updated 14 November 2005

(a) Attention is drawn to Council bylaws on earthworks which relate to the structural suitability of fill material for engineering works and building.

(b) Attention is drawn to Part I of the Historic Places Act 1993 which states that no work may be undertaken on an archaeological site (whether recorded or unrecorded) until an archaeological authority to destroy, damage or modify a site has been granted by the New Zealand Historic Places Trust in accordance with that Act.

5.2.3 Application and clarification of these rules

Updated 31 January 2011

(a) All setbacks specified in Clause 5.2.4 and 5.2.5(b) are measured from the bank of the waterway (see definition of bank in Appendix 2), except for the category of hill waterways, where the setback is measured from the centreline of the waterway. (Plan Change 28)

- (b) In the case of the coastline, the setback specified is from mean high water springs (the landward boundary of the coastal marine area).
- (c) The rules in respect to building adjacent to waterways shall be interpreted to mean that part of the building which may be within the setback.
- (d) The filling and excavation rules apply whether or not the work is undertaken on the same site

5.2.4 Development standard

Updated 15 August 2011

- (a) Any filling or excavation, or the erection of buildings shall be a discretionary activity within the setbacks specified below:

Waterway category/coastline	Setback
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(Refer Appendix 1 - Schedule of waterways. This schedule identifies environmental asset waterways, upstream rivers, downstream rivers, and the coastline. Utility waterways (with the exception of those utility waterways which are to be piped) are not identified in Appendix 1 but means any waterway legally defined as an open public or private drain (excluding sewerage). Hill waterways are not identified in Appendix 1, but means any waterway as defined in Part 1.)

Utility waterway: to be piped (Refer Appendix 1, Section 1)	3m
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Open utility waterway	5m
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Environmental asset waterways (refer Appendix 1, Section 2)	7m
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In addition to those waterways defined in Appendix 1, any new or diverted open waterway usually created subsequent to any subdivision or land use consent from the Council, except for new waterways created in the Open Space 3D (Clearwater Resort and Christchurch Golf Resort) Zone, shall be deemed to be an environmental asset waterway for the purposes of these rules.

Upstream rivers (Rural zones)	20m
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Upstream rivers (Other zones),(refer Appendix 1, Section 1)	10m
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Downstream rivers, (refer Appendix 1, Section 1)	30m
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Downstream River (Mona Vale)	15m
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(Includes the true left bank of the Avon River from the confluence with the Wairarapa Stream extending downstream to the Carlton Mill Bridge, and also including that part of the true right bank fronting Lot 2 DP 26862 (Church Of Jesus Christ of the Latter Day Saints)

Hill waterways	10m
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Coastline (means the line of mean high water springs except in Conservation 1A Zone refer to Part 5)	20m
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The Council shall consult with tangata whenua upon any application being required under these rules in respect to upstream and downstream rivers.

- (b) The Council's discretion shall be limited to the matter(s) subject to the standard, provided also that where a site adjoining a downstream river is separated by an esplanade reserve or legal road, then the Council's discretion is limited to those assessment matters relating to flood management only.

5.2.5 Critical standards

Updated 31 January 2011

- (a) The erection of any building or addition between the Waimakariri River and the building setback line shown on planning maps 1B, 3B, 4B, 7B to 10B, 14B and 15B, shall be a non-complying activity.

- (b) In the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) any filling or excavation or

land within the Landscape Area adjacent to the Heathcote River (as shown on the Outline Development Plan) shall be a non-complying activity.

5.2.6 Exemptions from development standard 5.2.4

Updated 31 January 2011

The rules set out in Clause 5.2.4 above do not apply to:

- (a) filling, excavation, or structures associated with the maintenance of flood protection and bank erosion protection works;
- (b) any works involving the establishment, repair or replacement of any permitted utilities, or the maintenance of existing drains or ponds;
- (c) post holes for the erection of fences;
- (d) planting holes for trees and plants except that in the Rural Hills, Rural 6, Conservation 1 and Conservation 1A Zones, such planting shall only be associated with species indigenous to the site or permitted exotic species;
- (e) excavation and fill in the Conservation 3W Zone within the bed of the Waimakariri River;
- (f) excavation for any approved wells;
- (g) any works permitted pursuant to a subdivision consent under Clauses 7 or 9 of Part 14; or
- (h) any filling or excavation permitted pursuant to a building consent.
- (i) any filling, excavation or structures permitted pursuant to a land use consent granted by the Canterbury Regional Council.

5.2.7 Exemptions from critical standards 5.2.5(a) and 5.2.5(b)

Updated 31 January 2011

The rule set out in Clause 5.2.5 above does not apply to:

- (a) additions to existing buildings of a maximum of 25m² in any five year period;
- (b) the erection of unenclosed buildings without floors; and
- (c) the erection of non-habitable buildings with a maximum floor area of 40m².
- (d) any works including utilities that are permitted by Chapter 9 or the maintenance, repair or replacement of existing utilities.

The rule set out in Clause 5.2.5(b) above does not apply to:

1. any works involving the establishment, repair or replacement of any permitted utilities;
2. any works associated with the establishment or maintenance of stormwater detention basins; and
3. the excavation of any planting holes for trees and plants.
4. any earthworks associated with landscaping and the creation of paths for pedestrian and cyclist.

5.3 Rules: Filling and building within flood management areas

Updated 31 January 2011

5.3.1 Reference to other rules

Updated 31 January 2011

Attention is drawn to the provisions of the zone rules as well as the other General City Rules (including those within Clause 5) that may separately result in an activity being identified as an activity requiring resource consent as non-complying, discretionary, restricted discretionary, controlled, or permitted, in addition to the provisions of these rules.

5.3.2 Bylaws and other relevant legislation

Updated 31 January 2011

- (a) Attention is drawn to Council bylaws on earthworks that relate to the structural suitability of fill material for engineering works and building.
- (b) Attention is drawn to Part I of the Historic Places Act 1993, which states that no work may be undertaken on an archaeological site (whether recorded or unrecorded) until an archaeological authority to destroy, damage or modify a site has been granted by the New Zealand Historic Places Trust in accordance with that Act .

5.3.3 Development standards

Updated 31 January 2011

- (a) The erection of any building or addition within a flood management area, shall be a restricted discretionary activity with the Council's discretion restricted to the floor level of the building with respect to the assessment matters set out in clause 5.8.3 below. Any application arising from this rule shall be processed without public notification and need not be served on any party.
- (b) Filling within a flood management area that is located within a living zone shall be a restricted discretionary activity with the Council's discretion restricted to the assessment matters set out in clause 5.8.3 below.
- (c) Filling within a flood management area that is located within a business, cultural, or open space zone shall be a controlled activity with the Council's discretion limited to the assessment matters set out in clause 5.7.3 below.

5.3.4 The rules set out in Clause 5.3.3 above do not apply to:

Updated 15 August 2011

- (a) garages of no more than 40m² in area and any other accessory building that is of no more than 25m² in area, except in rural zones where the rules set out in Clause 5.3.3 above do not apply to accessory buildings which are of no more than 200m² in area, or to plastic covered tunnel houses;
- (b) any additions to existing buildings that do not increase the area of the building footprint.
- (c) additions to existing buildings of a maximum of 25m² in any five year period, except in rural zones where the rules set out in Clause 5.3.3 above do not apply to additions to accessory buildings which are of a maximum of 200m² in any five year period.
- (d) unenclosed buildings and swimming pools.

- (e) filling associated with the maintenance of flood protection and bank erosion works;
- (f) any works involving utilities that are permitted by Chapter 9, or the replacement, repair or maintenance of existing utilities, or the maintenance of existing drains or ponds;
- (g) any filling permitted pursuant to a land use consent granted by the Canterbury Regional Council; and
- (h) filling of building platforms only to achieve the identified minimum floor level. (Building platform for the purposes of this clause is that area of a site, excluding the required minimum setbacks from all boundaries, that is less than or equal to the maximum permitted area of site covered by buildings applicable to the subject site. If there is no applicable maximum permitted area of site covered by buildings, the platform shall not extend further than the footprint of a permitted building on this site.)
- (i) filling to enable a subdivision to comply with Clause 7.2.2 Cashmere and Worsleys, Part 14, which complies with Clause 4.3.2 Minimum Standards - Living Zones (F)(e), Part 14.
- (j) the erection of buildings on land for which a subdivision complying with Clauses 4.3.2 Minimum Standards - Living Zones (F)(e) and 7.2.2 Cashmere and Worsleys, Part 14, has been issued for the subdivision by the Council in accordance with Section 224 of the Act.
- (k) the erection of buildings located in the Academy, Driving Range, Maintenance and Resort Community Activity Areas in the Open Space 3D (Christchurch Golf Resort) Zone provided that the floor level of any building achieves or exceeds RL 12.3

5.4 Rules : Filling, excavation and building in ponding areas and on the Cashmere Stream floodplain

Updated 31 January 2011

5.4.1 Reference to other rules

Updated 31 January 2011

Attention is drawn to the provisions of the zone rules as well as the other General City Rules (including those within Clause 5) that may separately result in an activity being identified as requiring resource consent as a non-complying, discretionary, restricted discretionary, or controlled activity in addition to the provisions of these rules.

5.4.2 Bylaws and other relevant legislation

Updated 31 January 2011

- (a) Attention is drawn to Council bylaws on earthworks that relate to the structural suitability of fill material for engineering works and building.
- (b) Attention is drawn to Part I of the Historic Places Act 1993 that states that no work may be undertaken on an archaeological site (whether recorded or unrecorded) until an archaeological authority to destroy, damage or modify a site has been granted by the New Zealand Historic Places Trust in accordance with that Act.

5.4.3 Development standard

Updated 31 January 2011

- (a) Notwithstanding clause 5.3.3 filling of up to a total of 1000m² of land in a ponding area or on the Cashmere Stream floodplain for the purpose of developing a dwelling and any associated accessory buildings, outdoor living and service areas and vehicular access shall be a restricted discretionary activity

with the Council's discretion restricted to the assessment matters set out in clause 5.8.4 below. Any application arising from this rule shall be processed without public notification and need not be served on any party.

(b) filling or excavation within Henderson Basin for the creation and enhancement of waterbodies, wetlands or public accessways associated with the recreation values of the waterways or wetlands within the basin, or for flood mitigation works shall be a restricted discretionary activity with the Council's discretion restricted to the assessment matters set out in Clause 5.8.4 below.

(c) filling or excavation on any land within a ponding area or the Cashmere Stream floodplain for any utilities not otherwise exempted by clause 5.4.6(b) shall be a restricted discretionary activity with the Council's discretion restricted to the assessment matters set out in Clause 5.8.4 below.

5.4.4 Critical standard

Updated 31 January 2011

Notwithstanding clause 5.3.3 and except as provided for in clauses 5.3.4 and 5.4.3 above, any filling or excavation on any land on the Cashmere Stream floodplain or within the Hendersons Basin ponding area, Cashmere-Worsleys ponding area, Hoon Hay Valley ponding area or Lower Styx ponding area shall be a non complying activity.

5.4.5 Exemptions from development and critical standards, Clauses 5.4.3 and 5.4.4

Updated 15 August 2011

The rules set out in Clauses 5.4.3 and 5.4.4 above do not apply to:

- (a) filling, excavation, or structures associated with the maintenance of flood protection and bank erosion protection works;
- (b) any works involving utilities that are permitted by Chapter 9, or the maintenance, repair or replacement of existing utilities, or the maintenance of existing drains or ponds;
- (c) post holes for the erection of fences;
- (d) planting holes for trees and plants;
- (e) excavation for any approved wells;
- (f) any filling, excavation or structures permitted pursuant to a land use consent granted by the Canterbury Regional Council.
- (g) any filling or excavation for the maintenance of existing farm tracks and existing farm yards, or the establishment of new farm track and farm yards provided the finished ground level is maintained to within 100mm of the natural ground level.
- (h) any filling or excavation for the purposes of establishing and maintaining accessways to dwellinghouses provided the finish ground level is maintained to within 200mm of the natural ground level, and provided that accessways are constructed so as not to impede the flow of surface water.
- (i) any filling or excavation for the purposes of establishing and maintaining accessways to dwellinghouses provided the finished ground level is maintained to within 200mm of the natural ground level.
- (j) the filling of up to 10m³ per site for the purposes of landscaping around dwellinghouses in association with domestic gardening.
- (k) the maintenance and upgrade of existing roads on legal road.
- (l) filling to enable a subdivision to comply with Clause 7.2.2, Part 14, and which complies with Clause 4.3.2(F)(e): Part 14.

- (m) any additions to existing buildings that do not increase the area of the building footprint.
- (n) cultivation activities and harvesting of crops.
- (o) the application of fertiliser, lime or other soil enhancers such as bark and trace elements provided the finished ground level is maintained to within 200mm of natural ground level and provided that such filling is limited to a total volume of not more than 100m³ per ha.
- (p) composting or silage making.
- (q) any filling or excavation involving the recontouring of land in the Lower Styx Ponding area, provided that all material to be excavated or used for filling is both sourced from and used within the same property and within the boundary of the ponding area.
- (r) filling or excavation involving the recontouring of land within the Hendersons Basin ponding area on the Cashmere Stream floodplain, provided that all material to be excavated or used for filling is both sourced from and used within the same property and within the boundary of the ponding area or floodplain, and provided that finished ground level is maintained to within 200mm of natural ground level, and that filling or excavation is limited to a total volume of not more than 100m³ per ha.
- (s) any other filling not covered by the clauses 5.4.5 above, of up to 200mm in depth and not more than 100m³ per ha where the finished ground level does not exceed the level of the surrounding land.
- (u) any other excavation for farming purposes where the excavated area is subsequently filled so that there is no net effect on flood storage.
- (v) any filling or excavation of land in the Lower Styx Ponding Area which is located in the Open Space 3D (Christchurch Golf Resort) Zone. Filling and excavation of land in the Lower Styx Ponding Area shall be dealt with under Rule 6.2.2.11.

5.5 Rules: Filling, excavation and building within the Waimakariri stopbank floodplain (Plan Change 32 Decision)

Updated 29 June 2012

5.5.1 Reference to other rules

Updated 29 June 2012

Attention is drawn to the provisions of the zone rules as well as the other General City Rules (including those within Clause 5) that may separately result in an activity being identified as requiring resource consent as a non-complying, discretionary, restricted discretionary or controlled activity in addition to the provisions of these rules.

5.5.2 Bylaws and other relevant legislation

Updated 29 June 2012

- (a) Attention is drawn to Council bylaws on earthworks that relate to the structural suitability of fill material for engineering works and building.
- (b) Attention is drawn to Part I of the Historic Places Act 1993 that states that no work may be undertaken on an archaeological site (whether recorded or unrecorded) until an archaeological authority to destroy, damage or modify a site has been granted by the New Zealand Historic Places Trust in accordance with that Act.
- (c) Land use consents, or water or discharge permits may be required by the Canterbury Regional Council under the Waimakariri River Regional Plan or Natural Resources Regional Plan for activities within the beds of lakes or rivers, or in close proximity to them. In addition, the Canterbury Regional Council

(Environment Canterbury) is the lead agency for gathering and providing information on flood hazard within the Waimakariri River stopbank Floodplain (WSFP), and is responsible for the construction and management of the stopbanks. Before undertaking development within the WSFP, particularly within the stopbank setbacks, it is advisable to consult Environment Canterbury.

5.5.3 Application of these rules

Updated 29 June 2012

(a) The rules relating to excavation and filling referring to Table 1 below are to be applied in accordance with Clause 5.6.1.

5.5.4 Development standards

Updated 29 June 2012

(a) Any filling or excavation which exceeds any one of the standards relating to the volume of material in column A, the depth specified in columns C or D, or the landslope in column E of Table 1 below, shall be a restricted discretionary activity with the exercise of Council's discretion restricted to the assessment matters set out in clause 5.7.5 below.

The Council shall consult with tangata whenua upon any application being required under these rules for areas containing sites of significance to tangata whenua identified in Part 10, Appendix 3 of these rules.

Applicants should note that all archaeological sites (whether recorded or unrecorded) are protected under the provisions of Part 1 of the Historic Places Act 1993 and no work may be undertaken on a site until an archaeological authority to destroy, damage or modify a site has been granted by the Trust in accordance with that Act.

(b) Any filling or excavation within 50m of a secondary stopbank as shown on the planning maps shall be a restricted discretionary activity, with the Council's discretion restricted to the assessment matters set out in clause 5.7.5 below.

(c) The erection of, or addition to, any accessory building within 50m of a secondary stopbank shall be a restricted discretionary activity, with the Council's discretion restricted to the assessment matters set out in clause 5.7.5 below.

(d) The erection of, or addition to, any residential unit or other habitable building:

- 100m or greater from a primary stopbank; and
- outside the high hazard area as shown on the planning maps

shall be a restricted discretionary activity, with the Council's discretion restricted to the assessment matters set out in clause 5.7.5 below.

(see Clause 5.5.6 for exemptions to these development standards).

5.5.5 Critical standards

Updated 29 June 2012

The following shall be non-complying activities:

(a) Any filling or excavation, which exceeds any one of the standards relating to the volume of material in column B of Table 1 below.

The Council shall consult with tangata whenua upon any application being required under this rule for areas containing sites of significance to tangata whenua identified in Part 10, Appendix 3 of these rules.

(b) Any excavation or filling within 100 metres of a primary stopbank.

- (c) The erection of, or addition to, any accessory building within 100m of a primary stopbank.
- (d) The erection of, or addition to, any residential unit or other habitable building within:
 - 100m of a primary stopbank; or
 - a high hazard area as shown on the planning maps.

(see Clause 5.5.6 for exemptions to these critical standards).

5.5.6 Exemptions from development standards set out in Clause 5.5.4 and critical standards in Clause 5.5.5

Updated 29 June 2012

For the purposes of the following list of exemptions, the time period applicable to filling and excavation in terms of volume shall be interpreted to mean the maximum volumes specified may not be exceeded within any continuous period of ten years.

The rules set out in Clauses 5.5.4 and 5.5.5 above do not apply to:

- (a) Quarrying activity within the Open Space 3D Zone (Isaac Conservation Park) Area Q approved by way of land use consent RMA 92012793 issued by the Christchurch City Council as at 20 January 2009;
- (b) the erection of unenclosed buildings without floors;
- (c) garages and any other accessory buildings of no more than 40m² in area, except in rural zones and the Open Space 3A Zone where the rules set out in Clauses 5.5.4 and 5.5.5 above do not apply to accessory buildings which are of no more than 200m² in area, or to plastic covered tunnel houses;
- (d) additions to existing residential units or other habitable buildings or to accessory buildings of a maximum of 25m² in any continuous five year period, except in rural zones and the Open Space 3A Zone where the rules set out in Clauses 5.5.4 and 5.5.5 above do not apply to additions to accessory buildings which are of a maximum of 200m² in any five year period.
- (e) additions to existing residential units or other habitable buildings or to accessory buildings that do not increase the area of the building footprint;
- (f) filling, excavation or structures associated with the maintenance of flood protection and bank erosion protection works;
- (g) any works involving utilities that are permitted by Chapter 9, or the replacement, repair or maintenance of existing utilities, or the maintenance of existing drains or ponds;
- (h) post holes for the erection of fences, and post holes for shade cloth structures and tunnel houses;
- (i) planting holes for trees and plants;
- (j) excavation for any approved wells;
- (k) any sitework permitted pursuant to a building consent, excluding accessways;
- (l) any filling permitted pursuant to a land use consent granted by the Canterbury Regional Council;
- (m) any filling for the maintenance of existing farm tracks and existing farm yards, or the establishment of new farm track and farm yards provided the finished ground level is maintained to within 200mm of the natural ground level;
- (n) any filling for the purposes of establishing and maintaining accessways to residential units provided the finished ground level is maintained to within 200mm of the natural ground level, and provided that accessways are constructed so as not to impede the flow of surface water;

- (o) filling associated with flood protection on the parts of 50 to 72 Johns Road adjoining the terrace that forms part of the secondary flood protection, provided the filling on any property does not exceed 2,000m³ in total, creates slopes no steeper than one vertical to three horizontal, is constructed according to good engineering practice so as to minimise the possibility of flood scour or diversion, forms a continuous extension to the natural terrace, and does not create any discontinuity of landform at property boundaries.
- (p) the maintenance of existing railways, and the re-alignment of the railway at Steam Scene (621 McLeans Island Road, Lot 2 DP 28931) provided such re-alignment does not impede the flow of surface water to a greater extent than the present structure.
- (q) the filling of up to 10m³ per site for the purposes of landscaping around residential units in association with domestic gardening;
- (r) the maintenance and upgrade of existing roads on legal road, provided that the work does not impede the flow of surface water;
- (s) cultivation activities and harvesting of crops;
- (t) the application of fertiliser, lime or other plant growth enhancers such as topsoil, bark and trace elements provided the finished ground level is maintained to within 200mm of natural ground level, and provided that such filling is limited to a total volume of not more than 100m³ per ha; and
- (u) composting or silage making.
- (v) any other filling not covered by the clauses of 9-5.5.6 above, of up to 200mm in depth and not more than 100m³ per ha, provided that filling does not impede the flow of surface water.
- (w) any other filling for farming purposes of not more than 100m³ per ha where the finished ground level does not exceed the level of the surrounding land.
- (x) any other excavation for farming purposes where the excavated area is subsequently filled so that there is no net effect on flood storage.
- (y) development within the Open Space 3D (Clearwater) Zone, except as provided for under Table 1 following Rule 5.5.4 (filling and excavation on other land).

5.6 Rules : Filling and excavation on other land

Updated 31 August 2011

5.6.1 Application of these rules

Updated 29 June 2012

- (a) The rules within Clause 5.6 are applicable to: (Plan Change 32 Decision)
 - (i) all filling and building on land that is not: adjacent to a waterway or mean high water springs; in a ponding area or on the Cashmere Stream floodplain; or within a flood management area; or within the Waimakariri River stopbank floodplain; and
 - (ii) all excavation on land that is not adjacent to a waterway or mean high water springs, in ponding areas or on the Cashmere Stream floodplain ; or within the Waimakariri River stopbank floodplain .
- (b) The maximum filling or excavation volumes in columns A and B of Table 1 below, are to be used as a ratio (eg. 2000m³/ha for Business 5 Zone equates to 200m³ for a site area of 1000m²).
- (c) The volume/area ratio in Column A applies to each area within a site which is subject to fill or excavation.

(d) The time period applicable to filling and excavation in terms of volume shall be interpreted to mean the maximum volumes specified may not be exceeded within any continuous period of ten years.

(e) The filling and excavation rules apply whether or not the work is undertaken on the same site; and the volumes of fill and excavation apply independently of each other.

Note: Building consents - any person contemplating filling or excavation should note that the Building Act requires that the land and other property be protected from erosion, falling debris, slippage, subsidence, inundation, alluvion or avulsion regardless of whether or not any other consent is required for the proposed activity.

5.6.2 Development standard

Updated 31 January 2011

Any filling or excavation which exceeds any one of the standards relating to the volume of material in column A, the depth specified in columns C or D, or the landslope in column E of Table 1, shall be a discretionary activity with the exercise of Council's discretion limited to the matter(s) subject to the standard.

The Council shall consult with tangata whenua upon any application being required under these rules for areas containing sites of significance to tangata whenua identified in Part 10, Appendix 3 of these rules.

Applicants should note that all archaeological sites (whether recorded or unrecorded) are protected under the provisions of Part 1 of the Historic Places Act 1993 and no work may be undertaken on a site until an archaeological authority to destroy, damage or modify a site has been granted by the Trust in accordance with that Act.

5.6.3 Critical standards

Updated 31 January 2011

(a) Any filling or excavation, which exceeds any one of the standards relating to the volume of material in column B of Table 1 shall be a **non-complying activity**.

The Council shall consult with tangata whenua upon any application being required under this rule for areas containing sites of significance to tangata whenua identified in Part 10, Appendix 3 of these rules.

(b) Any filling on that part of the land described as Lots 7 and 8 DP 5998 and Lot 3 DP 17557 in the Rural Zone, excluding that part of the Living 1 Deferred Zone (Philpotts Road), shall be a **non-complying activity**.

5.6.4 Exemptions from these rules

Updated 31 January 2011

The rules set out in Clause 5.5.1 above and in Table 1 do not apply to:

(a) land adjacent to waterways, mean high water springs or in ponding areas (refer to Clauses 5.2.3 and 5.2.4);

(b) filling or excavation associated with the maintenance of flood protection works;

(c) any works involving the establishment, repair or replacement of any permitted utilities or the maintenance of existing drains or ponds;

(d) post holes for the erection of fences or for permitted or approved buildings and signs;

(e) planting holes for trees and plants, except that in the Rural Hills, Rural 6, Conservation 1 and Conservation 1A Zones, such planting shall only be associated with species indigenous to the site or permitted exotic plantings;

(f) excavation for any approved wells;

- (g) any works authorised pursuant to a subdivision consent under Clauses 7 or 9 of Part 14;
- (h) any works permitted pursuant to a building consent;
- (i) any spoil from drain clearance work on a property; or
- (j) The construction or maintenance of vehicle or foot tracks in the Conservation 1, Conservation 1A, Rural Hills, Rural 6 Zones, and on ecological heritage sites outside these zones* provided their width is no greater than 1.5m.
- (k) filling to enable subdivision to comply with Clause 7.2.2, Part 14, and which complies with Clause 4.3.2(F)(e), Part 14.

(* Refer to note 3, Table 1)

Table 1 - Filling and excavation - volume and depth of material:

	Column A	Column B	Column C	Column D	Column E
	Max. volume	Max. volume	Max. depth of excavation (m)	Max. depth of fill (m)	Max. slope of land to be filled or excavated
	(Development standard)	(Critical standard)	(Development standard)	(Development standard)	(Development standard)
(a) Living H Zone ⁽³⁾ , Living HA Zone ⁽³⁾	10m ³ /site		0.5	0.5	na
(b) Living 1D Zone ⁽²⁾					
(c) All other living zones, Cultural 1, 2 and 3 ⁽³⁾ Zones, Open Space 1 Zone ⁽³⁾ , Business 1 Zone, Special Purpose (Hospital) Zone, except Living TMB Zone	150m ³ /ha	na	0.5	0.5	na
(d) All Conservation Zones and the Living TMB Zone (except Conservation 1, 1A, 3W and 4 Zones) ⁽³⁾	50m ³ /ha	na	0.15	0.15	15° on Port Hills
(e) Conservation 1 ⁽³⁾ , 1A ⁽³⁾ Zones	25m ³ /ha and no more than 100m ² surface area	na	0.15	0.15	15° on Port Hills
(f) Business 2, 2P, 3, 4 ⁽³⁾ , 4P, 4T, 7 (except on that area shown as hatched on Part 3, Appendix 12) and Central City Edge Zones	1000m ³ /ha	na	0.5	0.15	na
(g) Business 5 and 6 and 8 Zones, Business 7 Zone on that area shown as hatched on Part 3, Appendix 12, Central City, Special Purpose (Ferrymead) Zone, - Area D Special Purpose (Wigram) Zone - Areas B (Plan Change 19 Decision)	2000m ³ /ha	na	0.5	0.5	na
(h) Rural 1 ⁽³⁾ and 4 ⁽³⁾ Zones	2000m ³ /ha	na	1.0	1.0	na
(i) Rural Hills Zone ⁽¹⁾ ⁽³⁾ , Rural 6 Zone, Rural 7 Zone, Ecological heritage sites ⁽³⁾	25m ³ /ha and no more than 100m ² surface area	na	0.5	0.5	15° on Port Hills
(j) Rural 2, 3 and 5 ⁽³⁾ Zones Special Purpose (Wigram) Zone - Area A Special Purpose (Ferrymead) Zone - Areas A, B and C ⁽³⁾	100m ³ /ha	1000m ³ /ha	0.5	0.5	
(k) Rural Quarry Zone	2000m ³ /ha (fill only)	na	na	na	na
(l) All open space zones (except Open Space 1 Zone and Ruapuna Park Raceway) ⁽³⁾	500m ³ /ha	na	0.5	0.5	na
(m) Ruapuna Park Raceway	5000m ³ /ha	na	0.5	1.3	na
(n) Special Purpose (Airport) Zone	5000m ³ /ha	na	1.0	1.0	na

Notes:

- (1) The provisions of the Living H Zone apply to any land zoned Rural Hills within 100m of a Living H or Living HA zone boundary.
- (2) Any filling in the Living 1D Zone is a non-complying activity except where the exemptions in Clause 5.5.4 apply.
- (3) Except for ecological heritage sites where the filling and excavation rules shall be as for the Rural 6 Zone. Those sites outside the Conservation 1A, Rural 6, Rural Hills Zones are listed in Part 4 (Rural Zones) - Appendix 2.

5.7 Rule: Filling and Excavation Under Transmission Lines Business 5 Zone at Sir James Wattie Drive and Business 8 Zone (Plan Change 19 Decision) (Plan Change 54 Decision)

Updated 29 June 2012

Except for earthworks for existing and new Network Utilities, no earthworks (Including both filling and excavation) shall be carried out within 12 metres from the centre line of the electricity transmission lines shown on outline development plan Business 8 Zone Islington.

Any application for earthworks within the transmission line corridor need not be publicly notified and need not be served on any affected party other than Transpower New Zealand Limited.

5.8 Rule : Content of fill and excavation material

Updated 31 January 2011

5.8.1 Critical standard

Updated 31 January 2011

In addition to compliance with the standards relating to the volume and depth of filling and excavation in Clauses 5.2 and 5.3 of these rules, any filling or excavation of land, is a non-complying activity where:

- (a) the fill or excavated material contains putrescible, pollutant, inflammable or hazardous components; and/or
- (b) fill consists of material other than soil, gravel, sand, silt, or demolition material, and/or has a particle size in excess of 200mm; and/or
- (c) fill material consists of vegetation which comprises more than 5% of any load by volume, and/or which is derived from a different site to the rest of the fill material **except that** this rule shall not apply to any filling or excavation on any land within the Special Purpose (Landfill) Zone, and rule 5.4.1 (b) shall not apply to the Rural Quarry Zone in respect to particle size.

5.9 Assessment matters for resource consents

Updated 31 January 2011

5.9.1 General

Updated 31 January 2011

- (a) The matters contained in Sections 104 and 105, and in Part II of the Act, apply to consideration of all resource consents for land use activities.

(b) In addition to the matters covered in (a) above, the Council shall also apply the relevant assessment matters set out in clauses 5.7.2 and 5.7.3 below to **discretionary activities** .

5.9.2 Discretionary activity - Filling, excavation and building adjacent to waterways and the coastline

Updated 31 January 2011

- (a) Any adverse effects on the natural qualities of the waterway and the ecology of areas within and adjacent to the waterway.
- (b) Any benefits associated with waterway enhancement, or flood management.
- (c) Any adverse effects on the amenities of adjoining land, including visual impacts, effects on surface drainage, or any likely sedimentation or dust nuisance.
- (d) The likely effects of proposed excavation or building on the functioning of the waterway during flood periods, including any likelihood of work undertaken exacerbating inundation, erosion, alluvion or avulsion whether upstream or downstream of the site.
- (e) Where relevant, any adverse effects likely on land as a result of tidal influences during flood periods including the potential for exacerbation of those effects with potential sea level rise.
- (f) The potential risk of damage to buildings proposed to be erected in the setback.
- (g) The effectiveness and environmental impact of any measures that may be proposed to mitigate the effects of filling, excavation or building.
- (h) Any adverse effects on access to and along the waterway or the coastline for maintenance or flood protection works.
- (i) The width, depth, and alignment of the waterway within and adjacent to the site, the relevance of these factors to the circumstances applying to the proposed work.
- (j) Any impact on sites or areas of significance to tangata whenua, particularly significant areas as shown in Part 10, Appendix 3.
- (k) Any beneficial effects, including the provision of public access, or for enhancing the ecological or visual qualities of the waterway.
- (l) Any relevant provisions of a Regional Plan that may apply to the waterway.
- (m) The degree to which building development impacts on the existing waterway amenity values through reduced views of the waterway from adjoining sites and the privacy of adjoining neighbours.
- (n) The location and orientation of existing neighbouring buildings and outdoor living areas in relation to the waterway.
- (o) The degree to which the proximity or bulk of the structure dominates and detracts from the spaciousness and openness of the waterway.
- (p) The ability to mitigate any adverse effects on the amenity values of the waterway including existing planting and the ability to screen the building.

Avon River - Upstream Rivers (other zones)

In addition to the assessment matters listed in (a) to (p) above, the Council shall also apply the following assessment matters below when considering resource consents for activities that breach Volume 3, Part 9, Rule 5.2.4 in relation to setbacks from the Avon River where it is demarcated in Volume 3, Part 9, Appendix 1 as an Upstream River (other zones):

- (q) The physical relationship between the waterway setback standard and flood events and the location of the building or structure thereon.

- (r) The absence of natural, ecological and amenity values due to the existence of buildings and hard surfaces.
- (s) Any adverse effect on the quality of groundwater.

5.9.3 Restricted discretionary activity - Filling and building within flood management areas

Updated 31 January 2011

Filling and buildings:

- (a) The effectiveness and environmental impact of any proposed mitigation methods.
- (b) Any likelihood that the proposed activity may exacerbate inundation or erosion upstream or downstream of the site.
- (c) The extent to which other properties will be adversely affected as a result of disturbances to surface drainage patterns.
- (d) Any benefits associated with flood management.
- (e) Any likelihood that the proposed activity may disturb sites of potential archaeological value requiring the imposition of conditions for an Accidental Discovery Protocol, the training of contractors in the recognition of archaeological sites, monitoring by a suitably qualified archaeologist and notification to Tangata Whenua of the commencement, staging and duration of works.

Additional criteria with respect to buildings:

- (f) Whether the floor level of the building is above the predicted 0.5% Annual Exceedence probability flood level plus an allowance for freeboard not exceeding 400mm;
- (g) If the building is in a location where the height of flood waters may be influenced by tides, whether the floor level of the building is 11.8m above CCC datum.
- (h) The way in which the building is sited and constructed and its intended use.
- (i) The frequency at which the building or addition is predicted to be inundated by floodwaters and the extent of damage that is likely to occur in such an event.

5.9.4 Restricted discretionary activity - Filling and excavation in ponding areas and on the Cashmere Stream floodplain)

Updated 31 January 2011

- (a) The likely effects of proposed filling, or excavation on the functioning of the ponding area or floodplain during flood periods.
- (b) Any potential impacts of excavation or filling on the rate, level or volume of flood discharges to the Heathcote and Styx Rivers and their tributary streams and margins.
- (c) Any adverse effects on the natural qualities, amenity values or ecology of waterways and wetland areas.
- (d) In respect to the Lower Styx Ponding Area, any adverse effects likely on land as a result of tidal influences during flood periods including the potential for exacerbation of those effects with potential sea level rise.
- (e) Any adverse effects on access for maintenance or flood protection works.
- (f) The effectiveness and environmental impact of any measures that may be proposed to mitigate the effects of filling or excavation.

- (g) Any beneficial effects, including the provision of public access, or the enhancement of the natural qualities, amenity values or ecology of waterways and wetland areas.

5.9.5 Restricted discretionary activity - Filling, excavation and/or building within the Waimakariri River stopbank floodplain (Plan Change 32 Decision)

Updated 29 June 2012

- (a) The likely effects of proposed filling, excavation and/or building on the functioning of the Waimakariri River stopbank floodplain during and after flood events, including any likelihood of work undertaken exacerbating inundation, erosion, alluvion or avulsion whether upstream or downstream of the site.
- (b) The frequency at which the building or addition is predicted to be inundated by floodwaters and the extent of damage that is likely to occur in such an event.
- (c) Whether the floor level of any new building/building addition is above the predicted 0.5% Annual Exceedence Probability (AEP) or 1 in 200 year flood event level with a stopbank breach plus an allowance for freeboard not exceeding 400mm.
- (d) Whether the integrity and/or function of either the Primary or Secondary stopbanks will be adversely affected by the method to achieve the floor level set out in (c).
- (e) Where relevant, any adverse effects likely on land as a result of tidal influences during flood periods including the potential for exacerbation of those effects with potential sea level rise.
- (f) The way in which any building is sited and constructed and its intended use.
- (g) Any adverse effects on access for maintenance of flood protection works.
- (h) The effectiveness and environmental impact of any measures that may be proposed to mitigate the effects of filling, excavation or building.
- (i) The extent to which other properties will be adversely affected as a result of disturbances to surface drainage patterns.
- (j) Any benefits associated with flood management, including the provision of public access, or the enhancement of the natural qualities, amenity values or ecology of waterways and wetland areas.
- (k) The extent to which development could result in surface water ponding in the event of flooding, and hence and increased risk of birdstrike.

5.9.6 Discretionary activity - Filling and excavation of other land (i.e. not adjacent to waterways, the coastline or within ponding areas)

Updated 31 January 2011

- (a) The effect of filling and excavation with respect to the extent of any versatile soils on the site, and the degree to which this would be lost to production, or have its physical and biochemical qualities compromised.
- (b) Any potential impacts of the filling or excavation in terms of water or wind erosion, and including dust nuisance and sedimentation.
- (c) Any adverse visual effects of the filling or excavation.
- (d) The extent of vehicular traffic generated as a result of filling and excavation on neighbouring properties, and on the road network particularly heavy vehicles.
- (e) Any potential changes to the patterns of surface drainage or subsoil drains, and whether adjoining land will be at higher risk of inundation runoff, or a raised water table.
- (f) The stability of adjoining land, and its susceptibility to subsidence or erosion upon excavation taking place.

- (g) Any alteration to natural ground levels in the vicinity, and consequently on the height and bulk of buildings that may be erected on the site.
- (h) The significance of ecological or natural values of the land affected, and whether these would be adversely compromised by filling or excavation.
- (i) The future development potential of land for permitted activities, taking account of the nature of fill material proposed.
- (j) Any impact on sites or areas of significance to tangata whenua, particularly significant areas as shown in Part 10, Appendix 3.
- (k) Any adverse effect on an archaeological site.
- (l) Any adverse effect on the quality of groundwater.

5.9.7 Filling and Excavation Under Transmission Lines - Business 5 Zone at Sir James Wattie Drive and Business 8 Zone (Plan Change 19 Decision) (Plan Change 54 Decision)

Updated 29 June 2012

- (a) Any effects on the integrity of the transmission line.
- (b) The volume, area and location of the works, including temporary activities such as stockpiles in relation to the transmission line corridor and infrastructure.
- (c) The timing and duration of the works.
- (d) The effectiveness of the proposed site remediation and the long-term protection of effects on the transmission line.
- (e) The use of mobile machinery near the transmission line which may put the line at risk.
- (f) The extent to which the proposal will comply with NZECP 34:2011.
- (g) Outcomes of any consultation with Transpower New Zealand Limited.

5.10 Reasons for rules

Updated 31 January 2011

5.10.1 Filling, excavation and building adjacent to waterways and the coastline

Updated 31 January 2011

There are seven main reasons for rules requiring setbacks for filling, excavation and buildings from waterways.

Firstly, filling and/or associated building activity can adversely impact the on function of floodplain areas adjacent to waterways, by impeding flood discharges and exacerbating inundation upstream of a site.

Secondly, filling, particularly associated with bank works, can damage or destroy the ecological value of rivers and river margins by creating an artificial or sterile environment, as well as temporary adverse effects such as sedimentation.

Thirdly, filling and building can detract from the amenities of adjoining properties. Filling can have an adverse visual effect as well as artificially modifying the natural character of river margins. Likewise building may affect the visual qualities, spaciousness and natural values along the waterways.

The setback will provide a buffer between development and the waterway margins which will promote an open and spacious amenity. The setback may also provide an opportunity for riparian planting to maintain and enhance water quality through filtering non-point discharge and protect aquatic habitat.

Fourthly, filling, excavation and particularly building, can reduce the opportunity to protect riparian margins where there are high conservation values.

Fifthly, building activity can permanently alienate potential river access as well as exacerbating risk of flood damage to the structures on the site.

Sixthly, setbacks provide for improvement of the waterway which may involve any of the following: bank regrading, riparian planting and modifications to the stream bed to create diversity of aquatic habitat.

Finally, the ability of the Council to undertake necessary waterway management and maintenance can be diminished by filling, excavation or building adjacent to waterways.

The City's waterways have been classified into a number of categories. Environmental asset waterways are tributaries of upstream rivers, downstream rivers, estuaries or other environmental asset waterways. They are smaller in width than upstream or downstream rivers and generally have some natural character with a high potential for restoration. Hill waterways are relatively steep watercourses on the Port Hills which have seasonally dry channels with a high potential for restoration. A utility waterway is generally an artificial waterway without a natural floodplain but often having potential for enhancement. Upstream rivers are the mid to upper reaches of rivers and major streams. In terms of width, they are the intermediate category between environmental asset waterways and downstream rivers. They have a distinctive natural character with a high potential for restoration. Downstream rivers are the large Christchurch waterways with wide floodplains. They have distinctive natural character with high potential for restoration and are tidal in their lower reaches. A new waterway is any waterway which is created, usually associated with development. New waterways are treated as environmental asset waterways.

The width of the setbacks specified for particular categories of waterway are related to the size and character of the waterway, being greater generally downstream where water volumes are greater and floodplains wider. Large development setbacks are required on the upstream and downstream rivers for restoration, enhancement of amenity values, to avoid flood damages, particularly the inundation of buildings, and for the natural functioning of their floodplains. Environmental asset waterways have a high potential for restoration, and the greater setback is primarily required for restoration, enhancement of amenity values and the natural functioning of their floodplains. Utility waterways often have potential for enhancement but a smaller setback is generally sufficient to achieve this. Hill waterways (also subject to regional rules) also have higher setbacks because of the steeper nature of their margins and higher risk of erosion and sedimentation.

Some waterways will be redeveloped into open "natural" watercourses upon development of adjoining land, particularly in the north of the city. Most of the city's coastline is already protected within conservation zones and subject to separate rules, but a 20m setback has been required on other parts of the city's coastline to ensure a minimum buffer for ecological, access, recreation and erosion protection reasons. This includes small sections of coastline in areas such as South New Brighton and Redcliffs which are within living zones.

Waterways and activities which affect them are potentially of concern to tangata whenua and accordingly the rules emphasise attention to waterway values, potential impacts on water quality, or on sites.

Exemptions from the rules have been provided for works which have minor effects, or where consents have been obtained under other procedures. In the latter case this will include subdivisions (covered under Part 14 of this Plan), buildings approved under the Building Act, and works covered by regional rules where it is desirable to avoid multiple assessment and consent processes. Essential utilities and floodbank protection works are also excluded.

The 100m setback from the Waimakariri River stopbank has been imposed to reduce the possibility of loss of life and extensive damage to property in the event of stopbank failure or overtopping. Stopbank failure may result from:

- decreased channel capacity; or
- gravel accumulation; or
- changing river courses; or

- structural damage to the stopbank.

Exemptions from the rules have been provided for works that have minor effects, essential utilities, and floodbank protection works.

In the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) the landscape area adjacent to the Heathcote River is to provide for planting to act as screening for Business 4 activities on site and to enhance the visual amenity and ecological values of the river margin.

5.10.2 Filling and building within flood management areas

Updated 31 January 2011

A number of 'flood management areas' have been identified as being subject to a greater risk of flooding than the City as a whole.

An increased frequency and severity of flooding is anticipated within the identified areas as a result of climate change. It is predicted an increased number of buildings could be inundated by flood waters in these areas. This would result in significant adverse effects on the general and economic wellbeing and safety of the community. If infill development and redevelopment of these areas were permitted without additional protection from rules and standards in the City Plan the extent of adverse effects would increase over time. It is also likely that the demand for physical protection works would increase.

A requirement has been introduced for a resource consent to be obtained for new buildings and additions within the identified flood management areas. This provides the Council with the discretion over the finished floor level of those buildings.

Two distinct levels have been identified as necessary in order to manage the effects of tidal and non-tidal influenced flood risks. Tidal influenced flooding may result directly from seawater during extreme tide and/or storm events. Alternatively, it may result from back up of river waters during such events. 'Non-tidal' flooding results from heavy or sustained rainfall within the catchments of the rivers that flow through the City.

An 11.8m level (CCC datum) has been identified with respect to 'tidal' flooding. This level includes a 0.5m allowance for the sea level rise, being the best estimate from IPCC (Inter-Government Panel on Climate Change) for sea level rise over the next 100 years as adjusted for Christchurch's coastline. This level reflects tidal flooding within a 2% to 1% annual exceedence probability storm event, once the sea level rise has occurred, depending upon whether a 300mm or 400mm buffer (or freeboard) is provided. The minimum finished floor level that has been identified with respect to non-tidal flooding is that which would result from 0.5% annual exceedence probability rainfall event plus an allowance for freeboard. Some tidal influenced area such as parts of Sumner and Redcliffs are also subject to local drainage constraints and the minimum finished floor level for these areas will be that which would result from a 0.5% annual exceedence probability rainfall event plus freeboard.

These finished floor levels have been chosen because they reduce the potential for damage in moderate to significant flood events over the life of the building, taking into account the anticipated effects of climate change, in particular sea level rise.

While these rules will provide some benefits for individual land owners the overriding reason for their imposition is the benefit to the City as a whole in terms the sustainable management of the City's resources.

Both of these floor levels include a 'free board' for factors such as wave and wind run up, vehicle wash, blockages, and survey errors. Each of these factors is explained below:

- Wave and wind run up can cause a significant variation to computed levels. Flood events in Christchurch are frequently accompanied by very strong winds. Strong southerly winds increase sea levels in Pegasus Bay and across the estuary. Wind and waves can also elevate flood levels in ponding areas and open reaches of the rivers.
- Vehicle wash flooding in the past has been exacerbated by vehicles travelling along flooded roads, for example a vehicle travelling in 100 mm of water could generate a 200 mm high wave, and runup of 150 mm will occur when the wave hits the building. The impact of this can be reduced by fencing or planting.

- Inevitably blockages in waterways, secondary flowpaths and structures such as culverts, inlets, etc occur during flood events. As an example the event in October 2000 when very strong winds brought down numerous trees across the Heathcote River. The impact of blockages on property flooding will vary depending on location, and the ability for floodwaters to spread out.
- Inevitably errors in setting the appropriate floor level do occur. Provision for checks on levels once the floor has been constructed will help to alleviate this.

Additional filling restrictions have also been imposed within the identified flood management areas as filling can disturb drainage patterns between properties. Furthermore, filling may have an adverse cumulative impact on the river catchment and could result in an increase flood risk in other parts of the catchment.

5.10.3 Filling, and excavation in ponding areas and on the Cashmere Stream floodplain

Updated 31 January 2011

Rules also apply to the rural zoned area of the Cashmere Stream floodplain, three ponding areas within the upper Heathcote River catchment, and to the Lower Styx Ponding Area. Although all of these areas extend well beyond the waterway margins, they can become inundated following prolonged rainfall.

The storage of floodwaters within the Upper Heathcote River ponding areas and the Cashmere Stream floodplain reduces the rate at which floodwaters are discharged downstream through residential areas (hence reducing the exposure of these residential areas to flood damage). Excavation and filling within these storage areas may reduce the existing storage capacity in the catchment and potentially reduce future options to enhance flood mitigation functions downstream of the ponding areas. Accordingly excavation and filling is controlled within these areas. In recognition of the existing activities within these areas provision is only made for excavation and filling normally associated with that which will have minor effect, as well as work associated with future waterway and wetland enhancement.

In the lower Styx River, the discharge of floodwaters to the sea is restricted during high tides and an extensive low lying area of the floodplain acts as a ponding area for floodwaters. The storage capacity of this area would be substantially reduced if filling and development were allowed to take place on a large scale in this area. Controls on filling and excavation are required.

Exemptions from the rules have been provided for works that have minor effects. Essential utilities and floodbank protection works are also excluded.

5.10.4 Filling, excavation and building within the Waimakariri River stopbank floodplain (Plan Change 32 Decision)

Updated 29 June 2012

Filling and excavation of land can result in a number of adverse physical effects, including erosion, subsidence, sedimentation, impacts on the natural drainage pattern (and hence adjoining land), and in some circumstances on sites of ecological value. There are also potential amenity effects of filling and excavation including dust nuisance, traffic generation (heavy vehicles) and artificial disturbance of the natural land surface.

To deal with these potential effects, controls are included which set threshold levels for excavation and filling based on volumes (per site or land area) and depth of both fill and excavation, beyond which a restricted discretionary activity resource consent is required. Such applications would be assessed in terms of the factors identified above.

However, within a floodplain filling and excavation below these thresholds can adversely impact on the function by impeding flood discharges and/or disturbing drainage patterns thereby exacerbating inundation on adjoining properties. For this reason additional restrictions apply within 100m of a primary stopbank and 50m of a secondary stopbank. Furthermore, filling may have an adverse cumulative impact on the river catchment and could result in an increase flood risk in other parts of the floodplain.

Building activity, particularly buildings intended for human occupation, can exacerbate risk of flood damage to life and property within the floodplain. The of erection or addition to residential units and other habitable

buildings within the Waimakariri River stopbank floodplain close to the primary stopbank and within high hazard areas is a non-complying activity given the high risk to life and property of deep and/or fast moving floodwaters. In that context avoidance is preferred to mitigation, which is unlikely to prove effective and may contribute to adverse flooding effects elsewhere in the floodplain. The potential effects in relation to the secondary stopbank relate more to potential impacts on structural integrity rather than direct threat to life and property. On that basis a reduced setback of 50m applies to the secondary stopbank, with restricted discretionary consent being required to undertaken activity within this setback distance.

The 100m setback from the Waimakariri River primary stopbank and additional restriction within the identified high hazard area have been imposed to reduce the possibility of loss of life and extensive damage to property in the event of stopbank failure or overtopping. Stopbank failure may result from:

- decreased channel capacity; or
- gravel accumulation; or
- changing river courses; or
- structural damage to the stopbank.

Exemptions from the rules have been provided for small scale works including accessory buildings which will have minor effects, both in the rural and Open Space 3A (McLeans Island) Zones, or where consents have been obtained under other procedures. In the latter case this will include subdivisions (covered under Part 14 of this Plan), buildings approved under the Building Act, and works covered by regional rules where it is desirable to avoid multiple assessment and consent processes. Essential utilities and floodbank protection works are also excluded.

5.10.5 Filling and excavation on other land

Updated 31 January 2011

Filling and excavation of land can result in a number of adverse physical effects, including erosion, subsidence, sedimentation, impacts on the natural drainage pattern (and hence adjoining land), and in some circumstances on sites of ecological value.

Secondly filling, and more especially excavation of land, can result in the loss of versatile soils. In this respect the restrictions on excavation act to limit topsoil extraction and quarrying in rural zones (except the Rural Quarry Zone).

Thirdly, there are potential amenity effects of filling and excavation including dust nuisance, traffic generation (heavy vehicles) and artificial disturbance of the natural land surface.

To deal with these potential effects, controls are included which set threshold levels for excavation and filling based on volumes (per site or land area) and depth of both fill and excavation, beyond which a discretionary activity resource consent is required. Such applications would be assessed in terms of the factors identified above.

These rules have been set acknowledging that in many cases filling and excavation is undertaken in conjunction with subdivision and building. The procedures associated with these processes provide adequate controls, but these rules deal with filling and excavation on land which is unrelated to these processes.

The rules are intended to control volumes according to the nature of physical impacts, soil values and amenities, in particular zones. In general, restrictions are greater on the Port Hills (visual, erosion, stability factors), living zones generally (amenities), in zones containing versatile soils, and in areas of high amenity, natural or heritage values (e.g. cultural and conservation zones).

The rules have stronger application in the Rural Hills, Rural 6, Conservation 1 and Conservation 1A Zones where ecological values, particularly the presence of indigenous plant species is an important factor.

Special restrictions apply in the Living 1D Zone in Sparks Road and in part of Rural 3 Zone described as Lots 7 and 8 DP 5998 and Lot 3 DP 17557, excluding that part zoned Living 1 Deferred (Philpotts Road), in recognition of known problems with stormwater disposal and the undesirability of filling in the zone.

The limits on depth of fill and excavation complement those on volumes, and act to prevent excavation or filling of material over a wide area, or concentrated into a small area with greater depth.

In the rural zones containing versatile soils, an upper threshold volume is specified to ensure larger volumes of excavated or fill material is a non-complying activity, while on the Port Hills a limit is placed on land of a slope greater than 15° to ensure filling and excavation does not create unreasonably risk of erosion or subsidence.

Filling and excavation of land may entail disturbance of sites having significance to tangata whenua, and the rules address the need to consider this in areas known to be of historic significance to them. In addition archaeological sites may be disturbed and the rules address the protection of these sites under the Historic Places Act 1993.

5.10.6 Content of fill material

Updated 31 January 2011

The nature of acceptable fill material is specified in the plan to ensure that materials deposited are "inert" - that is, will not have the potential to contaminate groundwater. Provision for deposition of some hardfill material is appropriate, (even allowing for a degree of enforcement difficulties) because of the large volumes of material generated from site clearance works in the city would, if deposited at the landfill site, reduce the life of that facility. Furthermore, it is useful to allow filling of quarried land as one, of a number of means, of restoring such land upon completion of excavation.

The rules are also intended to ensure fill material which is unsuitable as a future building platform, is not deposited. This could result in subsidence and damage to subsequent buildings and services, or the creation of land with limited end uses. Where soil has been contaminated in the past, it may be preferable to provide a sealing layer rather than distribute such contaminated soil as fill material elsewhere in the city.

5.10.7 Other matters and exclusions from rules

Updated 31 January 2011

Matters relating to the structural implications of building on filled land are identified on the Register of Natural Hazards and site characteristics and dealt with city bylaws and the Building Act.

Exceptions to the rules are provided for utilities (subject to separate rules) holes for fences, signs and planting, wells, and retention basins. These exclusions are not expected to result in significant effects, and would allow necessary activities to proceed without undue restriction. Maintenance (but not construction) of flood protection works are also excluded.

Exclusions are also provided from the filling and excavation rules for the Special Purpose (Landfill) Zone, the Special Purpose (Road) Zone, the Special Purpose (Rail) Zone, the Conservation 3W (Waterway Conservation Waimakariri) Zone, the Conservation 4 (Cemeteries) Zone, and the Rural Quarry Zone where filling and excavation is a necessary part of activities anticipated in these zones. In the Conservation 3W Zone activities on the bed of the Waimakariri River are subject to regional rules, and removal of aggregates is encouraged as an alternative to dry land quarrying. Accordingly, restrictions on filling and excavation are of little relevance in this zone.

In the case of the content of fill material, exceptions are provided for the landfill zone (as its purpose is as a managed filling facility) and for the quarry zones in respect to particle size. The latter exception is to allow for disposal of large demolition material (e.g. concrete) as a supplement to the landfill zone.

As noted earlier, works associated with subdivision and building consents are covered under these separate procedures. In the case of the Cashmere and Worsleys Valleys, specific provisions are included in the subdivision rules to deal with these matters before the urban development of that area occurs.

6.0 Airport Protection Surfaces

6.1 Statement

Updated 14 November 2005

An essential part of the operations of airfields, and in particular major facilities such as the Christchurch International Airport, are rules which protect the airspace of aircraft leaving and approaching the runways. They also protect the operation of lighting, instruments and navigation facilities essential to the operation of aircraft in the vicinity of the airport.

The controls are of necessity technical in nature and require specific calculation in respect to the extent to which the height of structures or vegetation may be limited by the angle and height of the approach planes in the rules.

Environmental results anticipated

- (a) Maintenance of the operational safety of aircraft operations at Christchurch International Airport.
- (b) Maintenance of the effectiveness of lighting, instruments and other navigational aids in and around the airport, and consequent aircraft safety.

6.2 Prohibited Activity

Updated 24 January 2011

An activity shall be a **prohibited activity** for which no resource consent shall be granted where:

- (a) a building, or any utility, as defined in this plan (except a navigational aid for aircraft) shall penetrate the protection surfaces described in Clauses 6.2.1-6.2.6, or be located within the REPA indicated on Appendix 4;

excluding

- structures associated with upgrades for State Highway 1;
- maintenance or repair works on any existing permitted building or utility;
- enclosed walkways associated with vehicle parking areas which are no greater than 2.4m in height and 1.8m in width

or

- (b) any tree that penetrates the protection surfaces described in Clauses 6.2.1-6.2.6;

or

- (c) an activity that results in the following effects within the REPA indicated on Appendix 4:
 - mass assembly of people, including but not limited to gathering associated with recreation activities, public entertainment events, or fairs. Golf course recreation does not amount to mass assembly of people;
 - the release of any substance which will impair visibility or otherwise interfere with the operation of aircraft, including the creation of smoke, dust and steam;
 - Notwithstanding the zoning applicable to land within the REPA, the use or storage of hazardous substances in excess of the quantities specified for a Group 1 Zone in Volume 3, Part 11 (Hazardous Substances) in the City Plan;

- production of direct light beams, or reflective glare which will interfere with the vision of a pilot, provided that for the purposes of this rule the following are excluded:

- (i) Reflections from glass and mirrors used in motor vehicles; and
- (ii) Light from motor vehicle lights.

Note: refer also Rule 11-2.3.5 with regard to glare restrictions within a 500m distance of the runway thresholds.

- production of radio or electrical interference which could affect aircraft communication or navigational equipment;
- the use of land for activities which may attract birds, including but not limited to crops, orchards, and waterbodies (including swales or retention basins for the management of stormwater).

6.2.1 Explanation of protection surface

Updated 14 November 2005

The environs of Christchurch International Airport are protected by a series of protection surfaces.

These surfaces are in accordance with the Civil Aviation Authority of New Zealand Advisory Circular 139.06A (AC139.06A).

The protection surfaces of an aerodrome are defined surfaces in the airspace above and adjacent to the aerodrome. These protection surfaces are necessary to enable aircraft to maintain a satisfactory level of safety while manoeuvring at low altitude in the vicinity of the aerodrome. These surfaces shall be free of obstacles and subject to control such that the erection of buildings, masts, growing of trees or any other obstacles which infringe the surfaces are prohibited.

6.2.2 Conical surface

Updated 14 November 2005

(a) Description

A surface sloping upwards and outwards from the periphery of the inner horizontal surface (Appendix 4).

(b) Characteristics

- (i) The lower edge is coincident with the periphery of the inner horizontal surface and rises to an elevation of 150m above the aerodrome datum level. RL 38.00 AMSL above mean sea level. It rises upwards and outwards from the periphery of the inner horizontal surface at a gradient of 1:20.
- (ii) The slope is measured in a vertical plane perpendicular to the periphery of the inner horizontal surface i.e. 5%.

6.2.3 Inner horizontal surface

Updated 14 November 2005

(a) Description

A surface located in a horizontal plane above an aerodrome and its environs. (See Appendix 4)

(b) Characteristics

- (i) The inner horizontal surface is contained in a horizontal plane having its outer limits at a locus of 4000m measured from the periphery of the runway strip.

- (ii) The plane is located 45m above aerodrome elevation datum, (RL 38.00 AMSL) being 83m AMSL.

6.2.4 Approach surfaces

Updated 14 November 2005

Each strip is provided with an inclined approach surface such that aeroplanes approaching to land have a clear, obstacle-free path with a guaranteed clearance surface. This approach path is located within a defined area called the approach fan (see Appendix 4).

(a) Description

The origin of the approach fan is an inclined plane originating at the end of the strip, the co-ordinates of the centre line of which are shown in Appendix 4.

(b) Characteristics

- (i) The fan is essentially a truncated triangle with the cut-off apex line called the inner edge. The width of this inner edge is 300m for RW02/RW20 and 300m for RW 11/29.
- (ii) The expanding sides of the approach fan diverge at a constant rate of 1:6.6 (15% , 8 ° 31' 51") related to the distance from the end of the strip, and extend to a distance of 15000m from the origin.

(c) Elevation

- (i) The elevation of the inner edge of the approach fan is the same as the highest point on the extended centre line between the end of the runway and the end of the strip ie RW02 RL37.7. RW20 RL26.4. RW11 RL36.0. RW29 RL28.8.
- (ii) The slope of the approach surface is 1:50 (2% , 1 ° 8 ' 45") and is measured in the vertical plane containing the centre line of the runway.

6.2.5 Transitional side surfaces

Updated 14 November 2005

(a) Description

A complex surface originating along the side of the strip and part of the side of the approach surface that slopes upwards and outwards to the inner horizontal surface (see Appendix 4).

(b) Characteristics

From the sides of the strip and the approach surface, the transitional side surface slopes upwards and outwards at a gradient of 1:7, extending until it reaches the inner horizontal surface. No obstacle should penetrate the transitional side surface.

6.2.6 Take-off climb surface

Updated 14 November 2005

- (a) Each runway strip is provided with a take-off climb surface such that aeroplanes taking off have a clear, obstacle-free path with a guaranteed clearance surface over which to climb. This climb path is located within a defined area called the take off fan which originates from the end of the runway strip (see Appendix 4)

(b) Characteristics

- (i) The fan is essentially a truncated triangle with the cut-off apex line called the inner edge. The width of this inner edge is 180m. It is located 61m from the runway ends of 20 and 11, 433.15m from the runway end of 02 and 305m from the runway end of 29.
- (ii) The expanding sides of the take-off fan diverge at a constant rate of 1:8 (12.5%, 7 ° 07' 30") related to the distance from the origin. It expands to a maximum width of 1,200m and then the sides remain parallel for a distance of 15,000m.
- (iii) The elevation of the inner edge is equal to the highest ground level along the centre line between the runway end and the end of the strip. RW02 RL26.4. RW20 RL37.7. RW11 RL 28.8. RW29 RL 36.0.
- (iv) The slope of the take-off climb is 1:62.5 (1.6%) and is measured in the vertical plane containing the centre line of the runway.

6.3 Reasons for rules

Updated 14 November 2005

Unobstructed airspace is essential for the approach orbit and manoeuvring of aircraft in the vicinity of airfields. The comprehensive provisions in the City Plan are a modification of long-standing provisions in earlier district schemes, and are necessary for the operation of the large and increasing numbers and types of aircraft using the International Airport. The rules are essential to maintaining the safety of aircraft operations, and because these cannot be compromised, no provision is made to break the protection surfaces (hence prohibited activity status).

The rules logically relate to diverging fans from the airport with increasing restriction over structures closer to the airport. This is supplemented by controls on height around the airfield.

The impact of the rules extends over private land beyond the Special Purpose (Airport) Zone, although only very high structures and trees would be affected at distant points within the protection surfaces.

To be effective the controls must contain proposed buildings, or any other structures (including utilities not related to navigation). In addition, trees must not be allowed to grow through the protection surfaces consideration must be given to the type of trees planted within these surfaces, to ensure that they will not grow to a height that will obstruct them.

REPAs are provided at the end of each runway strip. These areas are required to be free of obstructions or activities which could interfere with aeronautical navigational aids. They are also areas in which statistically there are greater chances of aircraft related accidents. It is therefore desirable that the public's exposure to such risks be reduced by limiting the range of activities permitted in the REPAs.

The REPAs comprise fan shaped areas commencing at the ends of the runway strips as shown in Appendix 4 (defined in the Section Airport Protection Surfaces) consistent with the dimensions shown in the diagram Runway End Protection Areas.

While the likelihood of concentrations of people occurring on land within the REPA's is low, the consequences of any aircraft accident related effect are potentially of major impact (refer section 3(f) of the Act). Activities which result in a substantial number of people gathering on land within the REPA's have the potential to exacerbate loss of life in the event of an aircraft accident. A number of these activities are addressed indirectly through controls on buildings. Others, which occur outside or independently of buildings include sports or entertainment events. Golf courses do not normally involve intensive gatherings of people and/or spectators, and are therefore excluded from the application of the rule.

Other activities may attract birds and increase the risk of bird strike accidents, particularly in take off/landing operations; light sources or smoke, dust, or steam could impair pilot visibility, while the presence of significant quantities of hazardous substances could exacerbate the effects of an aircraft accident. A balance has to be struck between the reasonable use of land within the REPA's and the degree of risk associated with potentially incompatible activities. Some potentially incompatible activities already exist and have been recognised. Exclusions have been provided for reasons of practical necessity, for example effects of vehicles on traffic routes passing across parts of the REPA's

7.0 Financial Contributions

Updated 22 May 2006

7.1 Statement

Updated 22 May 2006

The Local Government Act enables Councils to require development contributions (cash and/or land) to be paid for reserves (for open space and recreation), network infrastructure and community infrastructure, at the time of a resource consent (land use or subdivision), a building consent or a service connection. The Council has decided to require these contributions under the Local Government Act, rather than under the financial contribution provisions of the Resource Management Act.

The Council has prepared a Development Contributions Policy, by way of the special consultative procedure, as part of its Long Term Council Community Plan (LTCCP). Under this Policy, development contributions are required for the following:

- Land and/or cash for reserves at the time of development and/or subdivision of additional residential units;
- Cash for the upgrading or development of network infrastructure (for water supply, wastewater, roading and other transport, and surface water management services) by way of city-wide infrastructure contributions, local cost share areas and contributions for works adjacent to development and/or subdivision.
- Cash for community infrastructure (to provide public amenities on Council land) at the time of additional, non-residential, building development.

The Council has decided that three financial contributions will remain in the City Plan, because they do not fall within the scope of the Local Government Act 2002 provisions for development contributions. These are:

- Esplanade reserves and/or strips;
- Heritage Conservation Contributions; and
- Cash-in-lieu of parking contributions.

Where land has recently been subdivided, esplanade reserves and strips within or adjoining the coastal marine area or along the margins of rivers or streams as defined by Section 230(4) of the Act have usually been fully provided where the Plan requires such provision. However, in some instances, new land use activities are established on sites that have not been recently subdivided. This can also apply to business activities which are more likely to involve the amalgamation of allotments rather than subdivision to create new parcels. Intensification or redevelopment of residential or other building activity on a site also provides an opportunity for ongoing acquisition of esplanade reserves and/or strips, including along waterways, as though the development of the building(s) was in conjunction with subdivision of the site.

Where resource consent has been granted for demolition or alteration, of a protected heritage item under Part 10, Appendix 1, involving the erection of a new building and/or additional floorspace being added to an existing building(s), a heritage conservation contribution may be appropriate for heritage items dependent upon the value of the development (where the building consent value exceeds \$200,000.00).

Where the physical provision of parking on site is impracticable, a cash-in-lieu of parking contribution is to be used by the Council to acquire land and provide off street parking in existing business areas where there is a large number of individual titles and fully developed sections, making it difficult to provide on site parking. This provision is included in Volume 3, Part 13, Section 2, Clause 2.2.1.

7.2 Categories of activities

Updated 22 May 2006

(a) Any activity which complies with all of the development standards under Clause 7.3 shall be a **permitted activity** .

(b) Any activity which does not comply with any one or more of the development standards under Clause 7.3 shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

7.3 Development standards

Updated 22 May 2006

7.3.1 Esplanade reserves or strips

Updated 22 May 2006

In any zone where:

(a) one or more additional residential units are to be erected on, or added to, an allotment or certificate of title; or created by dividing an existing building; or by adding to an existing building on an allotment, whether in conjunction with a subdivision consent or not; or

(b) any building(s) for a land use activity other than a residential activity either:

- increase(s) the gross floor area of buildings on the site, used for activities other than residential activities, over and above the gross floor area as of 1 June 2002, by more than 50%; or
- exceed(s) a site coverage of greater than 40%;

whichever is the lesser

and the site of the residential unit(s) or other land use activity adjoins or is within the coastal marine area, or a river or stream as defined by Section 230(4) of the Act;

and the planning map for the locality shows a requirement to make provision for esplanade purposes;

a contribution towards esplanade reserves and/or strips, assessed in accordance with Part 14, Clauses 6.2 and 6.3 shall be provided as though the development of the residential unit(s) or other building(s) is in conjunction with a subdivision. For land use activities, other than residential activities, where the requirement in Part 14, Clauses 6.2 and 6.3 requires the vesting of land as reserve to the Council, the requirement shall only relate to an esplanade strip, to be created pursuant to Section 232 of the Act.

7.3.2 Savings for previous contributions

Updated 22 May 2006

(a) Where the activity is being undertaken in conjunction with a subdivision consent, the financial contributions under Clause 7.3.1 above shall be assessed as part of, and not in addition to, the subdivision consent requirements.

(b) Where, a financial contribution for esplanade reserves or strips, has been made to the Council on the subdivision of the land or pursuant to a previous development of residential units on the land, that contribution shall be assessed as a credit and deducted from the value of the relevant contribution above.

7.3.3 Heritage conservation contributions

Updated 22 May 2006

Where any land use activity is proposed on a site where a resource consent has been granted for the demolition or alteration of a protected building, place or object listed in Part 10, Appendix 1 and involves:

- (a) the erection of a new building; and/or
- (b) additional floorspace being added to an existing building(s);

and

the building consent value exceeds \$200,000.00, a cash contribution shall be made to the Council towards purchasing, compensating owners or restoring heritage items listed in Part 10, Appendix 1. This cash contribution shall be assessed at 0.5% of the building consent value.

7.3.4 Payment of contributions

Updated 22 May 2006

All respective financial contributions under Clauses 7.3.1 and 7.3.3 above shall be paid to the Council at the time of the issue of the building consent, except where application for subdivision consent is made in conjunction with the undertaking of the activity. In such cases, the subdivision consent will specify when the payment shall be made.

7.4 Assessment matters for resource consents

Updated 22 May 2006

- (a) In considering any application relating to financial contributions for esplanade reserves and/or strips from developments, the Council shall in considering whether or not to grant consent or impose conditions, have regard to the respective assessment matters for financial contributions on subdivision activity applications in Part 14, as though the application for a building development was for a subdivision activity.
- (b) In considering any application relating to heritage conservation contributions towards purchasing, compensating owners or restoring listed heritage items, the Council shall in considering whether or not to grant consent or impose conditions, have regard to the following assessment matters.
 - (i) The extent to which cash contributions towards the purchase, compensating owners or restoration of listed heritage items is consistent with the objectives and policies of the Plan in relation to the protection of such items.
 - (ii) Whether the proposed development involves, or will achieve, the protection or restoration of a listed item.

7.5 Reasons for rules

Updated 22 May 2006

The reasons for the rules relating to financial contributions for esplanade reserves and/or strips from developments shall be the same as the reasons for the rules relating to the provision of esplanade reserves and /or strips on subdivision activities, as though the building development was a subdivision activity (Refer Part 14, Clause 19.5). Esplanade provision on subdivision is a statutory requirement under the Act, with the onus of justifying lesser or non provision of such land being placed upon the Council. This contribution ensures, to the maximum extent possible, equality of esplanade provision irrespective of whether the land is being subdivided or not.

In addition, these rules contain a rule relating to cash contributions towards purchasing, compensating or restoring listed heritage items. This rule recognises the importance of these features to the heritage of the city and impacts on the cultural wellbeing and amenity values of the city which would result from their loss. Although there are rules in Part 10 of the Plan which aim to protect listed heritage items, it is recognised that their protection can restrict the ability of the owner to realise what would otherwise be the full potential of their land and buildings. Accordingly, it may not always be possible to protect an item and have it remain in private ownership without compensating the owner. The reason for this rule is to provide a source of funds from which the Council, if necessary, may provide compensation to owners, purchase the item, or contribute towards restoration.

8.0 Wigram Airfield Protection Surfaces

8.1 Statement

Updated 11 July 2011

An essential part of facilities such as the New Zealand Defence Force Wigram are rules which protect the airspace of aircraft leaving and approaching the site. The rules also protect the operation of lighting, instruments and navigation facilities essential to the operation of aircraft in the vicinity of the site.

The controls are of necessity technical in nature and require specific calculation in respect to the extent to which the height of structures or vegetation may be limited by the angle and height of the approach planes in the rules.

Environmental results anticipated

- (a) Maintenance of the operational safety of aircraft operations at Wigram.
- (b) Maintenance of the effectiveness of lighting, instruments and other navigational aids in and around NZDF land at Wigram, and consequent aircraft safety.

8.2 Critical Standard

Updated 11 July 2011

An activity shall be a prohibited activity for which no resource consent will be granted where:

- (a) a building or other structure, or any utility (except a navigational aid for aircraft) shall penetrate the protection surfaces described in Clauses 8.2.1 - 8.2.2 and Appendix 5; and
- (b) any tree penetrates the protection surfaces described in Clauses 8.2.1 and 8.2.2 and Appendix 5.

8.2.1 Explanation of protection surface

Updated 11 July 2011

The environs of the New Zealand Defence Force Land at Wigram are protected by a series of protection surfaces.

These surfaces are in accordance with the Civil Aviation Authority of New Zealand Advisory Circular 139 - 8, Chapter 4, page 11, paragraphs 4.1.1 to 4.1.2 (revision 2, April 2007).

The protection surfaces are defined surfaces in the airspace above and adjacent to the helipad. These protection surfaces are necessary to enable aircraft to maintain a satisfactory level of safety while manoeuvring at low altitude in the vicinity of the helipad. These surfaces shall be free of obstacles and subject to control such that the erection of buildings, masts, growing of trees or any other obstacles which infringe the surfaces are prohibited.

8.2.2 Approach Protection surfaces

Updated 11 July 2011

Associated with the helipad safety area are geometrically defined Obstacle Limitation Surfaces (OLS) or protection surfaces. The protection surfaces for the NZDF land at Wigram are both an approach slope and a take-off climb surface.

The protection surfaces commence in the vicinity of the helipad safety area with an inclined approach surface such that helicopters approaching to land or taking off have a clear, obstacle-free path with a guaranteed clearance surface.

Two alignments are included in the Plan. An alignment for use in strong NW winds which retain the approach slope width that applied when Wigram operated as an Airfield. In addition a SW alignment provides for safe operations during the predominant NE wind.

(a) Description

The origin of the approach fan is an inclined plane originating at the edge of the helipad as shown in Appendix 5.

(b) Characteristics

(i) The fan is essentially a truncated triangle with the cut-off apex line called the inner edge.

(ii) The expanding sides of the NZ protection surface diverge at a constant rate of 1:6.6 (15% 80 31' 51") from the helipad and extend to a distance of 1225m.

The SW protection surface expands outwards at a gradient of 1:10 (day) and 1:6 (night) until it reaches the widths described in Appendix 5. Beyond that point the sides extend parallel to a distance of 1225m from the helipad.

(c) Elevation

(i) The elevation of the inner edge of the protection surface is the same as the highest point on the helipad.

(ii) The slope of the approach protection surfaces rise upwards at 1.8 (12.5%) from the centre edge of the helipad to an elevation of 152.4 metres.

8.3 Reasons for rules

Updated 11 July 2011

Unobstructed airspace is essential for the approach orbit and manoeuvring of aircraft in the vicinity of airfields. The comprehensive provisions in the City Plan are a modification of long-standing provisions in earlier district schemes, and are necessary for the operations at the New Zealand Defence Force land at Wigram. The rules are essential to maintaining the safety of aircraft operations, and because these can not be compromised, no provision is made to break the protection surfaces (hence prohibited activity status).

The impact of the rules extends over private land, although only very high structures would be affected at distant points within the protection surfaces.

To be effective the controls must contain proposed buildings, or any other structures (including utilities not related to navigation). In addition, trees must not be allowed to grow through the protection surfaces.

9.0 Canterbury Earthquake Recovery

Updated 31 August 2011

9.1 Statement

Following the Canterbury earthquakes of 2010 and 2011, demolition works, alterations of buildings, and related earthworks need to be carried out promptly to enable recovery in a timely manner. Works carried out under the control of the Canterbury Earthquake Recovery Authority pursuant to section 38 of the Canterbury Earthquake Recovery Act 2011 can be exempted from the usual requirements to obtain resource consent.

(Pursuant to section 27(1)(a) of the Canterbury Earthquake Recovery Act 2011)

Rule 9.1 Demolition works carried out by CERA permitted activities

Notwithstanding any other rule in this plan, works carried out or commissioned by or on behalf of the chief executive of the Canterbury Earthquake Recovery Authority, pursuant to section 38 of the Canterbury Earthquake Recovery Act 2011 are a permitted activity.

(Pursuant to section 27(1)(a) of the Canterbury Earthquake Recovery Act 2011)

Volume 3 : Part 9 General City Rules : 9.0 Canterbury Earthquake Recovery : Rule 9.1
Demolition works carried out by CERA permitted activities

Appendix 1 - Schedule of waterways (refer also to maps following this appendix)

Updated 14 November 2005

Appendix 1 - Schedule of waterways (refer also to maps following this appendix)				
Section 1 - Upstream and downstream rivers		Appendix 1		
Waterway	Downstream River	Upstream River	Waterway Ref. No.	Map No.
Avon River	From junction with Wairarapa Stream at Mona Vale downstream to estuary	From junction with Wairarapa upstream to Peer Street		
Cashmere Stream	N/A	From junction with Heathcote River upstream to junction with Hoon Hay Valley Stream	258	2
Avon River	From junction with Wairarapa Stream at Mona Vale downstream to estuary	From junction with Wairarapa upstream to Peer Street		
Cashmere Stream	N/A	From junction with Heathcote River upstream to junction with Hoon Hay Valley Drain	258	4
Dudley Creek	N/A	From junction with Avon River upstream to east side of Hills Road	52	3
Halswell River	From south side of Sabys Road downstream to boundary with Selwyn District near Old Tai Tapu Road	N/A		4
Heathcote River	From junction with Cashmere Stream downstream to estuary	From junction with Cashmere Stream upstream to north/east side of Nash Road		4
Hewlings Stream	N/A	From junction with Wairarapa Stream upstream to south side of Grahams Road	22	2
Kaputone Creek	N/A	From junction with Styx River upstream to Belfast east boundary of Main North Road	231	1
Knights Stream	N/A	From junction with Halswell River at Sabys Road upstream to near Halswell Junction Road		4
Nottingham Stream	N/A	From junction with Halswell River near Candys Road upstream to Nottingham Avenue	353	4
Waimakariri River (Otukaikino)	From east boundary Lot 1 DP 5456 (Groyne) downstream to Waimakariri River	From Lot 1 DP 54 56 (Groyne) upstream to branches at grid references NZMS 260/M35 735 499, 748 501, 752 505		1
Styx River	From west boundary Lot 2 DP 29189 (Selkirk Road) downstream to CMA boundary at Waimakariri River	From west boundary Lot 2 DP 29189 upstream to south boundary Lot 2 DP 28744 (west of Gardiners Road)		1

Continued

Wai-iti Stream	N/A	From junction with Wairarapa Stream upstream to south side of Wai-iti Terrace	18	2
Waimairi Stream	N/A	From junction with Wairarapa upstream to north/west boundary Lot 24 DP 17367, at end of Barlow Street	25	2
Waimakariri River	N/A	N/A		
Wairarapa Stream	N/A	From junction with Avon River upstream to south side of Grahams Road	19 & 19A	2
Waterbodies and Lakes				
Horseshoe Lake	From culvert in Horseshoe Lake Road (Shirley Golf Course) downstream to Avon River)	N/A		
Victoria Lake	Lake margin in North Hagley Park	N/A		
Section 2 - Tributary waterways (Environmental Asset) Appendix 1				
Waterway	From	To	Waterway Ref. No.	Map No.
Addington Waterway	East side, Deans Avenue opposite Lester Lane	Avon River in Hagley Park hospital grounds	37	2
Austins Stream	Rear of 84D Waimairi Road	Avon River	183	2
Avoca Valley Stream	Corner Mary Duncan Park and Port Hills Road	Heathcote River	171	5
Avon River (Upper reaches)	Road boundary, 74 Nortons Road	South side Peer Street	27	2
Awatea Waterway	East side of Warren Park	152/168 Awatea Road	274	4
Barkers Waterway and Branch	North-east corner Frosts/Travis Roads	Avon River	87B	3
Bay View Waterway	South corner Lot 4 DP 18695, 91A Bay View Road	Rifle Range Drain	437	5
Bowis Stream	514m east of Sutherlands Road, 88m north	Cashmere Stream	410	4
Bridge Street Outfall	South side, Bridge Street opposite Kibblewhite	Estuary	402	3
Bridle Path Waterway	East side, Tunnel Road, near tunnel	Malting Company	187	5
Broomfield Waterway	Broomfield Terrace	Horseshoe Lake Road	186	3
Bullers Waterway (Papanui)	180/218 Winters Road	Walter Park, Kellys Road	48	3
Butts Valley Road Waterway	East side Horotane Valley Road	Avoca Valley Stream	189	5
Cashmere Brook (Cashmere High School)	Ashgrove Terrace	Heathcote River	142	4

Cashmere Stream (Upper part)	Near Kennedys Bush Road	Junction with Hoon Hay Valley Stream	258	4
Cashmere Valley Waterway	311 Worsleys Road	Cashmere Stream	380	4
Cavendish Road Stream	Corner of Sturrocks and Cavendish Roads	Styx River	1	1
Charlesworth Street Waterway (northeast of Linwood Avenue)	238 Dyers Road	Estuary	101	3
Collies Waterway (Harewood)	306/312 Highsted Road	Styx Drain at rear boundary	3	1
Corsers Stream	Travis Road (mid block Bassett/Barkers)	Avon River	87	3
Couling Creek	Opposite north end of Wherstead Road	Heathcote River near end of Nutfield Lane	481	4
Couling Creek	Thorrington Street	Earnlea Terrace	481	4
Cross Stream (Taylors Stream/Wairarapa Stream)	South road boundary of Normans Road, east of shops	Wairarapa Stream (Strowan Road)	14A	2
Cross Stream (Upstream of 14A)	East side of 29 Aorangi Road	End of Alpha Avenue	14	2
Cross Waterway (Travis Road)	Junction with Travis Wetland Drain (No. 355)	Barkers Road Drain	87A	3
Curletts Road Stream and Branch	South side of Main South Road at end of Magdala Place	Heathcote River	271	2
Dudley Creek (Upper Reaches)	South-east side, Greers Road at Ruddenklau Lane	West side Hills Road	52, 52b, 52c	3
Dunbars Waterway	South side Halswell Road 50m east of Dunbars	Cashmere Stream	251	4
Estuary Waterway (Bexley)	Rear boundary 63 St Helliens Crescent	Avon River north of bridge	119	3
Estuary Waterway Branch	100m west of Bexley Road 205m north	Estuary Waterway	119A	3
Fendalton Main Stream	East boundary of Tui Street	Waimairi Stream	23	2
Frosts Road Drain	West side Frosts Road near Beach Road	Cross Drain at Travis Road	315	3
Gardiniers Road Waterway	Highsted Road	Styx Drain	4	1
Gibsons Waterway	Between Prestons Road and Lower Styx Road	Styx River at Janet Stewart Reserve	313	1
Glenstrae Stream	Base of waterfall	Basil Place cul-de-sac	61	5

Harris Waterway (Papanui)	South side, 225 Highsted Road	Styx Drain	5	1
Haytons Stream	South side of Washbournes Road and along Haytons Road	Heathcote River	272	2
Heathcote River (Upper reaches)	Opposite Wilmers/Awatea Road corner	Heathcote River at north-east side Nash Road	273	4
Hendersons Road Stream	Hendersons Road north of Sparks Road	Cashmere Stream	254	4
Hewlings Stream	West side Grahams Road	Near Witbrock Crescent	22	2
Hillsborough Waterway	West side of Park, east side Bishopworth Street Nos 1 & 2	Road boundary 284 Opawa Road	309/382	5
Hoon Hay Valley Stream	Rear boundary Valley of Peace	Junction with Cashmere Stream	347	4
Horners Waterway	North side of Winters Road west of Philpotts Road	Rhodes Main Drain	44	3
Ilam Stream	Commencing in Crosbie Park recommencing in grounds of College of Education	North side of Avonhead Road Avon River	27A 27A	2 2
Jacksons Creek	Commencing east side Wrights Road Recommencing at Lincoln Road Recommencing at Ruskin Street Recommencing at Brougham Street upstream from Wilsons Road Recommencing at Ensors/Opawa Roads	450mm diameter pipeline 14/16 Ward Street Road boundary at 7 Austin Street Road boundary at 22 Opawa Road Heathcote River	91 91 91A 91A 91A	2 2 2 4 5
Jervois Street Outlet	West end Jervois Street	Avon River	208	3
Judds Waterway (Mairehau)	10m onto Golf Course land	Old No. 2 Waterway (see Waterway No 81)	109	3
Kainga Waterway	Grit Pit Kainga	Styx River opposite 969 Lower Styx Road	416	1
Kaputone Creek	South of Johns Road	West Boundary Main North Road	231	1
Kauri Street and Branches	Rear boundary at 99 Totara Street along south Riccarton Bush boundary	Rear of 17 Kauri Street	145	2
King Park Stream	King Park	Main Road	429	5
Kruses Stream	East side of Chapel Street	Railway Line	12	2
McKenzies Waterway	Near Fendalton Road in access to No. 67B	Waimairi Stream at rear boundary of 67B	364	2
Milnes Waterway (Part branches)	To north side Milnes Road Halswell Domain off Halswell Road	Cashmere Stream	253	4
Mt Pleasant Outfall	187A Mt Pleasant Road	North boundary, 4 Cadiz Lane	190A	5

Mt Pleasant Stream	Mt Pleasant Road	Arataro Place	190	5
Munnings Waterway	West boundary, 131 Bridle Path Road	Heathcote River	349	5
No 2 Waterway (Burwood)	Diversion Weir	Horseshoe Lake	80	3
No. 1 Waterway (Shirley)	Golf Links Road opposite Joy Street	Culvert in Horseshoe Lake Road	78	3
Northern Plant Waterway	East of Railway and south of Kainga Road	Kainga Waterway	398	1
Okeover Stream	North boundary, Ilam sports ground	Avon River at 90 Clyde Road	28	2
Old Lake Outlet (Horseshoe Lake)	Horseshoe Lake (Goodman Street)	West side New Brighton Road	86	3
Old Mill Race	Road boundary at 45 Rossall Street	Wairarapa Stream	31B	2
Old No. 2 Waterway (Lakewood Drive)	North side Queen Elizabeth II Drive, diversion weir	Corner Lake Terrace/Horseshoe Lake Roads	81	3
Outfall basin, Linwood Avenue	St John Street	Estuary	95A	3
Papanui Creek and branch	End of Meldrum Place	End of Melville Place	13	2
Papanui Stream	Extension of Horner Street	Dudley Creek, rear boundary 8 Ketton Place	50	3
Paparua Main Waterway	Rear boundary 276 Buchanans Road	Rear boundary 114 Middlepark Road and section of stream running parallel to Hayton Road from Junction of Hayton Stream, to Hayton Road bend	275, 275a, b, c, d, e, f.	2
Paparua South Branch	North side Buchanans/Gilberthorpes Roads Corner 312m east of Sutherlands Road, 113m north of Sutherlands Road	Junction with Paparua Main Drain	27	2
		Cashmere Stream	285	4
Part Kruses Waterway	St Bede's grounds	Rear boundary 79 Grimseys Road	43	3
Pleasant Point Domain Waterway	West end of Sandra Street	140m north	225	3
Porritt Park Loop	Junction of Avon River opposite 830 Avonside Drive	Junction of Avon River opposite 952 Avonside Drive	480	3
Porritt Park Loop	Start of Kerrs Reach	End of Kerrs Reach	480	3
Preeces Waterway	East side Frosts Road, south side Beach Road	Cross Drain at Travis Road	88	3
Pyne Goulds Stream	264 Withells Road	Waimairi Stream at rear boundary of 19 Hadlow Place	239	2
Quarry Road Waterway	West of Sutherlands Road	Cashmere Stream	260	4
Railway Waterway (Styx)	North side Barnes Road adjacent railway	Main North Road opposite Cunliffe Road	34	1

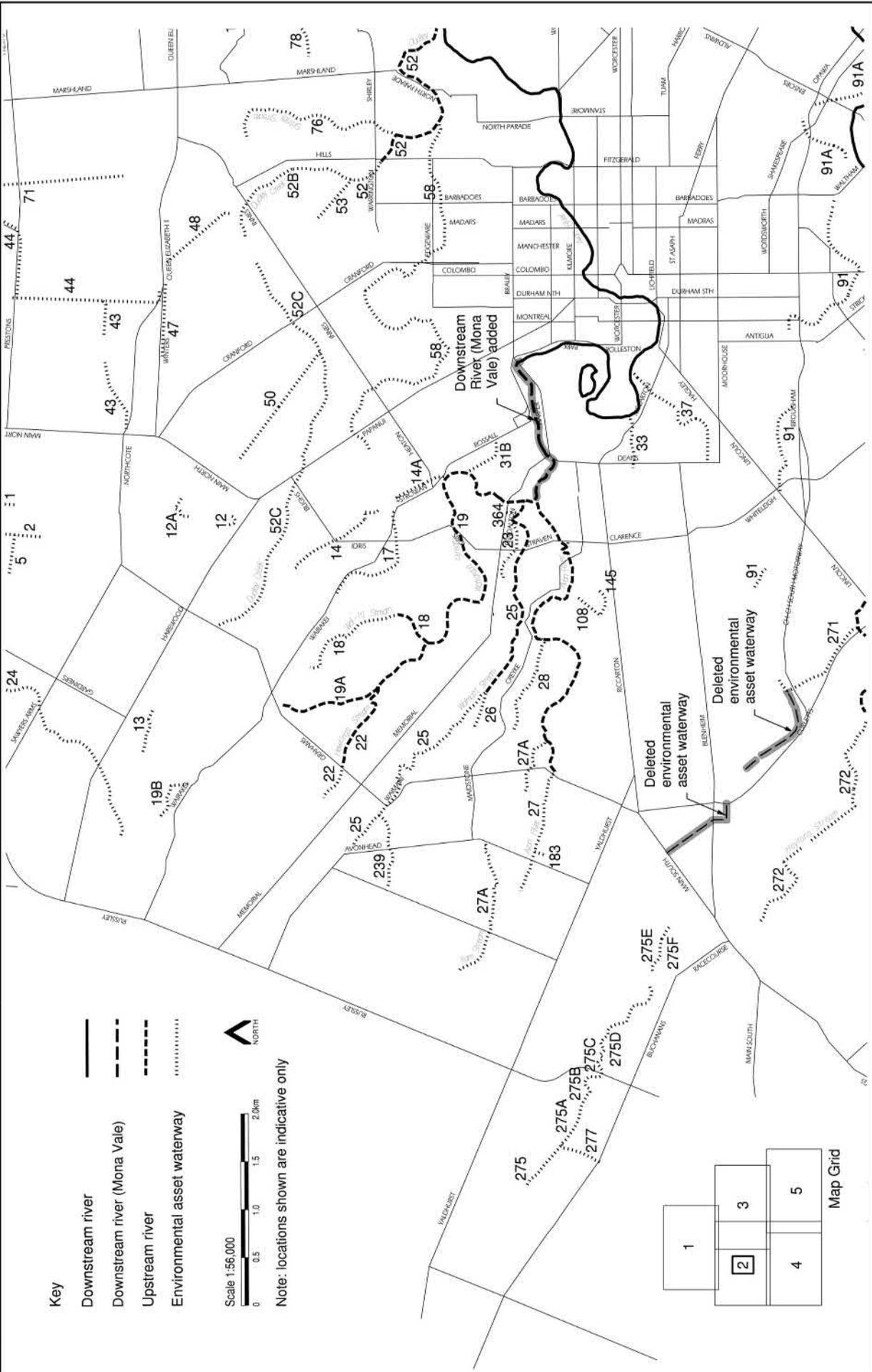
Rawhiti Domain Waterway	42 Shaw Avenue	294 Keyes Road	473	3
Regents Park Waterway	Railway Styx Waterway (upstream) along Regents Park Drive	Railway Styx Waterway (downstream)	482	1
Rhodes Main Waterway	McSaveney/Hills Road intersection	Styx River	71	2
Riccarton Bush Waterway	Rear boundary of 17 Ngahere Street	Rear boundary at 99 Totara Street	108	2
Riccarton Main Drain	Opposite 117 Deans Avenue	Avon River near tennis club	33	2
Richmond Hill Waterway	East side of Richmond Hill Road at first bend	West side Nayland Street	153	5
Rifle Range Overflow (Moncks Bay)	South end Barnett Park	South side, Main Road at 226	152	5
Scarborough Outfall	South west end of private right of way, Scarborough Fare	Heberden Avenue	428	5
Scruttons Road Waterway	Tunnel Road	Avoca Valley Stream	234	5
Shirley Road Waterway	Corner Aylesford/Westminster Streets	Dudley Creek opposite Thornton Street	53	3
Shirley Stream	Corner Emmett/Akaroa Streets	Dudley Creek north of Warden Street	76	3
Sissons Stream (Northcote)	Under railway in Papanui High School	Rear of 59 Sawyers Arms Road	12A	2
Smacks Creek (Styx)	North side Wilkinsons Road in Johns Road Crematorium property	Styx River branch at 51 Husseys Road	230	1
Snelling Waterway	South side in 194 Mairehau Road	Clare Park north side Queen Elizabeth II Drive	82	3
St Albans Creek	St Andrew's College (Normans Road)	Dudley Creek, at Dudley Street/Stapletons Road	58	2
Steamwharf Stream	27 Portman Street	Heathcote River	94	3
Styx River (Upper reaches)	Western boundary of 281 Wooldridge Road	Styx River east side Gardiners Road at 147/149 Claridges Road	24	2
Styx Waterway (Papanui)	North side at 14/18 Claridges Road	Styx River	2	1
Sumner Main Waterway (Upper Section)	Near end of Upper Sumnervale Drive	South side Wakefield Avenue opposite Van Asch College	151A	5
Sumner Main Waterway	East side Wakefield Avenue near Paisley Street	Rear of 136 Esplanade	151	5
Taylor's Stream	Runs parallel to Wairakei Road starting opposite and north of Pitcairn Crescent	West side Strowan near Normans Road	17	2
Thorrington Creek	32 Thorrington Road	Reserve	64	4
Travis Wetland Waterway	Rear of 7B Allstone Street	North side Travis Road near Bassett Street	355	3
Truscotts Road Stream Branch	East side Truscotts Road	Cooktown Stream/Munnings Stream Junction	203	5

Victory Drain	The Crescent	Chorley Place	149/1	4 and 5
Victory Waterway Branch	Top end of Albert Terrace	South side Willock Street	149A	5
Wai-iti Stream	Rear boundary at 3 Sealy Place	South side Wai-iti Terrace	18	2
Waimairi South Branch	Road boundary at 166 Ilam Road	North west boundary Lot 24 DP 17367 (see 25)	26	2
Waimairi Stream	East side of Avonhead Road in Burnside Park	North-west boundary Lot 24 DP 17367 off end of Barlow Street	25	2
Waimakariri River (Otukaikino) Tributaries South Branch	All waterways within the South Branch Waimakariri River Catchment between McLeans Island Road and Johns Road in the south, Waimakariri River in the north, Templars Islands in the west, and Main North Road in the east not scheduled as an Upstream River or a Downstream River			1
Wairarapa Stream (Nunweek Park)	East side Wooldridge Road	North side Wairakei Road	19B	2
Whites Waterway	East boundary Lot 2 DP 34615, 144 Bridle Path	East roadside at 150 Bridle Path	412	5
Wilson's Stream	End of Tyrone Street	South Branch Waimakariri River	215	1
Wilson's Stream Branch	South boundary of 115 Main North Road	Wilson's Stream 215	215A	1
Winters Road Waterway	South side Winters Road opposite Grimseys Road	Corner Winters/Philpotts Roads	47	3

Appendix 1 - Schedule of Waterways Maps

Updated 31 July 2008

Appendix 1. Schedule of waterways

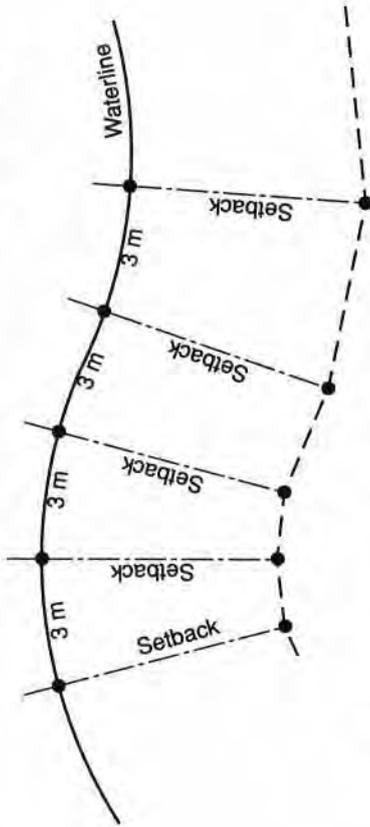


Appendix 2 - Definition of banks of waterways

Updated 14 November 2005

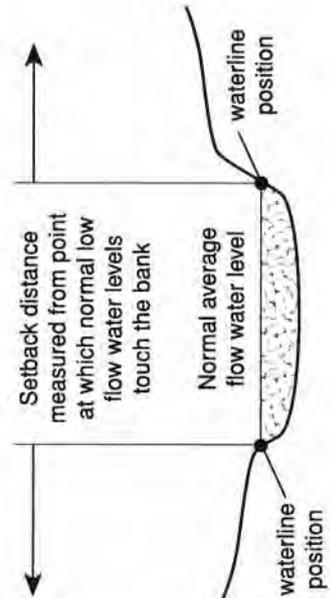
Appendix 2 – Definition of banks of waterways

Filling excavation adjacent to waterways and mean high water springs

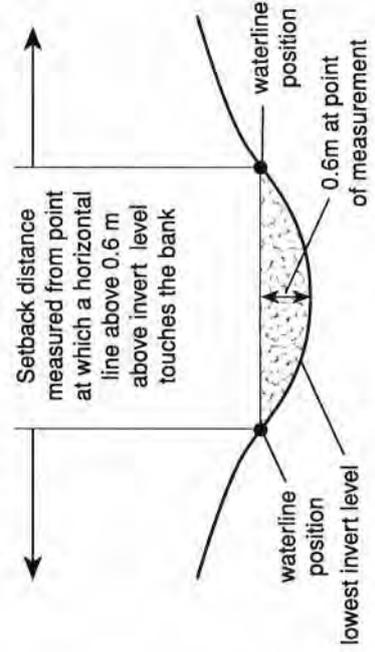


Where the waterline position follows a meandering alignment setback distance shall be measured along a line that is as nearly as practicable radial to the curvature of the waterline, and at 3 m intervals along the waterline as illustrated.

Waterways carrying a continuous low flow



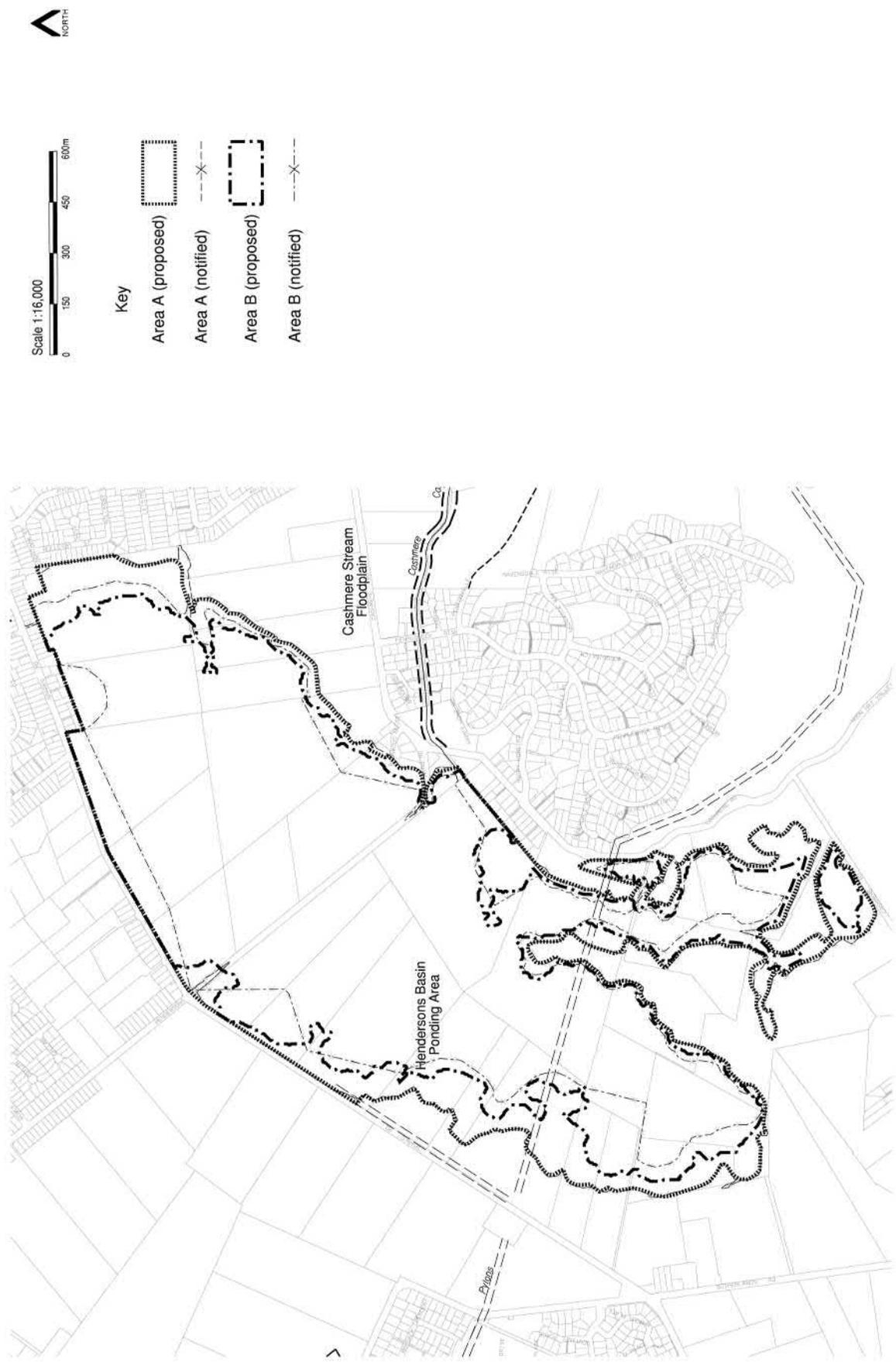
Normally dry waterways on the flat part of Christchurch



Appendix 3 -Hendersons Basin Area

Updated 31 January 2011

Appendix 3 - Hendersons Basin Area



Appendix 4 - Map for interpretation of airport protection surfaces

Updated 14 November 2005

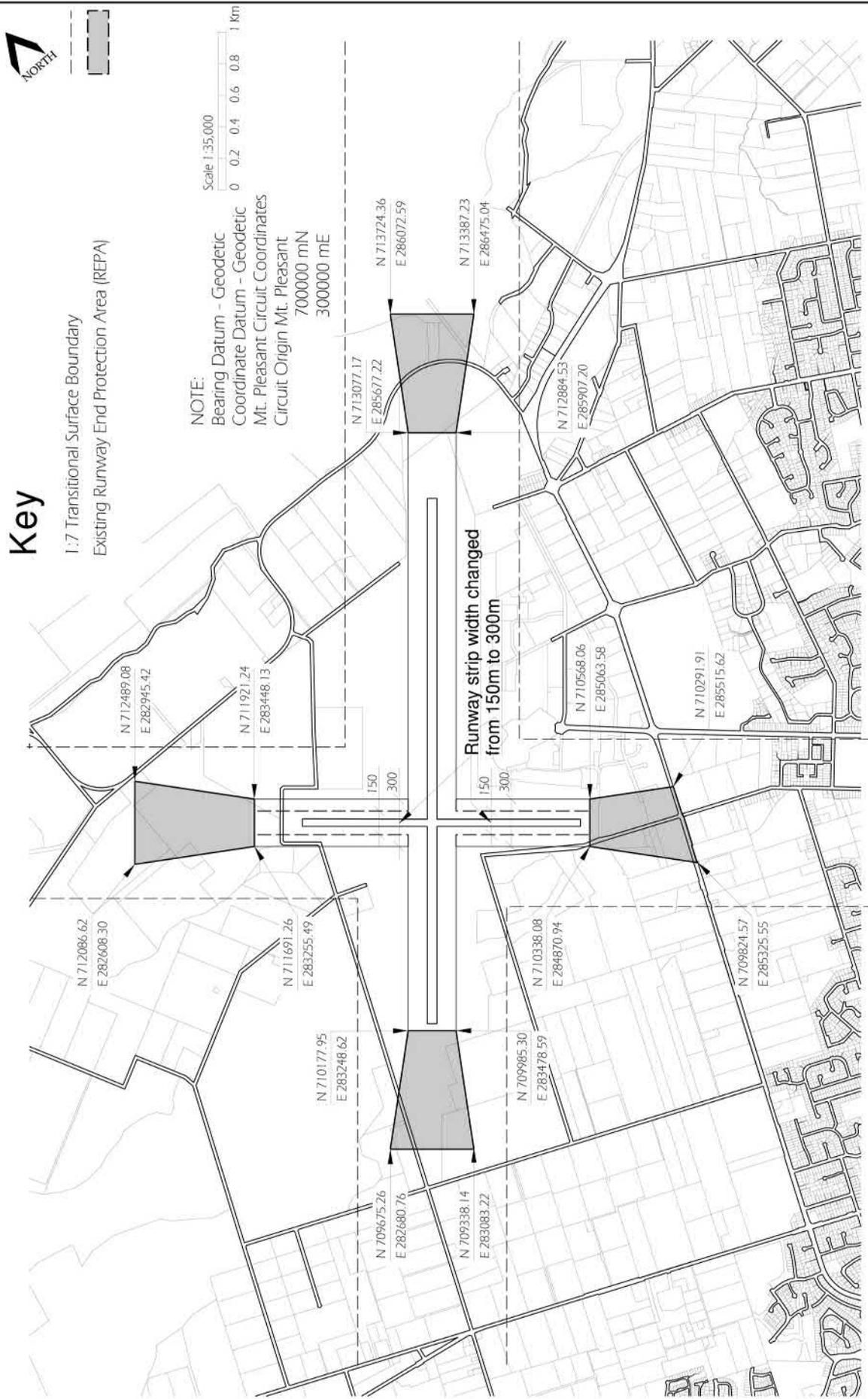
Map for interpretation of airport protection surfaces - CIAL

Appendix 4 - Map for interpretation of airport protection surfaces - CIAL



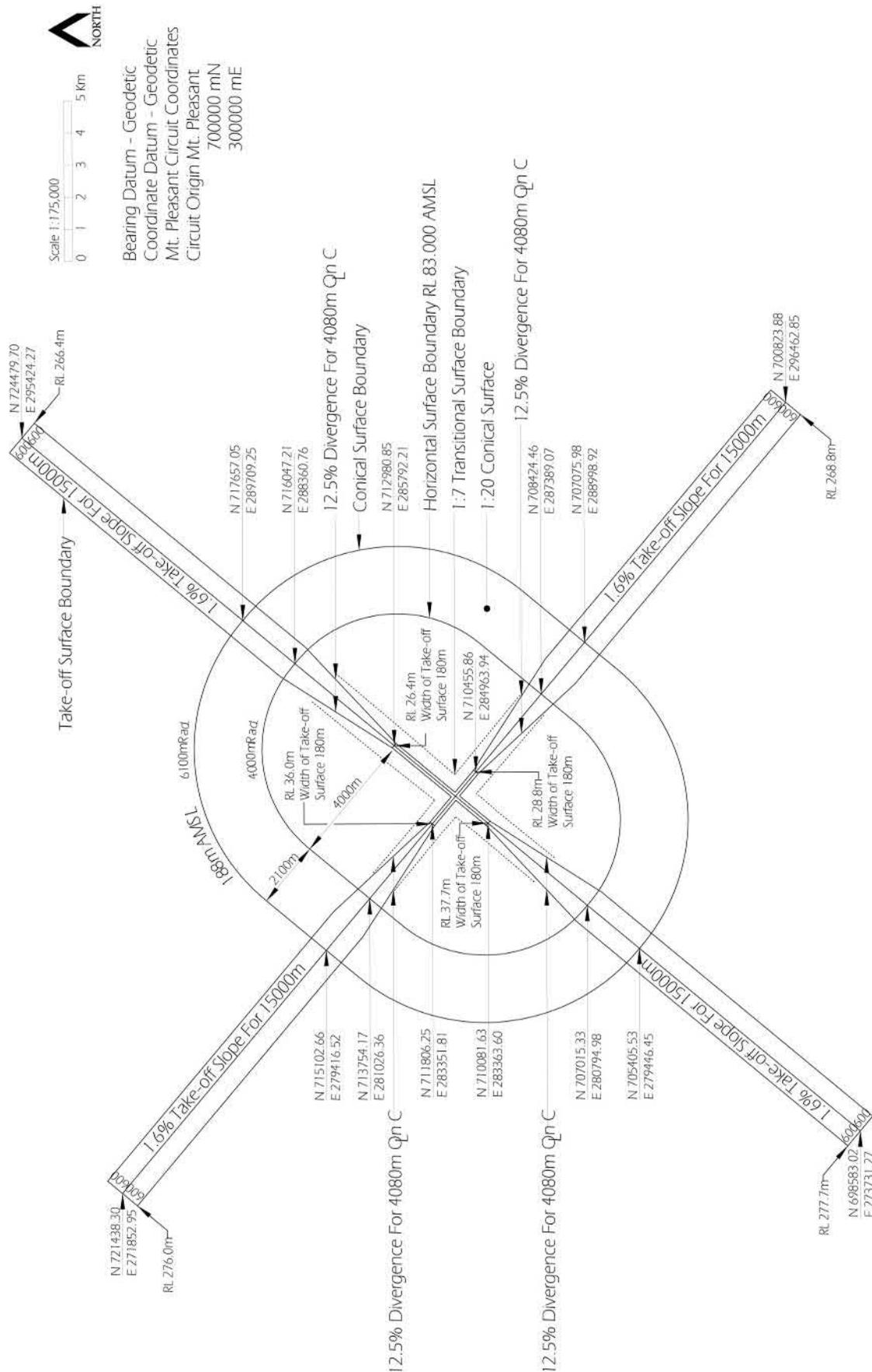
Map for interpretation of runway end protection area (REPA) - CIAL

Appendix 4 - Map for interpretation of runway end protection area (REPA) - CIAL



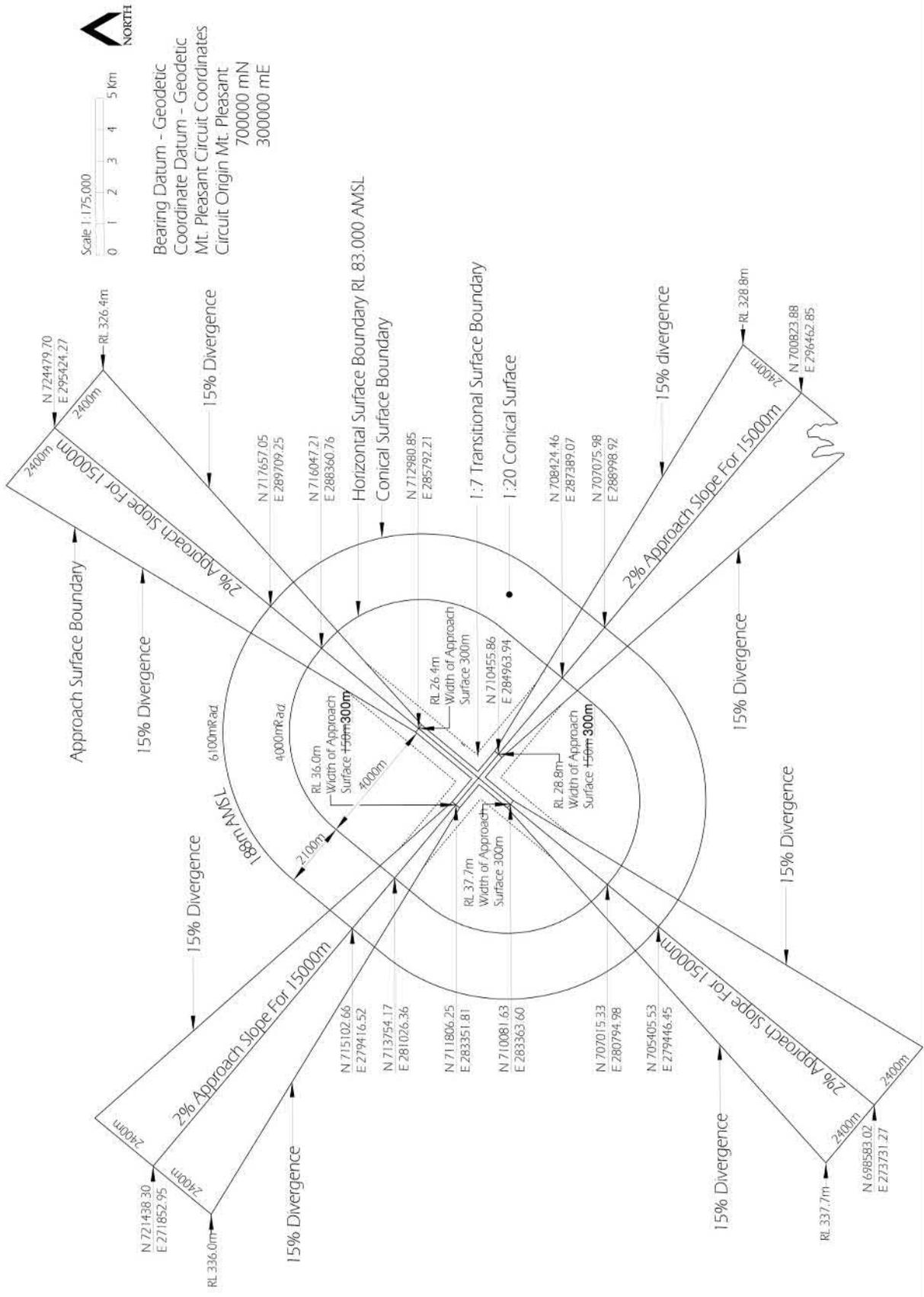
Map for interpretation of airport protection surfaces - CIAL - Take-off slopes

Appendix 4 - Map for interpretation of airport protection surfaces - CIAL - Take-off slopes



Map for interpretation of airport protection surfaces - CIAL - Approach slopes

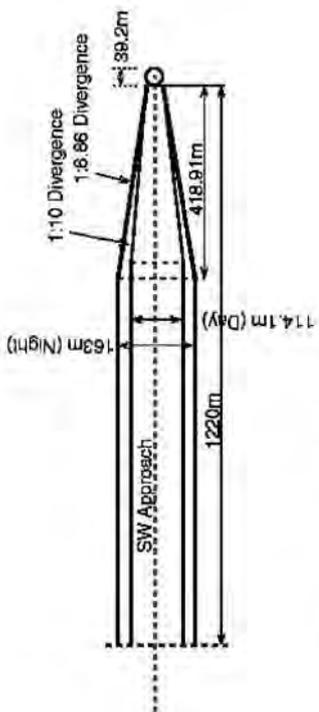
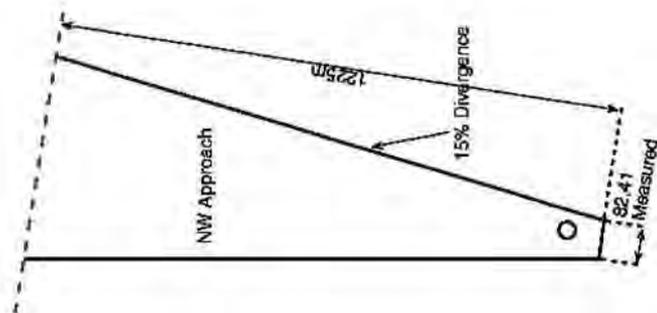
Appendix 4 - Map for interpretation of airport protection surfaces - CIAL - Approach slopes



Appendix 5 - Map for interpretation of airport protection surfaces - NZDF Wigram

Updated 30 April 2011

Appendix 5 - Map for interpretation of airport protection surfaces – NZDF Wigram



Volume 3 : Part 9 General City Rules : Appendix 5 - Map for interpretation of airport protection surfaces - NZDF Wigram

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Part 10 Heritage and Amenities

1.0 Protected buildings, places and objects

Updated 14 November 2005

Guide to using these rules

Step 1 Establish whether the site is shown on the planning maps as containing a listed historic building, place or object.

Step 2 Check the lists in Appendix 1 to determine what Group the building, place or object is listed under (i.e. Group 1, 2, 3 or 4).

Step 3 If a listed building, place or object is located on the site, and demolition, alteration or removal is proposed, and/or the erection of any additional building(s) is proposed on a site containing a listed building, place or object, application will need to be made for resource consents as follows:

	Demolition	Alteration or removal	Additional buildings
Group 1	Non-complying	Discretionary	Discretionary
Group 2	Non-complying	Discretionary	Discretionary
Group 3	Discretionary	Discretionary	Controlled
Group 4	Discretionary	Controlled - alteration Discretionary - removal	Controlled

Applications for any alteration to, or erection of any additional building(s) on a site containing a Group 3 or Group 4 building, place or object, or any internal alteration to a Group 1 or 2 building, place or object will not require the written consent of other persons and shall be non-notified.

Step 4 If demolition is approved, no work shall commence until records have been supplied in accordance with the requirements of Clauses 1.3.4 - 1.3.6.

Step 5 If the building is not listed, then also check whether the site is within a special amenity area group as identified on the planning maps, and referred to in rules applicable in the relevant living zone, the Cultural 1 Zone, or the Central City Zone.

If the building is in a special amenity area then, any alterations to the exterior of buildings (excluding demolition) or the erection of new buildings may be a discretionary activity in respect to design and appearance.

Note: If the building, place or object is within any special amenity area and listed under Appendix 1, it shall only be subject to these rules applicable to listed buildings and the rules described in STEPS 1- 4 above.

Step 6 Check whether the site is identified as being, or containing, an archaeological site listed in the NZ Archaeological Association files of recorded archaeological sites. If it is, application must be made to the NZHPT (whether the site is listed or not) if any work is to be undertaken which will disturb the site.

Note:

1. Separate procedures apply under the Act to any buildings, places or objects subject to Heritage Orders.
2. The recording requirements specified in Clause 1.3.4 - 1.3.6 should be noted where demolition has been applied for, or upon notice of demolition under the Building Act.

3. Attention is drawn to the zone or city rules which may apply to the proposed activity.

1.1 Statement

Updated 14 November 2005

These rules apply to protected buildings, places and objects as listed in the City Plan (heritage features).

Listed historic buildings, places and objects are divided into four groups, being Groups 1, 2, 3 and 4 heritage items; with Group 1 heritage items having the highest level of protection. The rules affect proposals for demolition, alteration, removal, or additions to the listed items. They also apply to additional buildings proposed on sites containing protected buildings, places and objects.

In some cases, individual items may be listed separately on one site (e.g. the Arts Centre), while in some other cases items may include the surrounds (setting) of a building, or a "place" without a building.

Group 1 listed heritage items include buildings, places and objects of international or national significance, the protection of which is considered essential.

Group 2 listed heritage items include buildings, places and objects which are of national or regional importance, the protection of which is seen as very important where this can be reasonably achieved.

Group 3 listed heritage items include buildings, places and objects which are of regional or metropolitan significance, the protection of which is seen as important where this can be reasonably achieved.

Group 4 listed heritage items include buildings, places and objects which are of metropolitan significance and/or involve a contribution to the heritage of the city, the protection of which is seen as desirable by the Council.

The Council may use the heritage order provisions under the Act from time to time to protect buildings, features or objects where this is considered necessary to secure protection.

The New Zealand Historic Places Trust categories of registration have been taken into account, although these do not determine the group classifications in the rules which have a somewhat different basis to them, and which reflect a local perspective. The rules in Clauses 1.2 - 1.3 relate to these listed features and the lists are set out in Appendix 1. Appendix 2 contains further details of sites containing multiple listed buildings and Appendix 2a details of large sites containing multiple buildings, not all of which are listed.

In addition, special rules also relate to the external appearance of buildings in special amenity areas. Special amenity areas (Sams) are contained in the rules for the living zones (Part 2), and the Cultural 1 Zone (Part 7).

Other provisions and legislation

There are areas of particular significance as archaeological sites within the city. Archaeological sites within the city are subject to specific procedures and consents under the Historic Places Act 1993 which protects all archaeological sites (whether recorded or unrecorded) and requires that no work be undertaken on a site until an archaeological authority to destroy, damage, or modify the site has been granted by the Trust in accordance with the Act. Many of these sites are of significance to Tangata Whenua, while others relate to pre- 1900 features associated with early European settlement.

In addition, there are areas within the city which are of cultural and historic significance to Tangata Whenua. These areas, are defined on Appendix 3 and reference is made in other city rules and zone rules to a requirement to consult with Tangata Whenua where a resource consent is required, in circumstances where an activity could disturb waahi tapu sites which may be present in these areas.

Environmental results anticipated

- (a) The enhancement of the heritage qualities of the city's built environment.
- (b) A progressive increase in the number of heritage items whose protection is permanently secured, both through the implementation of these rules, and incentives to landowners.

(c) The maintenance of heritage buildings, places and objects representative of a variety of factors including:

- historic and social significance;
- cultural and spiritual significance;
- architectural and artistic significance;
- group significance and setting;
- landmark significance;
- archaeological significance;
- technological significance and craftsmanship.

(d) The economically and physically sustainable use of heritage buildings, places and objects in association with activities which are compatible with maintaining their integrity and character and are compatible with the amenities of adjoining properties.

(e) The maintenance and enhancement of the qualities of special amenity areas of which heritage items are part, including areas adjacent to significant open spaces.

(f) The protection of heritage items by additional measures to avoid adverse environmental impacts, (e.g. outdoor advertising).

(g) The maintenance and enhancement of the special heritage qualities of buildings within the Cultural 1 Zone and their contribution to the character of the city.

(h) The development and redevelopment of buildings adjacent to listed heritage buildings in the central city, in a manner which respects the heritage qualities of those buildings.

(i) In conjunction with the Historic Places Trust, the ongoing protection of heritage buildings, places and objects, archaeological sites and waahi tapu.

(j) Consultation with Tangata Whenua on development within areas identified as having potential waahi tapu sites, and the protection where possible of any sites identified within these areas.

(k) The avoidance of incompatible new buildings on sites containing listed heritage items, where such buildings may detract from the setting, quality or visibility of the listed items.

1.2 General rules and provisions

Updated 14 November 2005

1.2.1 Other rules

Updated 14 November 2005

Attention is drawn to the provisions of other city rules and zone rules which may apply in addition to any relevant rules for protected buildings, places or objects. If any one or more of the standards in the rules below are not met, the activity will require consent in respect to those rules.

1.2.2 Listing and mapping

Updated 14 November 2005

The four categories of listed buildings, places and objects are set out in Appendix 1 to these rules and the legal descriptions are those applying at the time of notification of this Plan, except that where further

subdivision of sites containing protected buildings, places or objects takes place, the legal descriptions and street address will from time to time be updated without further formality. In addition, where a site contains multiple listed buildings (e.g. the Arts Centre), these are shown in plan form in Appendix 2. Similarly, in some instances where a site contains multiple buildings on large sites, but not all buildings are listed, (eg. The University) a reduced site area is also shown in plan form in Appendix 2a.

These listed buildings, places and objects are also notated on the planning maps, but not differentiated by category. In some instances where listed items are located adjoining to, but not sites in the same ownership, the adjoining site has been incorporated in the listing where it is an essential part of the setting of the listed item.

1.2.3 Clarification of terms in these rules

Updated 14 November 2005

For the purposes of these rules (including assessment matters) refer to Part One (Definitions) for the definition of the terms "additional buildings", "alterations", "demolition", "heritage fabric", "heritage values" "removal" and "setting".

1.2.4 Buildings, places or objects subject to heritage orders

Updated 14 November 2005

Any work affecting buildings, places or objects that may be subject to heritage orders are required to comply with the separate procedures specified in Part VIII of the Act.

Any heritage orders will only be placed as circumstances may require. Heritage orders may also be made by Heritage Protection Authorities other than the Council, such as the NZ Historic Places Trust.

1.2.5 Deletion of listed items

Updated 14 November 2005

Where a listed building, place, or object has been demolished (with approval of the Council), it shall be deleted from the list without further formality.

Where a listed building or object has been removed to another site (with approval of the Council) the list should be amended to show the new site, without further formality.

1.2.6 Archaeological sites

Updated 14 November 2005

Attention is drawn to the fact that any disturbance of archaeological sites, is subject to Sections 10-20 of the Historic Places Act. Application is to be made to the Historic Places Trust for any works that may affect an archaeological site.

1.2.7 Buildings in special amenity areas and in the Cultural 1 Zone

Updated 14 November 2005

Special amenity areas are identified on the planning maps, as are buildings adjoining important public open spaces. The assessment matters applicable to considering the external appearance of new buildings, or exterior alterations to existing buildings, are set out in the relevant parts of the living zone, Cultural 1 Zone and Central City Zone rules. It should be noted that any alterations to listed heritage items in these areas are only subject to the separate rules contained in this section of the Plan, rather than the external appearance of buildings rules elsewhere in the Plan.

1.2.8 Areas of significance to Tangata Whenua

Updated 14 November 2005

Appendix 3 to these rules, identifies areas within the city that are particularly important to the culture and history of the Tangata Whenua.

In particular, there is provision for consultation with Tangata Whenua in respect to any significant filling or excavation activities in these areas which would require consent under the city rules on filling and excavation (Part 9, Clause 5).

1.2.9 Application of the Building Act 1991

Updated 14 November 2005

Buildings listed in this Plan are also subject to the separate requirements of the Building Act 1991. Of particular relevance are Section 66 buildings which are deemed to be earthquake prone; Section 38 alterations to existing buildings, Section 46, change of use of buildings and Section 47, matters for consideration by territorial authorities in relation to the exercise of powers.

1.2.10 Description of listed items

Updated 14 November 2005

The description of each protected building, place and object in Appendix 1 is as at date of notification. Any subsequent change to a street address or legal description shall not affect the application of the specific rules to that building, place or object. Street addresses and legal descriptions will, from time to time, be updated without further formality.

1.2.11 Non-notification

Updated 14 November 2005

An application for:

- (a) any alteration to, or erection of any additional building(s) on a site containing a Group 3 or Group 4 building, place or object; or
- (b) any internal alterations to a Group 1 or 2 building, place or object,

will not require the written consent of other persons for notification, and shall be non-notified. However, the Council shall consult with the NZ Historic Places Trust in respect to any consent required under these clauses.

1.3 Specific Rules

Updated 31 August 2011

1.3.1 Group 1 and Group 2 Buildings, places and objects (Listed in Appendix 1)

Updated 31 August 2011

- (a) Development standard

Any alteration or removal of a Group 1 or Group 2 building, place or object, or the erection of any additional building(s) on a site containing a Group 1 or Group 2 building, place or object, shall be a **discretionary activity**, with the exercise of the Council's discretion limited to matters concerning the heritage values of the protected building, place or object.

(b) Critical standard

Any demolition of a Group 1 or Group 2 building, place or object shall be a **non complying activity** .

1.3.2 Group 3 and Group 4 Buildings, places and objects (Listed in Appendix 1)

Updated 31 August 2011

((a) Community standard

Any demolition of a Group 3 or Group 4 building, place or object shall be a discretionary activity.

(b) Development standard

Any alteration or removal of a Group 3 building, place or object, or any removal of a Group 4 building, place or object shall be a discretionary activity, with the exercise of the Council's discretion limited to matters concerning the heritage values of a protected building, place or object.

(c) Development standard

Any alteration of a Group 4 building, place or object, or the erection of any additional building(s) on a site containing a Group 3 or Group 4 building, place or object shall be a controlled activity, with the exercise of the Council's discretion limited to matters concerning the heritage values of a protected building, place or object.

1.3.3 Exemptions from other standards

Updated 14 November 2005

That in respect of any activity on any site involving any heritage building, place or object, any activity in or upon the same site shall not be required to comply with any of the relevant standards specified below:

(a) Scale of activities (Living Zones)

(b) Retailing (Living Zones)

(c) All development standards in Vol 3, Part 13 (Parking and Loading) as applicable to Business Zones, including the Central City Zone and Central City Edge Zone.

This rule shall only apply as long as the protected building, place or object is retained on the site.

1.3.4 Requirement to supply heritage records

Updated 14 November 2005

The Council will require, in the case of any demolition of a listed building, place or object, the supply of heritage records (photographs or plans) described in Clauses 1.3.5 and 1.3.6. The provisions of Clauses 1.3.5 (a) - (g) and 1.3.6 apply to all Group 1 and 2 heritage features; and the provisions of Clause 1.3.5(a) (b) and (c) to Group 3 and 4 features. Work shall not commence until any information required is supplied to the Council.

1.3.5 Photographic records (Group 1-4 heritage items)

Updated 14 November 2005

(a) Photographs are required to cover all unique areas and features of the original heritage environment identified within the Plan or by associated records or identification, in an accurate photographic representation.

- (b) Photographic views will be required to show both the affected building, setting, place or object and the relationship between objects, buildings and places.
- (c) Detailed photographs will be required of specific features of particular heritage importance. It will be at the discretion of the Council to determine the subject, and scope of photographs which will be dependant on the heritage value of the environment and the degree of associated loss of heritage fabric and value.
- (d) Photographs of Group 1 and 2 heritage items will be required to be taken by a professional photographer with recognised experience in the subject field and a professional standard of equipment.
- (e) Archival quality is required with both the materials used and the processing of such materials.
- (f) The owner will be required to provide to the Council negatives, proof sheets and selected enlarged prints of the subject.
- (g) All required heritage records and photographic material shall be provided at the applicant's expense and the Council will retain copyright, ownership and control over the use of all submitted material.

1.3.6 Plan records (Group 1 and 2 heritage items only)

Updated 14 November 2005

- (a) For Group 1 and 2 heritage items, accurate scaled plans are required to clearly record in drawn form, the original state of all heritage fabric, objects, places, sites or other heritage environments which are subject to alteration, removal or loss of heritage value as identified in the Plan and associated records or by further identification.
- (b) Plans shall record all areas which will be altered from their original state, in scaled site plans, interior and exterior elevations, floor plans, sections and details as appropriate to provide a full record of the original heritage environment.
- (c) All documentation shall be recorded and dimensioned in accurate records by competent draught persons, architectural designers, architects, archaeologists, geologists, ecologists or other appropriately qualified recording specialists.
- (d) Documentation details shall include notes on materials, finishes and specific constructional techniques, site identification characteristics, excavation details or other relevant heritage information. Documentation shall be clearly cross-referenced to photographic material.
- (e) All material supplied to meet this requirement must be originals and will become the property of the Council, which will have ownership, copyright and control over the use of the material.
- (f) All required plan documentation supplied to the Council shall be at the cost of the applicant.
- (g) Where a building or landowner has additional written, photographic, plan or other documentary material concerning their property (of heritage significance) the Council would appreciate being advised for the copying or recording of this information so as to be able to make it available to all interested groups.

1.4 Assessment matters for resource consents

Updated 14 November 2005

- (a) The matters contained in Sections 104 and 105, and in Part II of the Act, apply to consideration of all resource consents for land use activities.
- (b) In addition to the matters covered in (a) above, the Council shall also apply the relevant assessment matters set out in Clause 1.4.1 below to discretionary and controlled activities.

1.4.1 Assessment matters - Demolition, removal or alteration of any protected buildings, places or objects

Updated 22 May 2006

In considering any application to:

- demolish any protected building, place or object listed in Group 3 or Group 4;
- add any additional buildings on a site containing a protected building, place or object listed in Groups 1-4;
- alter or remove any protected building, place or object listed in Groups 1-4, the Council shall, in considering whether or not to grant consent or impose conditions, have regard to the following assessment matters.
 - (a) Any immediate or cumulative effects of the loss, alteration or removal of the listed building, place or object on the range, number, and quality of heritage features in the vicinity and the city as a whole.
 - (b) The relative impact on the city's heritage values of loss, alteration or removal of the listed item, with regard to the reasons for listing (as contained in the criteria in the Statement of Objectives and Policies) and in particular the historic/social, cultural/spiritual, and architectural/artistic criteria; and the registration (if applicable) under the NZ Historic Places Act 1993.
 - (c) The extent to which alterations have an irreversible effect on heritage form or heritage features of the building, place or object.
 - (d) Whether any irreversible effects of alterations would cause a significant loss of heritage fabric or form.
 - (e) Whether heritage items will be conserved to the fullest extent practicable under options available for alterations of listed items, including the nature of work proposed and the type of materials.
 - (f) Whether alterations proposed will maintain or enhance the integrity of the original heritage items and design.
 - (g) Whether an alteration, if not in sympathy with the heritage items or form, is clearly distinguishable from the original as new work.
 - (h) Whether any proposals are likely to affect matters of cultural or spiritual significance to Tangata Whenua, the adequacy of any consultation undertaken and the response to that consultation.
 - (i) Whether recognised heritage research and conservation advice has been obtained from the New Zealand Historic Places Trust or any other professionally recognised party in heritage conservation; any conservation plan and/or heritage inventory; and the conservation principles contained within the ICOMOS New Zealand Charter for the conservation of places of cultural or heritage value.
 - (j) The ability of the applicant to economically develop the site without demolition, alteration or removal of the protected building, place, object or heritage feature, with regard to opportunities otherwise permitted on the site.
 - (k) Whether the retention of the heritage features or form of the protected building, place or object causes significant additional costs, or reduction in its range of potential uses.
 - (l) The availability and suitability of incentives or other options, including the weight given to development or community standards when considering a resource consent, where the retention of a protected building, place or object would be secured by the applicant's proposal.
 - (m) The importance of, and the cost of, upgrading the building to current seismic standards and for adequate fire protection where this is required; and the effect of such work on the heritage fabric of the building.
 - (n) In respect of maintenance, whether:
 - a plan for conservation, or cyclic maintenance has been promulgated, or specialist advice obtained.
 - replacement of original features retains the maximum amount of these features as can be realistically expected, and replaced with the same or equivalent material where heritage values are affected.

- any proposed cleaning of heritage items, is to be carried out by the least destructive methods appropriate to the circumstances and specialist advice obtained.
- the range and use of colours where painting is involved, and colour treatment of details.
- the maintenance of original heritage features such as stone, brick, timber, copper or zinc, maintains the original state of these features, or reduces the heritage value by a coating application or removal of heritage patina.

(o) In the case of any additional buildings, whether these would detract from the setting or quality of the listed item, or reduce the visibility of that item from any road or public place.

(p) The likelihood that any heritage conservation contribution, which could be used for purchasing or compensating owners or restoring heritage items, will be paid as a result of the erection of a new building or additional floor space on the site.

1.5 Reasons for rules

Updated 14 November 2005

The basis of selecting heritage items is to be found in the criteria and reasons contained in the Statement of Objectives and Policies and summarised in Clause 1.1 (environmental results anticipated (c)) and are not repeated here.

The rules apply primarily to buildings, but may additionally apply to objects such as statues or other important heritage places. In some cases it is necessary to ensure that the surrounds of a building or object are protected as well as the item itself, where this is an important component of its character and integrity.

It is impracticable to set out all the detailed information relating to the items selected for listing in Appendix 1. Details are held in separate Council records.

Protection of buildings under the Historic Places Act is limited, unless by way of a heritage order under the Resource Management Act. The use of heritage orders is restricted in the plan review process, and is seen as a "last resort" measure by the Council, when other avenues (or urgency) justifies its use from time to time, particularly for Group 1 items, and possibly some in Group 2. However, the Historic Places Act does provide strong provisions for archaeological sites, with specified procedures which are not repeated in the City Plan.

Some items, particularly in the Group 1 category, are effectively protected through public ownership, or by formal agreement with the owners. However, the grouping system is, for reasons of consistency and transparency, applied to protected features regardless of ownership or status.

The Council acknowledges that the protection of buildings can interfere with the ability of building owners to make use of what would otherwise be the full potential of their land and buildings, and realise economic returns. Accordingly, the Council will endeavour to make use (to the extent practicable in each particular circumstance) of incentives that may be available; and if necessary pursue purchase or compensation where loss of development rights cannot be adequately resolved.

Where listed items are to be demolished, it is necessary to record the details of the heritage fabric of the building for the city's heritage records, so that some tangible element remains if retention cannot be achieved. In order to ensure that these records are of sufficient archival quality, specialised rules have to be promulgated to ensure this is achieved.

In accordance with the weighting given to particular items, and their related group category, the strength of rules in the city plan has been devised on the following basis.

Group 1: Retention essential; demolition non-complying; alterations/removal/additional buildings discretionary.

Group 2: Retention very important; demolition non-complying; removal/alterations/additional buildings discretionary.

Group 3: Retention important; demolition /alterations/removal discretionary; additional buildings controlled.

Group 4: Retention desirable; demolition/removal discretionary, alterations/additional buildings controlled.

The matrix of groupings and associated rules for features reflects the relative importance of their protection to the city.

Apart from demolition, the rules do not provide an all-encompassing definition of "alterations" because of the widely variable circumstances that are likely to apply, and accordingly the ability to set quantifiable standards for defining alterations. While rules relating to maintenance may appear stringent, experience has shown that buildings can be damaged by inappropriate cleaning/restoration techniques. The rules however exclude repainting, cleaning and washing that does not have a detrimental effect on the heritage fabric of the item as such works are unlikely to have a significant effect on heritage values.

Finally, the rules provide control, by way of discretionary activity, status, over the erection of new buildings on sites containing the most important categories of protected features, and by way of controlled activity status in other categories. The purpose of this control is to avoid incompatible buildings being erected in close proximity on the same site, in a manner which may detract from the quality of the listed feature, the setting of that feature or obscure it from roads and public places. This situation has arisen in the past, an example being the surrounds of "Long Cottage" in Papanui Road. This rule is likely to apply to sites having larger settings.

The rules also provide for certain exemptions from Development Standards in respect of any activity on a site involving a heritage building, place or object. This provides an incentive or concession to the owners of heritage items for the continued retention and protection of heritage values, and applies unless the items were approved for demolition or removal.

2.0 Protected trees

Updated 14 November 2005

Guide to using these rules

Step 1 Establish whether the site is shown on the planning maps as containing a listed protected tree (or adjoining sites if a tree is on or near the site boundary).

Step 2 Check the list of protected trees in Appendix 4 to confirm its listing, and whether it is a Category 1 heritage tree or a Category 2 notable tree.

If a tree is listed on or adjacent to the site and proposed works affect the tree, application will need to be made for:

- (a) a non-complying activity if it is a heritage tree;
- (b) a discretionary activity if it is a notable tree.

Proposed works are defined under Clause 2.2.4.

Note

- (1) Separate procedures under the Act apply to any tree subject to a heritage order.
- (2) The Council will consider secured means of protecting other non-listed trees of significant value as part of consideration of consents for non-compliance with land use activity rules.
- (3) Other non listed trees may be protected as part of conditions on subdivision consents where appropriate.
- (4) Check the definition of works affecting trees (Refer Clause 2.2.4).

2.1 Statement

Updated 22 May 2006

The rules relating to listing of protected trees in the City Plan are aimed at the retention, as far as possible, of the city's stock of trees which are of special significance. Trees are a major part of the city's character and amenity, but these rules on listed trees protect only a small proportion of the city's trees. Protection has been conferred for a variety of reasons, of which amenity is only one, and the criteria on which the listing is based are contained in the Statement of Objectives and Policies.

There are two categories of listed trees, these being listed heritage trees (Category 1) and listed notable trees (Category 2), with the highest degree of protection applying to heritage trees.

In addition, there are other "significant trees" which contribute to the amenities of a local area but where listing in the plan would be impracticable. A limited degree of protection will be conferred on such trees by consent notices on subdivision activity applications where the trees are worthy of protection. (Refer Part 14).

The quantification of rules for tree protection is difficult, and the Council has taken account of matters such as the finite life of trees, effects on services and buildings and the cross-boundary effects of some trees. Incentives will be considered for secured tree protection in respect to accepting non-compliance with other rules on land use activities.

Environmental results anticipated

- (a) The enhancement of the visual amenities of the city's environment.

- (b) A progressive increase in the number and variety of trees whose protection is secured over a long term, both through the implementation of these rules, and incentives to landowners, including development contribution remission for reserves.
- (c) The maintenance of protected trees including those representative of a variety of factors including
- historic value;
 - scientific or botanical value;
 - landscape significance;
 - cultural, social, spiritual or recreational significance;
 - size;
 - age;
 - form and condition;
 - relationship to the setting;
 - functional value.
- (d) An increase in the extent to which existing planting having amenity and other value is retained upon subdivision and development, particularly upon redevelopment in the urban area.

2.2 General rules

Updated 14 November 2005

2.2.1 Other rules

Updated 14 November 2005

Attention is drawn to the provisions of the other rules which may apply to any activity in addition to any relevant rules for protected trees. If any one or more of the standards in other **city rules** or **zone rules** are not met, the activity will require consent in respect to those rules.

2.2.2 Meaning of trees and categories of trees

Updated 14 November 2005

For the purposes of these rules, the word "tree" may where applicable, be deemed to mean:

- (a) more than one tree, where a single listing refers to a group of trees;
- (b) smaller plants than trees, (such as shrubs) where identified in the listing;
- (c) a **heritage tree** is a tree identified in Appendix 4 (Category 1);
- (d) a **notable tree** is a tree identified in Appendix 4 (Category 2).

2.2.3 Listing and mapping

Updated 14 November 2005

Listed protected trees are notated on the planning maps, but are not differentiated by category.

Any other trees, that may be required to be retained as a condition of any subdivision, or land use consents, and which are not listed or mapped, shall be identified on separate records kept by the Council.

2.2.4 Definition of work covered by these rules

Updated 31 August 2011

For the purposes of these rules, any work affecting a protected tree (whether on the site or not) shall be deemed to include:

- (a) removal of any tree or;
- (b) the construction of any building, or laying of overhead or underground services, any sealing, paving, soil compaction, or any alteration of more than 75mm to the ground level existing prior to work commencing, any depositing of chemical or other substances harmful to the tree within 10 metres of the base of any protected tree;

Note:

For the purposes of the 10 metre setback rules applicable to the lowland kahikatea forest remnant at 16 Kahu Road, which forms part of the greater Riccarton Bush and House Reserve and is defined by a 'Protected Trees Area' symbol on planning map 38B, the outer boundary of the symbol defining the protected trees area, which follows the predator proof fence surrounding the forest remnant, shall be deemed to be the 'base of the tree';

- (c) the fixing of any structure or object to any part of the tree, any operation which will wound the bark tissue of any part of the tree or;
- (d) pruning at a height greater than one-third the total height of the tree, and also including any branches greater than 50mm diameter below this level.

2.2.5 Trees subject to heritage orders

Updated 14 November 2005

Any work affecting a tree that may be subject to a heritage order, is required to comply with the separate procedures specified in Part VIII of the Act.

Any heritage order will only be placed as circumstances may require, and cannot be incorporated as part of a review of the City Plan. Heritage orders may also be made by approved Heritage Protection Authorities other than the Council.

2.2.6 Deletion of listed items

Updated 14 November 2005

Where a listed protected tree has been removed (with the approval of the Council) or is in a dangerous or diseased condition such that its continued protection cannot be justified, it shall be deleted from the list without further formality.

2.2.7 Notification

Updated 14 November 2005

Any application for non-compliance with clause 2.3.1 will not require the written consent of other persons, and shall be non-notified.

2.2.8 Description of listed protected trees

Updated 14 November 2005

The description of the location of each heritage/notable tree in Appendix 4 is as at date of notification. Any subsequent change to a street address or legal description shall not affect the application of the specific rules to that heritage/notable tree. Street addresses and legal descriptions will, from time to time, be updated without further formality.

2.3 Specific rules

Updated 14 November 2005

2.3.1 Development standards

Updated 31 August 2011

Any work defined by Clause 2.2.4 (b), (c) or (d) affecting a notable tree identified in Appendix 4, shall be a **discretionary activity**, with the exercise of the Council's discretion limited to the impact of the works on the tree ;

except that

for the lowland kahikatea forest remnant at 16 Kahu Road, which forms part of the greater Riccarton Bush and House Reserve, and is defined by a 'Protected Trees Area' symbol on planning map 38B, any activities associated with the maintenance and running of the forest remnant carried out by or on behalf of the Riccarton Bush Trust shall be a permitted activity;

and

in the case of the property at 48 Rata Street (legally described as Lot 375 DP 11261) the 10 metre restriction on works defined in Clause 2.2.4(b) shall only apply to the northern boundary of that property.

2.3.2 Community standard

Updated 31 August 2011

Any work defined by Clause 2.2.4(a) affecting a notable tree identified in Appendix 4 shall be a discretionary activity ;

except that

for the lowland kahikatea forest remnant at 16 Kahu Road, which forms part of the greater Riccarton Bush and House Reserve, and is defined by a 'Protected Trees Area' symbol on planning map 38B, any activities associated with the maintenance and running of the forest remnant carried out by or on behalf of the Riccarton Bush Trust shall be a permitted activity.

2.3.3 Critical standards

Updated 14 November 2005

Any work affecting a heritage tree identified in Appendix 4, shall be a **non-complying activity** .

2.4 Assessment matters for resource consents

Updated 14 November 2005

2.4.1 General

Updated 14 November 2005

- (a) The matters contained in Sections 104 and 105, and in Part II of the Act, apply to consideration of all resource consents for land use activities.
- (b) In addition to the matters in (a) above, the Council shall also apply the relevant assessment matters set out in Clauses 2.4.2 below, for discretionary activities.

2.4.2 Assessment matters

Updated 31 August 2011

In considering any application for work affecting a notable tree, the Council shall, in deciding whether or not to grant consent or impose conditions, have regard to the following assessment matters.

- (a) Whether the applicant has the ability to undertake a complying development without work affecting the tree.
- (b) The condition of the tree including any potential hazard to people or property.
- (c) The effect of any trimming or disturbance of the root system of the tree on its appearance and health.
- (d) The effect of any building on the visibility of the tree from a road or public place.
- (e) Whether the tree is currently causing, or likely to cause, significant damage to buildings, services or property, whether public or privately owned.
- (f) The provisions of Section 333 of the Property Law Act 2007, (except where subject to a heritage order under Part VIII of the Act).
- (g) Whether the tree or trees seriously restrict the development potential of the site.
- (h) Whether the tree inhibits the growth of more desirable specimens nearby.
- (i) Any substitute or compensating tree planting or landscaping proposed.
- (j) Whether a tree to be removed is capable of being successfully transplanted.

For the lowland kahikatea forest remnant at 16 Kahu Road, which forms part of the greater Riccarton Bush and House Reserve, and is defined by a 'Protected Trees Area' symbol on planning map 38B, the Council shall additionally have regard to the following matters:

- (k) The effects of any building, including the type of foundation used, and/or shading by the building on the existing trees and the supporting ecosystem of the forest remnant, including the juvenile regenerating trees.
- (l) The effects of any works on the extensive surface and sub-surface root systems of the kahikatea trees.
- (m) The effects of any impervious surfaces on the health and viability of the trees and the supporting ecosystem including soil aeration and hydrological balance.
- (n) Whether constructing a building in close proximity to the forest remnant is likely to give rise to reverse sensitivity regarding shading, branch overhang, encroaching tree roots or windthrow.

(In considering any application Council may consult with any person or body with specialised knowledge or expertise associated with trees.)

2.5 Reasons for rules

Updated 31 August 2011

Protected trees are considered worthy of recognition on a number of criteria which may include:

- historic significance to the community;
- scientific or botanical significance;
- cultural or spiritual significance;
- recreational significance;
- landscape significance;
- functional value;
- size or age.

A tree may be protected for a combination of these factors, or because it is outstanding in one respect. The assessment factors and specific reasons for listing particular specimens are set out in the Statement of Objectives and Policies.

The number of trees listed is a small proportion of the total number of trees within the city but includes those which have outstanding rarity or quality, and are consequently worthy of recognition.

The categories of protection contain two groups. These contain trees which are listed and categorised for protection on an assessment system and weighting based on the above criteria. Heritage trees have at least one or more factors which give them a metropolitan or wider significance and which makes them outstanding or unique. Notable trees are identified as important in the landscape of neighbourhoods, and while they may be a fairly common species, are large, old, have a high visual profile, or other character, which individually or in combination make them worthy of listing.

The system for assessing the suitability of trees for listing is set out in Appendix 5 for information. A tree must accumulate at least 30 points in one or more categories to be deemed worthy of listing under this system.

The last remnant of the lowland kahikatea forest once covering areas of the Canterbury Plains located within the Riccarton Bush reserve, is classified as a Notable trees area. The forest remnant contains a large number of mature kahikatea trees most of which are estimated to be between 300 to 500 years old, with the oldest up to 600 years old. These trees on their own would classify as Category 1 Heritage trees. The aim, however, is to protect not only the mature kahikatea trees but the entire Bush environment supporting the existing and regenerating rare flora and fauna. The substantial surface and sub-surface root systems of the kahikatea trees are known to extend over 10m from the tree base and are particularly important to the overall health and stability of the tree.

Some of the juvenile species in the forest remnant may not yet classify as protected trees on their own but they play an important role in the natural functioning and regeneration of the forest ecosystem. On balance, the Category 2 Notable tree status applied to the forest remnant as a whole provides the desired protection to this unique forest environment including the mature tree specimens as well as the juvenile tree stock and other indigenous vegetation. The 10m setback applicable to building and earth works provides not only the protection needed for the mature and younger trees but also to buildings which could be adversely affected by the growing trees and their roots in the future.

Urban development on the forest remnant periphery has the potential to adversely affect the healthy functioning of this ecosystem. Some development carried out so far has resulted in tree root damage, which may lead to tree dieback, altered hydrological balance and poor aeration of the soil around the trees. Separation between the forest remnant and urban development will help avoid these effects as well as those associated with reverse sensitivity e.g. shading, branch and leaf litter or the risk of windthrow.

The extent of the forest remnant protected trees area is defined by the line following the predator proof fence surrounding the forest remnant. The fence is generally set back 4m from the external (legal) boundary of the greater Riccarton Bush reserve on its north-western, southern and south-eastern sides. The outer line of the protected trees area is deemed to be the 'base of the tree' for the purposes of setback measurements.

Finally, there are trees which are of amenity value but do not score highly enough to be listed individually or by group. The aim is to ensure that such trees are protected if possible upon development or redevelopment

of sites, (e.g. consent notices upon subdivision) as providing the opportunity to maintain or enhance amenities of existing areas.

3.0 Display of outdoor advertisements

Updated 14 November 2005

Guide to using these rules

Step 1 Establish the zoning applicable to the site on which the outdoor advertisement is to be located.

Step 2 Check the general rules and information in Clause 3.2.

Step 3 Check whether the outdoor advertisement complies with the development standards in Clause 3.4.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter subject to that standard..

Step 4 Check whether the outdoor advertisement complies with the critical standards in Clause 3.5.

If not, application will need to be made for a resource consent, assessed as a non complying activity.

If the outdoor advertisement complies with all of the above standards and the general rules in Clause 3.2, then it is a permitted activity in respect of these rules.

Step 5 Check the Christchurch City Public Places and Signs Bylaw (not part of this Plan) for any bylaws that may be relevant, particularly for any support structures.

Note that: Other city and zone rules may apply to the associated buildings, land uses etc.

3.1 Statement

Updated 14 November 2005

The purpose of outdoor advertisements is to inform the general public of the availability including times of goods, services or forthcoming events, or to provide identification of a particular site or premises, or to provide directions for traffic, cyclist or pedestrian movement. The size, location and manner of any such outdoor advertising may have both positive and negative effects on the amenity values of buildings, sites or areas where they are displayed. In addition the cumulative visual effects of signs may in some circumstances become obtrusive and/or create a distraction to motorists.

The following rules provide for the display of advertisements in order to maintain or enhance amenity values and to ensure that advertisements do not prejudice public pedestrian or vehicular safety in trafficked areas.

Environmental results anticipated

- (a) Maintenance and enhancement of amenity values and traffic and pedestrian safety in all areas of the city.
- (b) The protection of the amenity values of heritage, environmental, cultural or open space areas of particular value to the community, and the display of outdoor advertising compatible with maintaining and enhancing such amenities.
- (c) Provision of the majority of outdoor advertising, primarily in appropriate business zones and, to a much lesser extent in living and rural zones, where it will not detract from amenity values, vehicular traffic, or pedestrian safety in those or adjoining areas.

3.2 General rules and information

Updated 14 November 2005

3.2.1 (a) Christchurch City Public Places and Signs Bylaw and Christchurch City Council Policy Register

Updated 14 November 2005

Attention is drawn to the existence of the Christchurch City Public Places and Signs By-Law 1992 which controls outdoor advertisements displayed in public places such as footpaths and pedestrian malls. Attention is also drawn to Council policies in the policy register regarding election campaigns, signboards in public places and advertising on bus shelters.

Where a conflict exists between a rule in the Plan relating to outdoor advertisements and the provisions of the by-law or the policy register, the rule in the Plan shall be the prevailing control.

3.2.1 (b) New Zealand Transport Agency Bylaw

Updated 14 November 2005

Attention is drawn to the existence of the New Zealand Transport Agency Bylaw 1987/32 which controls all signs within the state highway legal road reserve for all those sections of the state highway with speed restrictions above 50km/hr. New Zealand Transport Agency administers this bylaw as the controlling authority of the nation's state highways.

3.2.2 Advertising Standards Authority

Updated 14 November 2005

Attention is drawn to the Advertising Standards Authority Code of Practice. The Code of Practice includes a code of ethics which specifies criteria for offensiveness and decency of advertising. The Advertising Standards Authority adjudicates in cases where there are alleged breaches of the Code of Practice. It is expected that complaints regarding offensive content of advertising will in the first instance be referred to this body.

3.2.3 Maintenance of outdoor advertising

Updated 14 November 2005

The condition and appearance of any outdoor advertisement shall be maintained at all times so that these do not detract from amenity values.

3.2.4 Outdoor advertising in the Special Purpose (Road) and Special Purpose (Pedestrian Precincts) Zones

Updated 14 November 2005

Where any outdoor advertisement, or part of an outdoor advertisement, which is attached to a building or other structure on a site, extends across a zone boundary and over part of a Special Purpose (Road) or Special Purpose (Pedestrian Precincts) Zone, it shall be subject to the rules which are applicable to outdoor advertisements in the zone in which the site or building is located (or the zone in which the major part of the building is located if the building also extends across a zone boundary and over part of a Special Purpose (Road) or Special Purpose (Pedestrian Precincts) Zone). Clauses 3.4.9 and 3.4.10 are especially relevant.

Note:

1. The Council must give its consent for the erection of outdoor advertisements over the Special Purpose (Road) or Special Purpose (Pedestrian Precincts) Zone as owner of the land in that zone, except for state highways where the consent of New Zealand Transport Agency as owner will be required.
2. There are no rules in the Plan controlling outdoor advertisements which are located wholly within a Special Purpose (Road) or Special Purpose (Pedestrian Precincts) Zone. Such outdoor advertisements may require approval under the Christchurch City Public Places and Signs Bylaw 1992 or from New Zealand

Transport Agency. For outdoor advertisements that extend over a Special Purpose (Road) or Special Purpose (Pedestrian Precincts) Zone, see clauses 3.4.9 and 3.4.10.

3.2.5 Listed buildings, places or objects

Updated 14 November 2005

For outdoor advertisements attached to or projected on to any protected building, place or object listed in Part 10, Appendix 1, the rules in Part 10, Clause 1 relating to alteration to listed buildings, places or objects shall apply.

3.2.6 Exception for traffic related outdoor advertisements

Updated 14 November 2005

The following rules do not apply to outdoor advertisements used solely for directing traffic and which do not contain any wording, symbols or graphics relating to products, goods or services available on the site , or companies.

3.2.7 Clarification of terms in these rules

Updated 14 November 2005

For the purposes of these rules the following meanings apply to the terms listed below.

Area - for displays located or painted upon a building, area shall be calculated as being that area within a continuous notional perimeter enclosing the extreme limits of lettering, symbols or other graphics together with any material or colour used to differentiate such an outdoor advertisement from the background against which it is placed. (See Appendix 7 - Area of Outdoor Advertisement for explanation)

In the case of freestanding outdoor advertisements, area shall be calculated as being that enclosed by the outer perimeter of a board or any other material against which the outdoor advertisement is placed, painted etc together with any material or colour used as a background.

In the case of two sided outdoor advertisements, the area shall be calculated as being that visible from one direction only provided that such outdoor advertisements are joined at the apex and are separated by an angle of 30 degrees or less.

In the case of a three dimensional outdoor advertisement, the area shall be calculated as being an area measured by taking a continuous outline or contour of the maximum profile of the object or display.

Building identification outdoor advertisement - means a display that is integrated into the structure and design of a building and includes only the name, logo and/or date of that building and in relation to any outdoor advertisement shall include any area of background colour and intended to distinguish it from the normal colour of the building materials on which it is displayed.

Free standing outdoor advertisement - means any outdoor advertisement which has an independent means of support and is not attached to any building or structure other than the outdoor advertisement's own support structure.

Height - In relation to any outdoor advertisement means the distance between ground level at any point and the highest part of the outdoor advertisement immediately above that point, unless otherwise stipulated in these rules.

Temporary outdoor advertisement - means an outdoor advertisement to advise of forthcoming cultural, religious, educational, sporting, community or other election events, or any on site related real estate outdoor advertisement. Temporary outdoor advertisements associated with any such event may be displayed for a continuous period of up to a maximum of 12 weeks in any 12 month period. All temporary outdoor advertising shall be removed within five working days after the event to which it relates.

3.3 Categories of activities

Updated 14 November 2005

3.3.1 Outdoor advertisements

Updated 14 November 2005

(a) Any outdoor advertisement which complies with:

- all of the development standards under Clause 3.4
and;
- all of the critical standards under Clause 3.5

shall be a **permitted activity**

(b) Any outdoor advertisement which complies with all of the critical standards, but does not comply with any one or more of the development standards under Clause 3.4 shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any outdoor advertisement which does not comply with any one or more of the critical standards under Clause 3.5 shall be a non complying activity.

3.3.2 Reference to other city rules and zone rules

Updated 14 November 2005

Attention is drawn to the provisions of the other city rules and zone rules which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled or permitted, notwithstanding the provisions of these rules.

3.4 Development standards

Updated 20 September 2006

3.4.1 Area and number

Updated 29 June 2012

(a) All living zones (except Living 5 Zone, 458-464 Ferry Road (as shown in Part 2, Appendix 12) in the Living 2 Zone and all scheduled activities, other than scheduled metropolitan facilities in Living 4 Zones).

The maximum total area of outdoor advertisements on any site shall be 0.5m^2 **except that**

- (i) for residential or other activities on front sites with frontage to a local road the maximum area of any single outdoor advertisement shall be 0.2m^2 ;
- (ii) for other (non-residential) activities within a community footprint, fronting an arterial road or on a site in the Living 4A Zone with access to Bealey Avenue, Montreal Street, Durham Street North, Colombo Street and Manchester Street (north of Salisbury Street), the maximum total area of outdoor advertisements shall be 1.0m^2 ;
- (iii) for temporary outdoor advertisements displayed for electioneering purposes, advising forthcoming cultural, religious, educational or sporting events, or in connection with the sale or redevelopment of a site or building, the maximum total area shall be 3m^2

(See also critical standard 3.5.1 for the maximum duration of such signs.)

(b) Business 1 Zone, Living 5 Zone, Central City, Central City Edge Zone and Cultural 4 Zones together with scheduled hotels and taverns, scheduled public utilities and works depots, scheduled service centres and community services, scheduled spiritual activities, scheduled fire stations, scheduled chartered clubs and 458-464 Ferry Road (as shown in Part 2, Appendix 12) in the Living 2 Zone.

(i) The maximum total area of outdoor advertisements on any site shall be $5m^2$ or 10% of the site frontage area, whichever is the greater **except that** the maximum area of any single outdoor advertisement shall be $3m^2$.

For the purposes of this rule, site frontage area means the length of the road frontage of the site multiplied by:

Business 1, Living 5, Cultural 4 Zones, 458-464 Ferry Road (as shown in Part 2, Appendix 12) in the Living 2 Zone and stated scheduled activities	3m
Central City Zone	5m
Central City Edge Zone	5m

(ii) The maximum number of free-standing outdoor advertisements on any site shall be one for each road frontage **except that** for sites with more than 40m of road frontage the maximum number of free-standing outdoor advertisements shall be one for every 20m of road frontage providing that no more than two of these outdoor advertisements shall exceed $1m^2$ in area.

(c) Business 2 and 2P Zones.

(i) The maximum total area of outdoor advertisements on any site shall be 10% of the site frontage area provided that the maximum area of any single free-standing outdoor advertisement shall be $5m^2$.

For the purposes of this rule, site frontage area means the length of the road frontage of the site multiplied by 3m:

(ii) The total number of free-standing outdoor advertisements on any site shall be one **except that** for sites with more than 40m of road frontage, the maximum number of free-standing outdoor advertisements shall be one for every 20m of road frontage **provided that** no more than two of these free-standing outdoor advertisements shall exceed $1m^2$ in area.

(d) Business RP, 3, 3B, 4, 4P, 4T, 5 and 7 and 8 Zones, Special Purpose (Hospital, Airport, Rail, Landfill, Transfer Station) Zones, Special Purpose (Wigram) Zone - Areas A and B, and scheduled service stations. **(Plan Change 19 Decision)**

(i) The maximum total area of outdoor advertisements on any site shall be 10% of the site frontage area provided that the maximum area of any single free-standing outdoor advertisement shall be $18m^2$.

For the purpose of this rule, site frontage area means the length of the road frontage of the site multiplied by 5m.

(ii) The total number of free-standing outdoor advertisements on any site shall be one except that for sites with more than 40m of road frontage, the maximum number of free standing outdoor advertisements shall be one for every 20m of road frontage provided that no more than two of these free-standing outdoor advertisements shall exceed $1m^2$ in area.

(iii) Within the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) there shall be no outdoor advertising adjacent to and facing the Living zones north of the site, or Tunnel Road.

(iv) for sites within the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) which are adjacent to Marshs Road or Shands Road, no signs shall be permitted which face these road.

(v) for sites within the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) other than those which are adjacent to Marshs Road or Shands Road, and for facades of buildings on sites listed in (iv) above which do not face those roads,

- the maximum total area of outdoor advertisements on any site shall be 10% of the site frontage area, provided that the maximum area of any single free standing sign shall be 10m^2 .
- the maximum area of any single outdoor advertisement on any building facade shall be 50m^2 .
- the minimum separation distance between any two outdoor advertisements shall be 5 metres.
- the total number of free-standing outdoor advertisements on any site shall be one. **(Plan Change 54 Decision)**

(e) Cultural 1, 2, 3 Zones;

The maximum total area of outdoor advertisements on any site shall be 3m^2 **except that** the maximum area of any single outdoor advertisement shall be 2m^2 .

(f) Rural, Special Purpose (Ferrymead), scheduled rural activity - Yaldhurst Transport and Science Museum, scheduled rural industries - sawmilling/timber processing and aggregate processing, Coutts Island Road and Business 6 Zones

The maximum total area of outdoor advertisements on any site shall be 4m^2 for any single road frontage **except that** the maximum area of any single outdoor advertisement shall be 3m^2 .

(g) Conservation zones; Open Space 1 Zone

The maximum total area of outdoor advertisements on any site shall be 2m^2 **except that** the maximum area of any single outdoor advertisement shall be 1m^2 .

(h) Open Space 2, 3, 3A, 3B and 3D Zones. The maximum total area of outdoor advertisements on any site shall be 3m^2 except that:

(i) This may be exceeded where a site has road frontage of more than 40m in which case the maximum total area of outdoor advertisements on any site shall be calculated at 2m^2 for every 40m of road frontage provided that the maximum area of any single outdoor advertisement shall be 3m^2 .

(i) Open Space 3C Zone:

(i) Except as permitted in (ii) below, outdoor advertisements within 20m of State Highways 73 and 75 or within 10m of any other roads shall be so located and directed as not to be visible from those highways or road;

(ii) not more than two double sided outdoor advertisements shall be permitted on each of the Wigram Road and Curletts Road (State Highway 75) boundaries provided that:

no single outdoor advertisement shall be greater in area than 15m^2 ;

no such outdoor advertisement shall contain information other than the name of the complex, the on-site location of facilities (including carparks), hours of operation and forthcoming events;

no such outdoor advertisement shall be flashing or illuminated by any means other than lights directed upon it.

3.4.2 Building identification outdoor advertisements

Updated 14 November 2005

For outdoor advertisements for building identification purposes only the maximum height of any individual lettering, symbol or other graphic, shall be 1m.

3.4.3 Height

Updated 29 June 2012

(a) All living zones (except Living 5 Zone and all scheduled activities, other than scheduled metropolitan facilities in Living 4 Zones); rural, scheduled rural activity - Yaldhurst Transport and Science Museum, scheduled rural industries - sawmilling/timber processing and aggregate processing, Coutts Island Road, open space, conservation, Special Purpose (Wigram) Zone - Area A, Special Purpose (Ferrymead) Zone - Areas A, B, and C, and cultural zones.

- (i) The maximum height of any outdoor advertisement shall be 4m.
- (ii) Any outdoor advertisement shall not intrude a recession plane constructed from points 2.3m above the boundary with a living zone as shown in Part 2, Appendix 1.

Note: Recession planes do not apply to outdoor advertisements within the rural, Conservation 3 or 3W Zones

(b) Central City Edge Zone, Business 1, 2 and 2P Zones, Living 5 Zone, Special Purpose (Ferrymead) Zone - Area D, Special Purpose (Hospital, Rail, Landfill, Transfer Station) Zones scheduled hotels and taverns, scheduled public utilities and works depots, scheduled service centres and community services, scheduled spiritual activities, scheduled fire stations and scheduled chartered clubs.

- (i) The maximum height of any outdoor advertisement shall be:

Central City Edge Zone, Business 1, and Living 5 Zones	4m
Business 2, 2P, and special purpose zones and scheduled activities as listed above	6m

or 1.2 m above the roof or verandah of the building, if the outdoor advertisement is attached to a building or verandah, whichever is the lesser **except for** building identification signs.

- (ii) Any outdoor advertisement in the Living 5 Zone shall not intrude a recession plan constructed from points 2.3m above the boundary with any other living zone as shown in Part 2, Appendix 1.

(c) Central City Zone

- (i) The maximum height of any free-standing outdoor advertisement shall be 6m.
- (ii) The maximum height of any outdoor advertisement attached to or displayed on a building shall be 6m, or 500mm less than the facade height of the building, whichever is the lesser **except for** building identification outdoor advertisements.

(d) Business RP, 3, 3B, 4, 4P, 4T, 5 (including sites within the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive) - Appendix 21, 6 and 7 Zones, together with the Special Purpose (Wigram) Zone - Areas B, Special Purpose (Airport) Zone and scheduled service stations (**Plan Change 54 Decision**))

- (i) The maximum height of any free-standing outdoor advertising shall be 9m.
- (ii) Any outdoor advertisement attached to, or displayed on a building shall not exceed the facade height of the building.

3.4.4 Illumination

Updated 29 June 2012

Any outdoor advertisement shall not be internally or externally illuminated by intermittent or flashing light sources.

For sites within the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) signs may only be illuminated by wall/sign mounted light fittings and/or ground mounted uplights. (Plan Change 54 Decision)

(Refer also to critical standard, Clause 3.5.2)

3.4.5 Street scene

Updated 14 November 2005

The street scene rule for a building in that zone shall apply to free standing outdoor advertisements, three dimensional outdoor advertisements and any structures supporting outdoor advertisements where any such outdoor advertisement fails to comply with Rule 3.4.1 - Area and number and/or Rule 3.4.3 Height in this part of the Plan, except that this rule shall not apply to free-standing outdoor advertisements, three dimensional outdoor advertisements and any structures supporting outdoor advertisements located in the Business 2 Zone.

3.4.6 Support structure visibility

Updated 14 November 2005

Where any outdoor advertisement is attached to or displayed on a building by a support structure that is distinct from the building on which it is displayed, that support structure shall not be dominantly visible from any road or public place.

3.4.7 Verandah related displays

Updated 14 November 2005

(Refer to Appendix 6 for illustration of these outdoor advertisements)

- (a) Where an outdoor advertisement is to be displayed under and affixed to any verandah:
 - (i) the outdoor advertisement shall not project more than 2.5 metres into any public place, and/or forward of the face of the verandah;
 - (ii) the lowest part of the outdoor advertisement shall not be less than 2.6 metres above footpath level.
- (b) Where an outdoor advertisement is to be displayed on the face of any verandah:
 - (i) the outdoor advertisement shall not have a display with a depth which exceeds 500 millimetres and/or;
 - (ii) shall not have the front face of such a display project forward of a vertical line drawn 500 millimetres inwards of the face of a kerb.
- (c) Where an outdoor advertisement is displayed above and affixed to any verandah:
 - (i) the outdoor advertisement shall not be affixed such that the top is higher than 1.2 metres along the top edge of the verandah, or 6 metres above the footpath level (whichever is the lesser);
 - (ii) the outdoor advertisement shall not project beyond any face of the verandah.
- (d) Where an outdoor advertisement is to be displayed above a verandah and affixed parallel to and against the face of the building the outdoor advertisement shall not project more than 200mm from the face of the building.

(e) Where an outdoor advertisement is to be displayed above a verandah and affixed to the face of the building but projecting from that face the outdoor advertisement shall not:

- (i) be other than at right angles; or
- (ii) project more than 1.26 metres; or
- (iii) have a width of more than 200 millimetres.

3.4.8 Projecting displays

Updated 14 November 2005

(Refer to Appendix 6 for illustration of these outdoor advertisements.)

(a) Where an outdoor advertisement is to be affixed to the face of any building without a verandah the outdoor advertisement shall not:

- (i) project more than 1.5 metres from that face where the outdoor advertisement is at right angles to the building; and/or
- (ii) project forward of a vertical line drawn 500 millimetres inside the face of a kerb; and/or
- (iii) have a depth of more than 600 millimetres; and/or
- (iv) shall not have its lower edge less than 2.6 metres above the ground and project more than 200 millimetres.

(b) Where a free standing outdoor advertisement, including a flag, extends over part of a Special Purpose (Road) or Special Purpose (Pedestrian Precincts) Zone the lowest part of the outdoor advertisement shall not be less than 2.6m above ground level.

3.4.9 Architectural features

Updated 14 November 2005

Outdoor advertisements displayed on wall surfaces shall not obscure windows or significant architectural features. Any application arising from this clause will not require the written consent of other persons and shall be non-notified.

3.4.10 Traffic safety

Updated 14 November 2005

(a) Any outdoor advertisement shall not be located so as to be likely to obscure or to confuse the interpretation of any traffic signs or controls.

(b) Where a site adjoins a State Highway or an arterial road with a speed restriction of 70km per hour or over, there shall be a maximum of one outdoor advertisement per site, provided that:

- (i) Where a site fronts two or more roads this restriction shall only apply along that part of the site fronting an arterial road or State Highway.
- (ii) Where the length of the site frontage exceeds 200 metres, 1 additional outdoor advertisement may be erected for every 180 metres of road frontage. Each additional outdoor advertisement shall be separated from other outdoor advertisements by a minimum distance of 180 metres.
- (iii) No outdoor advertisement shall be erected within 50 metres of an intersection controlled by traffic signals or a roundabout.

(c) Where a sign is located on a site which adjoins a state highway in a location where the speed restriction is 70 km per hour or over, any lettering displayed on the sign shall have a minimum height as specified in the following table:

Speed Limit (km/hr)	Lettering height (mm)		
	Main message	Property name	Secondary message
70	200	150	100
80	250	175	125
100	300	200	150

Note : Further information on the design of roadside signage can be obtained from the following technical standard: Land Transport Safety Authority "Advertising Signs and Road Safety: Design and Location Guidelines" - Road and Traffic Safety Standards series No 7.

3.4.11 Landscaping

Updated 14 November 2005

No landscaping required by this Plan shall be removed, other than by necessary trimming and pruning, to afford greater visibility of any outdoor advertising.

Reference to other development standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Reference to other community standards

Updated 14 November 2005

Glare
(refer to Part 11, Clause 2)

3.5 Critical standards

Updated 14 November 2005

3.5.1 Relationship to the site

Updated 30 September 2008

(a) All zones except Business 3, 3B, 4, 4P, 4T, 5, 7 and Special Purpose (Airport) Zones and Special Purpose (Wigram) Zone - Area B.

Any outdoor advertisement shall be displayed on the building or site to which it relates and shall only contain the name of the building or site, the names of the owners, occupiers or tenants, and details of goods and services available from the building or site **except for**

- (i) temporary outdoor advertisements displayed for electioneering purposes, or advising forthcoming cultural, religious, educational or sporting events. The maximum duration of such outdoor advertisements shall be 12 weeks and the outdoor advertisement shall be removed within five working days after the event to which it relates.

- (ii) temporary outdoor advertisements displayed in connection with the sale or redevelopment of a site or building. Any such outdoor advertisement shall be removed immediately following the completion of the sale or redevelopment to which it relates.

(Refer also to development standard, Clause 3.4.1.)

- (b) All zones

Outdoor advertisements shall not continue to be displayed on any site or building if the goods, services or events to which the outdoor advertisement relates have occurred, are no longer available, or no longer relevant to that site or building as may be appropriate.

3.5.2 Illumination

Updated 14 November 2005

Any outdoor advertisement shall not be illuminated by any means on any site as follows:

- (a) within the Conservation 1A or Rural Hills Zones;
- (b) in the Rural 1 Zone, within 100m of the boundary of the Conservation 1A Zone;
- (c) in any Rural zone within 20 metres of any state highway, except in the case of directional traffic signs.

(Refer development standard clause 3.4.4)

3.5.3 Moving, flashing or retro-reflective displays

Updated 14 November 2005

No outdoor advertisements shall involve any flashing movement or apparent movement of any of its parts or messages. No outdoor advertising shall be finished in any retro-reflective material.

3.5.4 Captive balloons

Updated 14 November 2005

For outdoor advertisements in the form of captive balloons.

- (a) The tethering point for any such captive balloon shall not be located on a site within a living or cultural zone or on a site within any other zone within 75m of the boundary of a living or cultural zone.
- (b) There shall be no more than one captive balloon on any site.
- (c) The captive balloon shall be tethered at a height of no more than 60m.
- (d) The captive balloon shall be tethered to a site or building for no longer than a total of three months in any calendar year.

Note : Where the captive balloon is tethered within three nautical miles of an aerodrome or within an airport control zone the consent of the Civil Aviation Authority will be required.

Reference to other critical standards

Updated 14 November 2005

Glare
(refer to Part 11, Clause 2)

3.6 Assessment matters for resource consents

Updated 14 November 2005

3.6.1 General

Updated 14 November 2005

- (a) The matters contained in Section 104 and 105, and in Part II of the Act apply to consideration of all resource consents for land use activities.
- (b) In addition to the matters covered in (a) above, the Council shall also apply the relevant assessment matters set out in Clauses 3.6.2 below, to discretionary activities.

3.6.2 Assessment matters

Updated 14 November 2005

In considering any application the Council shall, in considering whether or not to grant consent or impose conditions, have regard to the following assessment matters.

- (a) Area and number
 - (i) The visual amenities and characteristics of the locality (including tree or other planting) and whether the proposed display would be obtrusively visible beyond 50 metres (particularly in residential areas).
 - (ii) The proximity of dwellings and the visual intrusion of the proposed display from dwellings on adjoining property or across any road from the proposed display.
 - (iii) The nature and degree of compatibility of any other existing land use activities within 50 metres of the proposed display.
 - (iv) The classification of the road together with the nature of traffic using it and average daily traffic volumes with regard to the potential of the outdoor advertisement to distract motorists.
 - (v) The range and nature of land use activities on the site concerned, and whether it necessitates larger outdoor advertisements.
 - (vi) The length of the road frontage of the site concerned and the area of display proposed.
 - (vii) The area of the proposed display in relation to the architectural characteristics of the building involved, or the site and/or frontage (where no buildings are involved).
 - (viii) The heritage values, architectural characteristics and visual amenities of the buildings and/or sites in the immediate vicinity, including the number and sizes of any other existing outdoor advertisements either on the site concerned or immediately adjoining (and the need to avoid the cumulative effect of "clutter").
 - (ix) The likely visual prominence of the proposed display in comparison with what it may have looked like in compliance with the area rule concerned.
 - (x) The nature of existing or likely future land use activities in the vicinity of the proposed display, together with any relevant environmental results anticipated for that zone.
 - (xi) The sympathy of the proposed outdoor advertisement placement to the architectural features of the building onto which it is to be placed, or the site on which it will be located.
 - (xii) The extent to which the proposed outdoor advertisements are sensitive to heritage values, public open spaces or areas possessing significant natural values.

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

(b) Building identification outdoor advertisement

(i) Any adverse visual effects on amenities in the vicinity due to the size of lettering, symbols or other graphics.

(ii) Distraction to motorists in their observance of traffic conditions, directions or controls.

(iii) The extent to which building identification impacts upon the heritage values and architectural characteristics of the building and/or site.

(c) Height

(i) The height relative to the area of the proposed display, and the extent to which it may project from the face of any building or other structure so as to be visible from the street.

(ii) The location of the proposed display on any building in relation to its heritage values, architectural features and to the line of any eaves or parapet.

(iii) The number, location and scale of any other outdoor advertisements displayed on the building or site concerned or in the immediate vicinity.

(iv) The likely visual prominence of the proposed display, by reference to its scale, colour, content, construction or illumination, in relation to the building or site on which it is to be displayed, adjoining buildings or sites and the visual amenities of the street scene generally.

(v) The potential for the outdoor advertisement to distract driver's attention from traffic signs or controls in the vicinity.

(vi) The extent to which the height of the proposed outdoor advertisement is sensitive to heritage values, public open spaces or areas possessing significant natural values.

(d) Illumination

(i) The frequency and intensity of intermittent or flashing light sources and the proposed periods of illumination.

(ii) The nature of surrounding land use activities.

(iii) The proximity of the display to other properties and the likely effects of such intermittent or flashing lights upon those properties.

(iv) The proximity of any traffic signals or controls and whether such display would be likely to distract drivers attention.

(e) Moving, flashing or retro-reflective displays

(i) Any adverse visual effects on amenities in the vicinity.

(ii) Distraction to motorists in their observance of traffic conditions, directions or controls.

(f) Street scene

(i) The extent to which the proposed outdoor advertisements and support structure will be compatible with the scale of other similar support structures, buildings and other developments in the surrounding area.

(ii) The extent to which the proposed outdoor advertisement and support structure will detract from the outlook, pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites.

(iii) The existing extent and quality of garden, tree planting and landscaping in the vicinity of road boundaries and the opportunity to provide for further such garden, tree planting and landscaping and the maintenance thereof.

(iv) The extent to which the proposed outdoor advertisement and support structure is sensitive to heritage values, public open spaces and areas possessing significant natural values.

(g) Support structure visibility

(i) Whether any support structure is likely to be obtrusively visible in relation to the architectural features of the building to which it is attached, or in the content of the street scene generally.

(ii) Visual amenities in the vicinity of the proposed display including tree planting or proposed landscape treatment which would serve to screen any such supports from public view.

(iii) Whether any alternative forms of support would be likely to be less publicly visible in the particular circumstances together with any reasons offered by the applicant as to why such methods have not been proposed.

(iv) The extent to which the support structure is sensitive to heritage values, public open space or the City's outstanding natural features.

(h) Verandah related displays

Under verandah

(i) The size and location of the proposed display in relation to the nature and location of the verandah concerned.

(ii) The potential for distraction of or conflict with either vehicular or pedestrian movement in the vicinity.

(iii) The structural condition and appearance of the verandah.

(iv) The relationship of the proposed display to any other outdoor advertisements in the immediate vicinity.

Verandah fascia

(i) The depth of the fascia of the verandah on which the display is proposed and those of adjoining fascias on either side.

(ii) The size of the proposed display together with its overall visual effect in relation to the street scene.

(iii) The visual relationship between the proposal and the architecture of the building.

(iv) The potential for distraction of or conflict with vehicular traffic.

Fixed to top of verandah

(i) The structural condition of the verandah in relation to the size of the display proposed.

(ii) The height of the top of the verandah above footpath level and its visual relationship to adjoining properties.

(iii) The potential for distraction of, or conflict between the proposed display and vehicular traffic.

(iv) The nature of land uses in the vicinity and the visual impact of the proposed display.

(v) The size and location of other above verandah displays in the immediate vicinity (if any).

(vi) The number, size and location of other displays on the premises concerned.

Above verandah, fixed to and parallel with the face of the building.

- (i) The size and proposed display and the extent of any proposed projection from the face of the building.
- (ii) The structural condition of the verandah, above which the display is proposed.
- (iii) The number, size and location of any other projecting signs on the premises concerned or in the immediate vicinity.
- (iv) The nature of land uses in the vicinity and the visual impact of the proposed display in relation to those uses.

Above verandah, fixed to and projecting from the face of the building.

- (i) The size and proposed display and the extent of any proposed projection from the face of the building.
- (ii) The structural condition of the verandah, above which the display is proposed.
- (iii) The number, size and location of any other projecting signs on the premises concerned or in the immediate vicinity.
- (iv) The nature of land uses in the vicinity and the visual impact of the proposed display in relation to those uses.

(i) Projecting displays

- (i) The size, height and extent of any proposed projection from the face of the building.
- (ii) The nature of land use activity below the proposed display and in particular the intensity of pedestrian activity in that vicinity.
- (iii) The number, height and location of any other projecting displays on the premises concerned or in the immediate vicinity.
- (iv) The nature of land uses in the vicinity and the visual impact of the proposed display in relation to those uses.

(j) Architectural features and visual appearance

- (i) Whether the proposed display is to front onto a public street or place.
- (ii) Whether the architectural feature(s) concerned would normally be visible to persons passing the building concerned, and obscured by advertising.
- (iii) The nature of the activities being carried out in the building and whether these would be affected in any way by the proposed display (e.g. loss of light, access etc.).
- (iv) The particular significance of the architectural feature(s) concerned in relation to the overall appearance of the building from any adjoining road or public place.
- (v) The extent to which the proposed display projects beyond the edge of any building facade and creates a visual detraction.
- (vi) The height of the proposed display above ground level, and its impacts on the quality of the building facade and skyline.
- (vii) The spatial relationship between the building on which the display is proposed and any adjoining buildings.
- (viii) Whether the style and appearance of the proposed sign is likely to conflict with the amenity values of the building, or public open space.

(k) Traffic safety

(i) The nature of surrounding land use activities.

(ii) The extent to which the proposed outdoor advertisement relates to the business or activity on the site and the necessity for the business or activity to identify and promote itself with the need to consider wider safety and amenity concerns.

(iii) Whether the sign has any potential to cause distraction, or confusion to motorists and/or adversely affect traffic safety due to its location, visibility, and/or content including size of lettering, symbols or other graphics.

3.7 Reasons for rules

Updated 14 November 2005

3.7.1 Area and number

Updated 14 November 2005

The size of outdoor advertisements is a major factor in the visual impact created by outdoor advertising. The rules have been set on the basis of variations in maximum permitted sizes, having regard to the relative sensitivity of the local environment to visual impacts.

Consequently, the rules for size of outdoor advertisements recognise living zones as particularly sensitive, with small threshold sizes for consent which reflect the garden city character and expected residential amenities. More generous provision is made for scheduled activities in living zones recognising likely operational requirements.

Other sensitive environments such as the rural, open space, conservation and cultural zones also have strong limitations on sign size. Much more generous sizes are permitted in business and special purpose zones and in the central city recognising that outdoor advertising is a significant and essential part of the built environment in these zones.

3.7.2 Building identification outdoor advertisements

Updated 14 November 2005

Activities in living zones are primarily residential in scale. Large letters or symbols can be visually intrusive and unnecessary in some circumstances, and this rule places an upper limit on lettering, symbols or other graphics. Similarly, in conservation and cultural zones the scale of graphics can impact on the heritage or natural values of these areas.

Building identification signs are predominantly a feature of buildings within the central city and business zones and are not subject to a maximum height (see Rule 3.4.3). The Plan limits the size of lettering, symbols or graphics on building identification outdoor advertisements in order to reduce the potential for visually intensive and overly dominant signs of this type.

3.7.3 Height

Updated 14 November 2005

The provisions on height limitation complement those on size, and again relate primarily to visual effects. This rule has the same general basis as that on size. The height of outdoor advertisements is limited so as to be subservient to the scale of architecture in and adjoining the particular zones, and to ensure outdoor advertisements do not unduly dominate the skyline, or be obtrusive to residents.

3.7.4 Illumination

Updated 14 November 2005

Outdoor advertisements with intermittent or flashing illumination can be both distracting to motorists and annoying to residential neighbours. Outdoor advertisements may be internally or externally illuminated. Externally lit outdoor advertisements have the greatest potential for contrasts in brightness and therefore adverse visual effects. Illuminated outdoor advertisements and exposed outdoor advertisement lighting sources may be from 10 to 100 times greater than ambient levels at night compared to those during the day. The development standard seeks to limit these potential effects from excessive levels for both reflective and spill lighting. In addition the critical standard restricts all illuminated outdoor advertisements in areas which are particularly sensitive to visual intrusion. These may relate to amenity considerations (Rural 1 near the Conservation 1A Zone and the Rural Hills Zone), or road safety considerations (near state highways).

3.7.5 Moving, flashing or retro-reflective displays

Updated 14 November 2005

Advertisements which have moving parts or features (whether real or apparent) can be disproportionately visually dominant and distracting to motorists. For this reason it is necessary to adopt a cautionary approach when considering the effects from outdoor advertisements of this type on visual amenity and traffic safety.

3.7.6 Street scene

Updated 14 November 2005

Outdoor advertisements and their support structures are bound, where appropriate, by the same street setback rules as buildings, since as structures in themselves they are potentially a significant visual element and can therefore intrude on adjoining sites or fragment an otherwise coherent streetscape. Requiring compliance with the street setback rules ensures there is consistency with environmental results anticipated for zones, such as the Business 4T Zone where a relatively high degree of visual amenity is sought and afforded in part through generous setbacks. One of the purposes of the Business 4 zone is to act as a buffer between the more intensely industrial Business 5 Zone and more sensitive zones such as the living zones. Ways in which adjacent sensitive uses are provided buffering is through the provision of setback requirements. Reducing or removing this requirement for large support structures and their associated outdoor advertising could compromise this buffering effect.

3.7.7 Support structure visibility

Updated 14 November 2005

Displays which are mounted on buildings often require substantial supporting structures. Some structures, particularly those having lattice type supports, can detract from the amenities of an area, particularly in highly visible locations. This rule is to ensure that such structures are, as far as practicable, obscured from general public view so as not to detract from the appearance of any building, or the street scene generally.

3.7.8 Verandah related displays

Updated 14 November 2005

Where verandahs exist, such structures both enable and to some extent restrict the effective display of outdoor advertisements. In some cases, verandahs are used as support structures and their scale, age and construction can vary considerably. Rules on size and location of displays related to such structures reflect consideration of both public safety and the likely visual prominence of such displays.

3.7.9 Projecting displays

Updated 14 November 2005

Projecting displays tend to be more visually prominent than other forms due to the greater distance over which they are visible. These rules enable consideration of both safety issues as well as the potential impact on overall visual amenity.

3.7.10 Architectural features

Updated 14 November 2005

This rule is intended to protect features on buildings or their outline from being obscured by ill-placed advertisements. Such advertising can create an incongruous visual appearance detracting from amenities. The effect of incompatible advertising can extend not only to architectural features but to the character of streetscapes and environments as well. Accordingly, the rule addresses outdoor advertisements on buildings, and buildings and sites adjoining important public open spaces of the central city, and the Cultural 1 Zone. These all contain important individual or grouped architectural features, public spaces and precincts which are an important part of the city's heritage and character, and areas of the city which are extensively used.

3.7.11 Traffic safety

Updated 14 November 2005

Generally outdoor advertisements in close proximity to controlled intersections have the potential to be distracting to motorists and impact adversely on traffic safety. These rules are intended to ensure that such outdoor advertisements are assessed through a consent process. Outdoor advertising on arterial roads with speed restrictions of 70km/hour or over are subject to greater control than other roads because of the greater potential effect of distraction on high speed traffic. Signs are generally restricted to one per site to reduce distraction to motorists and enhance safety, and to avoid the perception of visual clutter that can be encountered at higher speed. In addition, proliferation of signs may have adverse effects on the visual amenity for State Highway users in rural areas and at the entrances to Christchurch.

It is considered a cautious approach is necessary where outdoor advertisements are proposed to be located in complex traffic locations such as intersections, therefore no outdoor advertising is permitted without resource consent within 50 metres of certain intersections. This distance from an intersection is estimated to be the point at which a driver decides how they will negotiate the particular driving situation. The distance has been calculated to allow for perception and reaction time.

3.7.12 Landscaping

Updated 14 November 2005

Any landscaping required through rules in the Plan may not be removed to effect greater visibility of an outdoor advertisement. Landscaping is an important determinant of the amenity of an area and therefore advertising should be positioned where it does not conflict or detract from landscaping.

3.7.13 Relationship to the site

Updated 14 November 2005

While necessary for both site identification and communicating information, outdoor advertisements can detract from visual amenities in areas where other visual qualities are desired. In certain circumstances they can also cause distraction and potential danger to drivers. As a general rule therefore the location of such displays is restricted to those sites to which they relate. This rule does not apply to the industrial business zones and the Special Purpose (Airport) Zone where unrelated advertising would not detract from the visual amenities of these areas. Confining outdoor advertisements generally to the site to which they relate is seen as an important standard, as the scope for outdoor advertisement proliferation is otherwise greatly increased.

3.7.14 Captive balloons

Updated 14 November 2005

This rule relates to large tethered balloons, displayed at considerable height. In such circumstances, these displays can pose potential hazards to aviation and should be securely tethered to prevent this as well as damage to other property or persons from drifting. Their potential impact on visual amenities over a wide area is considerable and for those reasons, the duration and location of this form of outdoor advertising is subject to control.

4.0 Sale of liquor - Control of effects on living zones

4.1 Statement

Updated 14 November 2005

This particular rule is concerned with controlling the effects of the sale of liquor for consumption on licensed premises. The background to this rule can be found in the liberalised regime for licensed premises resulting from the passage of the Sale of Liquor Act 1989, and the Council's experience with the intensification of adverse effects of late hour operations on residential amenities. These adverse effects stem from a range of activities directly associated with the sale of liquor for consumption on the premises. They include marked noise impacts from large gatherings, related musical or entertainment activities, from traffic entering and leaving the premises and from noise in carparks.

The rules cannot and do not, purport to control all adverse effects associated with licensed premises, particularly as they do not apply outside late hour operations. However, it does recognise the period during which activities have the greatest potential to create disturbance to residents, and more importantly, the "amenities" implications of sale of liquor. This is a specific matter which can be addressed under the Resource Management Act, and which the Council believes cannot be adequately addressed under the Sale of Liquor Act. These issues were considered by the High Court and the Planning Tribunal prior to the preparation of the City Plan, as part of a Plan Change dealing with the issue.

The rule, in order to adequately address adverse effects, applies to existing or proposed licensed premises proposing to have late hour sales both within and adjoining living zones.

Environmental results anticipated

- (a) Recognition of some adverse effects on residents associated with sale of liquor from licensed premises which are within or adjoining living zones, but with controls to minimise the adverse effects of late hour trading.
- (b) Reduction in potential noise effects associated with vehicles and people entering, leaving and within carparks.
- (c) Reduction in potential noise effects associated with late hour sale of liquor in licensed premises and from associated music and entertainment activities.

4.2 Categories of activities

Updated 14 November 2005

4.2.1 Licensed premises

Updated 14 November 2005

- (a) Any licensed premises which complies with the development standard in Clause 4.3 shall be a **permitted activity** .
- (b) Any licensed premises which does not comply with the development standard in Clause 4.3 shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

4.2.2 Reference to zone rules and other city rules

Updated 14 November 2005

Attention is drawn to the provisions of other city rules and zone rules which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these rules.

4.3 Development standard

Updated 14 November 2005

Any activity which involves premises licensed under the Sale of Liquor Act 1989, which is located on any site which is:

- (a) within a living zone (including a site scheduled as a hotel or tavern);
- (b) on a site in another zone, where that site adjoins a living zone;
- (c) on a site in another zone, where that site is across the road from a living zone;

and which is open for the sale or supply of liquor between the hours of 11pm and 7am shall be a **discretionary activity** with the exercise of the Council's discretion limited to hours of operation and the effects on living zones **except that** this rule shall not apply to sale of liquor:

- (i) to any person who is for the time being living on the premises;
- (ii) for consumption off the premises;
- (iii) authorised by a special licence in terms of Sections 73 and 74 of the Sale of Liquor Act 1989.
- (iv) to any person who is present on travellers' accommodation premises within the Living 5 zone for the purpose of dining.

4.4 Assessment matters for resource consents

Updated 14 November 2005

4.4.1 General

Updated 14 November 2005

- (a) The matters contained in Section 104 and 105, and in Part II of the Act, apply to consideration of all resource consents for land use activities.
- (b) In addition to the matters covered in (a) above, the Council shall also apply the relevant assessment matters contained in Clause 4.4.2 below.

4.4.2 Assessment matters

Updated 14 November 2005

In considering any application for the sale of liquor between the hours of 11 pm and 7 am, the Council shall, in deciding whether or not to grant consent or impose conditions, have regard to the following specific assessment matters.

- (a) The character, scale and intensity of the proposed use and its compatibility in relation to the residential neighbourhood.
- (b) The effect on the existing and foreseeable future amenities of the neighbourhood, particularly in relation to noise and traffic generation.
- (c) The topography of the site and neighbouring areas.

- (d) The nature of existing and permitted future uses on nearby sites.
- (e) The adequacy of car parking for the site.
- (f) The adequacy of screening and buffer areas between the site and other uses.
- (g) The previous history of the site, and the relative impact of adverse effects caused by activities associated with sale of liquor.

4.5 Reasons for rule

Updated 14 November 2005

The Sale of Liquor Act 1989 covers many aspects concerning the sale of liquor and associated management considerations. The effects of sale of liquor, whether through taverns, hotels or other licensed premises are such that there are no resource management grounds for control in some cases.

Premises for the sale and consumption of liquor often involve large concentrations of people and associated ancillary entertainment activities. These can create significant impacts, particularly noise, on nearby residential properties. Such effects can create intolerable nuisance to residents at night, a matter which has become evident from experience. Accordingly the Plan contains provisions which require any premises for sale and consumption of liquor within, adjoining or across the road from a Living Zone, to be subject to a discretionary activity procedure to enable adverse effects to be addressed.

5.0 Fortified sites - Effects of activities

5.1 Statement

Updated 14 November 2005

These rules have been incorporated into the Plan to control the potential adverse effects of fortified sites on the surrounding environment. These effects include loss of privacy, loss of visual amenity and a perceived loss of security by people in the neighbourhood. The rules apply to all zones within the City where people live and work. However, different rules apply within Business 3, 3B, 4, 4P, 4T, 5 and 6 Zones, due to the different amenity expected within these zones.

Where solid structures such as concrete block walls and shipping containers preclude or inhibit entry by the Police or any authorised officer, the safety of people within such sites may be jeopardised. Such structures also often intimidate people living in the community and may adversely affect the amenity of an area.

Structures such as surveillance cameras, look-out towers and platforms may adversely affect the privacy enjoyed by people on neighbouring sites.

Where a look-out tower or platform used to monitor people off-site, exists in combination with either, a solid barricade, fence or structure which precludes entry, and/or a monitoring system; the amenity enjoyed by people may be adversely affected due to the cumulative effects of these structures. Together these structures result in the creation of a fortified site.

Environmental results anticipated

- (a) Mitigation or avoidance of adverse cumulative effects associated with structures which monitor people beyond the boundaries of the site, especially those on sites within or adjoining environments where people live.
- (b) Within the City, maintenance and enhancement of an open street scene which reflects the garden city image.

- (c) Living environments that are pleasant and safe, where on-site amenity is not adversely affected by structures erected on nearby sites.

5.2 Categories of activities

Updated 14 November 2005

5.2.1 Fortified sites

Updated 14 November 2005

Any activity which falls within the criteria in Clause 5.3 shall be a prohibited activity.

Any activity which falls within the criteria in Clause 5.4 shall be a discretionary activity.

5.2.2 Reference to zone rules and other city rules

Updated 14 November 2005

Attention is drawn to the provisions of other city rules and zone rules which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these rules.

5.3 Critical standard

Updated 14 November 2005

5.3.1

Updated 14 November 2005

The erection of a look-out platform, tower, or structure primarily to enable monitoring of people beyond the boundaries of the site; and either

(a) The placement of a barricade, fence or structure of solid construction which precludes or inhibits access by the police or any authorised officer; and/or

(b) The erection of a monitoring system such as a surveillance camera to enable monitoring of persons beyond the boundaries of the site.

shall be a prohibited activity where the activity is located on any site which is:

(i) within a living, rural, central city, Central City Edge, Business 1, 2 or 2P, open space, cultural, conservation or special purpose zone.

(ii) on a site in another zone, where that site adjoins any site listed in (a) above; or on a site in another zone, where that site is across the road from any site listed in (a) above.

5.4 Community standard

Updated 14 November 2005

5.4.1

Updated 14 November 2005

The erection of a look-out platform, tower, or structure primarily to enable monitoring of people beyond the boundaries of the site; and either

- (a) The placement of a barricade, fence or structure of solid construction which precludes or inhibits access by the police or any authorised officer; and/or
- (b) The erection of a monitoring system such as a surveillance camera to enable monitoring of persons beyond the boundaries of the site.

shall be a discretionary activity on all sites other than those referred to in Clause 5.3.

5.5 Assessment matters for resource consents

Updated 14 November 2005

5.5.1 General

Updated 14 November 2005

- (a) The matters contained in Section 104 and 105, and in Part II of the Act, apply to consideration of all resource consents for land use activities.
- (b) In addition to the matters covered in (a) above, the Council shall also apply the relevant assessment matters contained in Clause 5.5.2 below.

5.5.2 Assessment matters

Updated 14 November 2005

In considering any application for the establishment of any structures typical of a fortified site, the Council shall, in deciding whether or not to grant consent or impose conditions, have regard to the following specific assessment matters:

- (a) The character and scale of the proposed structures or monitoring systems and their compatibility in relation to neighbouring activities.
- (b) The effect on the existing and foreseeable future amenities of the neighbourhood, particularly in relation to loss of security, privacy, and visual amenity.
- (c) The nature of existing and permitted future uses on nearby sites.
- (d) The adequacy of buffer areas between the site and other uses, in particular residential activities.
- (e) Cumulative effects of other structures and monitoring systems in the vicinity.
- (f) The extent to which any fortified site will adversely affect people's perception of the safety they experience on adjoining sites or from any public space.

5.6 Reasons for rules

Updated 14 November 2005

Where solid structures such as concrete block walls and shipping containers preclude or inhibit entry by the Police or any authorised officer, the safety of people within such sites may be jeopardised. Such structures also often intimidate people living on other sites and passers-by and may adversely affect amenity.

Structures such as surveillance cameras, look-out towers and platforms may adversely affect the privacy enjoyed on neighbouring sites.

Where a look-out tower or platform used to monitor people off-site, exists in combination with, either a solid barricade, fence or structure which precludes entry, and/or a monitoring system; the amenity enjoyed by people may be adversely affected due to the cumulative effects of these structures. Together these structures result in the creation of a fortified site.

Such structures are considered to have the greatest potential to adverse effects in zones with a high standard of amenity such as Living, Rural, Central City, Central City Edge, Business 1, 2 or 2P, Open Space, Cultural, Conservation or Special Purpose Zones.

6.0 Relocated buildings

6.1 Statement

Updated 14 November 2005

This specific rule has been incorporated into the Plan to deal with buildings which are relocated from one site to another, focusing on the visual effects of the relocated building on the area into which it is to be relocated. The rule is especially important in living zones, but also applies to other zones. The emphasis is to impose conditions where necessary to ensure a high standard of restoration, and to some degree, compatibility with the surrounding area. In a smaller proportion of cases, where the building would be completely incompatible (even upon restoration) with its surrounds, consent could be declined.

Environmental results anticipated

- (a) Efficient utilisation and recycling of sound quality buildings, particularly housing stock, within the city.
- (b) The protection of amenities, particularly in living zones, from relocated buildings which would detract from the surrounding properties and/or the area as a whole.

6.2 Categories of activities

Updated 14 November 2005

6.2.1 Relocated buildings

Updated 16 November 2009

- (a) Any relocated building which complies with the development standard in Clause 6.3(b) shall be a permitted activity.
- (b) Any relocated building which complies with the development standard in clause 6.3(a) shall be a controlled activity with the Council's control limited to the matter(s) subject to that standard.
- (c) Any relocated building which does not comply with the development standards in Clause 6.3 shall be a discretionary activity with the exercise of the Council's discretion limited to matter(s) subject to that standard.

6.2.2 Reference to zone rules and other city rules

Updated 14 November 2005

Attention is drawn to the provisions of other city rules and zone rules which may separately specify or result in an activity being prohibited, non-complying, discretionary, controlled or permitted, notwithstanding the provisions of these rules.

6.3 Development standard

Updated 16 November 2009

Any building, which is proposed to be relocated on to a site z

- (a) in the Heritage (H) Activity Area within the Open Space 3D (Isaac Conservation Park) Zone (refer to Volume 3 Part 6 Appendix 2) shall be a controlled activity with the exercise fo the Council's control limited to:

- Access arrangements; and
- The proposed use for the building including prevention of any residential or accommodation use.

(b) in any other zone, shall be a **discretionary activity with the exercise of the Council's discretion limited to** design and appearance on the site to which it is proposed to be re-located.

except that this rule shall not apply to buildings with a gross floor area of less than 30m² in all zones provided that in living zones such buildings are not located within the minimum building setback from road boundaries.

Any application arising from Clause 6.3 will not require the written consent of other persons and shall be non-notified.

6.4 Assessment matters for resource consents

Updated 14 November 2005

6.4.1 General

Updated 14 November 2005

(a) The matters contained in Section 104 and 105 and in Part II of the Act, apply to consideration of all resource consents for land use activities.

(b) In addition to the matters covered in (a) above, the Council shall also apply the relevant assessment matters set out in Clause 6.4.2 below.

6.4.2

Updated 16 November 2009

In considering any application for a relocated building, the Council shall, in deciding whether or not to grant consent (in the case of discretionary activities) or impose conditions, have regard to the following assessment matters:

Heritage (H) Activity Area, Open Space 3D (Isaac Conservation Park) Zone (refer to Volume 3 Part 6 Appendix 3a)

- (a) The location of the building(s) in relation to existing and proposed public access points to the site and circulation routes and access between heritage buildings
- (b) The proposed use of the building and conditions restricting any accommodation or residential use.

All other zones

- (c) The likely appearance of the building upon restoration or alteration, and its compatibility with buildings on adjoining properties and in the vicinity.
- (d) The exterior materials used, and their condition and quality.
- (e) The period required for restoration work to be undertaken.
- (f) Any requirements to impose a bond or other condition to ensure completion of restoration work to an acceptable standard.

6.5 Reasons for rule

Updated 16 November 2009

Relocated buildings are recognised as a useful and often very cost effective means of providing residential accommodation and can also usefully serve as buildings for business and community purposes. Structural considerations are dealt with under the Building Act.

Some buildings, particularly those proposed for relocation into living zones, require appropriate conditions to ensure that alteration or restoration of the building is undertaken in a manner which achieves reasonable compatibility with buildings in the surrounding area.

The main factors influencing compatibility are the age, style and materials of the building, and those of the area into which its relocation is proposed. In new subdivisions, the Council will encourage developers to consider mechanisms outside the District Plan, such as restrictive covenants. Conditions relating to bonds (reflecting the costs of renovation) and to the time allowed for restoration, may be imposed to ensure the restoration work is undertaken and to protect the amenities of adjoining properties.

The rule applies in all zones, even business zones, to ensure that relocated buildings do not establish at a lower standard of amenity than the plan requires for new development, and having regard to whether the structure is visible from roads or living zones.

Small accessory buildings are excluded because their potential to detract from amenities is considerably lower than larger buildings on the site, except for accessory buildings in front yards in living zones, where community concern about the appearance of structures is especially strong.

Separate provisions apply to the Heritage Activity Area within the Isaac Conservation Park, where historic buildings may be relocated and used for public recreational or educational purposes. These buildings are not permitted to be used for residential or accommodation purposes. The principal concern with regard to these buildings is to ensure that public access to and between the historic buildings is of a suitable standard and that buildings are appropriately located in relation to that access.

Appendix 1 - List of Protected Buildings, Places and Objects

Updated 1 December 2011

Appendix 1 - List of Protected Buildings, Places and Objects

Street	Address	Date	Name	Group	Legal Description
	Abberley Crescent		Abberley Park	3	Pub. Res. T20275
50	Acacia Avenue	1855-1930	Middleton Grange School former dwelling	2	Pt Lot 1 DP21557/252
63	Aldwins Road	c1865	single storey stone dwelling	3	Pt Lot 1 DP7976
	Antigua Street	c1885	Footbridge	4	CCC Emp. Act 1971
	Armagh Street	1885	Bridge - Hagley Park	3	Adj. to RES 25
	Armagh Street	1883	Bridge	3	Adj. to TS1182
	Armagh Street		Kerbstones outside Canterbury Provincial Council Buildings	4	Res 11 SO11711
4	Armagh Street	1867	two storey residence (Christ's College building)	2	Pt TS 361 and 363
17-17A	Armagh Street	c1875	dwelling 'Inveresk'	3	Lot 1 DP29859
25	Armagh Street	1864-1900	Cranmer Bridge Club	1	Pt TS 297
56	Armagh Street	c1870	two storey wooden residence	3	Lot 1 DP7510
85	Armagh Street	1880-81/1908	former Magistrates Court	1	Sec 1 SO 11619
93-107	Armagh Street/including c1880	1923	former Union Centre Building	4	Lots 1 and 2 DP9074 Lot 1 DP3959 Section 772 Colombo Street
217	Armagh Street	1865	Girl Guides National Headquarters former wooden dwelling	2	Lot 5 Pt Lot 6 DP1785
	Avon River	1874	Ramp for watering horses between Armagh and Victoria Streets	3	Adj. to TS1182
	Avon River		Mill Island	3	TS1181
	Avon River		Rhododendron Island	4	Adj. to SO 14653
122	Avonside Drive	c1874/1905	Holy Trinity Anglican Church, lychgate, graveyard and setting	1	Lot 2 DP26713
9	Aynsley Terrace	1910	Dwelling	4	Lot 1 DP18555
81	Aynsley Terrace	1885-92	former dwelling 'Riverlaw' and setting	3	DP21345 Lots 2,3,5,6 DP17165 Lot 1 DP49360 Lots 1-4 DP12479 Lot 9
8a & 8b	Balmoral Lane		Moa Bone Cave	2	Lot 1 DP47125 Lot 2 DP57320
	Barbadoes Street	1852-85	Cemeteries	1	Pt Res 20 Res 42 and 43
136	Barbadoes Street	1899-1905	Roman Catholic Cathedral (refer App. 2)	1	Lot 3 DP50663
181	Barbadoes Street	1894-1912	Community of the Sacred Name including 1894 corrugated iron structure and chapel	1	TS 1174 2276, PT1172 TS 1176
140	Barbadoes Street	1877-82	A. Music Centre of Christchurch/former Convent of the Sisters of Our Lady of the Missions(refer App. 2)	1	Lot 1-2 DP50663

140	Barbadoes Street	1907	B. Music Centre of Christchurch/former Chapel of the Sisters of Our Lady of the Missions (refer App. 2)	1	Lot 1-2 DP50663
14	Bass Street	c1860	two storey wooden early settlers cottage	3	Lot 4 DP9589
12 - 20	Bealey Avenue	1939-41	Maisonettes	3	Lot 2 DP40497
28	Bealey Avenue	1902	Knox Church	2	Pt TR 22 1813
80	Bealey Avenue	1920	Bishop's House former Deanery	2	Pt TR 62
82	Bealey Avenue	c1860	'Eliza's Manor House'/former dwelling	3	Pt TR 62
100	Bealey Avenue	1870-90	two storey timber residence	3	Lot 1 DP12941
103	Bealey Avenue	1866	two storey residence - 'Hambledon'	4	Lot 2 DP 15700
107	Bealey Avenue	1896	two storey English Domestic Revival residence	3	Lot 1 and Pt Lots 2 and 7 DP1163
118	Bealey Avenue	c1907	dwelling 'Marli'	3	Lot 2 Pt Lot 1 DP20583
17	Beveridge Street	c1880	two storey colonial cottage	4	Pt TR 72
18	Beveridge Street	c1880	two storey colonial cottage	3	PtsTR 60/1 CHRISTCHURCH CITY
8	Blakes Road	1897	dwelling 'Spring Grove'	3	Lot 1 DP9006 Pt Lot 1 DP593 RS 35449
	Botanic Gardens	1923	Cunningham House and setting	2	Pt Res 25
	Botanic Gardens	1885	Moorhouse Statue	2	Pt Res 25
1	Bowhill Road	1923	Ozone Stores	4	Lots 1, 2, 6, 7 DP5497 RS 39266
2	Bowhill Road	c1920	Ozone Hotel	4	Lots 1, 2, 3, 4, 5 DP10708, Lot 2 DP47990
	Bridle Path Road	1962-65	Lyttelton Tunnel Control building	3	Pt Lot 3 DP2907
285	Bridle Path Road	c1851	Ferrymead House	4	Lot 1 DP21369
20	Broad Street/20 Jubilee Street	1888	Octagonal Retirement Units, Jubilee Hospital	3	Lots 89 and 90 DP556
	Brougham cnr Colombo Streets	1903	King Edward VII Coronation Drinking Fountain	3	RS41338
220	Brougham Street	1938-39	Nazareth House Chapel	3	Pt. RS 239 Lot 1 DP37868 Pt RS 238-239 DP53548
51	Browns Road	1862	dwelling 'Chippenham Lodge'	3	Lot 3 DP22133
49	Bryndwr Road	1927	St John's Church	4	Lot 2 DP25855
	Cambridge Terrace/Manchester Street	1929	former Edmonds Band Rotunda/clock/drinking fountain/telephone kiosk/poplars and setting	2	Sec. 1 SO79042 TS 1223-1227 SO 16954 S 3581
2	Cambridge Terrace	1882	Antigua Boat Sheds	2	Pt CH.CH. CITY RES.
107	Cambridge Terrace	1875	former Library Chambers (refer App. 2)	1	Lot 1 DP44548 DPF45373

107	Cambridge Terrace/ Hereford Street	1893/19 02/1923	former Library Chambers and Children's Library (refer App. 2)	2	Lot 1 DP44548
109	Cambridge Terrace	1894	former Librarian's House (refer App. 2)	2	Lot 1 DP44548
129	Cambridge Terrace	1873/19 07	Canterbury Club - Club Buildings (refer buildings labelled under "A" in App. 2a)	2	Lot 1 DP42570
129	Cambridge Terrace (Worcester Street frontage)	1873/19 07	Canterbury Club - Caretakers Flat and Corridor, Store, Ladies Reception Rooms but excluding additions after 1907 (refer buildings labelled under "B" in App. 2a)	4	Lot 1 DP 42570
129	Cambridge Terrace (Worcester Street frontage)	1930s	Squash Courts (refer building labelled under "c" in App. 2a)	4	Lot 1 DP 42570
Note: The three listings above under 129 Cambridge Terrace relate only to the heritage items listed and not the site as a whole.					
129	Cambridge Terrace	c1875	Canterbury Club Gas Light	4	Adj. to Lot 1 DP42570
129	Cambridge Terrace	c1876	Canterbury Club Hitching Posts	4	Adj. to Lot 1 DP42570
137	Cambridge Terrace	1928	Harley Chambers	3	Pt Lot 1 DP6773
267	Cambridge Terrace	1926	Theosophical Society building	2	TS 226 Lot 3 DP61964
361	Cambridge Terrace	1903	two storey turret house	3	Pt Lot 21 DP1222
	Cashel Street	1924	Bridge of Remembrance and setting	1	SO 14545
109	Cashel Street	1881	former Press and Weekly Press building	2	TS 850
111	Cashel Street	c1906	Whitcoulls	2	Pt Lot 2 DP6429 Lot 1 DP4124 TS 846
124- 126	Cashel Street	1881	former Bell's Arcade/Guthrie Centre	1	Lot 2 DP54165
154-58	Cashel Street/69 Lichfield Street	1907	former DIC/Cashfields Arcade	3	Lot 2 and 3 DP2536
173	Cashel Street	c1890	Highlight House	3	Lot 1 DP45589
178	Cashel Street	1920-22	PGG building	4	Pt Lot 2 Pt Lot 1 DP3822
212- 234	Cashel Street	c1900	two storey commercial building/Cashel Chambers	4	Lot 1 DP2994 Lots 39-41, 45, 62 DP650, Pt TS 915, 919, 921, 923
274	Cashel Street	1903	Provincial Hotel	2	Part TS 945
151	Cashmere Road	c1854	Girl Guides Association/former Cracraft Homestead and setting	2	Lot 1 DP19089
	Cathedral Square	1867	Godley Statue	1	Pt RS 1 SO 6659
	Cathedral Square	c1850	Cathedral Square including Godley Plot	1	Lot 2 DP 39745 Pt R1 TS1193
	Cathedral Square	1937	Citizens War Memorial	1	Lot 1 DP39475 SO 10333
15	Cathedral Square	1877-79	former Chief Post Office/1877-79 facade only	1	Gaz 89-3514 Lots 1-2 DP54552

37	Cathedral Square	1904	Regent Theatre/former Royal Exchange building	1	Lots 1-2 Lot 3 DP8715
50	Cathedral Square	1905	Warners Hotel	3	Pt Lot 1 DP10089 Pt Lot 1 DP7493 Pts 700 and 702
56	Cathedral Square	1902	former Lyttelton Times (Star) building	2	TS703
100	Cathedral Square	1864-1904	Christ Church Cathedral	1	Lot 1 DP39475 SO10333
66	Chancellor Street	1911	wooden villa former state house	4	Lot 5 DP3665
70	Chancellor Street	1911	wooden villa former state house	4	Lot 4 DP3665
72	Chancellor Street	1911	wooden villa former state house	4	Lot 3 DP3665
86-88	Chester Street East	1892	semi-detached Victorian town houses	2	Lot 1 DP21206
98-100	Chester Street East	1892	semi-detached Victorian town houses	3	Lot 4 DP21206
22	Cholmondeley Avenue	1864	'Risingholme' community centre and setting former dwelling	2	Lot 1 Pt Lots 3, 6, 7 DP3482 Lot 2 DP26076
24	Church Lane	1927	St Mary's Church	2	Lot 1 DP1720
21	Church Square	1867-1900	St Mary's Church, bell tower, lychgate and setting	1	PT Res 72
11 -13	Churchill Street	c1895	two storeyed semi-detached town houses	4	Lot 3 and Pt Lot 2 DP5779
15-17	Churchill Street	c1895	two storeyed semi-detached town houses	4	Lot 1 and Lot 2 DP5779
6	Circuit Street	1914	Elizabeth House	3	Lot 3 DP17254 Lot 2 DP49533
	Clarence Street	c1881	Water Tower	2	Pt RS 113
3	Clifton Bay	c1905	two storey Arts and Craft style residence and setting	4	Pt Lot 3 DP3201
83	Clyde Road	1887	former home of Kate Sheppard	4	Lot 5 Pt Lot 4 DP12421
88A	Clyde Road	1898	dwelling 'Waitama' wooden triple bay villa	3	Lot 4 DP28058
109	Clyde Road	1900	former two storey wooden dwelling/Medbury School	4	RS 12
168	Clyde Road	c1920	Fendalton school/1920's open air classrooms	4	Pt RS 60
	Colombo Street	1902	Bridge	2	Adj. to TS1189
71	Colombo Street	1867	former Malt House/Canterbury Children's Theatre	2	Lot 1 DP18904
303	Colombo Street	1901	former Sydenham Council Building/Sydenham Rugby Football Club	4	Lot 1 DP30790
340	Colombo Street	1912	former Sydenham Post Office/Cafe de la Poste	3	Pt Res 3777 SO 4920
386	Colombo Street	c1900	Ayrshire Bakery	4	Lot 10 DP20081
388	Colombo Street	c1900	brick commercial building	4	Lot 9 DP20081
390	Colombo Street	c1900	second hand bookshop	4	Lot 8 DP20081

392-396	Colombo Street	c1900	Sydenham Photographers	4	Lot 1 DP60821
398	Colombo Street	c1900	Sydenham Stationery	4	Lot 4 DP20081
400	Colombo Street	c1900	brick commercial building	4	Lot 5 DP20081
402	Colombo Street/cnr Wordsworth	c1900	Ascot TV Sales and Service	4	Lot 3 DP20081
456	Colombo Street	c1880	The Frame Workshop	4	Lot 2 DP8868
461-469	Colombo Street	c1895	Two storey brick commercial building	4	Pt RS 79
603-615	Colombo Street/cnr Tuam	c1910	Austral Buildings	4	Lots 1-25 DP81281
624A-626	Colombo Street	1876	former Montgomery building/Drummond's Pharmacy/Superior Sleep	3	S 119 and Pts TS 1121
625-629	Colombo Street	c1890	Tony Morris Cycles/Sucklings/Playboy Suit Hire	4	Lots 1, 2 and 3 DP13211
646	Colombo Street	c1915	Lorraine Day Bridal Salon	4	Pt TS 1007
684-690	Colombo Street / 146-146B Cashel St	1933	"The Crossing" Buidling (former Arthur Barnett's)	4	Part of Lot 1 DP83066
751	Colombo Street	c1880	three storey commercial building	3	Lots 3-4 DP9890
753-57	Colombo Street	c1905	two storey commercial building	4	Lot 1 DP9565
779	Colombo Street/cnr Armagh	1926	National Bank	3	Pt Lot 1 DP1775 Pt TS 567 CHRISTCHURCH CITY
876	Colombo Street	1910	S. Mary's Chapel	2	Lot 1 DP45940
	Cracroft Estate	c1942	former WWII bunkers	4	
5	Cracroft Terrace	1908	St Augustine's Church	3	Lot 1 DP42835
	Cranmer Square		grounds	2	SO18834
25	Cranmer Square	1914	former St Margaret's/Cathedral Grammar	3	RES 13 Pt RES 14
38	Cranmer Square	1863	early settlers cottage	3	Lot 3 DP27043
40	Cranmer Square	c1870	wooden two storey colonial shop/residence	2	Pt TS 271
7	Daresbury Lane	1902	former Daresbury stables/residence and setting	3	Lot 18 DP17795
66	Derby Street	1903	wooden double bay villa	3	Lot 2 DP1093
74	Derby Street	1929	former dwelling of Sydney Holland	4	Lot 11 DP9474
10	Desmond Street	1927	dwelling 'Danmark'	3	Lot 3 Pt. 2 DP11911 Lots 28-29 DP6068
12	Dorset Street	1956	concrete block apartments	3	Lot 2 DP18797
12	Drummond Street	1875	single storey wooden colonial cottage	4	Lot 16 DP50
31	Dundas Street	c1900	two storey brick factory 'Wraggs'	4	Pt Lot 1 DP9358 Pt Lot 32 Lots 33-36 DP1367
	Durham Street cnr Tuam	1877	S. Michael's School Hall (refer App. 2)	2	TS 1032, 1034

280	Durham Street North	1858-1865	Canterbury Provincial Council Buildings and setting (refer App. 2)	1	Pt Res 11
280	Durham Street North	c1925	Canterbury Provincial Council Buildings former children's court (refer App. 2)	4	Pt RS 11
280	Durham Street North	1858	Canterbury Provincial Council Buildings courtyard/grounds (refer App. 2)	1	Pt RS 11
282-286	Durham Street North	1890/94	former Canterbury Society of Arts Gallery	1	Gaz 92-2457 SEC 1 SO1619
309	Durham Street North	1864	Durham Street Methodist Church	1	Pt Lot 1 DP51328
435	Durham Street North	1885	dwelling 'Turret House'	4	Lot 2 DP21306
63-81	Durham Street South	1876	Blackheath Terrace houses	2	Lots 1, 2, 4 DP59063
116	Durham Street South	1881	Former NZ Loan & Mercantile Woolstore	2	Lot 139, 141, 142 DP2
	Dyers Pass Road cnr Summit Road	1917	Sign of the Kiwi and setting	2	Pt Res 3900
54	Dyers Pass Road	1896	two storeyed English Domestic Revival residence	4	Lot 5 DP5253 Pt Lots 2-3 DP18511
63	Dyers Pass Road	1897	dwelling 'Whareoroa'	3	Lot 1 DP24515 RS 41844
6	Eversleigh Street	1904	two storey Arts and Crafts style residence	3	Lot 1 DP11444
48A	Fendalton Road	c1880	dwelling 'Lismore Lodge'	3	Pt Lot 1 DP18513
53	Fendalton Road	1905	dwelling 'Tirawai'	4	Pt Lot 6 DP1593
63	Fendalton Road	1905	Mona Vale Gatehouse	2	Pt Lot 1 DP7156 Lot 1 DP53980
63	Fendalton Road/40 Mona Vale Avenue	1899	Mona Vale Homestead, glasshouse and setting	1	Pts 1-18 DP7787
67	Fendalton Road	1897-1901	dwelling 'Daresbury'/'The Rookery' and setting	2	Lot 2 DP19964 Lots 2-3 DP49363
110	Fendalton Road	1909	dwelling 'Los Angeles'	2	Pt Lot 5 DP2120
145	Fendalton Road, 8 Tui Street	1926	St Barnabas Church, Sunday School, Parish Hall and setting	1	Lots 3-6 DP2528 Pt RS 18
150	Fendalton Road	1919	dwelling 'Brenchley'/'Chilcolm'	4	Pt Lot 1 DP7872
	Ferry Road		Woolston Park MED substation	4	
	Ferry Road cnr Richardson Terrace	1893	Woolston Borough Monument	3	SO1158
303	Ferry Road	c1870	two storey wooden colonial residence	3	Lot 1 DP16447
365	Ferry Road		Edmond's gardens	4	Lot 1 DP59354
471	Ferry Road	c1863	former dwelling 'Portstone'	3	Lot 2 DP44230
650	Ferry Road	c1890	two storey brick commercial building	4	Pt RS 32
689	Ferry Road	c1900	Woolston Community Library	2	Lots 3 and 4 DP63343
697	Ferry Road	1908	Woolston Law Centre	2	Lot 19 DP39

704	Ferry Road	1866	two storey wooden colonial dwelling 'Whalebone Cottage'	3	Lot 3 DP29107
	Ferrymead	c1860	wharf/railway embankment	4	Lot 2 DP28250 Lot 1 DP21369
147	Fitzgerald Avenue	1894	two storey wooden residence (former shop/dwelling)	3	Pt Sec 86, Town Res. Christchurch
187	Fitzgerald Avenue	c1900	two-storey wooden shop/dwelling	3	Lot 5 DP 1431
196	Fitzgerald Avenue	1907	single storey wooden villa	3	Lot 1 DP2028
230	Fitzgerald Avenue	1856	dwelling 'Englefield'	3	Lot 8 DP6117
229	Fitzgerald Avenue, 284 Kilmore Street & 173-177 Chester Street East	1881	Ward's Brewery buildings	2	Lots 1-3 DP54213 Lot 3 DP19609 Lots 5 and 6 DP18647
14	Garden Road	c1912	single storey Arts and Crafts style residence	4	Lot 2 DP3085
21	Garden Road	c1900	single storey villa	4	Lot 1 DP50719
	Gasson Street North	1935	MED Substation	4	
12	Glandovey Road	1929	dwelling and fence	3	Lot 8 DP9102
27	Glandovey Road	1933	two storey residence	3	Lots 1 and 2 DP10382 Lot 1 DP49867 Lot 2 DP29086

Appendix 1 - List of Protected Buildings, Places and Objects					
Street	Address	Date	Name	Group	Legal Description
29	Glandovey Road	c1903	single storey wooden villa	4	Lot 2 DP49867
30A	Glandovey Road	1900	dwelling 'Garthmore'	4	Lot 1 DP 47234
32C	Glandovey Road	c1870	dwelling 'Bryndwr'	4	Lot 3 DP45548
60	Glandovey Road	1932	two storey wooden residence and setting	3	Lots 1 and 2 DP7754
70	Glandovey Road	1931	two storey wooden residence	4	Lots 3 and 4 DP9577
140	Glandovey Road	1926	dwelling 'Linthrathen'	3	Lots 1-6 DP50947
19	Gleneagles Terrace	1913	dwelling 'Hatherley' and setting	3	Pt Lot 2 DP38195
	Gloucester Street	1886	Bridge	2	Adj. To Res. 11 SO 8540
2	Gloucester Street	1890	Christ's College, 'Rolleston House'	2	PTS 365 and 367
38-42	Gloucester Street	1893-4	dwelling 'Orari'	3	TS 381, 383, 385
53	Gloucester Street	1930	Art Deco style apartments	4	TS 336
134-140	Gloucester Street	1884	Former Star/Lyttelton Times Building	2	TS 703
143-147	Gloucester Street	1906-07	Theatre Royal	1	Lots 2-4 DP6294 Lot 2 DP5051 Pt Lots 1-2 DP1858
148-154	Gloucester Street	1876	Old Theatre Royal	2	TS 699 37/48th in Pt TS 700-701
68	Greers Road	c1955	two storey dwelling	4	Lot 1 DP69756
16	Hackthorne Road	1910	two storey dwelling	3	Lot 2 DP56860
30	Hackthorne Road	1910	two storey dwelling	3	Lot 4 DP20740
141	Hackthorne Road	1928	two storey wooden residence	3	Lots 4-5 DP8754
200	Hackthorne Road	1918/46	Sign of the Takaha and setting	1	Lots 1-17 DP6163 Lots 69-70 PT71-3
510	Hagley Avenue	1923	Hagley High School	3	Pt TR 32
329	Halswell Road	1863	St Mary's Church, Anglican	2	Lot 1 DP60019
34A	Hansons Lane	1909	dwelling 'Nydfa'	3	Pt Lot 24 DP15781
75	Hansons Lane	1879	dwelling 'Strone'	3	Lot 1 DP38274
59	Hansons Lane		'Rannerdale House'	4	Lot 1 DP50929
75	Harakeke Street	c1905	dwelling 'Everswood'	4	Lots 1 and 5 DP28892
1	Harewood Road	1876-77	St Paul's Anglican Church and graveyard	1	Lot 9 DP16730 Pt RES. 64
750	Harewood Road	1935	St James Church including lychgate and Churchyard	3	Lot 1 DP27571
14	Hawford Road	c1870	'Fifefield' two storey wooden residence	4	Pt Lot 1 DP25039 Lots 1 & 2 DP15268
50	Hawke Street, Shaw Avenue	1924	St Faith's Church	2	Lot 5 DP16985
2	Hawthornden Road	1863/64	dwelling 'Hawthornden'	3	Pt RS 1236
	Heathcote Railway	1867	Tunnel Portal	3	Pt Lot 11 DP9873

	Heaton Street	c1913	Elmwood Park	3	Lt 1 DP12727 Lot 2 DP11232 Lot 1 DP8229 Pt Lot 53 DP3429
16	Heaton Street	1920	dwelling 'Parkdale' and setting	2	Pt Lots 17-19 DP5160
70	Heaton Street	1920	two storey dwelling	3	Lot 3 DP5160 Pt Lot 5 DP1626
74	Heaton Street	1924/26	two storey wooden dwelling	3	Lot 2 DP5160
50	Heberden Avenue	1855/1908	former 'Parkerson' House	2	Lot 2 DP57122
	Helmores Lane	1884	wooden bridge	3	Adj. To TS41180 and SO15234
2	Helmores Lane	1945	two storey dwelling	3	Lot 1 DP62457
16	Helmores Lane	1946	single storey brick dwelling	3	Lot 2 DP12605
19	Helmores Lane	1922	dwelling	4	Lot 22 DP6068
24	Helmores Lane	1924	wooden dwelling	4	Lot 1 DP42894
25	Helmores Lane	1916	dwelling 'Ashbrook'	4	Lot 6 DP21739
41	Hereford Street	1883/1928/1929	former Student Union building/Dux de Lux	3	Pt TS 420, 422, 424
84-86	Hereford Street	1866	former NZ Trust and Loan building	3	Pt. TS 859
88	Hereford Street	1860	Shand's Emporium	2	Lot 2 DP47548
90	Hereford Street	1933	Gough House	3	Lot 5 DP3633
93	Hereford Street	1941	former Post Office	4	Pt Lot 1 and 2 DP11103 Pt TS 726, 728
116	Hereford Street	c1920	Hereford Court	4	Lot 1 DP7009 Pt Lot 2 DP6429
118	Hereford Street	c1910	four storey commercial building/Atlantic and Pacific Holiday Shop	3	Lot 1 6429
120	Hereford Street	c1920	ASB	3	Lots 1 and 2 DP3458
198	Hereford Street	c1920	two storey commercial building	4	Lots 1 and 3 DP12281
202	Hereford Street		Avon House	4	Lot 11 DP796
203	Hereford Street cnr Latimer Square	c1910	former Interiors House/Eastside Saloon	4	Lot 1 DP13923 Lot 1 DP4580
206	Hereford Street	c1865	Occidental Hotel	3	Lots 1 and 2 DP47138
234	Hereford Street	1865	Church of St John the Baptist	1	Pt Lot 1 DP27831
275	Hereford Street	1888	St Luke's Chapel/City Mission	2	Lots 2-3 DP10123 Lots 1-2 DP1639
300	Hereford Street	c1900	two storey wooden residence	4	Pt TR 82
59	Hewitts Road	1884	former dwelling 'Te Koroha'/Rangi Ruru School	2	Lot 22 DP6620
59	Hewitts Road/ Merivale Lane	1857	St Andrew's Church (Rangi Ruru School)	1	Lots 15,16, 22 DP6620

	High Street		triangles	3	CCC Emp. Act 1971 (RES)
135-165	High Street	1905	Duncan's Buildings	3	Lots 1-15 DP6289
146	High Street	1900	Para Building	4	Lots 1-4 DP1918
158	High Street	1900	Cotter's Electrical	4	Pt TS 981, 982
160-68	High Street	c1890	two storey brick commercial building	4	Lot 2 DP3019
167-175	High Street	1906	Billen's Camping three storey brick commercial	4	Lot 1 DP9533
170-172	High Street	c1890	two storey brick commercial building	4	Pt Lot 1 DP3019
179	High Street/238 Tuam Street	1882	McKenzie & Willis former A J Whites	2	Lot 4 DP17526
180-184	High Street	1908-12	former ANZ Bank building	2	Pt TS 983
201-203	High Street	1900	Watson's Auctioneer	4	Pt TS 984
209	High Street	c1890	Kenet's Jewellers	3	Pt TS 484
211-213	High Street	c1890	Excelsior Hotel Bottle Shop including commercial premises	4	Lot 2 DP8690 Lot 1 DP40976
219-225	High Street/83 Lichfield Street	1900	former Stranges Building including Winnie Bagoes	2	Lots 2 and 3 DP3779 Pt TS 899
222	High Street	1910	Stewart Dawson building/Jean Jones	3	Pts TS 834 and 836
226	High Street	c1890	Southland Building Society	3	Pt TS 836
225-227	High Street	c1890	three storey commercial building	3	Lot 2 DP20405 Lots 2 and 4 DP3779
230	High Street	c1890	Hannah's	4	Lot 1 DP6366
276-278	High Street/136 Hereford Street	c1880	Pacific Jewellers/Tokyo Express/Hanafin's Clinic	3	Lot 1 DP6366
281	High Street	1930	Triangle Chambers/KFC	4	Lots 1-7 DP10173 Lots 18-44 DP15746 Lots 1-3 DP6989 Lot 5 DP45383 Lots 29-31 DP15746
284	Highsted Road	c1880	single storey wooden villa	4	RS 1600
153	Holly Road	1872	two storey colonial cottage	3	Pt RS 257
18B	Holmwood Road	c1920	two storey wooden dwelling	4	Lot 3 and Pt 4 DP23214
30	Holmwood Road	1924	two storey brick residence	4	Lot 1 DP6454
37A	Holmwood Road	1878	Stone Bridge	4	Lot 1 DP16326
43	Holmwood Road	1920	two storey Arts and Crafts style dwelling	3	Lot 1 DP47385
49	Idris Road	1926	dwelling 'Greystones'	3	Lot 1 DP7737
	Ilam Road		Ilam homestead gardens	3	Pt RS12
	Ilam Road	c1865	University of Canterbury Extension Studies building 'Okeover' (refer App. 2a)	2	RS12

	Ilam Road	c1910	former Ilam homestead/University Staff club (refer App. 2a)	3	Pt RS 12
5	Jacksons Road	1881/1922	two storey wooden residence	3	Lot 2 DP6168
20	Jacksons Road	c1915	single storey wooden residence	4	Lot 1 DP20372
46	Jeffreys Road	1895	single storey wooden villa	4	Lot 1 DP29615
12	Kahu Road	1856/1900	Riccarton House and setting including Riccarton Bush	1	Lot 1 DP14082, Lot 1 DP 44967
12	Kahu Road	1843	Deans' Cottage	1	Lot 1 DP14082
3A	Karitane Drive	1925	former Karitane Mother and Baby cottage	4	Lot 3 DP49178
181-185	Kennedys Bush Road	1864/1922/1927	Halswell Quarry Station, Manager's residence and Workmans Quarters	2	Gaz 88-2648 Pt RS 2976, 4543, 14330, 19208
31-33	Kilmore Street	1876	former Normal School/Cranmer Court	2	TS 1206
100	Kilmore Street	1965-72	Christchurch Town Hall	1	Gaz 86/3002 Pt Lot 1 DP9143 Pt Lot 1
135	Kilmore Street	1923	Caledonian Hall	3	Lot 1 DP6393
146	Kilmore Street	1929	Repertory Theatre	2	TS 239 CH.CH. CITY
185	Kilmore Street	1908-09	St Luke's Church, bell tower, and setting	1	Lot 1 DP 70089
185	Kilmore Street	1867-68	St Luke's Vicarage and setting	2	Lot 2 DP 70089
226	Kilmore Street	c1895	two storey wooden building retail/residence	3	Pt TR 173
229	Kilmore Street	c1900	Piko Whole foods	3	Pt TS 507
228	Kilmore Street	c1900	two storey brick building retail/residence	3	Pt TR 173
250	Kilmore Street	c1900	single storey hipped roof villa	4	Lot 1 DP5929 Pt TR 170
14	Kinsey Terrace	1904-1994	former home of Sir Joseph Kinsey/1904 wing only including flagstaff remains and setting	4	Lot 1 DP9407 Lot 88 and Pt Lot 87 DP1980
50	Kirk Road	1868-74	St Saviour's Church	2	Lot 1 DP7455 Pt RS 3124
14	Kirkwood Avenue	c1900	dwelling 'Kirkwood'	4	Pt Lot 6 DP11390
35	Knowles Street	1908	dwelling 'Cobham'	4	Lot 2 DP21138
19	Kotare Street	1928	two storey dwelling	4	Lot 433 and 432 DP8340
	Latimer Square		grounds	2	SO 11834
	Leinster Road	1921	Elmwood School War Memorial	3	Pt Res 133
41	Leinster Road	1900	residence	4	Pt Lot 1 DP9548
61	Leinster Road	1905	single storey brick dwelling	4	Lot 1 DP10466
	Lichfield Street	C1905	Former Beaths/Arthur Barnetts/Bus Exchange	3	Part of Lot 3 DP83066
158	Lichfield Street	1900	former dwelling/Leinster Restaurant	4	Lot 5 DP16126
82	Lichfield Street	c1890	Fazazz Motor Sports	4	Pts TS 999 and 997
84	Lichfield Street	1890	Bain's	2	Lot 1 DP18011 Pt TS 997

92	Lichfield Street	1900	former Sargood Son and Ewen building	3	Pt TS 993
96-98	Lichfield Street	1919	former Wellington Woollen Mills building	2	Lot 1 DP7324 Pt TS 991
110	Lichfield Street	c1920	former Bell's Motor Works	4	Lot 1 and 2 DP6265 Lot 2 DP4328 Pt Lot 11 DP7152
113	Lichfield Street	c1900	Park Lane Handbags	4	Pt TS 908, 910
112-116	Lichfield Street cnr Manchester	c1900	three storey commercial/John Bull Cycles	4	Pt Lot 1 and 2 DP2065
140-142	Lichfield Street	c1910	four storey commercial building	4	Pt TS 979, 981
141	Lichfield Street cnr Madras	1903	former horse auction warehouse	4	TS 924
	Lincoln Road	1872	Addington Prison	2	RS 38025
	Linwood Avenue	1935	MED substation public utility building	4	Pt Lot 30 DP871
32	Linwood Avenue	1857	Linwood House	3	Lot 2 DP19899
52	Longfellow Street	1906	former exhibition state house 1906 International Exhibition	3	Lot 2 DP9903
46	Lower Styx Road	1875	two storey wooden colonial residence	3	Lot 1 DP6532
2	MacMillan Avenue	1929	Cashmere Hills Presbyterian Church	3	Lots 31-33 DP2668 Lot 7 DP5253
192	Madras Street	1919	former Nurse Maud District Nursing building	3	Lots 2 and 4 DP5724
	Main North Road/cnr Cassidy Road		Scanes Store	4	Lot 1 DP50732
665	Main North Road	1870-1878	former Belfast Schoolhouse and Cottage (part of historic reserve)	2	RS 41299
831	Main North Road	1903	St David's Church	1	Lot 1 DP45051
	Main Road, Redcliffs, Opposite Wakatu Avenue		Redcliffs Bus Shelter & Stone Wall	4	Pt 309 SO6744
2	Main Road	1884	Cob Cottage	4	Pt RS 4
186	Main Road	c1880	former shop 'Mother Hubbard's' (relocated)	3	Lot 1 DP20935
24	Main South Road	1876-1928	St Peter's Church, graveyard, and setting	1	Lot 1 and Lot 2 DP13527
25-27	Manchester Street	c1930	George Henry	4	Lots 26-28 DP1367
52	Manchester Street	1879	Coker's Hotel	4	Lot 1 DP12789
68-76	Manchester Street	1877	two storey commercial building	3	Lot 1 DP18270 Lot 1 DP25756
69-75	Manchester Street cnr Welles Street	c1905	Cecil House	3	Pt TR 6
105	Manchester Street	c1885	Former H Pannell's Boot Emporium	4	Lot 3 DP21580
107	Manchester Street	c1885	Budapest Restaurant	4	Lot 2 DP21580
109	Manchester Street	c1885	John Darby Menswear	4	Lot 1 DP21580
120	Manchester Street cnr High	1881-82	Excelsior Hotel	1	Lot 1 DP40976

122-126	Manchester Street cnr Lichfield	c1930	former Majestic Theatre/New Life Centre	2	Lot 1 DP7290
127-139	Manchester Street cnr Tuam	c1905	three storey commercial building	3	Lots 1-9 DP7152
149	Manchester Street	c1905	Nuttalls two storey commercial building	4	Pt Lot 2 DP2065
158	Manchester Street	1906	MLC Building/ former New Zealand Express Co	2	Pt TS 748 CH.CH. CITY Lot 1 DP45933
180	Manchester Street cnr Worcester	1965	Manchester Unity	3	Pt TS 751
218	Manchester Street	1937-39	former MED building/Southpower	3	Pt TS 611, 613, 615, 617, 619
218	Manchester Street	1928	former MED building Armagh Street/Southpower	4	Pt TS 611, 613, 615, 617, 619
387	Manchester Street	1900	McLean's Mansion/'Holly Lea', and setting	1	TS 1209 SO 16202
23	Mandeville Street	1909-13	ex Walker settlement state house	3	Lot 6 DP2366
	Marine Parade	1934	New Brighton Clock Tower	4	Lot 3 DP50951
24	Marriner Street	1906	dwelling 'Rockvilla'	4	Lots 2-4 DP49038
768	Marshland Road	1880	'Pataka' Fruit Storage Shed	3	Lot 6 DP2832
	Matai Street	1926	Pumphouse public utility building	4	Lot 1 DP6807
37	Maunsell Street	1896	'Bloomsbury' dwelling	4	Pt Lot 40 DP527
24	McDougall Avenue	1898	former dwelling 'Fitzroy'/Nurse Maude Medical Hospital	2	Lot 1 DP14596
4	Medbury Terrace	c1899	dwelling 'Chilcombe'	4	Lot 1 DP29727
46	Memorial Avenue	1898	single storey wooden residence	4	Lot 2 DP25971
55	Merivale Lane	c1910	single storey brick dwelling	4	Pt Lot 45 DP2074
24A	Middlepark Road	1870	dwelling 'Middlepark'	4	Lot 6 DP57526
7	Middleton Road	1920	dwelling 'Midway'	4	Lot 2 DP33773
263	Milton Street	1927	MED substation public utility building	4	Rt RS238 Easement DP65232
20	Mona Vale Avenue	c1905	wooden villa	4	Lot 3 DP2393 Pt Lot 25 DP1269
40	Mona Vale Avenue	c1898	Mona Vale Lodge	4	Lots 15 and 17 DP7787
178	Moncks Spur Road	c1874	Moody's Cottage	4	Pt SEC 4 Morten Settlement
273	Montreal Street	c1885	two storey wooden colonial dwelling	3	Lot 1 Pt Lot 4 DP4474
279	Montreal Street	1930	West Avon Flats	3	Pt TS 459, 461
311	Montreal Street	c1905	two storey wooden residence	4	Lot 4 DP1003
325	Montreal Street	c1870	single storey wooden colonial cottage	4	Pt Sec. 342 and 344
402	Montreal Street	c1865	early workers cottage	3	Pt TR 60
404	Montreal Street	c1865	early workers cottage	3	Lot 4 DP6423
406	Montreal Street	c1870	early workers cottage	4	Lot 3 DP6423

Continued on next page

Appendix 1 - List of Protected Buildings, Places and Objects					
Street	Address	Date	Name	Group	Legal Description
408	Montreal Street	c1870	early workers cottage	4	Lot 2 DP6423
410	Montreal Street	c1870	early workers cottage	4	Lot 1 DP6423
180	Moorhouse Avenue	1927	PGG Grain and Wool Store	4	Lot 1 and 2 DP21518 Pt RS 79
192	Moorhouse Avenue	c1906	Crown Hotel	2	Pt RS79
367	Moorhouse Avenue	1876	Grosvenor Tavern	3	Lots 1 and 2 DP4695
375	Moorhouse Avenue	1934	Christchurch Polytechnical Assembly Hall (refer App 2a)	3	Lot 3 DP60545
392	Moorhouse Avenue	1960	Christchurch Railway Station -plans drawn c1930	3	Lot 1 DP63988
	Nash Road	1910-12	St John of God Hospital Chapel including farm buildings	2	
62	Nayland Street	c1890	dwelling	3	Lot 103 DP13
	New Regent Street	1931	all 1931 shops	2	Lots 4-39 DP10026
44	Opawa Road	1867	two storey wooden colonial residence	3	Lot 2 DP21529
41	Opawa Road	1897	two storey wooden colonial residence	4	Lots 1 and 2 DP51319
64	Opawa Road	c1865	dwelling 'Cardowan'	4	Lot 7 DP10290
232	Opawa Road	c1878	single storey stone colonial cottage	3	Lot 2 DP12661
	Oxford Terrace	1907	Pumping Station public utility building	3	
14	Oxford Terrace	1852/69	Pegasus Arms	3	Lot 1 DP54010
90	Oxford Terrace	1872	S. Michael and All Angels Church and setting (refer App. 2)	1	Pts TS 1033 1038 Pt RES 7
90	Oxford Terrace	1860	S. Michael and All Angels Belfry (refer App. 2)	1	Pts TS 1033 1038 Pt RES 8
90	Oxford Terrace	1913	S. Michael's School - stone building (refer App. 2)	2	Pts TS 1033 1038 Pt RES 7 Pts TS1031-2 and 1034-36
95	Oxford Terrace	1907-08	'Tudor House'/'Tiffanys' Restaurant	4	Lot 1 DP 34204
128- 128A	Oxford Terrace	c1910	former Canterbury Jockey Club building	4	Pt TS 861
152- 156	Oxford Terrace	1922-24	Public Trust Office building	3	Lot 1 DP5776 Pt Lot 1 DP3442
159	Oxford Terrace	1887	Information Centre former Municipal Chambers	1	Lot 1 DP54196 Res 10
176- 178	Oxford Terrace	1934	Midland Club	3	Lot 1 DP10263
210	Oxford Terrace	c1950	The Allan McLean Building	4	Lot 2 DP38349 Pt Lot 2 DP19828
211	Oxford Terrace	c1880	former Fire Station/Plunket Society Rooms	3	Pt Sec 1 SO 17944
311	Oxford Terrace		"The Bricks"	4	R.44 BM 273-5
20	Papanui Road	c1870	W Holliday and Sons Ltd	4	Lot 1 DP1683

85	Papanui Road	c1893	Christchurch Girls' High Hostel Acland House	3	Lot 3 DP82717
106	Papanui Road	1933	former residence of artist Louise Henderson	4	Lot 1 DP9580
121	Papanui Road	c1905	former dwelling/'Highway Lodge'	4	Lot 1 DP22613
122	Papanui Road	1882	dwelling 'Te Wepu'	3	Lot 2 DP16353
146	Papanui Road	1910	dwelling 'Orana'	4	Pt Lot 4 DP12560
157	Papanui Road	1917	dwelling 'The Long Cottage'	3	Lot 1 DP63080
163	Papanui Road	1894	St Alban's Church (Methodist)	2	Pt Lot 22 DP1462 Pt RS 105
166	Papanui Road	c1870	dwelling 'Amwell'	3	Lot 1 DP17412
195	Papanui Road	1909	Barrow's Buildings	4	Lots 1 and 2 DP36743 Lot 4 DP15800
236	Papanui Road	1920	two storey wooden residence	3	Lot 24 Pt Lot 23 DP1253
249	Papanui Road	1926	St George's Private Hospital	4	Lot 1 DP60620
274	Papanui Road	c1900	dwelling 'Knowlescourt'	4	Lots 4 and 5 DP2349
283	Papanui Road	1925	dwelling 'Damsels'	3	Lot 7 Pt Lot 6 DP4109
347	Papanui Road	1855/18 90/1901	St Andrew's College 'Strowan'	2	Lots 1-2 DP11943 Lot 2 DP47092 RS 299
399	Papanui Road	1886	dwelling 'Woodford'	3	Lot 3 DP17640
26	Park Terrace	1855	former St Saviour's Church Lyttelton/relocated Cathedral Grammar	2	Lot 4 DP45969
100	Park Terrace	1927	Bishopspark/former Bishop's residence, chapel and setting	1	Lot 1 DP46369 Lot 1 DP46511 Lot 2
122	Park Terrace	c1930	former Whitcombe dwelling	4	Lot 1 DP52947
126	Park Terrace	1915	former dwelling/'Rosary House'	3	Lots 1 and 2 DP13861 Pt TR25-26
138- 148	Park Terrace	1912	former dwelling 'McKellar House'/'Wesley Lodge Eventide Home	3	Pts TR 26
138- 148	Park Terrace	1926	former dwelling 'Fleming House'/'Wesley Lodge Eventide Home	3	Pts TR 26
11	Pentlow Place	1924	two storey wooden residence	4	Lot 8 DP20797
21	Peterborough Street cnr Montreal	1924-30	former Teachers' College/Peterborough Centre	2	Sec 1-2 SO15603 Pt Lot 110 DP3780
172	Peterborough Street	c1885	single storey double bay villa	3	Lot 1 DP3608
42	Phillips Street	1884	Church of the Good Shepherd	1	Lot 108 DP38
38	Phillips Street	1884	Church of the Good Shepherd Vicarage	2	Lot 107 DP38
435	Port Hills Road	1865	Glenmore House	4	Pt Lot 1 DP12581
340	Prestons Road	1926	St Mark's Church	3	Pt Lot 50 DP875
	Racecourse Road	1902-03	Public Grandstand	4	Pt RS 79

148	Racecourse Road	c1855	'Chokebore Lodge'	2	Lot 30 DP49665
171	Racecourse Road	1903	Tea House	3	Pt RS 79 Lot 1 DP27611
41	Ranfurlly Street	1899	single storey brick villa	3	Lot 10 DP1351
45	Ranfurlly Street	1899	single storey brick villa	3	Lot 9 DP1351
	Restell Street	1900	former Papanui Railway Station	3	SO6837
	Retreat Road	1927	MED substation public utility building	4	Lot 1 DP 30333
	Riccarton Avenue	1931-5	Former Nurses' Home	3	Pt R 24 SO 6138
	Riccarton Avenue	1864	The Umpires Pavilion, Hagley Oval	3	RS4182 DP5276 SO15236 South Hagley
	Riccarton Avenue	1924	Band Rotunda Botanical Gardens	3	Pt Res 25 SO11525
2	Riccarton Avenue	1927	Nurses' Memorial Chapel	2	Pt R 24 SO 969
	Riccarton Road	1923	St James' Church	1	Lot 1 Pt Lot 2-5 DP2831
7	Riccarton Road	c1895	Dalley's Fruit, Grain and Produce Ltd	4	Lots 2 and 3 DP29778
101A	Riccarton Road	c1900	Butcher's Shop	4	Lot 1 DP15732
265	Riccarton Road	1909/1963	former Kincaid Homestead, Coachhouse & Seminary Chapel/'Antonio Hall'	3	Pt Lot 1 DP52478
340	Riccarton Road	1865/1916-18	Bush Inn Hotel	3	Pt Lot 1 DP73354
359	Riccarton Road	1895	Old Saddlery	3	Pt 2 DP9464
188	Richardson Terrace	c1871	dwelling 'The Hollies'	3	Lot 1 DP12799
73	River Road	c1885	single storey villa	4	Lot 1 DP5722
290	Riverlaw Terrace	c1885	dwelling 'Springbank'	3	Lot 1 DP28141
	Rolleston Avenue	1935	Fitzgerald Statue	2	Pt Res 25
	Rolleston Avenue	1906	William Rolleston Statue	2	Pt Res 25 SO11860
7	Rolleston Avenue	1920	Curator's House, Botanic Gardens	3	Pt Res 25
9	Rolleston Avenue/Botanic gardens	1932	McDougall Art Gallery	1	Lot 1 DP45580
11	Rolleston Avenue	1870-76	Canterbury Museum	1	Pt Res 25
33	Rolleston Avenue		Christ's College Main Quadrangle (refer App. 2)	2	Pt Res 25
33	Rolleston Avenue	1915-21	Christ's College Hare Memorial Library and Classrooms (refer App. 2)	2	Pt Res 25 CH.CH. CITY
33	Rolleston Avenue	1867/84 /1956	Christ's College Chapel (refer App. 2)	2	Pt Res 25 CH.CH. CITY
33	Rolleston Avenue	1879	Christ's College Condell's House (see App. 2)	2	Pt Res 25 CH.CH. CITY
33	Rolleston Avenue	1925	Christ's College Dining Hall (refer App. 2)	1	Pt Res 25 CH.CH. CITY
33	Rolleston Avenue	1863	Christ's College Big School 1863 section only (refer App. 2)	1	Pt Res 25
33	Rolleston Avenue	1931	Christ's College Jacob's House (refer App. 2)	2	Pt Res 25

33	Rolleston Avenue	1909	Christ's College, School House (refer App. 2)	3	Pt Res 25
33	Rolleston Avenue	1986-88	Christ's College, Administration Building (refer App. 2)	2	Pt Res 25
33	Rolleston Avenue	1930-51	Christ's College Open Air Classrooms (refer App. 2)	2	Pt Res 25
33	Rolleston Avenue	1925	Christ's College 1925 Corner Tower	3	Pt Res 25
33	Rolleston Avenue	1886	former Mountfort classrooms/Harper - Julius Houses	2	Pt Res 25
73	Rolleston Avenue	1918	Christ's College 'Flowers House'	4	Pt Res 25
190	Russley Road	c1890	wooden barn	3	Lot 1 DP5788
32	Salisbury Street	c1890	former dwelling/'Ironsides House'	4	TS103
	Savills Road, Harewood	c1861	'Tip Tree' cob cottage	2	Lot 1 DP45687 RS 3089
	Seddon Street	1928	MED substation	4	
	Selwyn Street	1858	Cemetery	2	Pt RS66
383	Selwyn Street	c1870	Cottage	3	Pt RS 72
389	Selwyn Street	c1874	Cottage	3	Lot 1 DP45538
391	Selwyn Street	1870	Cottage	3	Lot 2 DP45538
15	Shalamar Drive	1871	Old Stone House (Cracraft Community Centre)	2	Lot 1 DP23624 Lot 21 DP29333
5	Shelley Street	c1880	Cottage	3	Lot 19 DP163
6	Shelley Street	1878	Cottage	3	Lot 15 DP163
10	Shirley Road	1915	Shirley Community Centre	4	Lots 119-124, 135-138 DP2912
13	Spencer Street	c1870	Cottage	3	Lot 1 DP62310
27	Spencerville Road	c1900	Cottage	4	Pt Res 1835 RS 40939, 40941
79	Springfield Road	1960	Rehua Maori Meeting House	3	Lot 1 DP41398
82	Springfield Road	c1910	two storey residence	4	Lot 7 DP1822
102	Springfield Road	c1910	'Springfield Manor' two storey brick and stone residence	4	Pt Lot 2 DP11980
	Springs Road	1928	Kingsford Smith Landing Site	2	Lot 1 DP77069
	Springs Road	1917-18	former Canterbury Aviation Company Barracks	2	Lot 1 DP77069
	Springs Road	1939-40	former Wigram Air Base No. 1 Officers' Mess, Squash Courts, Brevet Garden and Garages	3	Pt RS 1674
	Springs Road	1939	former Wigram Air Base control tower	3	Lot 1 DP77069
	Springs Road	1934-36	Nos 4 and 5 hangars	3	Lot 1 DP77069
	Springs Road	1936-39	former Wigram Air Base No. 2 Officers' Mess, WO and SNCO Mess	4	Lot 4 and Pt Lot 5 DP1390
	Springs Road	1920	former Wigram Air Base Government Hangar	4	Lot 1 DP77069
204	St Asaph Street	1903	P & D Duncan Ltd	4	Lot 1 DP64932
210	St Asaph Street	1904	R Buchanan & Sons building	4	Lot 1 DP6954 Pt TR 6

70	Stevens Street	1923	Jade Stadium War Memorial Entrance Gate (refer App. 2a)	3	Pt Res 62
121	Straven Road	1923-26	Christchurch Boys' High School, original 1926 block	2	Pt Lot 1 Lot 2 DP9912 Lot 3 DP12397 Lots 1-4 DP9461 RS 4255
121	Straven Road		Boys' High classrooms/former Deans estate farm buildings	2	Pt Lot 1 Lot 2 DP9912 Lot 3 DP12397 Lots 1-4 DP9461 RS 4255
	Sumner foreshore		Memorials/wall/ cave rock	3	Res 3549
61	Tennyson Street	c1906	ex Camelot settlement state house	4	Flat DP56392 and 53932 over Sec 23 Camelot Settlement
1	The Spur	c1904	Bungalow 'Seager House'	3	Pt Lot 1 DP4166
5	The Spur	1902	Single storey Arts and Crafts style dwelling	3	Pt Lot 1and Lot 5 DP4166
2	Truscotts Road/cnr Martindale	c1885	St Mary's Church (relocated to present site 1870)	2	Lots 25 and 26 DP317
	Tuam Street cnr High Street	c1930	Former Post Office/Alice in Video Land	4	SO11044 TS 1187
163-173	Tuam Street	1938	Civic Offices former Miller's Department Store	2	Lot 2 Pt Lot 1 DP11286
180	Tuam Street	1906	Fuller Brothers Ltd	4	Pt TS 1121
210	Tuam Street	1910	Former Lawrie & Wilson Auctioneers	4	Gaz 87-4170 Pt TS 1135
214	Tuam Street	1877	Former Odeon Theatre/Assembly of God	2	Lots 1 and 5 DP2282 Pt TS 1135
180	Tuam Street	1906	Fuller Brothers Ltd	4	Pt TS 1121
210	Tuam Street	1910	Former Lawrie & Wilson Auctioneers	4	Gaz 87-4170 Pt TS 1135
230	Tuam Street	c1900	Edison Hall	4	Pt Lot 1 DP17526
232	Tuam Street	c1880	Two storey brick/stone commercial building	3	Lot 2 and Pt Lot 1 DP17526
238	Tuam Street	1882	Former A J White's/McKenzie and Willis	2	Lots 3-4 DP17526
544	Tuam Street	1882	Waterworks Pumping Station	3	Pt RS 69
24	Turners Road	1923	Dalraith Dairy	4	Lot 2 DP38791
37	Valley Road	1906-07	Ngaio Marsh House and setting	2	Lot 2 DP19885
	Victoria Square	1901	Queen Victoria Statue	2	CCC Emp. Act 1971
	Victoria Square	1932	Cook Statue	2	CCC Emp. Act 1971
	Victoria Square	1954	Floral Clock	4	ADJ to TS 1186
	Victoria Square	1931	Bowker Fountain	4	CCC Emp. Act 1971
	Victoria Square		Cast Iron 'Queen Victoria' telephone box	4	Pt TS 1186
	Victoria Street	1897	Victoria Clock Tower	2	CCC Emp. Act 1971
	Victoria Street	1885	Bridge	3	Adj. To TS 1186
89-91	Victoria Street	1935	Victoria Mansions	3	Lot 1 DP46897
92-96	Victoria Street	c1900	Former bakery - commercial building	4	Pt TR44

137	Victoria Street	c1905	Former dwelling/commercial building	4	Lot 2 DP18538
169	Victoria Street	c1935	Former dwelling 'Santa Barbara'/Victoria Black	3	Lot 1 DP11570
179	Victoria Street	c1900	Former Carlton Butchery	4	Lots 2, 5, 7-9 DP4411 Lot 1 DP8708
100	Waimairi Road	1964-70	College House (refer App. 2a)	4	Lot 1 DP21465
30	Wairarapa Terrace	1910	Wooden villa	4	Lot 49 DP493
129	Waitara Road/36 Solway Avenue	c1920	Ex Fendalton School Open Air Classroom/relocated to Canterbury College of Education	4	Lot 2 DP30223
	Wakefield Avenue cnr Nayland Street	1907	former Sumner Borough Council Chambers	3	Lots 31 and 8 DP3042
83	Walters Road	c1885	colonial cottage	4	Lot 2 DP61467
4	Webb Street	1891	dwelling 'Roseneath House'	4	Lot 1 DP14875
10	Westenra Terrace	1924	dwelling 'Rise Cottage'	4	Lot 36 DP4030
2	Whisby Road	1898	wooden Arts and Crafts style dwelling	2	Lot 30 Pt Lot 1 DP2668
61	Wigram Road	c1886	A&P showground Treasurer's building	3	Lot 1 DP73928
14	Wise Street	1891/19 24	former Wood Brothers flour mill including chimney and brick silo	2	Lot 2 DP58639
1	Wood Lane	1905	two storey wooden residence	4	Lot 2 DP21062
6	Wood Lane	1882	Hagley House	4	Pt Lots 3 and 4 DP20095 Lot 106 DP8633
	Woodard Terrace	1931	MED substation	4	Lot 1 DP22613
2	Worcester Boulevard	1876-79	former Clock Tower block/Arts Centre (refer App. 2)	1	TS 419-440
2	Worcester Boulevard	1881	former Canterbury College Hall/the Great Hall Arts Centre (refer App. 2)	1	TS 419-440
2	Worcester Boulevard	1879- 1881	former Boys' High/Arts Centre (refer App. 2)	1	TS 419-440
2	Worcester Boulevard	1876- 1893	former Girls' High/School of Art/Arts Centre (refer App. 2)	1	TS 419-440
2	Worcester Boulevard	1895-96	former Biological Lab and Observatory/Arts Centre (refer App. 2)	1	TS 419-440
2	Worcester Boulevard	1890-91	former Mechanical Engineering Dept/Arts Centre (refer App. 2)	1	TS 419-440
2	Worcester Boulevard	1887-88	former Classics lecture room/Architects lounge (refer App. 2)	1	TS 419-440
2	Worcester Boulevard	1895- 1908	former Boys' High extensions/Arts Centre (refer App. 2)	1	TS 419-440
2	Worcester Boulevard	1903- 1914	former Hydraulics Lab/Court Theatre (refer App. 2)	1	TS 419-440
2	Worcester Boulevard	1901-02	former Electrical Engineering/Southern Ballet, Theatrette (refer App. 2)	1	TS 419-440

2	Worcester Boulevard	1914-1916	former College Library/McDougall Annex (refer App. 2)	1	TS 419-440
2	Worcester Boulevard	1921-23	former Electrical Engineering/Court Theatre (refer App. 2)	1	TS 419-440
2	Worcester Boulevard	1915-17	former West Block Lecture Theatre/University Theatre, residences (refer App. 2)	1	TS 419-440
2	Worcester Boulevard	1915-18	former Biological and Physics Lab additions/gallery and studios (refer App. 2)	2	TS 419-440
2	Worcester Boulevard	1902	former School of Art additions/Elizabeth Kelly Room; Annies (refer App. 2)	2	TS 419-440
2	Worcester Boulevard	1908-10	former Chemical Lab/Epicentre (refer App. 2)	2	TS 419-440
2	Worcester Boulevard	c1870/1910	North and South courtyards Arts Centre (refer App. 2)	2	TS 419-440
2	Worcester Boulevard	1915	former Registry, excluding 1955-65 additions/Family Planning (refer App. 2)	2	TS 419-440
2	Worcester Boulevard	1917-19	Arcading (refer App. 2)	2	TS 419-440
2	Worcester Boulevard	1915-16	former men's Common Room/craft studios (refer App. 2)	3	TS 419-440
2	Worcester Boulevard	1908	former Boys' High Gymnasium/Academy Cinema (refer App. 2)	3	TS 419-440
5	Worcester Boulevard	c1890	YHA Hostel	3	Pt TR364,368,366
15	Worcester Boulevard	1895	two storey wooden colonial dwelling	3	Lot 13 Pt 14 DP1003
17	Worcester Boulevard	c1900	single storey villa	3	Lot 12 DP1003
21	Worcester Boulevard	1898	single storey villa	3	Lot 11 DP1003
23	Worcester Boulevard	c1890	single storey villa	4	Lot 10 DP1003
	Worcester Street	1885	Bridge	2	CCC Emp. Act 1971
	Worcester Street cnr Oxford Terrace	1917	Captain Scott Memorial Statue	2	Res 9
69	Worcester Street	1928	Worcester Chambers	3	Lot 2 DP6773 Lot 2 DP9096
78	Worcester Street, 158 Oxford Terrace	1903	former Clarendon Hotel - facade only remains	4	Lot 1 DP53582
88	Worcester Street	1935	Avon Theatre	3	Lot 1 DP10366
98	Worcester Street (Cathedral Square)	1911	former Government Building	1	Lot 1 DP53300
107-113	Worcester Street	1905	former Cinerama Theatre - Worcester Street facade	4	Lots 1, 3, and 4 DP7660
116	Worcester Street	1934-35	State Insurance Building	2	Pt Lot 1 DP7296
115-117	Worcester Street		Bus Stop Arcade	4	Pt TS 692

119	Worcester Street	c1910	Mayfair Building	4	Pt TS 692
124	Worcester Street	1874	former Trinity Congregational Church including Church Hall	1	Lot 1 DP7778
133	Worcester Street	c1905	Worcester Chambers	4	Lot 2 DP2184
143	Worcester Street	c1910	Hare Krishna cafe 'Gopals'	4	Pt Lot 2 DP1911
145	Worcester Street	c1930	ABC Finance 2 storey commercial	4	Pt Lots 2 and 4 Lot 3 DP1911
154	Worcester Street	1862	Christchurch Club	1	Pt TS 759, TS 761, TS 763, TS 764, TS 765
229	Worcester Street	1875	Former residence of artists John and William Menzies Gibb	4	Pt Lot 3 DP2843
388	Worcester Street	1885	former Linwood Library	1	Pt RS 30 CHRISTCHURCH CITY
52	Wroxton Terrace	1929	two storey residence	4	Lots 13,14 DP3123
67	Yaldhurst Road	1875-80	dwelling 'Huntley'	4	Lot 1 DP65704

Appendix 1A - Protected Heritage Features - "Regent" and "The Crossing Buildings"

Updated 16 November 2009

37 Cathedral Square - "Regent" Building

This building is listed only in respect of the following features and not in regard to any other part of the building:

- (a) The east exterior facade (including the section adjoining the CPO) and the north exterior facade including parapets and interior surfaces of these exterior parapets, but excluding ground floor shop fronts and the facade below the veranda level.
- (b) The corner dome being the dome roof and the complete drum facade including architectural details and windows of the dome.

146-146B Cashel Street, 684-690 Colombo Street - "The Crossing" Building (Former Arthur Barnetts (1933) Building)

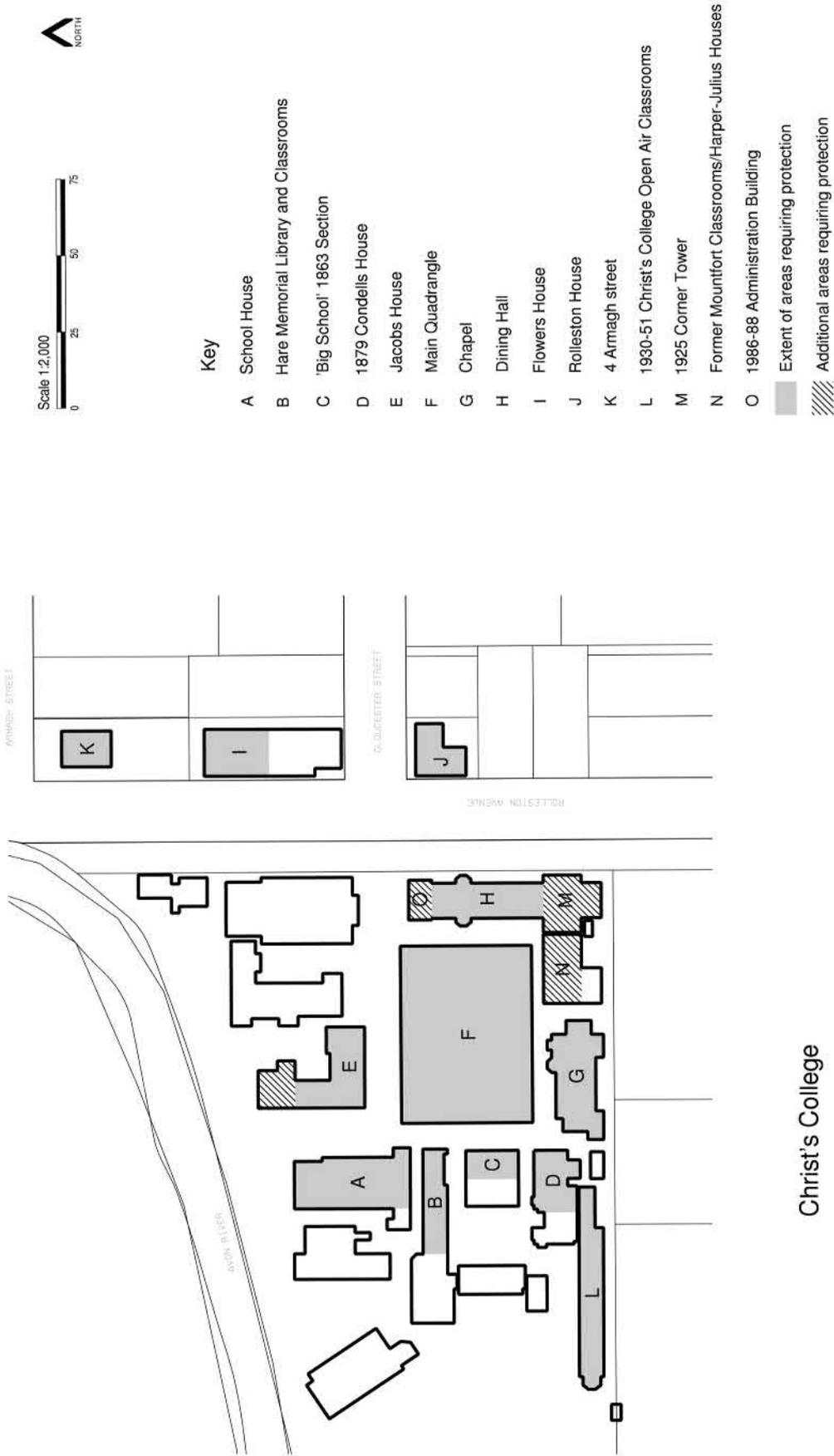
This building is listed only in respect of the following features and not in regard to any other part of the building:

- (a) That the Cashel Street facade of the building above the veranda level (including the parapet, the multi paned windows above the veranda level) and being approximately 18.8 metres from the northwest corner of the site.
- (b) The Colombo Street facade of the building above the veranda level (including the parapet, the multi paned windows above the veranda level) being approximately 24 metres in length from the northwest corner of the site and the 1933 building facade return on the south end (being approximately 1.5 metres in length).
- (c) The existing (1933) street veranda on Cashel and Colombo Streets including the diagonal metal supports, decorative copper fascias, metal soffit linings and decorative 'flower' bosses.
- (d) The "Starmart" Colombo Street shop front being the bronzed metal sections, diagonally intersected fan light, the decorative metal panels and metal framed exterior light.
- (e) The 2 metal display cases on the granite faced columns.

Appendix 2 - Heritage sites containing multiple listed buildings

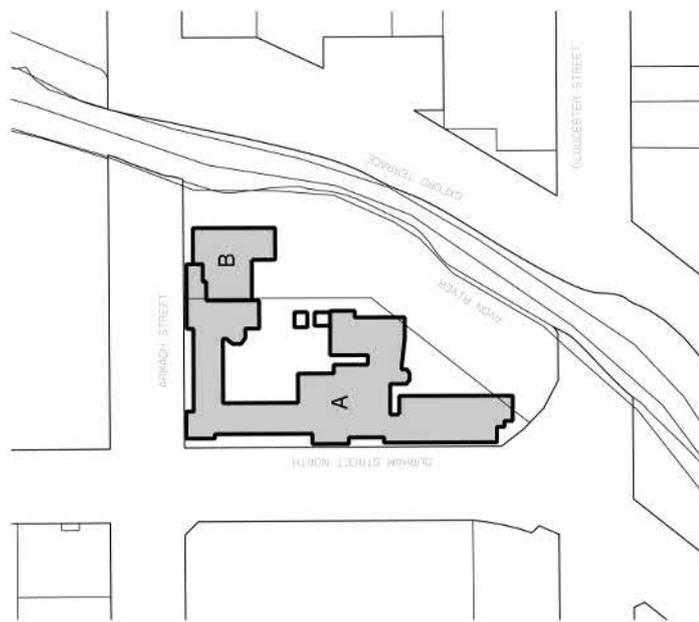
Updated 14 November 2005

Appendix 2 - Heritage sites containing multiple listed buildings



Christ's College

Appendix 2 - Heritage sites containing multiple listed buildings



- Key**
- A Canterbury Provincial Council Buildings
 - B Canterbury Provincial Council Buildings
- Former Children's Court

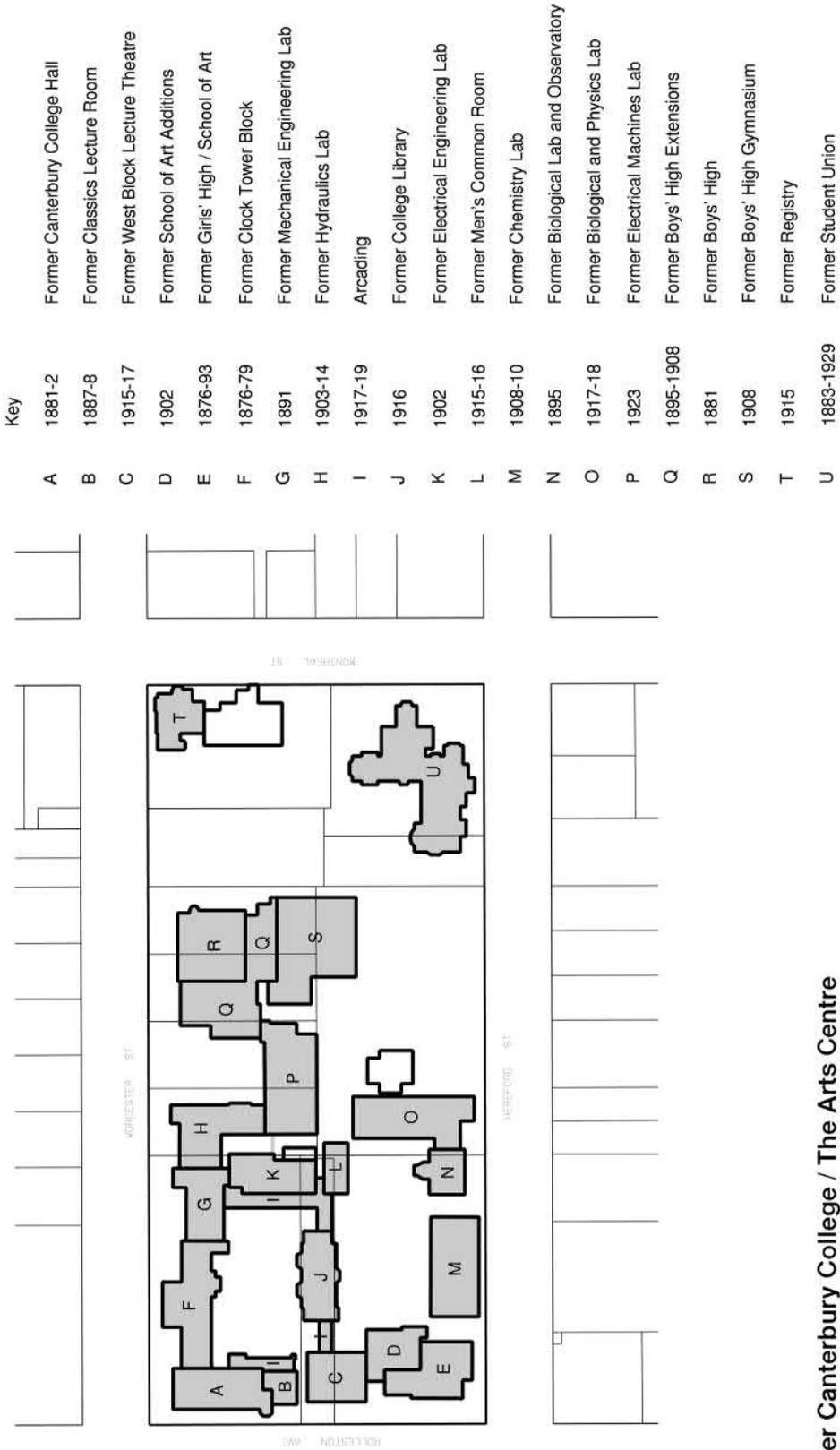
Canterbury Provincial Council Buildings



- Key**
- A S. Michael's Bell Tower
 - B Church of S. Michael and All Angels
 - C S. Michael's Stone School Building
 - D S. Michael's Hall

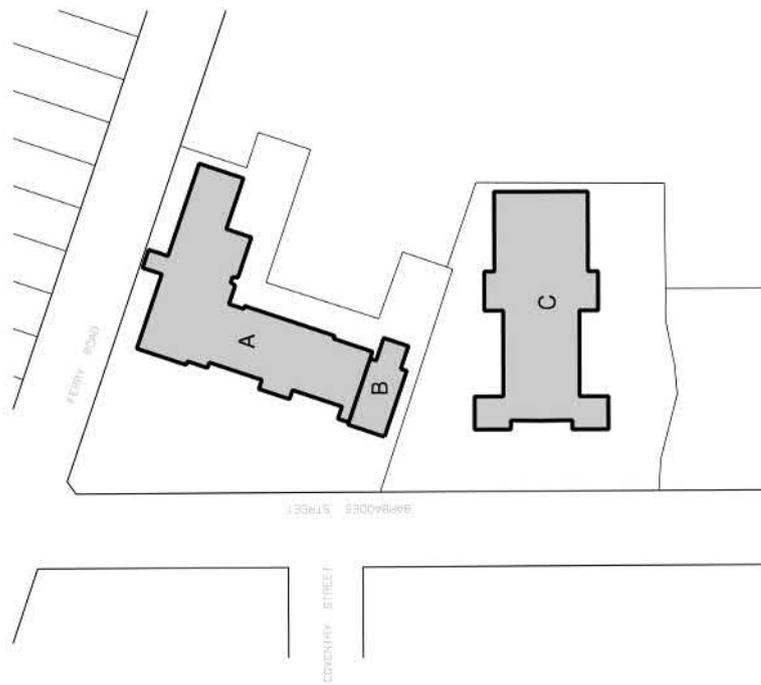
S. Michael and All Angels

Appendix 2. Heritage sites containing multiple listed buildings (Part 10 Heritage and Amenities)



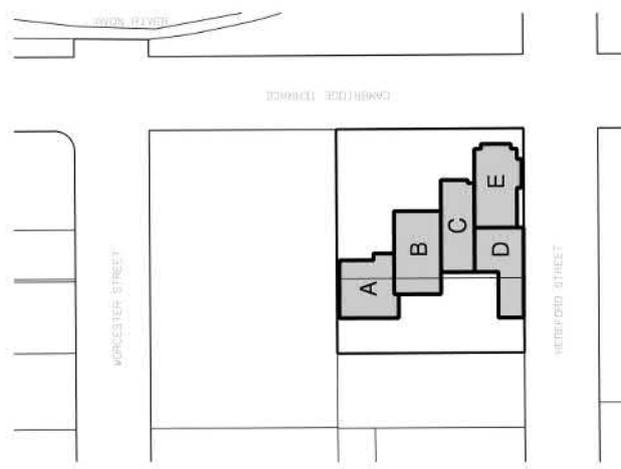
Former Canterbury College / The Arts Centre

Appendix 2 - Heritage sites containing multiple listed buildings



- Key**
- A 1881 Former Convent of the Sisters of Our Lady of the Missions
 - B 1907 Former Chapel of the Sisters of Our Lady of the Missions
 - C Roman Catholic Cathedral

Roman Catholic Cathedral and Music Centre of Christchurch



- Key**
- A 1894 Former Librarian's House
 - B 1875 Former Library Chambers
 - C 1893 Former Library Chambers
 - D 1902 Former Library Chambers
 - E 1923 Former Library Chambers

**Former Librarian's House
Former Library Chambers**

Appendix 2a - Heritage buildings on sites containing multiple buildings

Updated 14 November 2005

Appendix 2a - Heritage sites containing multiple listed buildings



- Key
- A Canterbury Club - Club Buildings
1873/1907
 - B Canterbury Club - Caretakers Flat and
Corridor, Store, Ladies
Reception Rooms but
excluding additions
after 1907
 - C Squash Courts - 1930s



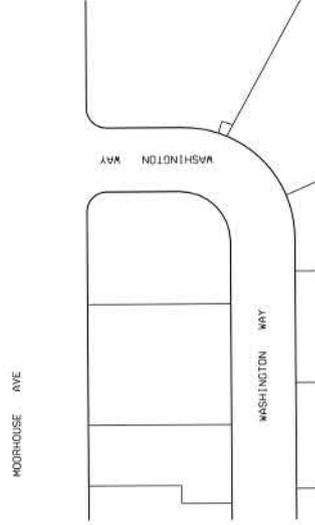
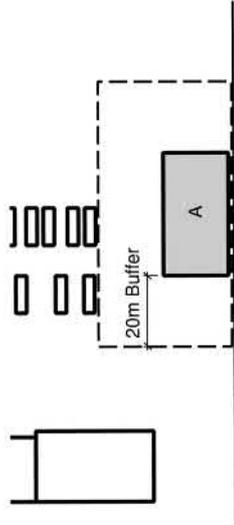
Canterbury Club Buildings.

Appendix 2a - Heritage buildings on sites containing multiple buildings



Key

For the purposes of interpreting Part 10, Clauses 1.3.1-1.3.3 and Part 14, Clause 4.2.4, the site of the protected building, place or object shall be as indicated by the 20m buffer shown on the plan below.

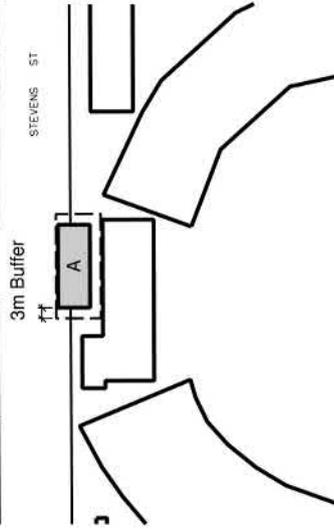
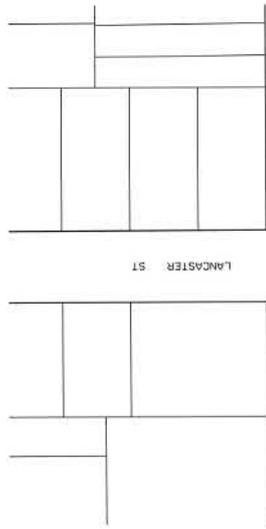


Key

- A 1934 Former Assembly Hall
- The site of the protected building

Christchurch Polytechnic

For the purposes of interpreting Part 10, Clauses 1.3.1-1.3.3 and Part 14, Clause 4.2.4, the site of the protected building, place or object shall be as indicated by the 3m buffer shown on the plan below.



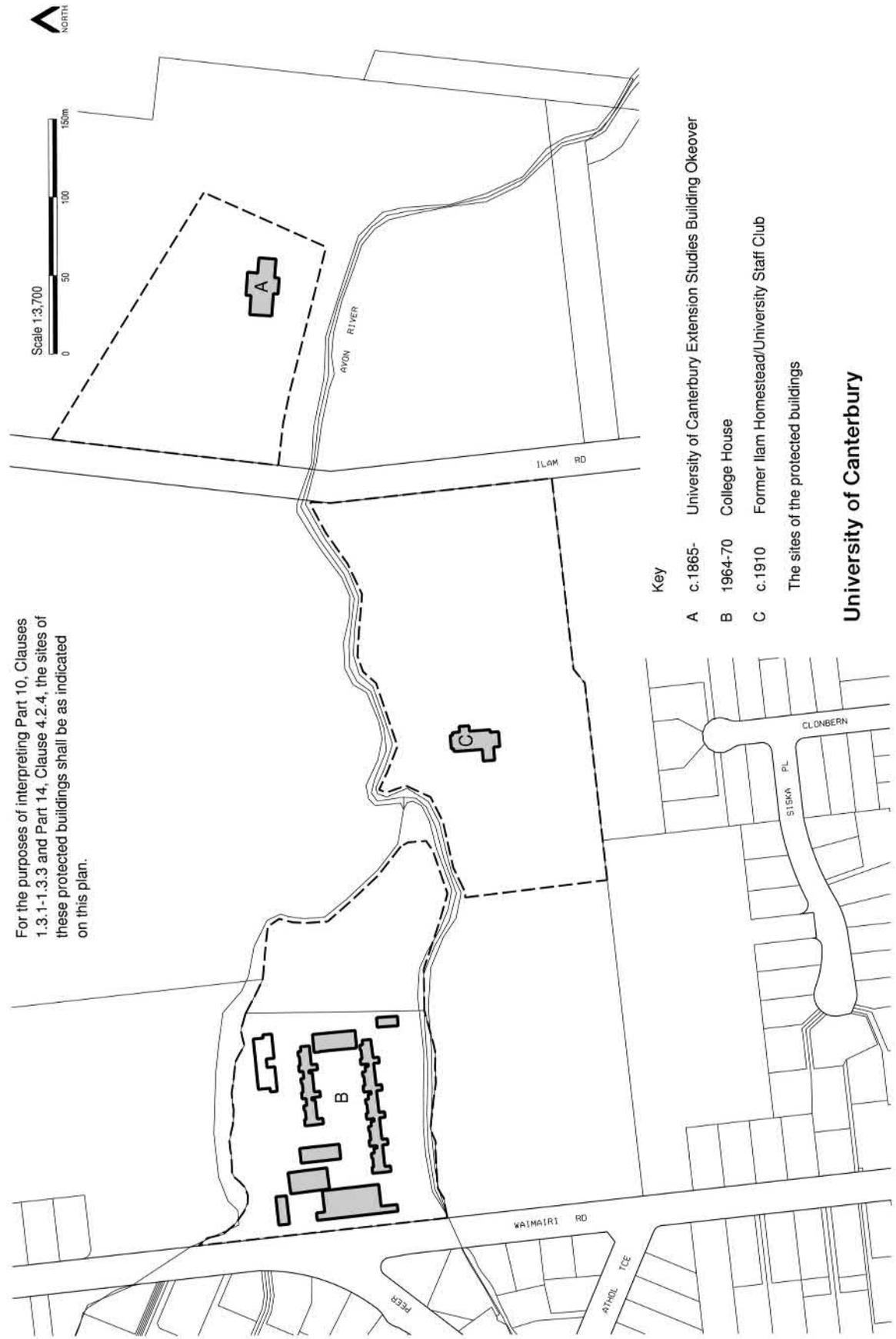
Key

- A 1923 War Memorial Entrance Gate
- The site of the protected building

Jade Stadium

Appendix 2a. Heritage buildings on sites containing multiple buildings

For the purposes of interpreting Part 10, Clauses 1.3.1-1.3.3 and Part 14, Clause 4.2.4, the sites of these protected buildings shall be as indicated on this plan.



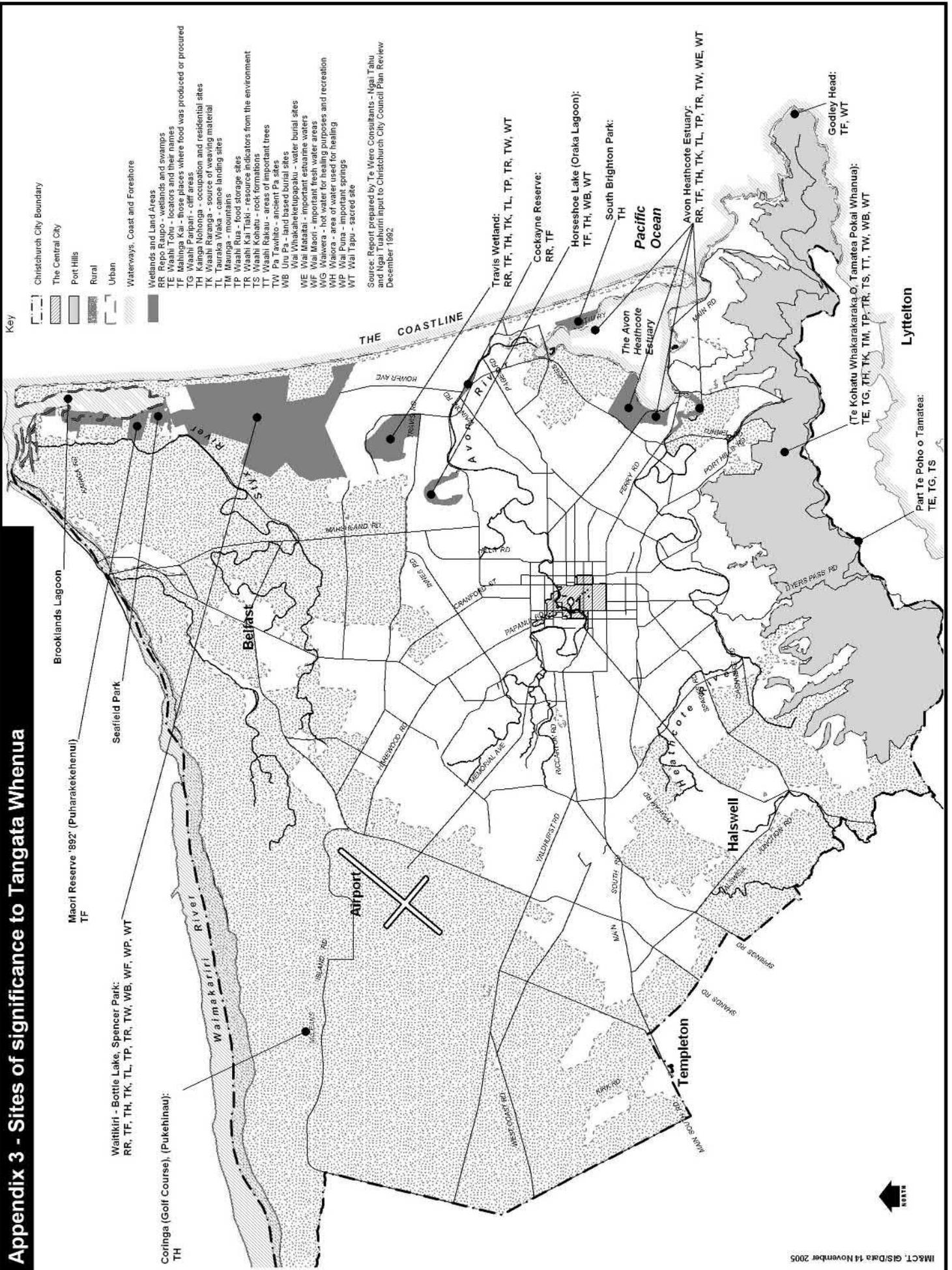
- Key**
- A c.1865- University of Canterbury Extension Studies Building Okeover
 - B 1964-70 College House
 - C c.1910 Former Ilam Homestead/University Staff Club
- The sites of the protected buildings

University of Canterbury

Appendix 3 - Sites of significance to Tangata Whenua

Updated 14 November 2005

Appendix 3 - Sites of significance to Tangata Whenua



Appendix 4 - Heritage/Notable Trees

Updated 29 June 2012

Appendix 4 - Heritage/Notable Trees					
Address	Legal Description	Species	Common Name	Comments	
Category 1 - Heritage trees					
151	Cashmere Road (Cracroft House)	Lt 1 DP 19089	Sequoiadendron giganteum	Wellingtonia	
100	Cathedral Square (Christchurch Cathedral)	Lt 1 DP 39475	Platanus x acerifolia	London Plane	4 trees
	Christchurch Botanic Gardens	Pt Res 25 SO 11870	Agathis australis	Kauri	
	Christchurch Botanic Gardens	Pt Res 25 SO 11870	Cedrus deodara	Deodar Cedar	
	Christchurch Botanic Gardens	Pt Res 25 SO 11870	Eucalyptus delegatensis	Mountain Ash	Very large trunk
	Christchurch Botanic Gardens	Pt Res 25 SO 11870	Quercus robur	English Oak	Albert Edward Oak
	Christchurch Botanic Gardens	Pt Res 25 SO 11870	Quercus robur	English Oak	Armstrong Oak
	Christchurch Botanic Gardens	Pt Res 25 SO 11870	Quercus robur	English Oak	Central Lawn
90	Ensors Road (Christchurch Polytechnic)	Pt RS 41333	Quercus robur	English Oak	Shackleton Oak
	Greens Road/Memorial Avenue (Burnside High School)	Pt Res 39874	Cordyline australis	Cabbage Tree	
329	Halswell Road	Lt 1 DP 60019	Sequoiadendron giganteum	Wellingtonia	
69	Stanleys Road	Lt 4 DP 57489	Cordyline australis	Cabbage Tree	
300	Stanmore Road	Lt 1 DP 4845	Ulmus glabra Horizontalis'	Weeping Elm	Stanmore Elm
2	Worcester Street (Arts Centre Quadrangle)	TS 436	Fagus sylvatica 'Purpurea'	Copper Beech	
314	Yaldhurst Road	Yaldhurst Road SO 7221	Eucalyptus globulus	Tasmanian Blue Gum	

Appendix 4 - Heritage/Notable Trees					
Address	Legal Description	Species	Common Name	Comments	
Category 2 - Notable trees					
	Abberley Park	Pt RS 206	Acer platanoides	Norway Maple	
	Abberley Park	Pt RS 206	Acer pseudoplatanus	Sycamore	2 trees
	Abberley Park	Pt RS 206	Aesculus hippocastanum	Horse Chestnut	
	Abberley Park	Pt RS 206	Carpinus betulus	Hornbeam	
	Abberley Park	Pt RS 206	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	
	Abberley Park	Pt RS 206	Cryptomeria japonica	Japanese Red Cedar	
	Abberley Park	Pt RS 206	Cupressus torulos	Bhutan Cypress	
	Abberley Park	Pt RS 206	Fagus sylvatica	European Beech	2 trees
	Abberley Park	Pt RS 206	Ilex aquifolium	Holly	5 trees
	Abberley Park	Pt RS 206	Ligustrum lucidum	Chinese Privet	
	Abberley Park	Pt RS 206	Liquidambar styraciflua	Sweetgum	
	Abberley Park	Pt RS 206	Platanus x acerifolia	London Plane	
	Abberley Park	Pt RS 206	Podocarpus totara	Totara	2 trees
	Abberley Park	Pt RS 206	Populus tremula	Aspen	
	Abberley Park	Pt RS 206	Pterocarya stenoptera	Chinese Wingnut	5 trees
	Abberley Park	Pt RS 206	Quercus palustris	Pin Oak	2 trees
	Abberley Park	Pt RS 206	Quercus robur	English Oak	6 trees
	Abberley Park	Pt RS 206	Racosperma melanoxydon	Tasmanian Blackwood	3 trees
	Abberley Park	Pt RS 206	Taxus baccata	Yew	
	Abberley Park	Pt RS 206	Tilia x europaea	Common Lime	5 trees
	Abberley Park	Pt RS 206	Ulmus procera	English Elm	2 trees
50	Acacia Avenue (Middleton Grange)	Pt Lt 1 DP 21557	astanea sativa	Spanish Chestnut	
50	Acacia Avenue (Middleton Grange)	Lt 2 DP 38274	Cedrus deodara	Deodar Cedar	
50	Acacia Avenue (Middleton Grange)	Lt 2 DP 38274	Pseudotsuga menziesii	Douglas Fir	
50	Acacia Avenue (Middleton Grange)	Pt Lt 1 DP 21557	Quercus robur	English Oak	7 trees
50	Acacia Avenue (Middleton Grange)	Pt Lt 1 DP 21557	Robinia pseudoacacia	Black Locust	
50	Acacia Avenue (Middleton Grange)	Pt Lt 1 DP 21557	Ulmus procera	English Elm	
24A	Achilles Street	Lt 1 DP 18306	Agathis australis	Kauri	
	Acorn Close	Acorn Close	Eucalyptus globulus	Tasmanian Blue Gum	
1	Acorn Close (Reserve)	Lt 21 DP 74568	Quercus robur	English Oak	2 trees
20	Acorn Close	Lt 12 DP 74568	Quercus robur	English Oak	

23	Acorn Close	Lt 6 DP 74568	Quercus robur	English Oak	
120	Aikmans Road	Pt RS 105	Fagus sylvatica 'Purpurea'	Copper Beech	
33	Aikmans Road (Elmwood School)	Pt RS 133	Ginkgo biloba	Ginkgo	2 trees
33	Aikmans Road (Elmwood School)	Lt 9 DP 537	Juglans regia	Common Walnut	
33	Aikmans Road (Elmwood School)	Pt Lt 8 DP 537	Quercus coccinea	Scarlet Oak	
33	Aikmans Road (Elmwood School)	Pt Lt 6 DP 537	Tilia cordata	Small-leafed Lime	
33	Aikmans Road (Elmwood School)	Pt RS 133	Tilia x europaea	Common Lime	
22	Albert Terrace (St Martins School)	Lt 6 DP 12304	Quercus robur	English Oak	
10	Aranoni Track	Lt 9 DP 4037	Metrosideros excelsa	Pohutukawa	
40	Armagh Street	Lt 1 DP 7588	Acer pseudoplatanus 'Drummondii'	Variegated Sycamore	
40	Armagh Street	Pt RS 347	Tilia x europaea	Common Lime	
82	Armagh Street	TS 1182	Aesculus hippocastanum	Horse Chestnut	2 trees
85	Armagh Street	TS 1182	Alnus glutinosa	Common Alder	1 tree
85	Armagh Street	TS 1182	Cedrus deodara	Deodar Cedar	
85	Armagh Street	TS 1182	Cordyline australis	Cabbage Tree	2 trees
85	Armagh Street	TS 1182	Fagus sylvatica	European Beech	
85	Armagh Street	TS 1182	Platanus x acerifolia	London Plane	2 trees
85	Armagh Street	TS 1182	Quercus palustris	Pin Oak	
85	Armagh Street	TS 1182	Quercus robur	English Oak	
85	Armagh Street	TS 1182	Sequoiadendron giganteum	Wellingtonia	
85	Armagh Street	Sec 1 SO 11619	Taxus baccata 'Fastigiata'	Irish Yew	2 trees
217	Armagh Street	Lt 5 DP 1785	Fagus sylvatica 'Purpurea'	Copper Beech	
480	Armagh Street	Lt 59 DP 421	Morus nigra	Common Mulberry	
480	Armagh Street	Lt 59 DP 421	Pseudopanax crassifolium	Lancewood	
337B	Avonhead Road	Lt 2 DP 25937	Ulmus carpinifolia 'Variegata'	Variegated Elm	
10	Avonside Drive	Lt 11 DP 23850	Morus nigra	Common Mulberry	
14	Avonside Drive	Lt 4 DP 69036	Fagus sylvatica 'Purpurea'	Copper Beech	
122	Avonside Drive (Holy Trinity Church)	Pt Lt 2 DP 26713	Acer pseudoplatanus	Sycamore	
122	Avonside Drive (Holy Trinity Church)	Pt Lt 2 DP 26713	Quercus cerris	Turkey Oak	
122	Avonside Drive (Holy Trinity Church)	Pt Lt 2 DP 26713	Quercus rubra	Red Oak	
122	Avonside Drive (Holy Trinity Church)	Pt Lt 2 DP 26713	Tilia x europaea	Common Lime	

122	Avonside Drive (Holy Trinity Church)	Pt Lt 2 DP 26713	Ulmus procera	English Elm	2 trees
670	Avonside Drive	Pt Lt 22 DP 525	Ginkgo biloba	Maidenhair Tree	
	Avonside Drive (opposite Retreat Road)	Avon River	Populus nigra	Black Poplar	
75	Aynsley Terrace	Pt Lt 2 DP 17488	Abies alba	Silver Fir	Group of 2
75	Aynsley Terrace	Pt Lt 2 DP 17488	Araucaria araucana	Monkey Puzzle	
75	Aynsley Terrace	Pt Lt 2 DP 17488	Fagus sylvatica 'Purpurea'	Copper Beech	
75	Aynsley Terrace	Pt Lt 2 DP 17488	Magnolia grandiflora	Southern Magnolia	
75	Aynsley Terrace	Lt 1 DP 57483	Quercus palustris	Pin Oak	
75	Aynsley Terrace	Lt 2 DP 57483	Sequoiadendron giganteum	Wellingtonia	
75	Aynsley Terrace	Lt 1 DP 57483	Ulmus carpinifolia 'Variegata'	Variegated Elm	
75	Aynsley Terrace	Lt 1 DP 57483	Ulmus glabra 'Horizontalis'	Weeping Elm	
81	Aynsley Terrace	Lt 9 DP 12479	Magnolia grandiflora	Southern Magnolia	
81	Aynsley Terrace	Lt 1 DP 17165	Quercus ilex	Holm Oak	
81	Aynsley Terrace	Lt 4 DP 49360	Quercus robur	English Oak	
81	Aynsley Terrace	Lt 3 DP 49360	Sequoiadendron giganteum	Wellingtonia	
10	Ayr Street	Lt 1 DP 53761	Betula pendula	Silver Birch	Group of trees
10	Ayr Street	Lt 1 DP 53761	Juglans regia	Common Walnut	
10	Ayr Street	Lt 1 DP 53761	Platanus x acerifolia	Plane	
10	Ayr Street	Lt 1 DP 53761	Sequoiadendron giganteum	Wellingtonia	
46	Balrudry Street	Lt 3 DP 46879	Populus deltoides	Cottonwood	
46	Balrudry Street	Lt 3 DP 46879	Populus hybrid	Poplar	
46	Balrudry Street	Lt 3 DP 46879	Quercus robur	English Oak	Group of 15
24	Banks Avenue	Lt 1 DP 42619	Sciadopitys verticillata	Japanese Umbrella Pine	
26	Banks Avenue	Lt 2 DP 42619	Tilia x europaea	Common Lime	
136	Barbadoes Street (Catholic Cathedral)	Lt 3 DP 50663	Tilia x europaea	Common Lime	3 trees
	Barbadoes Street Cemetery	Pt Res 20	Acer pseudoplatanus	Sycamore	
	Barbadoes Street Cemetery	Pt Res 20	Quercus robur	English Oak	
	Barbadoes Street Cemetery	Res 42	Quercus robur	English Oak	
	Barbadoes Street Cemetery	Pt Res 20	Ulmus x hollandica	Dutch Elm	
	Barbadoes Street Cemetery	Res 42	Ulmus procera	English Elm	2 trees
	Barbadoes Street Cemetery	Res 43	Ulmus procera	English Elm	

266	Barrington Street (Spreydon Public Library)	Lt 1 DP 63938	Fraxinus excelsior 'Aurea Pendula'	Golden Weeping Ash	
266	Barrington Street (Spreydon Public Library)	Lt 1 DP 63938	Prunus Sato-Zakura 'Cheal's Weeping'	Cheal's Weeping Cherry	
266	Barrington Street (Spreydon Public Library)	Lt 1 DP 63938	Salix caprea 'Pendula'	Kilmarnock Willow	
266	Barrington Street (Spreydon Public Library)	Lt 1 DP 63938	Ulmus carpinifolia 'Variegata'	Variegated Elm	
266	Barrington Street (Spreydon Public Library)	Lt 1 DP 63938	Ulmus glabra 'Camperdownii'	Camperdown Elm	
266	Barrington Street (Spreydon Public Library)	Lt 1 DP 63938	Ulmus glabra 'Horizontalis'	Weeping Elm	
270	Barrington Street (Barrington Park)	Pt RS 41317	Betula pendula 'Youngii'	Weeping Birch	2 trees
270	Barrington Street (Barrington Park)	Pt RS 41317	Fraxinus excelsior 'Pendula'	Weeping Ash	2 trees
3/79	Beachville Road	Lt 3 DP 13759	Myoporum laetum	Ngaio	
82	Bealey Avenue	Pt TR 62	Tilia x europaea	Common Lime	
82	Bealey Avenue	Pt TR 62	Ulmus procera	English Elm	
118	Bealey Avenue	Pt Lt 1 DP 20583	Fagus sylvatica 'Purpurea'	Copper Beech	
302	Bealey Avenue	Lt 13 DP 1222	Ulmus procera 'Variegata'	Variegated Elm	
9	Benjamin Lane	Lt 41 DP 65687	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	
	Beverley Park	Pt Lt 1 DP 4656	Knightia excelsa	Rewarewa	
	Beverley Park	Pt Lt 1 DP 4656	Tilia x europaea	Common Lime	
	Beverley Park	Pt Lt 1 DP 4656	Nothofagus solandri	Black Beech	
	Beverley Park	Pt Lt 1 DP 4656	Thuja plicata	Western Red Cedar	
	Beverley Park	Pt Lt 1 DP 4656	Quercus palustris	Pin Oak	
	Beverley Park	Pt Lt 1 DP 4656	Quercus rubra	Red Oak	
	Beverley Park	Pt Lt 1 DP 4656	Prunus cerasifera 'Pissardii'	Pissard's Plum	
16	Bishop Street	Pt Lt 5 DP 2914	Ulmus glabra 'Horizontalis'	Weeping Elm	
8	Blair Avenue	Pt Lt 42 DP 228	Liquidambar styraciflua	Sweetgum	
8	Blair Avenue	Pt Lt 42 DP 228	Sequoia sempervirens	Coast Redwood	
8	Blakes Road	RS 513	Taxus baccata 'Fastiagata'	Irish Yew	2
8	Blakes Road	RS 35449	Aesculus hippocastanum	Horse Chestnut	
8	Blakes Road	Pt Lt 1 DP 593	Eucalyptus globulus	Tasmanian Blue Gum	

8	Blakes Road	Pt Lt 1 DP 593	Liriodendron tulipifera	Tulip tree	
8	Blakes Road	Pt Lt 1 DP 593	Magnolia grandiflora	Southern magnolia	
8	Blakes Road	RS 35449	Maytenus boaria	Mayten	
8	Blakes Road	RS 35449	Trachycarpus fortunei	Chusan Palm	
8	Blakes Road	RS 35449	Ulmus glabra 'Camperdownii'	Camperdown Elm	
8	Blakes Road	RS 35449	Ulmus glabra 'Horizontalis'	Weeping Elm	
115	Blighs Road	Lt 8 DP 21075	Tilia x europaea	Common Lime	
61	Bridle Path Road (Heathcote Valley School)	Pt RS 41519	Juglans regia	Common Walnut	
61	Bridle Path Road (Heathcote Valley School)	Pt RS 41519	Quercus robur	English Oak	3 trees
74	Bridle Path Road	Pt Lt 1 DP 4499	Eucalyptus globulus	Tasmanian Blue Gum	
74	Bridle Path Road	Pt Lt 1 DP 4499	Eucalyptus globulus	Tasmanian Blue Gum	Group of 4
78	Bridle Path Road	Lt 1 DP 61783	Quercus robur	English oak	2 trees
116	Bridle Path Road	Pt RS 248A	Fraxinus excelsior 'Aurea'	Golden Ash	
116	Bridle Path Road	Pt RS 248A	Cedrus deodara	Deodar Cedar	
116	Bridle Path Road	Pt RS 248A	Ulmus glabra 'Horizontalis'	Weeping Elm	
150A	Bridle Path Road	Lt 1 DP 51950	Quercus robur	English Oak	2 trees
56	Bristol Street	Pt Lt 58 DP 815	Juglans regia	Common Walnut	
86	Bristol Street	Pt Lt 63 DP 815	Acer pseudoplatanus	Sycamore	
86	Bristol Street	Pt Lt 63 DP 815	Cupressus macrocarpa	Monterey Cypress	3 trees
86	Bristol Street	Pt Lt 63 DP 815	Morus nigra	Common Mulberry	
86	Bristol Street	Pt Lt 63 DP 815	Platanus orientalis	Oriental Plane	
86	Bristol Street	Pt Lt 63 DP 815	Quercus ilex	Holm Oak	
86	Bristol Street	Pt Lt 63 DP 815	Tilia x europaea	Common Lime	
86	Bristol Street	Pt Lt 63 DP 815	Ulmus glabra 'Camperdownii'	Camperdown Elm	2 trees
59	Brockworth Place	Lt 17 DP 1596	Nothofagus solandri	Black Beech	
82	Brockworth Place	Lt 37 DP 1596	Cordyline australis	Cabbage Tree	Group of trees
87	Brockworth Place	Lt 1 DP 2347	Pittosporum eugenioides	Lemonwood	Group of trees
190	Brougham Street (Nazareth House)	Pt RS 239	Aesculus hippocastanum	Horse Chestnut	
190	Brougham Street (Nazareth House)	Pt RS 239	Cedrus deodara	Deodar Cedar	
190	Brougham Street (Nazareth House)	Pt RS 239	Ulmus procera	English Elm	3 pollarded trees
22	Brougham Street (Addington School)	Pt RS 154	Juglans regia	Common Walnut	

22	Brougham Street (Addington School)	Lt 12 DP 6267	Magnolia grandiflora	Southern Magnolia	
22	Brougham Street (Addington School)	Lt 12 DP 6267	Quercus cerris	Turkey Oak	
22	Brougham Street (Addington School)	Pt RS 154	Quercus robur	English Oak	
22	Brougham Street (Addington School)	Lt 12 DP 6267	Tilia x europaea	Common Lime	7 trees
22	Brougham Street (Addington School)	Pt RS 154	Tilia x europaea	Common Lime	
22	Brougham Street (Addington School)	Pt RS 154	Ulmus glabra 'Camperdownii'	Camperdown Elm	2 trees
22	Brougham Street (Addington School)	Pt RS 154	Ulmus procera	Common Elm	
51a	Browns Road	Lt 4 DP 22133	Ulmus procera	English Elm	
53	Browns Road	Lt 2 DP 22133	Quercus robur	English Oak	
14	Bryndwr Road	Lt 1 DP 29880	Nothofagus menziesii	Silver Beech	
26	Bryndwr Road	Lt 1 DP 20910	Nothofagus fusca	Red Beech	
98	Bryndwr Road	Lt 7 DP 15042	Tilia x europaea	Common lime	
	Burnside Park	Pt Lt 1 DP 14686	Acer pseudoplatanus	Sycamore	
	Burnside Park	Lt 1 DP 16376	Cedrus deodara	Deodar Cedar	10 trees
	Burnside Park	Lt 1 DP 16376	Chamaecyparis lawsoniana	Lawson Cypress	
	Burnside Park	Lt 1 DP 16376	Cupressus arizonica	Arizona Cypress	
	Burnside Park	Lt 1 DP 16376	Cupressus torulosa	Bhutan Cypress	
	Burnside Park	Lt 1 DP 16376	Fagus sylvatica	European Beech	2 trees
	Burnside Park	Pt Lt 1 DP 14686	Fraxinus excelsior	English Ash	
	Burnside Park	Lt 1 DP 16376	Fraxinus excelsior	English Ash	2 trees
	Burnside Park	Lt 1 DP 16376	Fraxinus excelsior 'Aurea'	Golden Ash	
	Burnside Park	Lt 1 DP 16376	Pseudotsuga menziesii	Douglas Fir	3 trees
	Burnside Park	Pt Lt 1 DP 14686	Quercus robur	English Oak	

Continued on the next page

Appendix 4 - Heritage/Notable Trees					
Address		Legal Description	Species	Common Name	Comments
	Burnside Park	Lt 1 DP 16376	Sequoiadendron giganteum	Wellingtonia	11 trees
	Burnside Park	Lt 1 DP 16376	Taxus baccata 'Fastigiata'	Irish Yew	
	Burnside Park	Lt 1 DP 16376	Tilia x europaea	Common Lime	3 trees
	Burnside Park	Lt 1 DP 16376	Ulmus procera	English Elm	
	Cambridge Terrace (Manchester-Madras)	ChCh City Reserves Empowering Act 1971 3rd Schedule Item 10	Populus nigra 'Italica'	Lombardy Poplar	12 on riverbank
263	Cambridge Terrace	Lt 4 DP 61964	Fagus sylvatica 'Purpurea'	Copper Beech	
11	Campbell Street	Lt 105 DP 2030	Phoenix canariensis	Canary Island Palm	
11	Campbell Street	Lt 105 DP 2030	Quercus palustris	Pin Oak	
79	Carmen Road	Lt 1 DP 71241	Cedrus deodara	Deodar Cedar	
79	Carmen Road	Lt 1 DP 71241	Plagianthus regius	Ribbonwood	
99	Carmen Road (Carmen Reserve)	Lt 101 DP 63883	Acer platanoides	Norway Maple	
99	Carmen Road (Carmen Reserve)	Lt 101 DP 63883	Acer pseudoplatanus	Sycamore	
99	Carmen Road (Carmen Reserve)	Lt 101 DP 63883	Acer pseudoplatanus 'Drummondii'	Variegated Sycamore	
99	Carmen Road (Carmen Reserve)	Lt 1 DP 63561	Cedrus deodara	Deodar Cedar	
99	Carmen Road (Carmen Reserve)	Lt 101 DP 63883	Fraxinus excelsior	English Ash	
99	Carmen Road (Carmen Reserve)	Lt 101 DP 63883	Quercus cerris	Turkey Oak	
99	Carmen Road (Carmen Reserve)	Lt 101 DP 63883	Quercus rubra	Red Oak	
99	Carmen Road (Carmen Reserve)	Lt 101 DP 63883	Sequoia sempervirens	Coast Redwood	
99	Carmen Road (Carmen Reserve)	Lt 101 DP 63883	Sequoiadendron giganteum	Wellingtonia	
99	Carmen Road (Carmen Reserve)	Lt 101 DP 63883	Ulmus glabra 'Horizontalis'	Weeping Elm	
22	Cashel Street	Lt 1 DP 63892	Tilia x europaea	Common Lime	
236	Cashel Street (St Paul's Trinity Pacific Church)	TS 925	Taxus baccata 'Fastigiata'	Irish Yew	
236	Cashel Street (St Paul's Trinity Pacific Church)	TS 927	Taxus baccata 'Fastigiata'	Irish Yew	
61	Cashmere Road	Lt 2 DP 6766	Cupressus sempervirens	Italian Cypress	
61	Cashmere Road	Lt 2 DP 6766	Sequoiadendron giganteum	Wellingtonia	
63A	Cashmere Road	Lt 2 DP 49178	Ulmus procera	English Elm	

67	Cashmere Road	Lt 1 DP 22083	Pseudopanax crassifolium	Lancewood	
93	Cashmere Road	Lt 1 DP 8380	Quercus palustris	Pin Oak	
93	Cashmere Road	Lt 1 DP 8380	Taxodium distichum	Swamp Cypress	
151	Cashmere Road (Cracroft House)	Lt 1 DP 19089	Acer pseudoplatanus	Sycamore	2 trees
151	Cashmere Road (Cracroft House)	Lt 1 DP 19089	Chamaecyparis lawsoniana	Lawson Cypress	
151	Cashmere Road (Cracroft House)	Lt 1 DP 19089	Cryptomeria japonica	Japanese Red Cedar	
151	Cashmere Road (Cracroft House)	Lt 1 DP 19089	Cupressus torulosa	Bhutan Cypress	6 trees
151	Cashmere Road (Cracroft House)	Lt 1 DP 19089	Eucalyptus globulus	Tasmanian Blue Gum	2 trees
151	Cashmere Road (Cracroft House)	Lt 1 DP 19089	Eucalyptus sp.	Gum	3 trees
151	Cashmere Road (Cracroft House)	Lt 1 DP 19089	Fagus sylvatica	European Beech	
151	Cashmere Road (Cracroft House)	Lt 1 DP 19089	Fraxinus excelsior 'Jaspidea' (Aurea)	Golden Ash	
151	Cashmere Road (Cracroft House)	Lt 1 DP 19089	Quercus cerris	Turkey Oak	
151	Cashmere Road (Cracroft House)	Lt 1 DP 19089	Quercus palustris	Pin Oak	
151	Cashmere Road (Cracroft House)	Lt 1 DP 19089	Quercus robur	English Oak	7 trees
151	Cashmere Road (Cracroft House)	Lt 1 DP 19089	Rhododendron sp.	Rhododendron	2 trees
151	Cashmere Road (Cracroft House)	Lt 1 DP 19089	Sequoiadendron giganteum	Wellingtonia	
151	Cashmere Road (Cracroft House)	Lt 1 DP 19089	Ulmus procera	English Elm	4 trees
153	Cashmere Road	Lt 1 DP 44525	Quercus robur	English Oak	
161-161A	Cashmere Road	Lt 6 DP 44525	Quercus robur	English Oak	
101	Cathedral Square	Lt 2 DP 39475	Tilia x europaea	Common Lime	4 (Four Ships Court)
101	Cathedral Square	Lt 2 DP 39475	Tilia x europaea	Common Lime	4 (Godley Statue)
116	Centaurus Road	Lt 1 DP 16905	Sequoiadendron giganteum	Wellingtonia	2 trees
133	Centaurus Road	Lt 14 DP 21620	Ulmus procera	English Elm	
343	Centaurus Road	Lt 1 DP 17488	Phoenix canariensis	Canary Island Palm	4 trees
34	Centennial Avenue	Lt 115 DP 15016	Hoheria angustifolia	Narrow Leaved Lacebark	
41	Centennial Avenue	Lt 242 DP 15015	Quercus robur	English Oak	
4	Cephas Close	Lt 5 DP 48494	Fagus sylvatica	European Beech	2 trees
4	Cephas Close	Lt 5 DP 48494	Quercus ilex	Holm Oak	

6	Cephas Close	Lt 6 DP 48494	Cupressus macrocarpa	Monterey Cypress	
8	Cephas Close	Lt 7 DP 48494	Acer pseudoplatanus	Sycamore	
186	Chattertons Road	Lt 2 DP 28591	Sophora microphylla	Kowhai	2 Trees
196	Chattertons Road	Lt 1 DP 28591	Sophora prostrata	Kowhai	Group
580	Chattertons Road	Lt 1 DP 56068	Sophora microphylla	Kowhai	Group of trees
51	Cheyenne Street	Lt 18 DP 28077	Tilia cordata	Small-Leafed Lime	
22	Cholmondeley Avenue (Risingholme)	Lt 1 DP 3482	Alnus glutinosa	Common Alder	
22	Cholmondeley Avenue (Risingholme)	Lt 1 DP 3482	Castanea sativa	Spanish Chestnut	
22	Cholmondeley Avenue (Risingholme)	Lt 1 DP 3482	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	
22	Cholmondeley Avenue (Risingholme)	Lt 1 DP 3482	Cupressus sempervirens	Italian Cypress	
22	Cholmondeley Avenue (Risingholme)	Pt Lt 3 DP 3482	Cupressus torulosa	Bhutan Cypress	
22	Cholmondeley Avenue (Risingholme)	Lt 1 DP 3482	Eleocarpus dentata	Hinau	
22	Cholmondeley Avenue (Risingholme)	Lt 1 DP 3482	Fagus sylvatica	European Beech	
22	Cholmondeley Avenue (Risingholme)	Pt Lt 3 DP 3482	Fraxinus excelsior	English Ash	2 trees
22	Cholmondeley Avenue (Risingholme)	Pt Lt 3 DP 3482	Ginkgo biloba	Maidenhair Tree	
22	Cholmondeley Avenue (Risingholme)	Pt Lt 7 DP 3482	Juglans regia	Common Walnut	
22	Cholmondeley Avenue (Risingholme)	Lt 1 DP 3482	Magnolia grandiflora	Southern Magnolia	
22	Cholmondeley Avenue (Risingholme)	Lt 1 DP 3482	Quercus palustris	Pin Oak	
22	Cholmondeley Avenue (Risingholme)	Lt 5 DP 3482	Quercus robur	English Oak	
22	Cholmondeley Avenue (Risingholme)	Pt Lt 6 DP 3482	Quercus robur	English Oak	2 trees
22	Cholmondeley Avenue (Risingholme)	Pt Lt 3 DP 3482	Quercus robur 'Fastigiata'	Cypress Oak	2 trees

22	Cholmondeley Avenue (Risingholme)	Lt 1 DP 3482	Tilia x europaea	Common Lime	2 trees
22	Cholmondeley Avenue (Risingholme)	Lt 1 DP 3482	Tsuga caroliniana	Carolina Hemlock	
22	Cholmondeley Avenue (Risingholme)	Pt Lt 3 DP 3482	Umbellularia californica	Californian Laurel	
	Christchurch Northern Motorway	Christchurch Northern Motorway	Eucalyptus globulus	Tasmanian Blue Gum	3 on median
24	Church Lane (St Mary's Church)	Lt 1 DP 1720	Acer pseudoplatanus	Sycamore	
24	Church Lane (St Mary's Church)	Lt 1 DP 1720	Platanus orientalis	Oriental Plane	
24	Church Lane (St Mary's Church)	Lt 1 DP 1720	Tilia x europaea	Common Lime	
18	Church Square	Lt 1 DP 11992	Pseudopanax crassifolium	Lancewood	
30	Church Square (St Mary's Church)	Pt RS 72	Acer pseudoplatanus	Sycamore	3 trees
30	Church Square (St Mary's Church)	Pt RS 72	Cupressus torulosa	Bhutan Cypress	
30	Church Square (St Mary's Church)	Pt RS 72	Quercus robur	English Oak	5 trees
30	Church Square (St Mary's Church)	Pt RS 72	Tilia x europaea	Common Lime	3 trees
30	Church Square (St Mary's Church)	Pt RS 72	Ulmus x hollandica	Dutch Elm	
6	Circuit Street	Lt 2 DP 49533	Arbutus unedo	Irish Strawberry Tree	
6	Circuit Street	Lt 2 DP 49533	Cedrus deodara	Deodar Cedar	2 trees
6	Circuit Street	Lt 2 DP 49533	Juglans regia	Common Walnut	2 trees
6	Circuit Street	Lt 2 DP 49533	Liriodendron tulipifera	Tulip Tree	
6	Circuit Street	Lt 2 DP 49533	Ulmus glabra 'Horizontalis'	Weeping Elm	
	Clifford Avenue, Reserve near 25	Lt 3 DP 47410	Fagus sylvatica	European Beech	
3	Clifton Bay	Lt 3 DP 3201	Araucaria heterophylla	Norfolk Island Pine	
3	Clifton Bay	Lt 3 DP 3201	Brahea edulis	Palm	
3	Clifton Bay	Lt 3 DP 3201	Ficus sp.	Rubber Tree	3 trees
3	Clifton Bay	Lt 3 DP 3201	Metrosideros excelsa	Pohutukawa	
3	Clifton Bay	Lt 3 DP 3201	Phoenix canariensis	Canary Island Palm	5 trees
3	Clifton Bay	Lt 3 DP 3201	Quercus ilex	Holm Oak	
3	Clifton Bay	Lt 3 DP 3201	Vitex lucens	Puriri	
3	Clifton Bay	Lt 3 DP 3201	Washingtonia robusta	Palm	
	Clyde Road (corner Jeffreys Road)	Lt 1 DP 23970	Ficus carica	Fig	
36	Clyde Road	Lt 1 DP 14520	Quercus palustris	Pin Oak	

83	Clyde Road	Lt 5 DP 12421	<i>Chamaecyparis lawsoniana</i>	Lawson Cypress	
83	Clyde Road	Lt 5 DP 12421	<i>Fraxinus excelsior</i> 'Aurea'	Golden Ash	
83	Clyde Road	Lt 5 DP 12421	<i>Platanus orientalis</i>	Oriental Plane	
88C	Clyde Road	Lt 2 DP 28058	<i>Nothofagus fusca</i>	Red Beech	
88C	Clyde Road	Lt 2 DP 28058	<i>Nothofagus solandri cliffortioides</i>	Mountain Beech	
88C	Clyde Road	Lt 2 DP 28058	<i>Tilia x europaea</i>	Common lime	
88C	Clyde Road	Lt 2 DP 28058	<i>Ulmus x hollandica</i>	Dutch Elm	
109	Clyde Road (Medbury School)	Pt RS 12	<i>Aesculus hippocastanum</i>	Horse Chestnut	
109	Clyde Road (Medbury School)	Pt RS 12	<i>Cedrus libani</i>	Cedar of Lebanon	
109	Clyde Road (Medbury School)	Lt 1 DP 17707	<i>Cedrus atlantica</i> 'Glauca'	Blue Atlas Cedar	
109	Clyde Road (Medbury School)	Pt RS 12	<i>Cedrus atlantica</i> 'Glauca'	Blue Atlas Cedar	6 trees
109	Clyde Road (Medbury School)	Pt RS 12	<i>Cedrus deodara</i>	Deodar Cedar	
109	Clyde Road (Medbury School)	Pt RS 12	<i>Dacrycarpus dacrydioides</i>	Kahikatea	
109	Clyde Road (Medbury School)	Pt RS 12	<i>Hoheria populnea</i> var. lanceolata	Narrow-leafed Lacebark	
109	Clyde Road (Medbury School)	Lt 1 DP 17707	<i>Juglans regia</i>	Common Walnut	
109	Clyde Road (Medbury School)	Pt RS 12	<i>Juglans regia</i>	Common Walnut	
109	Clyde Road (Medbury School)	Lt 1 DP 14237	<i>Nothofagus solandri cliffortioides</i>	Mountain Beech	
109	Clyde Road (Medbury School)	Pt RS 12	<i>Plagianthus regius</i>	Ribbonwood	2 trees
109	Clyde Road (Medbury School)	Pt RS 12	<i>Platanus x acerifolia</i>	London Plane	
109	Clyde Road (Medbury School)	Pt RS 12	<i>Quercus palustris</i>	Pin Oak	
109	Clyde Road (Medbury School)	Pt RS 12	<i>Quercus robur</i>	English Oak	
109	Clyde Road (Medbury School)	Pt RS 12	<i>Sequoiadendron giganteum</i>	Wellingtonia	
109	Clyde Road (Medbury School)	Pt RS 12	<i>Tilia x europaea</i>	Common Lime	3 trees
109	Clyde Road (Medbury School)	Waimairi Stream near Pt RS 12	<i>Tilia x europaea</i>	Common Lime	2 trees
109	Clyde Road (Medbury School)	Pt RS 12	<i>Ulmus procera</i>	English Elm	4 trees
109	Clyde Road (Medbury School)	Waimairi Stream near Pt RS 12	<i>Ulmus procera</i>	English Elm	3 trees
168	Clyde Road (Fendalton School)	Lt 1 DP 11469	<i>Acer pseudoplatanus</i>	Sycamore	Group of 2

168	Clyde Road (Fendalton School)	Pt Lt 5 DP 11023	Juglans regia	Common Walnut	
168	Clyde Road (Fendalton School)	Pt RS 60	Nothofagus fusca	Red Beech	2 trees
168	Clyde Road (Fendalton School)	Pt Lt 1 DP 4775	Platanus x acerifolia	London Plane	
168	Clyde Road (Fendalton School)	Pt RS 60	Quercus robur	English Oak	3 trees
168	Clyde Road (Fendalton School)	Pt Lt 5 DP 11023	Tilia x europaea	Common Lime	2 trees
168	Clyde Road (Fendalton School)	Lt 1 DP 11469	Tilia x europaea	Common Lime	
168	Clyde Road (Fendalton School)	Lt 1 DP 11469	Ulmus laevis	Elm	
205	Clyde Road	Lt 3 DP 26940	Sequoiadendron giganteum	Wellingtonia	
	Cnr Belfast and Blakes Road	Pt RS 243A	Maytenus boaria	Maytens Tree	
	Cnr Belfast and Blakes Road	Pt RS 243A	Tilia x vulgaris	Common Lime	
	Cnr Belfast and Blakes Road	Pt RS 243A	Ulmus glabra	Wych Elm	
	Cnr Belfast and Blakes Road	Pt RS 243A	Platanus x acerifolia	London Plane	
203- 205A	Clyde Road	Lts 4-5 DP 26940	Sequoiadendron giganteum	Wellingtonia	
36	Colenso Street	Pt RS 144	Eucalyptus bridgesiana	Applebox Gum	
10	College Avenue	Lt 25 DP 7502	Nothofagus fusca	Red Beech	
22A	Colombo Street	Pt RS 138	Tilia x europaea	Common Lime	
22A	Colombo Street	Pt RS 138	Ulmus glabra 'Horizontalis'	Weeping Elm	
24	Colombo Street	Lt 3 DP 7637	Quercus robur	English Oak	
30	Colombo Street	Lt 3 DP 42990	Magnolia grandiflora	Southern Magnolia	
42	Colombo Street	Pt Lt 2 DP 11583	Cordyline australis	Cabbage Tree	
44	Colombo Street	Lt1 DP 11583	Sequoiadendron giganteum	Wellingtonia	
119	Colombo Street	Pt RS 154	Quercus robur	English Oak	
221	Colombo Street	Pt Lt 8 DP 163	Phoenix canariensis	Canary Island Palm	
387	Colombo Street	Lt 1 DP 54447	Ilex aquifolium	Holly	
876	Colombo Street	Lt 1 DP 45940	Ginkgo biloba	Maidenhair Tree	
876	Colombo Street	Lt 1 DP 45940	Gleditsia triacanthos	Honey Locust	
876	Colombo Street	Lt 1 DP 45940	Quercus robur	English Oak	
876	Colombo Street	Lt 1 DP 45940	Sequoia sempervirens	Coast Redwood	
888	Colombo Street	Sec 1 S O 17510 Pt TR 112	Fraxinus excelsior	Common Ash	
888	Colombo Street	Sec 1 S O 17510 Pt TR 112	Cedrus deodara	Deodar Cedar	2 trees

891	Colombo Street (Christchurch Women's Hospital)	Lt 4 DP 910	Acer pseudoplatanus	Sycamore	
891	Colombo Street (Christchurch Women's Hospital)	Lt 4 DP 910	Aesculus hippocastanum	Horse Chestnut	
891	Colombo Street (Christchurch Women's Hospital)	Lt 4 DP 910	Chamaecyparis lawsoniana	Lawson Cypress	
891	Colombo Street (Christchurch Women's Hospital)	Lt 4 DP 910	Fagus sylvatica 'Purpurea'	Copper Beech	
891	Colombo Street (Christchurch Women's Hospital)	Lt 4 DP 910	Quercus ilex	Holm Oak	
891	Colombo Street (Christchurch Women's Hospital)	Lt 4 DP 910	Tilia x europaea	Common Lime	
891	Colombo Street (Christchurch Women's Hospital)	Lt 4 DP 910	Ulmus glabra 'Camperdownii'	Camperdown Elm	
193	Conservators Road (112 McLeans Island Road)	Lt 3 DP 14737	Sophora microphylla	Kowhai	
	Cranmer Square	SO 18834	Fraxinus excelsior	English Ash	
	Cranmer Square	SO 18834	Platanus orientalis	Oriental Plane	13 trees
	Cranmer Square	SO 18834	Platanus x acerifolia	London Plane	6 trees
	Cranmer Square	SO 18834	Quercus palustris	Pin Oak	
	Cranmer Square	SO 18834	Quercus robur	English Oak	8 trees
	Cranmer Square	SO 18834	Tilia x europaea	Common Lime	
1	Dallas Street	Lt 2 DP 8771	Podocarpus hallii	Hall's Totara	
7	Daresbury Lane	Lt 18 DP 17795	Populus nigra 'Italica'	Lombardy Poplar	3 trees

Continued on the next page

Appendix 4 - Heritage/Notable Trees					
Address		Legal Description	Species	Common Name	Comments
14	Darvel Street	Pt Lt 1 DP 9712	Cordyline australis	Cabbage Tree	Group of trees
27	Darvel Street	Lt 1 DP 51636	Quercus palustris	Pin Oak	
75	Deans Avenue	Pt Lt 2 DP 1596	Arbutus unedo	Strawberry Tree	
159	Deans Avenue	RS 163	Chamaecyparis lawsoniana	Lawson Cypress	
189	Deans Avenue	Lt 1 DP 51050	Aesculus x carnea	Red Horse Chestnut	
189	Deans Avenue	Lt 1 DP 51050	Betula pendula	Silver Birch	Group of 2
189	Deans Avenue	Lt 1 DP 51050	Eucalyptus delegatensis	Alpine Ash	
189	Deans Avenue	Lt 1 DP 51050	Fagus sylvatica	European Beech	
189	Deans Avenue	Lt 1 DP 51050	Fraxinus excelsior	Common Ash	
189	Deans Avenue	Lt 1 DP 51050	Magnolia grandiflora	Southern Magnolia	
189	Deans Avenue	Lt 1 DP 51050	Maytenus boaria	Chilean Mayten	
189	Deans Avenue	Lt 1 DP 51050	Platanus sp.	Plane	
189	Deans Avenue	Lt 1 DP 51050	Populus nigra `Italica'	Lombardy Poplar	
189	Deans Avenue	Lt 1 DP 51050	Quercus robur	English Oak	
189	Deans Avenue	Lt 1 DP 51050	Tilia sp.	Lime	Group of trees
10	Desmond Street	Lt 28 DP 6068	Dacrydium cupressinum	Rimu	
10	Desmond Street	Lt 29 DP 6068	Fagus sylvatica `Purpurea'	Copper Beech	
2	Division Street	Lt 1 DP 18497	Cordyline australis	Cabbage Tree	Group of trees
	Dudley Street	Dudley Street	Quercus heterophylla	Bartrams Oak	27 street trees
280	Durham Street (Provincial Buildings)	Pt Res 11 SO 6223	Tilia x europaea	Common Lime	
400 / F2	Durham Street	Lt 2 DP 18348	Ginkgo biloba	Maidenhair Tree	
400 / F2	Durham Street	Lt 2 DP 18348	Tilia x europaea	Common Lime	
435	Durham Street	Lt 2 DP 21036	Agathis australis	Kauri	
54	Dyers Pass Road	Lt 5 DP 5253	Acer pseudoplatanus	Sycamore	
54	Dyers Pass Road	Lt 5 DP 5253	Cedrus deodara	Deodar Cedar	2 trees
54	Dyers Pass Road	Lt 2 DP 25366	Eucalyptus globulus	Tasmanian Blue Gum	
87	Dyers Pass Road	Lt 1 DP 17867	Sequoiadendron giganteum	Wellingtonia	
103	Dyers Pass Road	Lt 44 DP 4030	Group of Native species		
236	Dyers Pass Road	Lt 1 DP 27029	Pinus radiata	Monterey Pine	
25	Earnlea Terrace Reserve	Lt 1 DP 70550	Castanea sativa	Spanish Chestnut	

25	Earnlea Terrace Reserve	Lt 1 DP 70550	Cordyline australis	Cabbage tree	7 trees
25	Earnlea Terrace Reserve	Lt 1 DP 70550	Quercus robur	English Oak	
239	Eastern Terrace	Lt 8 DP 5270	Pseudopanax crassifolium	Lancewood	Group of 2
101	Edgware Road	Lt 2 DP 37216	Plagianthus regius	Ribbonwood	
164	Edgware Road	Lt 64 DP 1212	Dacrydium cupressinum	Rimu	
177	Edgware Road	Lt 55 DP 2004	Liquidambar styraciflua	Sweet Gum	
124	Elizabeth Street	Lt 94 DP 15016	Plagianthus regius	Ribbonwood	
	Ensors Road/Opawa Road	SO 17506	Quercus robur	English Oak	
90	Ensors Road (Christchurch Polytechnic)	Pt Res 5278	Quercus sp	American Oak	
90	Ensors Road (Christchurch Polytechnic)	Pt Res 5278	Ulmus glabra 'Horizontalis'	Weeping Elm	
90	Ensors Road (Christchurch Polytechnic)	Pt Res 5278	Ulmus glabra 'Horizontalis'	Weeping Elm	
	Ensors Road/Brougham Street	SO 17506	Fagus sylvatica 'Purpurea'	Copper Beech	
96	Esplanade	Lt 3 DP 3527	Araucaria heterophylla	Norfolk Island Pine	
	Esplanade (Sumner Foreshore)	Res 3549, Esplanade	Araucaria heterophylla	Norfolk Island Pine	Group of 12
20A	Evans Pass Road	Lt 4 DP38604	Cupressus macrocarpa	Monterey Cypress	
24A	Fendalton Road	Lt 2 DP 16016	Acer palmatum 'Atropurpureum'	Japanese Maple	Group of 8
39	Fendalton Road	Pt Lt 1 DP 3044	Betula pendula	Silver Birch	
63	Fendalton Road (Mona Vale)	Lt 8 DP 7787	Fagus sylvatica	European Beech	1 trees
63	Fendalton Road (Mona Vale)	Pt Lt 2 DP 7787	Fagus sylvatica 'pendula'	Weeping Beech	
63	Fendalton Road (Mona Vale)	Pt Lt 1 DP 7787	Liriodendron tulipifera	Tulip Tree	
63	Fendalton Road (Mona Vale)	Lt 1 DP 53980	Quercus palustris	Pin Oak	
63	Fendalton Road (Mona Vale)	Pt Lt 2 DP 7787	Taxodium distichum	Swamp Cypress	
63	Fendalton Road (Mona Vale)	Lt 6 DP 7787	Tilia x europaea	Common Lime	
63	Fendalton Road (Mona Vale)	Pt Lt 1 DP 7787	Ulmus glabra 'Camperdownii'	Camperdown Elm	
63	Fendalton Road (Mona Vale)	Pt Lt 5 DP 7787	Ulmus glabra 'Camperdownii'	Camperdown Elm	

63	Fendalton Road (Mona Vale)	Pt Lt 8 DP 7787	Ulmus glabra 'Camperdownii'	Camperdown Elm	
67	Fendalton Road	Lt 2 DP 49363	Carpinus betulus	Hornbeam	
67	Fendalton Road	Lt 2 DP 49363	Fagus sylvatica	European Beech	
67	Fendalton Road	Lt 2 DP 49363	Fagus sylvatica 'Purpurea'	Copper Beech	
67	Fendalton Road	Lt 3 DP 49363	Fagus sylvatica 'Purpurea'	Copper Beech	
67	Fendalton Road	Lt 2 DP 49363	Ginkgo biloba	Maidenhair Tree	
67	Fendalton Road	Lt 2 DP 49363	Magnolia grandiflora	Southern Magnolia	
67	Fendalton Road	Lt 2 DP 49363	Magnolia x soulangiana	Saucer Magnolia	
67	Fendalton Road	Lt 2 DP 49363	Quercus cerris	Turkey Oak	
67	Fendalton Road	Lt 2 DP 49363	Quercus robur	English Oak	8 trees
67	Fendalton Road	Lt 2 DP 49363	Tilia x europaea	Common Lime	
89A	Fendalton Road	Lt 2 DP 11043	Tilia x europaea	Common Lime	
101	Fendalton Road	Pt Lt 2 DP 15151	Quercus palustris	Pin Oak	
123	Fendalton Road (Holly Lea)	Pt RS 18	Fagus sylvatica 'Purpurea'	Copper Beech	2 trees
123	Fendalton Road (Holly Lea)	Pt RS 18	Platanus x acerifolia	London Plane	2 trees
123	Fendalton Road (Holly Lea)	Pt RS 18	Quercus coccinea	Scarlet Oak	
139	Fendalton Road (St Barnabas Church)	Pt RS 18	Aesculus hippocastanum	Horse Chestnut	2 trees
139	Fendalton Road (St Barnabas Church)	Lt 2 DP 2528	Fagus sylvatica 'Purpurea'	Copper Beech	2 trees
139	Fendalton Road (St Barnabas Church)	Pt RS 18	Fagus sylvatica 'Purpurea'	Copper Beech	2 trees
139	Fendalton Road (St Barnabas Church)	Pt RS 18	Tilia x europaea	Common Lime	2 trees
139	Fendalton Road (St Barnabas Church)	Lt 5 DP 2528	Tilia x europaea	Common Lime	
142	Fendalton Road	Pt Lt 7 DP 19271	Fagus sylvatica	European Beech	
142	Fendalton Road	Lt 2 DP 47234	Quercus robur	English Oak	
142	Fendalton Road	Pt Lt 7 DP 19271	Tilia x europaea	Common Lime	
150	Fendalton Road	Pt Lt 1 DP 7872	Sequoiadendron giganteum	Wellingtonia	
163	Fendalton Road	Pt Lt 29 DP 12023	Quercus palustris	Pin Oak	
62	Ferry Road	Lt 1 DP 50663	Cedrus deodara	Deodar Cedar	
62	Ferry Road	Lt 1 DP 50663	Corynocarpus laevigata	Karaka	
62	Ferry Road	Lt 1 DP 50663	Ginkgo biloba	Maidenhair Tree	
142	Ferry Road	Lt 1 DP 70702	Ulmus glabra 'Horizontalis'	Weeping Elm	
987	Ferry Road	Lt 1 DP 53446	Myoporum laetum	Ngaio	
97	Fifield Terrace	Lt 22 DP 74568	Eucalyptus globulus	Tasmanian Blue Gum	
97	Fifield Terrace	Lt 22 DP 74568	Quercus robur	English Oak	

230	Fitzgerald Avenue	Lt 8 DP 6117	Cordyline australis	Cabbage Tree	
2	Flavell Street	Lt 33 DP 26	Schinus molle	Pepper Tree	
2	Flavell Street	Lt 34 DP 26	Schinus molle	Pepper Tree	
	Flay Reserve (Grahams Road)	RS 40066	Juglans regia	Common Walnut	
	Flay Reserve (Grahams Road)	RS 40066	Quercus robur	English Oak	6 trees
	Flay Reserve (Grahams Road)	RS 40066	Sequoiadendron giganteum	Wellingtonia	
	Flay Reserve (Grahams Road)	RS 40066	Ulmus procera	English Elm	3 trees
	Ford Road (Opawa School)	Lt 2 DP 5283	Acer pseudoplatanus	Sycamore	
	Ford Road (Opawa School)	Lt 2 DP 5283	Aesculus hippocastanum	Horse Chestnut	
	Ford Road (Opawa School)	Lt 2 DP 5283	Carpinus betulus	Hornbeam	
	Ford Road (Opawa School)	Lt 2 DP 5283	Catalpa bignonioides	Indian Bean Tree	2 trees
	Ford Road (Opawa School)	Lt 5 DP 4057	Fagus sylvatica	European Beech	
	Ford Road (Opawa School)	Lt 2 DP 5283	Fraxinus excelsior	English Ash	7 trees
	Ford Road (Opawa School)	SO 7705 Newbery St	Platanus x acerifolia	London Plane	5 trees
	Ford Road (Opawa School)	Lt 2 DP 5283	Prunus avium	Wild Cherry (Scottish Gean)	
	Ford Road (Opawa School)	Lt 2 DP 5283	Quercus coccinea	Scarlet Oak	
	Ford Road (Opawa School)	SO 7705 Newbery Street	Quercus palustris	Pin Oak	
	Ford Road (Opawa School)	Lt 5 DP 4057	Ulmus procera	English Elm	
	Ford Road (Opawa School)	Lt 2 DP 5283	Ulmus procera	English Elm	
5	Garden Road	Lt 1 DP 70760	Quercus rubra	Red Oak	
8	Garden Road	Lt 2 DP 44955	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	
8	Garden Road	Lt 2 DP 44955	Thuja plicata	Western Red Cedar	
6	Gates Lane	Lt 13 DP 60391	Juglans regia	Common Walnut	
85	Geraldine Street	Lt 99 DP 812	Hoheria populnea lanceolata	Long-Leafed Lacebark	
	Glade Avenue (near no. 19)	Glade Avenue	Tilia platyphyllos	Broad Leafed Lime	
12	Glandovey Road	Pt Lt 8 DP 9102	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	
21	Glandovey Road	Lt 3 DP 5332	Liquidambar styraciflua	Sweetgum	
21	Glandovey Road	Lt 3 DP 5332	Metasequoia glyptostroboides	Dawn Redwood	2 trees

24	Glandovey Road	Lt 2 DP 40404	Fraxinus excelsior	Common Ash	Group of 6
24	Glandovey Road	Lt 2 DP 40404	Juglans regia	Common Walnut	
26	Glandovey Road	Lt 1 DP 40404	Fagus sylvatica 'Purpurea'	Copper Beech	
27	Glandovey Road	Lt 1 DP 10382	Alnus glutinosa	Common Alder	
27	Glandovey Road	Lt 1 DP 10382	Fagus sylvatica	European Beech	
27	Glandovey Road	Lt 1 DP 10382	Platanus x acerifolia	London Plane	10 trees
32A	Glandovey Road	Lt1 DP 45548	Quercus robur	English Oak	
32B	Glandovey Road	Lt 2 DP 45548	Fraxinus excelsior	Common Ash	2 trees
51	Glandovey Road	Pt RS 188	Sequoiadendron giganteum	Wellingtonia	
60	Glandovey Road	Lt 1 DP 7754	Acer monspessulanum	Montpelier Maple	
60	Glandovey Road	Lt 1 DP 7754	Various	Group of natives	Group
60	Glandovey Road	Lt 1 DP 7754	Fraxinus excelsior 'Aurea'	Golden Ash	
60	Glandovey Road	Lt 1 DP 7754	Quercus rubra	Red Oak	
60	Glandovey Road	Lt 1 DP 7754	Tilia cordata	Small Leafed Lime	Group of 18
60	Glandovey Road	Lt 1 DP 7754	Ulmus carpinifolia 'Variegata'	Variegated Elm	
70	Glandovey Road	Lt 3 DP 9577	Fagus sylvatica 'Purpurea'	Copper Beech	
70	Glandovey Road	Lt 4 DP 9577	Quercus palustris	Pin Oak	
88A	Glandovey Road	Lt 2 DP 24015	Tilia x europaea	Common Lime	2 trees
93	Glandovey Road	Lt 1 DP 12725	Quercus robur	English Oak	
118	Glandovey Road	Lt 3 DP 20019	Magnolia grandiflora	Southern Magnolia	
140	Glandovey Road	Lt 3 DP 50947	Ginkgo biloba	Maidenhair Tree	
140	Glandovey Road	Lt 3 DP 50947	Quercus robur	English Oak	
19	Gleneagles Terrace	Lt 2 DP 38195	Calocedrus decurrens	Incense Cedar	
19	Gleneagles Terrace	Lt 2 DP 38195	Fraxinus excelsior 'Aurea'	Golden Ash	
19	Gleneagles Terrace	Lt 2 DP 38195	Juglans nigra	Black Walnut	
18	Gloucester Street	Pt Lt 23 DP 1003 Lt 1 DP 58175	Fraxinus excelsior	Common Ash	
311	Gloucester Street (Christchurch East School)	Pt TR 71	Agathis australis	Kauri	
311	Gloucester Street (Christchurch East School)	Lt 18 DP 5583	Fraxinus excelsior	English Ash	
311	Gloucester Street (Christchurch East School)	Pt TR 17	Juglans regia	Common Walnut	
311	Gloucester Street (Christchurch East School)	Pt TR 71	Nothofagus solandri cliffortioides	Mountain Beech	2 trees

311	Gloucester Street (Christchurch East School)	Lt 2 DP 5583	Platanus x acerifolia	London Plane	
311	Gloucester Street (Christchurch East School)	Lt 19 DP 5583	Quercus coccinea	Scarlet Oak	
311	Gloucester Street (Christchurch East School)	Lt 4 DP 5583	Quercus robur	English Oak	
346	Gloucester Street	Lt 2 DP 45187	Plagianthus regius	Ribbonwood	3 trees
2	Goulding Avenue	Lot 2 DP 43227	Eucalyptus Linearis	White Peppermint Gum	4 Trees
	Grahams Road/Rembrandt Place	Grahams Road/Rembrandt Place	Eucalyptus globulus	Tasmanian Blue Gum	
9	Grangewood Lane	Lt 9 DP 56135	Ulmus procera	English Elm	
	Grangewood Lane	Grangewood Lane	Platanus orientalis	Oriental Plane	17 trees
16	Grangewood Lane	Lt 12 DP 56135	Cedrus deodara	Deodar Cedar	
16	Grangewood Lane	Lt 12 DP 56135	Tilia x europaea	Common lime	
38B	Greers Road	Lt 15 DP 33941	Eucalyptus viminalis	Manna Gum	
463	Greers Road	Pt Lt 2 DP 19022	Quercus robur	English Oak	6 trees
463	Greers Road	Pt Lt 6 DP 16468	Quercus robur	English Oak	2 trees
463	Greers Road	Pt Lt 2 DP 19022	Ulmus x hollandica	Dutch Elm	
50	Gresford Street	Pt Lt 34 DP 1630	Ulmus glabra 'Camperdownii'	Camperdown Elm	
119	Grimseys Road	Lt 3 DP 16263	Fraxinus oxycarpa 'Raywoodii'	Claret Ash	
27	Guys Road	Lt 5 DP 26866	Sophora microphylla	Kowhai	6 trees
33	Guys Road	Lt 1 DP 67948	Sophora microphylla	Kowhai	7 trees
33	Guys Road	Lt 2 DP 67948	Sophora microphylla	Kowhai	
6	Gwynfa Avenue	Lt 3 DP 38256 (ROW); near Lt 2 DP 23048 (6 Gwynfa Avenue)	Ulmus procera	English Elm	
11	Gwynfa Avenue	Lt 1 DP 7212	Davidea involucrata	Ghost Tree	
11	Gwynfa Avenue	Lt 1 DP 7212	Group of natives		
36	Hackthorne Road	Lt 1 DP 3683	Metrosideros excelsa	Pohutukawa	

Continued on the next page

Appendix 4 - Heritage/Notable Trees					
Address		Legal Description	Species	Common Name	Comments
36	Hackthorne Road	Lt 1 DP 3683	Pseudopanax crassifolium	Lancewood	2 trees
50	Hackthorne Road	Pt Lt 1 DP 7664	Metrosideros excelsa	Pohutukawa	
63	Hackthorne Road	Lt 2 DP 18021	Araucaria heterophylla	Norfolk Pine	
70	Hackthorne Road	Lt 3 DP 3765	Eucalyptus sp.	Gum	
510	Hagley Avenue (Hagley High School)	Pt TR 32	Aesculus hippocastanum	Horse Chestnut	
510	Hagley Avenue (Hagley High School)	Pt TR 32	Fraxinus excelsior	English Ash	2 trees
510	Hagley Avenue (Hagley High School)	Pt TR 32	Quercus robur	English Oak	6 trees
510	Hagley Avenue (Hagley High School)	Pt TR 32	Ulmus glabra 'Horizontalis'	Weeping Elm	
510	Hagley Avenue (Hagley High School)	Pt TR 32	Ulmus procera	English Elm	
14	Halswell Junction Road	Lt 2 DP 51305	Pseudopanax crassifolium	Lancewood	
16	Halswell Junction Road	Lt 1 DP 51305	Juglans regia	Common Walnut	
10	Halswell Road (Spreydon School)	Pt RS 121	Acer campestre	Field Maple	
10	Halswell Road (Spreydon School)	Annex Rd SO 1012	Aesculus hippocastanum	Horse Chestnut	
10	Halswell Road (Spreydon School)	Pt RS 121	Alnus glutinosa	Common Alder	
10	Halswell Road (Spreydon School)	Pt RS 121	Fraxinus excelsior	English Ash	
10	Halswell Road (Spreydon School)	Old Heathcote Riverbed near Pt RS146	Fraxinus excelsior	English Ash	
10	Halswell Road (Spreydon School)	Pt RS 121	Magnolia delavayi	Chinese Evergreen Magnolia	
10	Halswell Road (Spreydon School)	Annex Rd SO 1012	Platanus x acerifolia	London Plane	2 trees
10	Halswell Road (Spreydon School)	Heathcote River near Pt RS 121	Platanus x acerifolia	London Plane	2 trees
10	Halswell Road (Spreydon School)	Pt RS 121	Platanus orientalis	Oriental Plane	
10	Halswell Road (Spreydon School)	Lt 1 DP 8540	Quercus palustris	Pin Oak	
10	Halswell Road (Spreydon School)	Heathcote River near Pt RS 121	Quercus robur	English Oak	
10	Halswell Road (Spreydon School)	Lt 1 DP 8540	Tilia x europaea	Common Lime	

10	Halswell Road (Spreydon School)	Old Heathcote Riverbed near Pt RS146	Tilia x europaea	Common Lime	
10	Halswell Road (Spreydon School)	Annex Rd SO 1012	Tilia x europaea	Common Lime	2 trees
10	Halswell Road (Spreydon School)	Heathcote River near Pt RS 121	Ulmus carpinifolia	Smooth Leafed Elm	
10	Halswell Road (Spreydon School)	Pt RS 121	Ulmus procera	English Elm	
80	Halton Street	Lt 3 DP 8419	Ulmus glabra 'Camperdownii'	Camperdown Elm	
38	Hamilton Avenue	Lt 3 DP 63787	Tilia x europaea	Common Lime	
75	Hansons Lane	Lt 1 DP 38274	Cedrus deodara	Deodar Cedar	2 trees
75	Hansons Lane	Lt 1 DP 38274	Pseudotsuga menziesii	Douglas Fir	
75	Hansons Lane	Lt 1 DP 38274	Quercus palustris	Pin Oak	
75	Hansons Lane	Lt 1 DP 38274	Quercus robur	English Oak	2 trees
75	Hansons Lane	Lt 1 DP 38274	Ulmus procera	English Elm	
7	Harakeke Street	Pt Lt 3 DP 12772	Cordyline australis	Cabbage Tree	
7	Harakeke Street	Pt Lt 3 DP 12772	Ulmus glabra 'Camperdownii'	Camperdown Elm	
8	Harakeke Street	Pt Lt 2 DP 12571	Pittosporum eugenioides	Lemonwood	
23	Harakeke Street	Lt 2 DP 4660	Plagianthus regius	Ribbonwood	2 trees
39	Harakeke Street	Lt 3 DP 5644	Quercus rubra	Red Oak	
53	Harakeke Street	Lt 1 DP 6932	Ulmus glabra 'Camperdownii'	Camperdown Elm	
70	Harakeke Street	Lt 123 DP 1288	Cupressus torulosa	Bhutan cypress	
70	Harakeke Street	Lt 123 DP 1288	Picea smithiana	Morinda Spruce	Group of 2
70	Harakeke Street	Lt 123 DP 1288	Pittosporum eugenioides	Lemonwood	
74	Harakeke Street	Lt 1 DP 44091	Tilia x europaea	Common Lime	
75	Harakeke Street	Lt 1 DP 28892	Fagus sylvatica	European Beech	
75	Harakeke Street	Lt 1 DP 28892	Platanus x acerifolia	London Plane	
75	Harakeke Street	Lt 5 DP 28892	Platanus x acerifolia	London Plane	
76	Harakeke Street	Lt 2 DP 44091	Ulmus procera	English Elm	
91	Harewood Road	Lt 1 DP 30124	Cedrus deodara	Deodar Cedar	
91	Harewood Road	Lt 1 DP 30124	Quercus rubra	Red Oak	
91	Harewood Road	Lt 1 DP 30124	Ulmus glabra 'Horizontalis'	Weeping Elm	
93	Harewood Road	Pt Lt 2 DP 27138	Plagianthus regius	Ribbonwood	2 trees
93	Harewood Road	Pt Lt 2 DP 27138	Ulmus procera	English Elm	
544	Harewood Road	Lt 1 DP 2712	Podocarpus totara	Totara	
544	Harewood Road	Lt 1 DP 2712	Tilia x europaea	Common Lime	
544	Harewood Road	Lt 1 DP 2712	Ulmus procera	English Elm	4 trees
56-64	Harewood Road	Pt Lt 12 DP 9715	Liriodendron tulipifera	Tulip Tree	
28	Harrow Street	Pt Lt 2 DP 15248	Quercus robur	English Oak	

79	Hasketts Road (Ruapuna Park)	Res 326	Sophora microphylla	Kowhai	5 trees
11	Hawford Road	Pt Lt 3 DP 34031	Catalpa bignonioides	Indian Bean Tree	
11	Hawford Road	Pt Lt 3 DP 34031	Fagus sylvatica	European Beech	
11	Hawford Road	Pt Lt 3 DP 34031	Juglans regia	Common Walnut	
14	Hawford Road	Lt 1 DP 25039	Juglans regia	Common Walnut	
14	Hawford Road	Lt 1 DP 25039	Magnolia grandiflora	Southern Magnolia	
14	Hawford Road	Lt 1 DP 25039	Quercus rubra	Red Oak	
14	Hawford Road	Lt 1 DP 25039	Quercus robur	English Oak	2 trees
14	Hawford Road	Lt 1 DP 25039	Sequoiadendron giganteum	Wellingtonia	
14	Hawford Road	Lt 1 DP 25039	Thuja plicata	Western Red Cedar	2 trees
14	Hawford Road	Lt 1 DP 25039	Trachycarpus fortunei	Chusan Palm	
14	Hawford Road	Lt 1 DP 25039	Ulmus glabra 'Horizontalis'	Weeping Elm	9 trees
44	Hawford Road	Lt 4 DP 18763	Eucalyptus globulus	Tasmanian Blue Gum	2 trees
44	Hawford Road	Lt 4 DP 18763	Ulmus x hollandica	Dutch Elm	2 trees
46	Hawford Road	Lt 3 DP 18763	Griselinia littoralis	Broadleaf	
46	Hawford Road	Lt 3 DP 18763	Quercus robur	English Oak	
46	Hawke Street	Lt 5 DP 16985	Quercus ilex	Holm Oak	
2	Hawthornden Road	Pt RS 1236	Cedrus atlantica	Atlas Cedar	
2	Hawthornden Road	Pt RS 1236	Cedrus deodara	Deodar Cedar	
2	Hawthornden Road	Pt RS 1236	Cupressus macrocarpa	Monterey Cypress	
2	Hawthornden Road	Pt RS 1236	Eucalyptus globulus	Tasmanian Blue Gum	
2	Hawthornden Road	Pt RS 1236	Fraxinus excelsior	English Ash	2 trees
2	Hawthornden Road	Pt RS 1236	Nothofagus fusca	Red Beech	
2	Hawthornden Road	Pt RS 1236	Nothofagus solandri	Black Beech	
2	Hawthornden Road	Pt RS 1236	Quercus robur	English Oak	4 trees
2	Hawthornden Road	Pt RS 1236	Ulmus carpinifolia	Smooth Leafed Elm	
2	Hawthornden Road	Pt RS 1236	Ulmus procera	English Elm	20 trees
43	Hawthorne Street	Lt 2 DP 12345	Juglans regia	Common Walnut	
40	Head Street	Lt 1 DP 65518	Cedrus atlantica	Atlas Cedar	
3	Heathfield Avenue	Lt 1 DP 8365	Acer pseudoplatanus	Sycamore	2 trees
16	Heaton Street	Pt Lt 17 DP 5160	Liquidambar styraciflua	Sweetgum	
16	Heaton Street	Pt Lt 17 DP 5160	Quercus palustris	Pin Oak	
16	Heaton Street	Pt Lt 19 DP 5160	Quercus robur	English Oak	
16	Heaton Street	Pt Lt 17 DP 5160	Tilia x europaea	Common Lime	
16	Heaton Street	Pt Lt 17 DP 5160	Ulmus procera	English Elm	2 trees
2	Helmores Lane	Lt 1 DP 62457	Cedrus deodara	Deodar Cedar	
2A	Helmores Lane	Lt 2 DP 23492	Fagus sylvatica 'Purpurea'	Copper Beech	
16	Helmores Lane	Lt 2 DP 12605	Robinia pseudoacacia	Black Locust	

19	Helmores Lane	Lt 2 DP 44661	<i>Tilia x europaea</i>	Common Lime	
29	Helmores Lane	Lt 5 DP 21739	<i>Quercus robur</i>	English Oak	2 trees
41	Helmores Lane	Lt 1 DP 27093	<i>Betula pendula</i>	Silver Birch	12 trees
16	Hendon Street	Pt Lt 41 DP 475	<i>Agathis australis</i>	Kauri	
16	Hendon Street	Pt Lt 41 DP 475	<i>Chamaecyparis obtusa</i>	Hinoki Cypress	2 trees
16	Hendon Street	Pt Lt 41 DP 475	<i>Fagus sylvatica</i> 'Purpurea'	Copper Beech	
16	Hendon Street	Pt Lt 41 DP 475	<i>Juglans regia</i>	Common Walnut	
16	Hendon Street	Pt Lt 41 DP 475	<i>Liquidambar styraciflua</i>	Sweet Gum	
16	Hendon Street	Pt Lt 41 DP 475	<i>Podocarpus totara</i>	Totara	
16	Hendon Street	Pt Lt 41 DP 475	<i>Pseudopanax crassifolium</i>	Lancewood	
50	Heberden Avenue	Lt 2 DP 57122	<i>Araucaria heterophylla</i>	Norfolk Island Pine	
234	Hereford Street (St John's Church)	Pt Lt 1 DP 27831	<i>Arbutus unedo</i>	Strawberry Tree	
234	Hereford Street (St John's Church)	Pt Lt 1 DP 27831	<i>Fraxinus excelsior</i> 'Jaspidea'	Golden Ash	
234	Hereford Street (St John's Church)	Pt Lt 1 DP 27831	<i>Fraxinus excelsior</i> 'pendula'	Weeping Ash	
234	Hereford Street (St John's Church)	Pt Lt 1 DP 27831	<i>Magnolia grandiflora</i>	Southern Magnolia	
234	Hereford Street (St John's Church)	Pt Lt 1 DP 27831	<i>Olea europaea</i>	Common Olive	
234	Hereford Street (St John's Church)	Pt Lt 1 DP 27831	<i>Quercus palustris</i>	Pin Oak	
234	Hereford Street (St John's Church)	Pt Lt 1 DP 27831	<i>Tilia x europaea</i>	Common Lime	
59	Hewitts Road (Rangi Ruru School)	Lt 22 DP 6620	<i>Camellia japonica</i>	Camellia	
59	Hewitts Road (Rangi Ruru School)	Lt 22 DP 6620	<i>Libocedrus plumosa</i>	Kawaka	
59	Hewitts Road (Rangi Ruru School)	Lt 22 DP 6620	<i>Liriodendron tulipifera</i>	Tulip Tree	
59	Hewitts Road (Rangi Ruru School)	Lt 22 DP 6620	<i>Pittosporum eugenioides</i>	Lemonwood	
59	Hewitts Road (Rangi Ruru School)	Lt 22 DP 6620	<i>Plagianthus regius</i>	Ribbonwood	
59	Hewitts Road (Rangi Ruru School)	Lt 29 DP 6620	<i>Plagianthus regius</i>	Ribbonwood	3 trees
59	Hewitts Road (Rangi Ruru School)	Lt 1 DP 46027	<i>Quercus coccinea</i>	Scarlet Oak	
59	Hewitts Road (Rangi Ruru School)	Lt 1 DP 46027	<i>Quercus robur</i>	English Oak	
59	Hewitts Road (Rangi Ruru School)	Lt 1 DP 46027	<i>Tilia x europaea</i>	Common Lime	
20	Hickory Place	Lt 40 DP 68615	<i>Sophora microphylla</i>	Kowhai	
275	Highsted Road	Lt 2 DP 30259	<i>Tilia x europaea</i>	Common Lime	4 trees

34	Hills Road	Lt 18 DP 2740	Ginkgo biloba	Maidenhair Tree	
75	Hinau Street	Lt 1 DP 20397	Liquidambar styraciflua	Sweetgum	
77	Hinau Street	Lt 2 DP 62178	Quercus rubra	Red Oak	
78	Hinau Street	Lt 189 DP 2681	Tilia sp.	Lime	1 trees
81	Hinau Street	Lt 4 DP 5871	Cordyline australis	Cabbage Tree	
16	Holmwood Road	Lt 1 DP 25231	Fagus sylvatica 'Purpurea'	Copper Beech	
30	Holmwood Road	Lt 1 DP 6454	Ulmus glabra 'Camperdownii'	Camperdown Elm	
37A	Holmwood Road	Lt 1 DP 16326	Fagus sylvatica 'Purpurea'	Copper Beech	
37A	Holmwood Road	Lt 1 DP 16326	Tilia x europaea	Common Lime	
37A/39	Holmwood Road	Lt 1 DP 16326 / Lt 1 DP 57760	Quercus robur	English Oak	
75	Hoon Hay Road	Lt 1 DP 23548	Dacrydium cupressinum	Rimu	
270	Hoon Hay Road	Lt 2 DP 28066	Juglans regia	Common Walnut	2 trees
161	Hoon Hay Valley Road (near Summit Road)	Pt Lt 2 DP 2905	Podocarpus totara	Totara	5 trees
50	Horseshoe Lake Road (Kingslea Centre)	Pt Lt 1 DP 764	Sequoiadendron giganteum	Wellingtonia	3 trees
150	Huntsbury Avenue	Lt 2 DP 6539	Quercus robur	English Oak	
6	Idris Road	Lt 6 DP 2120	Quercus palustris	Pin Oak	
9	Idris Road	Lt 17 DP 6101	Liriodendron tulipifera	Tulip Tree	
9	Idris Road	Lt 17 DP 6101	Nothofagus solandri	Black Beech	
38	Idris Road	Lt 8 DP 3123	Fraxinus excelsior	Common Ash	
38	Idris Road	Lt 8 DP 3123	Platanus x acerifolia	London Plane	
49	Idris Road	Lt 1 DP 7737	Fagus sylvatica 'Purpurea'	Copper Beech	
49	Idris Road	Lt 1 DP 7737	Sequoia sempervirens	Coast Redwood	
49	Idris Road	Lt 1 DP 7737	Ulmus glabra 'Camperdownii'	Camperdown Elm	
159	Idris Road	Lt 2 DP 15791	Juglans regia	Common Walnut	
210	Idris Road	Pt Lt 2 DP 9758	Morus nigra	Common Mulberry	
200	Ilam Road	Pt Lt 1 DP 12752	Salix sp.	Willow	
379	Ilam Road	Lt 41 DP 16040	Agathis australis	Kauri	
416	Ilam Road	Lt 3 DP 23675	Fagus sylvatica	European Beech	
43	Innes Road	Lt 2 DP 12746	Quercus palustris	Pin Oak	
43	Innes Road	Lt 2 DP 12746	Tilia x europaea	Common Lime	2 trees
52	Innes Road	Lt 2 DP 19431	Ulmus glabra 'Horizontalis'	Weeping Elm	
66	Innes Road	Lt 2 DP 19559	Quercus palustris	Pin Oak	
17	Jacksons Road	Pt Lt 11 DP 448	Castanea sativa	Spanish Chestnut	

22A	Jacksons Road	Lt 3 DP 30498	<i>Cedrus atlantica</i> 'Glauca'	Blue Atlas Cedar	
22A	Jacksons Road	Lt 3 DP 30498	<i>Gingko biloba</i>	Maidenhair Tree	
22A	Jacksons Road	Lt 3 DP 30498	<i>Thuja plicata</i> 'Zebrina'	Western Red Cedar	
22A	Jacksons Road	Lt 4 DP 30498	<i>Tilia x europaea</i>	Common Lime	
30	Jacksons Road	Lt 1 DP 58056	<i>Quercus robur</i>	English Oak	
60	Johns Road	Johns Road SO 14831	<i>Eucalyptus globulus</i>	Tasmanian Blue Gum	
68	Johns Road	Lot 2 DP 420962	<i>Fagus sylvatica</i> <i>Purpurea</i>	Copper Beech	
831	Johns Road (St James Church)	Pt Lt 1 DP 27571	<i>Sequoiadendron</i> <i>giganteum</i>	Wellingtonia	
19	Joyce Crescent	Lt 9 DP 15643	<i>Fagus sylvatica</i> 'Purpurea'	Copper Beech	
20	Jubilee Street (17 Broad St)	Lt 87 DP 556	<i>Fraxinus excelsior</i>	Common Ash	
20	Jubilee Street (17 Broad St)	Lt 112 DP 556	<i>Ulmus procera</i>	English Elm	3 trees
12	Kahu Road (Riccarton House)	Lt 1 DP 14082	<i>Abies pinsapo</i>	Spanish Fir	
12	Kahu Road (Riccarton House)	Lt 1 DP 14082	<i>Acer pseudoplatanus</i>	Sycamore	
12	Kahu Road (Riccarton House)	Lt 1 DP 14082	<i>Aesculus</i> <i>hippocastanum</i>	Horse Chestnut	
12	Kahu Road (Riccarton House)	Lt 1 DP 14082	<i>Castanea sativa</i>	Spanish Chestnut	
12	Kahu Road (Riccarton House)	Lt 1 DP 14082	<i>Catalpa bignonioides</i>	Indian Bean Tree	
12	Kahu Road (Riccarton House)	Lt 1 DP 14082	<i>Cedrus deodara</i>	Deodar Cedar	
12	Kahu Road (Riccarton House)	Lt 1 DP 14082	<i>Chamaecyparis</i> <i>lawsoniana</i>	Lawson Cypress	
12	Kahu Road (Riccarton House)	Lt 1 DP 14082	<i>Cupressus</i> <i>nootkatensis</i>	Nootka Cypress	
12	Kahu Road (Riccarton House)	Lt 1 DP 14082	<i>Eucalyptus globulus</i>	Tasmanian Blue Gum	2 trees
12	Kahu Road (Riccarton House)	Lt 1 DP 14082	<i>Fraxinus excelsior</i>	English Ash	
12	Kahu Road (Riccarton House)	Lt 1 DP 14082	<i>Juglans regia</i>	Common Walnut	2 trees
12	Kahu Road (Riccarton House)	Lt 1 DP 14082	<i>Magnolia grandiflora</i>	Southern Magnolia	3 trees
12	Kahu Road (Riccarton House)	Lt 1 DP 14082	<i>Picea</i> 'Pindrow'		
12	Kahu Road (Riccarton House)	Lt 1 DP 14082	<i>Pyrus communis</i>	Common Pear	2 trees
12	Kahu Road (Riccarton House)	Lt 1 DP 14082	<i>Quercus ilex</i>	Holm Oak	
12	Kahu Road (Riccarton House)	Lt 1 DP 14082	<i>Quercus robur</i>	English Oak	23 trees

12	Kahu Road (Riccarton House)	Lt 1 DP 14082	Sequoia sempervirens	Coast Redwood	
12	Kahu Road (Riccarton House)	Lt 1 DP 14082	Thuja plicata	Western Red Cedar	
12	Kahu Road (Riccarton House)	Lt 1 DP 14082	Tilia `Petiolaris'	Silver Pendent Lime	
12	Kahu Road (Riccarton House)	Lt 1 DP 14082	Tilia x europaea	Common Lime	12 trees
12	Kahu Road (Riccarton House)	Lt 1 DP 14082	Ulmus glabra	Wych Elm	
12	Kahu Road (Riccarton House)	Lt 1 DP 14082	Ulmus procera	English Elm	2 trees
16	Kahu Road Lowland kahikatea forest remnant (within Riccarton Bush Reserve)	Lt 1 DP 44967 and part of Lt 1 DP 14082	Dacrycarpus dacrydioides, and all other indigenous vegetation	Kahikatea, and all other indigenous vegetation	The entire lowland kahikatea forest remnant as defined by the 'Protected Trees Area' symbol on Map 38B
30	Kahu Road	Lt 1 DP 13668	Acer campestre	Field Maple	
30	Kahu Road	Lt 1 DP 13668	Aesculus hippocastanum	Horse Chestnut	
30	Kahu Road	Lt 1 DP 13668	Fagus sylvatica	European Beech	2 trees

Continued on the next page

Appendix 4 - Heritage/Notable Trees					
Address		Legal Description	Species	Common Name	Comments
30	Kahu Road	Lt 1 DP 13668	Podocarpus totara	Totara	
30	Kahu Road	Lt 1 DP 13668	Tilia x europaea	Common Lime	
30	Kahu Road	Lt 1 DP 13668	Quercus robur	English Oak	
30	Kahu Road	Lt 1 DP 13668	Ulmus carpinifolia	Smooth Leafed Elm	
3A	Karitane Drive	Lt 3 DP 49178	Quercus robur	English Oak	
185	Kennedys Bush Road (Halswell Quarry)	Lt 25 DP 17231	Eucalyptus sp.	Gum	6 trees
185	Kennedys Bush Road (Halswell Quarry)	Lt 25 DP 17231	Sequoia sempervirens	Coast Redwood	7 trees
91	Kettlewell Drive	Lt 17 DP 34056	Sophora prostrata	Kowhai	
57	Kilmarnock Street	Lt 299 DP 4530	Ulmus glabra 'Camperdownii'	Camperdown Elm	
63	Kilmarnock Street	Lt 296 DP 4530	Eleocarpus hookerianus	Pokaka	
185	Kilmore Street (St Luke's Church)	Pt RS 18	Acer pseudoplatanus	Sycamore	
185	Kilmore Street (St Luke's Church)	Pt RS 17	Quercus robur	English Oak	
185	Kilmore Street (St Luke's Church)	Pt RS 17	Tilia x europaea	Common Lime	
185	Kilmore Street (St Luke's Church)	Pt RS 18	Tilia x europaea	Common Lime	
185	Kilmore Street (St Luke's Church)	Pt RS 17	Ulmus x hollandica	Dutch Elm	2 trees
108	Kingsford Street	Lt 10 DP 27737	Juglans regia	Common Walnut	
50	Kirk Road (St Saviour's Church)	RS 3124	Araucaria araucana	Monkey Puzzle	
50	Kirk Road (St Saviour's Church)	RS 3124	Cupressus sempervirens	Italian Cypress	2 trees
14	Kirkwood Avenue	Lt 6 DP 11390	Acer platanoides	Norway Maple	
14	Kirkwood Avenue	Lt 6 DP 11390	Griselinia littoralis	Broadleaf	
14	Kirkwood Avenue	Lt 6 DP 11390	Quercus robur	English Oak	
14	Kirkwood Avenue	Lt 6 DP 11390	Taxus baccata 'Fastigiata'	Irish Yew	
14	Kirkwood Avenue	Lt 6 DP 11390	Ulmus glabra 'Camperdownii'	Camperdown Elm	
14	Konini Street	Lt 1 DP 6424	Fraxinus excelsior	English Ash	
33A	Kotare Street	Lt 2 DP 47243	Nothofagus solandri	Black Beech	
67A	Kotare Street	Lt 2 DP 22948	Quercus palustris	Pin Oak	
80	Lake Terrace Road	Lt 1 DP 65164	Quercus coccinea	Scarlet Oak	
80	Lake Terrace Road	Lt 1 DP 65164	Quercus palustris	Pin Oak	
	Latimer Square	SO 11834	Acer pseudoplatanus	Sycamore	3 trees
	Latimer Square	SO 11834	Aesculus hippocastanum	Horse Chestnut	5 trees

	Latimer Square	SO 11834	Fraxinus excelsior	English Ash	
	Latimer Square	SO 11834	Platanus orientalis	Oriental Plane	
	Latimer Square	SO 11834	Platanus x acerifolia	London Plane	9 trees
	Latimer Square	SO 11834	Quercus robur	English Oak	7 trees
	Latimer Square	SO 11834	Ulmus procera	English Elm	6 trees
14	Laura Kent Place	Lt 14 DP 60391	Quercus robur	English Oak	
	Laura Kent Place	Lt 20 DP 60390	Quercus rubra	English Oak	
	Laura Kent Place, Reserve	Lt 20 DP 60390	Araucaria araucana	Monkey Puzzle	
	Laura Kent Place, Reserve	Lt 20 DP 60390	Cedrus deodara	Deodar Cedar	3 trees
	Laura Kent Place, Reserve	Lt 20 DP 60390	Quercus robur	English Oak	6 trees
	Laura Kent Place, Reserve	Lt 20 DP 60390	Ulmus x hollandica	Dutch Elm	3 trees
40/F1	Leinster Road	Pt RS 133	Magnolia grandiflora	Southern Magnolia	
51	Leinster Road	Lt 3 DP 4132	Tilia x europaea	Common Lime	
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	Abies pinsapo	Spanish Fir	
1	Lincoln Road (Sunnyside Hospital)	Pt RS 146	Acer negundo	Box Elder	2 trees
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	Acer negundo	Box Elder	
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	Acer pseudoplatanus	Sycamore	5 trees
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	Aesculus hippocastanum	Horse Chestnut	2 trees
1	Lincoln Road (Sunnyside Hospital)	Pt RS 145	Aesculus hippocastanum	Horse Chestnut	
1	Lincoln Road (Sunnyside Hospital)	Pt RS 145	Araucaria araucana	Monkey Puzzle	
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	Araucaria araucana	Monkey Puzzle	2 trees
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	Arbutus x andrachnoides	Hybrid Strawberry Tree	
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	3 trees
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	Cedrus deodara	Deodar Cedar	3 trees

1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	<i>Chamaecyparis lawsoniana</i>	Lawson Cypress	12 trees
1	Lincoln Road (Sunnyside Hospital)	Pt RS 145	<i>Chamaecyparis pisifera</i>	Sawara Cypress	2 trees
1	Lincoln Road (Sunnyside Hospital)	Pt RS 146	<i>Eucalyptus globulus</i>	Tasmanian Blue Gum	
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	<i>Eucalyptus sp.</i>	Gum	
1	Lincoln Road (Sunnyside Hospital)	Pt RS 146	<i>Fagus sylvatica</i> 'Purpurea'	Copper Beech	
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	<i>Fagus sylvatica</i>	European Beech	
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	<i>Fraxinus excelsior</i>	English Ash	7 trees
1	Lincoln Road (Sunnyside Hospital)	Pt RS 145	<i>Fraxinus excelsior</i>	English Ash	
1	Lincoln Road (Sunnyside Hospital)	Pt RS 146	<i>Fraxinus excelsior</i> 'Pendula'	Weeping Ash	
1	Lincoln Road (Sunnyside Hospital)	Pt RS 146	<i>Ginkgo biloba</i>	Ginkgo	
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	<i>Hoheria angustifolia</i>	Narrow Leafed Lacebark	1 trees
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	<i>Juglans regia</i>	Common Walnut	
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	<i>Liriodendron tulipifera</i>	Tulip Tree	
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	<i>Magnolia grandiflora</i>	Southern Magnolia	2 trees
1	Lincoln Road (Sunnyside Hospital)	Pt RS 146	<i>Maytenus boaria</i>	Mayten	
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	<i>Nothofagus solandri cliffortioides</i>	Mountain Beech	
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	<i>Photinia glabra</i>	Photinia	3 trees
1	Lincoln Road (Sunnyside Hospital)	Pt RS 146	<i>Platanus x acerifolia</i>	London Plane	

1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	Platanus x acerifolia	London Plane	5 trees
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	Quercus palustris	Pin Oak	2 trees
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	Quercus robur	English Oak	20 trees
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	Racosperma melanoxyton	Tasmanian Blackwood	4 trees
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	Robinia pseudoacacia	Black Locust	2 trees
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	Sequoia sempervirens	Coast Redwood	
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	Taxus baccata 'Fastigiata'	Irish Yew	2 trees
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	Tilia tomentosa	Silver Lime	
1	Lincoln Road (Sunnyside Hospital)	Pt RS 145	Tilia tomentosa	Silver Lime	
1	Lincoln Road (Sunnyside Hospital)	Pt RS 146	Tilia x europaea	Common Lime	
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	Tilia x europaea	Common Lime	5 trees
1	Lincoln Road (Sunnyside Hospital)	Pt RS 145	Tilia x europaea	Common Lime	26 trees
1	Lincoln Road (Sunnyside Hospital)	Pt RS 146	Ulmus procera	English Elm	2 trees
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	Ulmus procera	English Elm	7 trees
1	Lincoln Road (Sunnyside Hospital)	Pt RS 159	Ulmus sp.	Elm	
231	Lincoln Road (Road Reserve)	Lt27 DP77165 (was Lt 1 DP73798)	Quercus robur	English Oak	2 trees
231	Lincoln Road (Road Reserve)	Lt27 DP77165 (was Lt 1 DP73798)	Ulmus procera	English Elm	3 trees
20	Linwood Avenue	Lt 2 DP 40114	Acer pseudoplatanus	Sycamore	
20	Linwood Avenue	Lt 1 DP 40114	Quercus cerris	Turkey Oak	
30	Linwood Avenue	Lt 2 DP 19899	Juglans regia	Common Walnut	

30	Linwood Avenue	Lt 2 DP 19899	Ulmus glabra	Wych Elm	
30	Linwood Avenue	Lt 2 DP 19899	Ulmus glabra 'Horizontalis'	Weeping Elm	
21	Locarno Street	Pt RS 157	Racosperma melanoxyton	Tasmanian Blackwood	2 trees
119	Lower Styx Road	Lt 2 DP 26485	Eucalyptus dalrympleana	Mountain Gum	
4A	Ludecke Place	Lt 1 DP 48494	Fagus sylvatica	European Beech	1 trees
4A	Ludecke Place	Lt 1 DP 48494	Platanus orientalis	Oriental Plane	
8C	Ludecke Place	Lt 3 DP 48494	Fagus sylvatica	European Beech	4 trees
10	Ludecke Place	Lt 4DP 48494	Fagus sylvatica	European Beech	3 trees
10	Ludecke Place	Lt 4 DP 48494	Ulmus procera	English Elm	4 trees
6A	Macmillan Avenue	Lt 1 DP 25366	Cedrus deodara	Deodar Cedar	
20	Macmillan Avenue	Lt 1 DP 44022	Eucalyptus globulus	Tasmanian Blue Gum	
35	Macmillan Avenue	Lt 4 DP 10644	Fraxinus sp.	Ash	
35	Macmillan Avenue	Lt 4 DP 10644	Quercus palustris	Pin Oak	
35	Macmillan Avenue	Lt 4 DP 10644	Quercus robur	English Oak	
89	Maidstone Road	Lt 42 DP 20282	Metasequoia glyptostroboides	Dawn Redwood	
184	Main North Road	Lt 1 DP 61087	Dacrydium cupressinum	Rimu	
340	Main North Road	Lt 10 DP 60941	Sequoiadendron giganteum	Wellingtonia	
663	Main North Road (Kapuatohe)	Section 8 Kapuatohe Hamlet	Populus sp.	Poplar	
663	Main North Road (Kapuatohe)	Section 8 Kapuatohe Hamlet	Ulmus procera	English Elm	
	Main North Road/Motorway	Main North Road SO 9834	Cupressus macrocarpa	Monterey Cypress	
	Main North Road/Motorway	Main North Road SO 9834	Eucalyptus globulus	Tasmanian Blue Gum	
	Main North Road/Motorway	Main North Road SO 9834	Eucalyptus viminalis	Manna Gum	
	Main North Road/Motorway	Main North Road SO 9834	Sequoiadendron giganteum	Wellingtonia	
1	Main South Road	Pt Lt 1 DP 15781	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	
1	Main South Road	Pt Lt 1 DP 15781	Tilia x europaea	Common Lime	5 trees
3	Main South Road	Lt 2 DP 15781	Tilia x europaea	Common Lime	2 trees
7	Main South Road	Lt 83 DP 15781	Tilia x europaea	Common Lime	
24	Main South Road (St Peter's Church)	Pt Lt 2 DP 26132	Platanus x acerifolia	London Plane	
24	Main South Road (St Peter's Church)	Lt 1 DP 13527	Quercus robur	English Oak	8 trees
24	Main South Road (St Peter's Church)	Lt 1 DP 13527	Ulmus procera	English Elm	4 trees
36	Main South Road	Lt 12 DP 48494	Ilex aquifolium	Holly	
46	Main South Road	Lt 2 DP 56627	Acer pseudoplatanus	Sycamore	

46	Main South Road	Lt 2 DP 56627	Ulmus procera	English Elm	Group of 3
52A	Main South Road (Reserve)	Lt 20 DP 48494	Cupressus torulosa	Bhutan Cypress	
52A	Main South Road (Reserve)	Lt 20 DP 48494	Ilex aquifolium	Holly	2 trees
52A	Main South Road (Reserve)	Lt 20 DP 48494	Ulmus procera	English Elm	2 trees
75-83	Main South Road	Lt 1 DP 73026	Tilla x vulgaris	Common Lime	
89	Main South Road	Lt 1 DP 2329	Cedrus deodara	Deodar Cedar	
89	Main South Road	Lt 2 DP 2329	Cedrus deodara	Deodar Cedar	3 trees
89	Main South Road	Lt 2 DP 2329	Cupressus torulosa	Bhutan Cypress	
3	Majestic Lane	Lt6 DP 69172	Fraxinus excelsior	English Ash	
3	Majestic Lane	Lt6 DP 69172	Ulmus procera	English Elm	
4	Majestic Lane	Lt5 DP69172	Cordyline australis	Cabbage Tree	3 trees
4	Majestic Lane	Lt5 DP69172	Ulmus procera	English Elm	
6	Majestic Lane	Lt3 DP69172	Fagus Sylvatica 'Purpurea'	Copper Beech	
1	Major Aitken Drive (corner Centaurus Road)	SO 2107 Major Aitken Drive	Cedrus deodara	Deodar Cedar	
	Major Aitken Drive (near 1 Enticott Place)	SO 2107 Major Aitken Drive	Cedrus deodara	Deodar Cedar	
	Major Aitken Drive (near 1 Trumble Lane)	SO 2107 Major Aitken Drive	Sequoia sempervirens	Coast Redwood	2 trees
16	Major Aitken Drive, Reserve	Lt 55 DP 50087	Ulmus glabra 'Horizontalis'	Weeping Elm	
373	Manchester Street (St Mary's Church)	Lt 2 DP 50087	Tilia x europaea	Common Lime	5 trees
387	Manchester Street (Christchurch Academy)	Pt TR 131	Aesculus hippocastanum	Horse Chestnut	
387	Manchester Street (Christchurch Academy)	Pt TR 131	Fagus sylvatica 'Purpurea'	Copper Beech	2 trees
387	Manchester Street (Christchurch Academy)	Pt TR 131	Liriodendron tulipifera	Tulip Tree	
399	Manchester Street (Christchurch Academy)	Pt TR 131 SO 9164	Quercus palustris	Pin Oak	
44	Mandeville Street	Lt 20 DP 65945	Maytenus boaria	Chilean Mayten	Group of trees
110	Mandeville Street	Lt 1 DP 49264	Betula pendula	Silver Birch	
21	Mansfield Avenue	Lt 2 DP 40178	Racosperma melanoxyton	Tasmanian Blackwood	
213	Marine Parade	Lt 4 DP 50951	Cupressus macrocarpa	Monterey Cypress	
2	Marsden Street	Sec 1 SO 17956	Quercus robur	English Oak	
548	Marshland Road	Lt 5 DP 6532	Cordyline australis	Cabbage Tree	

1	Martindales Road	Lt 20 DP 26	Group of natives	Group of natives	
5	Matai Street East	Lt 1 DP 51050	Magnolia grandiflora	Southern Magnolia	
47	Matai Street West	Lt 2 DP 23202	Juglans regia	Common Walnut	Row of trees
63	Matai Street West	Lt 2 DP 5644	Quercus palustris	Pin Oak	
94	Matai Street	Lt 4 DP 7486	Ginkgo biloba	Maidenhair Tree	
32	Matipo Street (Wharenui School)	Pt Lt 3 DP 1108	Betula pendula	Silver Birch	Group of trees
32	Matipo Street (Wharenui School)	Pt Lt 4 DP 1108	Group of Plagianthus	Ribbonwood	Group of trees
32	Matipo Street (Wharenui School)	Pt Lt 3 DP 1108	Ulmus glabra 'Horizontalis'	Weeping Elm	
24	McDougall Avenue	Lt 24 DP 17089	Cedrus deodara	Deodar Cedar	
24	McDougall Avenue	Lt 1 DP 14596	Ulmus glabra 'Horizontalis'	Weeping Elm	
64	McFaddens Road	Lt 7 DP 25870	Robinia pseudoacacia	Black Locust	
116	McFaddens Road	Lt 1 DP 17181	Quercus robur	English Oak	
	McHaffies Reserve	Lt 10 DP 44195	Eucalyptus viminalis	Manna Gum	
4	Medbury Avenue	Lt 1 DP 29727	Ulmus procera	English Elm	
19	Memorial Avenue (Fendalton Mall Carpark)	Lt 1 DP 27556	Quercus robur	English Oak	
25	Memorial Avenue (Fendalton Mall Carpark)	Pt Sec 4 Otarakaro Settlement	Quercus robur	English Oak	
46	Memorial Avenue	Lt 2 DP 25971	Cordyline australis	Cabbage Tree	
95	Merivale Lane	Lt 2 DP 1353	Quercus robur	English Oak	2 trees

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Appendix 4 - Heritage/Notable Trees					
Address		Legal Description	Species	Common Name	Comments
10B	Middlepark Road	Lt 2 DP 26135	Cordyline australis	Cabbage Tree	
24A	Middlepark Road	Lt 6 DP 57526	Cedrus deodara	Deodar Cedar	
7	Middleton Road	Lt 2 DP 33773	Quercus coccinea	Scarlet Oak	
A15	Miners Road	Lt 1 DP 26644	Sophora microphylla	Kowhai	2 trees
40	Mona Vale Avenue (Mona Vale)	Lt 1 DP 26862	Acer pseudoplatanus	Sycamore	2 trees
40	Mona Vale Avenue (Mona Vale)	Lt 1 DP 26862	Acer sp.	Maple	
40	Mona Vale Avenue (Mona Vale)	Lt 3 DP 26862	Castanea sativa	Spanish Chestnut	
40	Mona Vale Avenue (Mona Vale)	Lt 1 DP 26862	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	
40	Mona Vale Avenue (Mona Vale)	Lt 3 DP 26862	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	3 trees
40	Mona Vale Avenue (Mona Vale)	Lt 9 DP 7787	Cedrus deodara	Deodar Cedar	
40	Mona Vale Avenue (Mona Vale)	Lt 3 DP 26862	Cedrus libani	Cedar of Lebanon	
40	Mona Vale Avenue (Mona Vale)	Lt 1 DP 26862	Chamaecyparis lawsoniana	Lawson Cypress	
40	Mona Vale Avenue (Mona Vale)	Lt 3 DP 26862	Cupressus macrocarpa 'Aurea'	Golden Monterey Cypress	2 trees
40	Mona Vale Avenue (Mona Vale)	Lt 9 DP 7787	Fagus sylvatica	European Beech	4 trees
40	Mona Vale Avenue (Mona Vale)	Lts 2-3 DP 26862	Fagus sylvatica 'Riversii'	Purple Beech	
40	Mona Vale Avenue (Mona Vale)	Lt 9 DP 7787	Juglans regia	Common Walnut	
40	Mona Vale Avenue (Mona Vale)	Lt 1 DP 26862	Juglans regia	Common Walnut	
40	Mona Vale Avenue (Mona Vale)	Lt 9 DP 7787	Libocedrus bidwillii	Mountain Cedar	
40	Mona Vale Avenue (Mona Vale)	Lt 9 DP 7787	Plagianthus regius	Ribbonwood	
40	Mona Vale Avenue (Mona Vale)	Lt 15 DP 7787	Platanus orientalis	Oriental Plane	
40	Mona Vale Avenue (Mona Vale)	Lt 3 DP 26862	Platanus orientalis	Oriental Plane	
40	Mona Vale Avenue (Mona Vale)	Lt 11 DP 7787	Podocarpus totara	Totara	
40	Mona Vale Avenue (Mona Vale)	Lt 1 DP 26862	Populus nigra 'Italica'	Lombardy Poplar	
40	Mona Vale Avenue (Mona Vale)	Lt 9 DP 7787	Quercus coccinea	Scarlet Oak	
40	Mona Vale Avenue (Mona Vale)	Lt 9 DP 7787	Quercus ilex	Holm Oak	
40	Mona Vale Avenue (Mona Vale)	Lt 9 DP 7787	Quercus palustris	Pin Oak	5 trees

40	Mona Vale Avenue (Mona Vale)	Lt 9 DP 7787	Ulmus glabra 'Camperdownii'	Camperdown Elm	2 trees
40	Mona Vale Avenue (Mona Vale)	Lt 14 DP 7787	Ulmus glabra 'Horizontalis'	Weeping Elm	
40	Mona Vale Avenue (Mona Vale)	Lt 3 DP 26862	Ulmus sp.	Elm	
273	Montreal Street	Lt 1 DP 4474	Magnolia grandiflora	Southern Magnolia	
277	Montreal Street	Pt TS 461	Pseudopanax crassifolium	Lancewood	
39/F4	Naseby Street	Lt 2 DP 24684	Ulmus x hollandica	Dutch Elm	
15	Nash Road (Hogben School)	Pt Lt 1 DP 26163	Acer pseudoplatanus	Sycamore	
15	Nash Road (Hogben School)	Pt Lt 1 DP 26163	Castanea sativa	Spanish Chestnut	
15	Nash Road (Hogben School)	Pt Lt 1 DP 26163	Fagus sylvatica	European Beech	
15	Nash Road (Hogben School)	Pt Lt 1 DP 26163	Ginkgo biloba	Maidenhair Tree	
15	Nash Road (Hogben School)	Pt Lt 1 DP 26163	Juglans regia	Common Walnut	5 trees
15	Nash Road (Hogben School)	Pt Lt 1 DP 26163	Tilia x europaea	Common Lime	6 trees
26	Nash Road (St John of God)	Pt Lt 1 DP 26163	Abies pinsapo	Spanish Fir	
26	Nash Road (St John of God)	Pt Lt 1 DP 26163	Acer palmatum	Smooth Japanese Maple	
26	Nash Road (St John of God)	Pt Lt 1 DP 26163	Castanea sativa	Spanish Chestnut	
26	Nash Road (St John of God)	Pt Lt 1 DP 26163	Cedrus deodara	Deodar Cedar	2 trees
26	Nash Road (St John of God)	Pt Lt 1 DP 26163	Chamaecyparis lawsoniana	Lawson Cypress	
26	Nash Road (St John of God)	Pt Lt 1 DP 26163	Cupressus arizonica	Arizona Cypress	2 trees
26	Nash Road (St John of God)	Pt Lt 1 DP 26163	Cupressus torulosa	Bhutan Cypress	
26	Nash Road (St John of God)	Pt Lt 1 DP 26163	Eucalyptus globulus	Tasmanian Blue Gum	
26	Nash Road (St John of God)	Lt 1 DP 48347	Eucalyptus globulus	Tasmanian Blue Gum	3 trees
26	Nash Road (St John of God)	Pt Lt 1 DP 26163	Fagus sylvatica 'Purpurea'	Copper Beech	3 trees
26	Nash Road (St John of God)	Pt Lt 1 DP 26163	Juglans regia	Common Walnut	
26	Nash Road (St John of God)	Pt Lt 1 DP 26163	Liquidambar styraciflua	Sweetgum	
26	Nash Road (St John of God)	Pt Lt 1 DP 26163	Magnolia grandiflora	Southern Magnolia	
26	Nash Road (St John of God)	Pt Lt 1 DP 26163	Pseudotsuga menziesii	Douglas Fir	

26	Nash Road (St John of God)	Pt Lt 1 DP 26163	Ulmus sp.	Golden Elm	
62	Nayland Street	Lt 103 DP 13	Corynocarpus laevigata	Karaka	
63	Nayland Street	Lt 22 DP 13	Phoenix canariensis	Canary Island Palm	
85	North Avon Road	Lt 3 DP 2701	Ulmus glabra 'Camperdownii'	Camperdown Elm	
126	North Parade	Lt 1 DP 41144	Cunninghamia lanceolata	Chinese Fir	
	Oakmont Green (near no. 8)	Oakmont Green	Quercus robur	English Oak	
18	Onslow Street	Lt 26 DFP 206	Juglans nigra	Black Walnut	
82	Opawa Road	Lt 4 DP 8252	Juglans regia	Common Walnut	2 trees
86	Opawa Road	Lt 6 DP 8252	Tilia x europaea	Common Lime	
88	Opawa Road	Pt RS 157	Juglans regia	Common Walnut	
92	Opawa Road	Lt 1 DP 21320	Tilia x europaea	Common Lime	
92	Opawa Road	Lt 1 DP 21320	Ulmus glabra 'Camperdownii'	Camperdown Elm	
94	Opawa Road	Pt RS 157	Platanus x acerifolia	London Plane	
	Opawa Road / Raycroft Street	Opawa Road	Quercus robur	English Oak	
90	Oxford Terrace (St Michael's Church)	Pt Res 7	Acer pseudoplatanus	Sycamore	
90	Oxford Terrace (St Michael's Church)	TS 1038	Liriodendron tulipifera	Tulip Tree	
90	Oxford Terrace (St Michael's Church)	Pt Res 7	Platanus x acerifolia	London Plane	
90	Oxford Terrace (St Michael's Church)	TS 1031	Ulmus glabra 'Horizontalis'	Weeping Elm	
	Oxford Terrace (Manchester-Madras)	Chch City Reserves Empowering Act 1971 3rd Schedule Item 17	Populus nigra 'Italica'	Lombardy Poplar	22 on riverbank
	Oxford Terrace/Antigua Street (Car Park)	PT Lt 1 DP 11323	Betula pendula	Silver Birch	
	Oxford Terrace/Antigua Street (Car Park)	PT Lt 1 DP 11323	Ilex aquifolium	Holly	
	Oxford Terrace/Tuam Street (Car Park)	PT Lt 1 DP 11323	Cedrus deodara	Deodar Cedar	
	Oxford Terrace/Tuam Street (Car Park)	PT Lt 1 DP 11323	Fagus sylvatica 'Purpurea'	Copper Beech	
	Oxford Terrace/Tuam Street (Car Park)	PT Lt 1 DP 11323	Quercus robur	English Oak	2 trees
	Oxford Terrace/Tuam Street (Car Park)	PT Lt 1 DP 11323	Tilia x europaea	Common Lime	

43	Oxley Avenue	Lt 53 DP 1527	Agathis australis	Kauri	
4	Paeroa Street	Lt 208 DP 14994	Abies pinsapo	Spanish Fir	
76	Palatine Terrace	Lt 23 DP 7811	Tilia x europaea	Common Lime	
85	Papanui Road	Pt Lt 1 DP 21881	Fagus sylvatica	European beech	
85	Papanui Road	Pt Lt 1 DP 21881	Fagus sylvatica 'Purpurea'	Copper Beech	2 trees
85	Papanui Road	Pt Lt 1 DP 21881	Platanus orientalis	Oriental Plane	
85	Papanui Road	Pt Lt 1 DP 21881	Tilia x europaea	Common Lime	2 trees
106	Papanui Road	Lt 1 DP 9580	Acer palmatum	Japanese Maple	2 trees
122	Papanui Road	Lt 2 DP 16353	Ulmus glabra 'Camperdownii'	Camperdown Elm	
162	Papanui Road	Lt 1 DP 39802	Tilia 'Petiolaris'	Silver Pendent Lime	
163	Papanui Road	Lt 22 DP 1462	Quercus coccinea	Scarlet Oak	
236	Papanui Road	Lt 24 DP 1253	Ulmus glabra 'Horizontalis'	Weeping Elm	
249	Papanui Road (St George's Hospital)	Lt 1 DP 24125	Fraxinus excelsior 'Aurea'	Golden Ash	2 trees
249	Papanui Road (St George's Hospital)	Lt 3 DP 30449	Ginkgo biloba	Ginkgo	
249	Papanui Road (St George's Hospital)	Lt 1 DP 8769	Nothofagus fusca	Red Beech	
249	Papanui Road (St George's Hospital)	Lt 1 DP 60620	Nothofagus menziesii	Silver Beech	
249	Papanui Road (St George's Hospital)	Lt 1 DP 8769	Podocarpus totara	Totara	
249	Papanui Road (St George's Hospital)	Lt 1 DP 1899	Tilia x europaea	Common Lime	
249	Papanui Road (St George's Hospital)	Lt 3 DP 30449	Tilia x europaea	Common Lime	
249	Papanui Road (St George's Hospital)	Lt 1 DP 60620	Ulmus glabra 'Camperdownii'	Camperdown Elm	
274	Papanui Road	Lt 5 DP 2349	Acer pseudoplatanus	Sycamore	
283	Papanui Road	Lt 7 DP 4109	Eucalyptus linearis	White Peppermint Gum	
347	Papanui Road (St Andrew's College)	Pt RS 299	Acer pseudoplatanus	Sycamore	5 trees
347	Papanui Road (St Andrew's College)	Pt RS 299	Araucaria araucana	Monkey Puzzle	
347	Papanui Road (St Andrew's College)	Pt RS 299	Chamaecyparis lawsoniana	Lawson Cypress	
347	Papanui Road (St Andrew's College)	Pt RS 299	Cupressus torulosa	Bhutan Cypress	
347	Papanui Road (St Andrew's College)	Pt RS 299	Fagus sylvatica 'Purpurea'	Copper Beech	
347	Papanui Road (St Andrew's College)	Pt RS 299	Ilex aquifolium 'Golden Queen'	Variegated Holly	
347	Papanui Road (St Andrew's College)	Pt RS 299	Magnolia grandiflora	Southern Magnolia	
347	Papanui Road (St Andrew's College)	Pt RS 299	Platanus x acerifolia	London Plane	

347	Papanui Road (St Andrew's College)	Pt RS 299	Quercus robur	English Oak	17 trees
347	Papanui Road (St Andrew's College)	Pt RS 299	Tilia x europaea	Common Lime	3 trees
347	Papanui Road (St Andrew's College)	Pt RS 299	Ulmus carpinifolia	Smooth Leafed Elm	2 trees
347	Papanui Road (St Andrew's College)	Pt RS 299	Ulmus x hollandica	Dutch Elm	6 trees
380	Papanui Road	Lt 3 DP 4760	Phoenix canariensis	Canary Island Palm	
429	Papanui Road	Lt 2 DP 30755	Sequoiadendron giganteum	Wellingtonia	
34	Paparoa Street	Lt 1 DP 40219	Quercus robur	English Oak	2 trees
1	Parade Court (was 231 Lincoln Road)	Lt24 DP77165 (was Lt 1 DP 73798)	Platanus x acerifolia	London Plane	
1	Parade Court (was 231 Lincoln Road)	Lt24 DP77165 (was Lt 1 DP 73798)	Quercus canariensis	Mirbeck's Oak	
1	Parade Court (was 231 Lincoln Road)	Lt24 DP77165 (was Lt 1 DP 73798)	Quercus robur	English Oak	2
2	Parade Court (was 231 Lincoln Road)	Lt25 DP77165 (was Lt 1 DP 73798)	Quercus robur	English Oak	
18	Parade Court (was 231 Lincoln Road)	Lt5 DP77165 (was Lt 1 DP 73798)	Quercus robur	English Oak	
36	Parade Court (was 231 Lincoln Road)	Lt9 DP77165 (was Lt 1 DP 73798)	Quercus robur	English Ash	
36	Parade Court (was 231 Lincoln Road)	Lt9 DP77165 (was Lt 1 DP 73798)	Quercus robur	English Oak	
42	Parade Court (was 231 Lincoln Road)	Lt10 DP77165 (was Lt 1 DP 73798)	Quercus robur	English Oak	
42	Parade Court (was 231 Lincoln Road)	Lt10 DP77165 (was Lt 1 DP 73798)	Tilia x vulgaris	Common Lime	
26	Park Terrace	Lt 4 DP 45969	Ilex aquifolium	Holly	
26	Park Terrace	Lt 4 DP 45969	Quercus rubra	Red Oak	
48	Park Terrace	Lt 2 DP 12364	Quercus robur	English Oak	
48	Park Terrace	Lt 2 DP 12364	Tilia x europaea	Common Lime	
80	Park Terrace	Lt 115 DP 3780	Hoheria populnea var. lanceolata	Long Leafed Lacebark	
90	Park Terrace	Lt 1 DP 13495	Quercus robur	English Oak	
100	Park Terrace (Bishopscourt)	Lt 1 DP 46369	Quercus robur	English Oak	
138	Park Terrace (Wesley Lodge)	Pt TR 26	Fagus sylvatica 'Purpurea'	Copper Beech	
55	Parkstone Avenue	Lt 32 DP 27979	Eucalyptus sp.	Gum	
19	Pavitt Street (Richmond School)	Pt RS 41	Ulmus glabra 'Camperdownii'	Camperdown Elm	6 trees

6	Pear Tree Lane	Lt 11 DP 74110	Eucalyptus globulus	Tasmanian Blue Gum	2 trees
7	Penhelig Place	Lt 36 DP 14664	Quercus robur	English Oak	
70	Perry Street	Lt 17 DP 5814	Sequoia sempervirens	Coast Redwood	
11	Peterborough Street	Lt 114 DP 3780	Calocedrus decurrens	Incense Cedar	
11	Peterborough Street	Lt 114 DP 3780	Nothofagus fusca	Red Beech	
11	Peterborough Street	Lt 114 DP 3780	Tilia x europaea	Common Lime	
15	Peterborough Street	Lt 110 DP 3780	Agathis australis	Kauri	
15	Peterborough Street	Lt 110 DP 3780	Eleocarpus hookerianus	Pokaka	
15	Peterborough Street	Lt 110 DP 3780	Libocedrus bidwillii	Pahautea	
15	Peterborough Street	Lt 110 DP 3780	Podocarpus hallii	Hall's Totara	
15	Peterborough Street	Lt 110 DP 3780	Pomaderris apetala	Tainui	2 trees
21	Peterborough Street (Peterborough Centre)	Sec 1 SO 15603	Ginkgo biloba	Maidenhair Tree	
21	Peterborough Street (Peterborough Centre)	Sec 1 SO 15603	Ulmus glabra 'Horizontalis'	Weeping Elm	
44/F4	Peterborough Street	TS 1206	Quercus robur	English Oak	
74	Picton Avenue	Lt 1 DP 33816	Cordyline australis	Cabbage Tree	
40	Port Hills Road (Heathcote Domain)	Res 4946	Quercus robur	English Oak	
40	Port Hills Road (Heathcote Domain)	RS 41625	Quercus robur	English Oak	
40	Port Hills Road (Heathcote Domain)	RS 41625	Eucalyptus nicholii	Black Peppermint Gum	8 trees
41	Port Hills Road	Pt RS 271	Nothofagus solandri	Black Beech	
63	Port Hills Road	Pt RS 368	Quercus robur	English Oak	
81	Port Hills Road	Lt 1 DP 64233	Ulmus glabra 'Horizontalis'	Horizontal Elm	
273	Pound Road (Templeton Golf Course)	Res 2418	Sophora microphylla	Kowhai	31 trees
273	Pound Road (Templeton Golf Course)	Res 2418	Sophora prostrata	Kowhai	2 trees
715	Pound Road	Lt 1 DP 70568	Sophora microphylla	Kowhai	4 trees
715	Pound Road	Lt 1 DP 70568	Sophora prostrata	Kowhai	2 trees
891	Pound Road	Pt Lt 1 DP 10480	Sophora microphylla	Kowhai	
17B	Poynder Avenue	Lt 2 DP 43312	Aesculus hippocastanum	Horse Chestnut	
466	Prestons Road	Pt Lt 5 DP 19484	Crataegus monogyna	Hawthorn	
86	Puriri Street	Lt 1 DP 17667	Fagus sylvatica	European Beech	
92	Puriri Street	Lt 2 DP 11195	Fagus sylvatica	European Beech	
111	Puriri Street	Lt 2 DP 17729	Cedrus deodara	Deodar Cedar	
111	Puriri Street	Lt 2 DP 17729	Quercus ilex	Holm Oak	

113	Puriri Street	Lt 1 DP 17729	Ulmus sp.	Elm	
116	Puriri Street	Lt 321 DP 6079	Quercus palustris	Pin Oak	
116	Puriri Street	Lt 321 DP 6079	Ulmus procera	English Elm	
11	Queens Avenue	Lt 1 DP21164	Tilia x europaea	Common Lime	
165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Acer palmatum	Japanese Maple	
165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Acer pseudoplatanus	Sycamore	
165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Aesculus hippocastanum	Horse Chestnut	2 trees
165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Arbutus x andrachnoides	Hybrid Strawberry Tree	

Continued on the next page

Appendix 4 - Heritage/Notable Trees

Address		Legal Description	Species	Common Name	Comments
165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Castanea sativa	Spanish Chestnut	2 trees
165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	
165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Cedrus deodara	Deodar Cedar	2 trees
165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Cedrus libani	Cedar of Lebanon	
165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Fagus sylvatica 'Purpurea'	Copper Beech	
165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Fraxinus excelsior 'Aurea'	Golden Ash	
165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Hoheria populnea	Lacebark	
165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Juglans regia	Common Walnut	
165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Liriodendron tulipifera	Tulip Tree	
165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Nothofagus fusca	Red Beech	3 trees
165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Paulownia tomentosa	Paulownia	
165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Platanus x acerifolia	London Plane	12 trees
165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Pseudotsuga menziesii	Douglas Fir	
165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Quercus robur	English Oak	5 trees
165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Sequoia sempervirens	Coast Redwood	
165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Sequoiadendron giganteum	Wellingtonia	7 trees
165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Tilia x europaea	Common Lime	14 trees

165	Racecourse Road (Riccarton Raceway)	Pt Res 79 SO 3259	Ulmus procera	English Elm	12 trees
	Rapaki Road (near no. 30)	Rapaki Road	Eucalyptus globulus	Tasmanian Blue Gum	
17	Rata Street	Pt Lt 242 DP 3360	Ulmus carpinifolia `Variegata'	Variegated Elm	
	Revelation Drive, near Clifton Terrace	Revelation Drive	Pinus radiata	Monterey Pine	Group
	Rhodes Street/Carlton Mill Road	Sec 2 SO 18618	Tilia x europaea	Common Lime	
32	Riccarton Road	Lt 2 DP 29700	Cordyline australis	Cabbage Tree	
38	Riccarton Road	Lt 1 DP 75794	Maytenus boaria	Chilean Mayten	
38	Riccarton Road	Lt 1 DP 75794	Thuja plicata	Western Red Cedar	2 trees
265	Riccarton Road	Pt Lt 1 DP 52478	Fraxinus excelsior `Pendula'	Weeping Ash	
265	Riccarton Road	Pt Lt 1 DP 52478	Magnolia grandiflora	Southern Magnolia	
265	Riccarton Road	Pt Lt 1 DP 52478	Ulmus glabra `Horizontalis'	Weeping Elm	2 trees
373	River Road	Lt 5 DP 3500	Juglans regia	Common Walnut	
290	Riverlaw Terrace	Lt 1 DP 28141	Magnolia grandiflora	Southern Magnolia	
26	Riverview Street	Lt 2 DP 25316	Aesculus hippocastanum	Horse Chestnut	
26	Riverview Street	Lt 2 DP 25316	Juglans regia	Common Walnut	
26	Riverview Street	Lt 2 DP 25316	Tilia sp.	Common Lime	
26	Riverview Street	Lt 2 DP 25316	Tilia x europaea	Common Lime	
5	Rolleston Avenue (Public Hospital)	Pt Res 24 SO 969	Acer platanoides	Norway Maple	2 trees
5	Rolleston Avenue (Public Hospital)	Pt Res 24 SO 969	Betula pendula	Silver Birch	
5	Rolleston Avenue (Public Hospital)	Lt 1 DP 43500	Populus tremula	Aspen	
5	Rolleston Avenue (Public Hospital)	Pt Res 24 SO 969	Tilia `Petiolaris'	Silver Pendent Lime	
33	Rolleston Avenue (Christ's College)	Pt Res 25 SO 11411	Cupressus sempervirens	Italian Cypress	
33	Rolleston Avenue (Christ's College)	Pt Res 25 SO 11411	Fraxinus excelsior	English Ash	Near River
33	Rolleston Avenue (Christ's College)	Pt Res 25 SO 11411	Liriodendron tulipifera	Tulip Tree	
9	Rossall Street	Lt 1 DP 64419	Magnolia grandiflora	Southern magnolia	
17	Rossall Street	Lt 1 DP 25064	Fagus sylvatica	European Beech	
17	Rossall Street	Lt 1 DP 25064	Liquidambar styraciflua	Sweetgum	
35	Rossall Street	Lt 3 DP 6068	Quercus robur	English Oak	
73	Rossall Street	Lt 3 DP 27303	Betula pendula	Silver Birch	Group of 8
73	Rossall Street	Lt 3 DP 27303	Fraxinus excelsior	Common Ash	
131	Rossall Street	Lt 2 DP 34430	Cedrus deodara	Deodar Cedar	

133	Rossall Street	Lt 1 DP 34430	Chamaecyparis lawsoniana	Lawson Cypress	
46	Rossmore Terrace	Lt 3 DP 26349	Sequoia sempervirens	Coast Redwood	
84	Rugby Street	Lt 2 DP 13815	Nothofagus solandri cliffortioides	Mountain Beech	
140A	Rugby Street	Lt 3 DP 4838	Quercus robur	English Oak	
83	Rutherford Street	Lt 1 DP 20238	Juglans regia	Common Walnut	
71	Sandwich Road	Lt 10 DP 2623	Cryptomeria japonica	Japanese Cedar	
71	Sandwich Road	Lt 9 DP 2623	Fraxinus excelsior	English Ash	
71	Sandwich Road	Lt 9 DP 2623	Quercus robur	English Oak	
71	Sandwich Road	Lt 10 DP 2623	Quercus robur	English Oak	
71	Sandwich Road	Lt 9 DP 2623	Quercus rubra	Red Oak	
71	Sandwich Road	Lt 10 DP 2623	Platanus orientalis	Oriental Plane	3 trees
165	Sawyers Arms Road	Pt Lt 3 DP 29179	Pittosporum eugenioides	Lemonwood	
384	Sawyers Arms Road	Lt 1 DP 39645	Quercus robur	English Oak	
231	School Road	Lt 1 DP 68764	Sophora microphylla	Kowhai	8 trees
231	School Road	Lt 2 DP 68764	Sophora microphylla	Kowhai	2 trees
28	Seamount Terrace	Pt Lt 1 DP 9387	Eucalyptus viminalis	Manna Gum	
10	Selkirk Place	Lt 3 DP 25296	Eucalyptus globulus	Tasmanian Blue Gum	
	Shalamar Drive (Old Stone House)	Lt 22 DP 29333	Ulmus procera	English Elm	
17	Sheppard Place (St Albans School)	Lt 1 DP 8479	Quercus robur	English Oak	3 trees
10	Shirley Road (Shirley Community Centre)	Lt 119 DP 2912	Fagus sylvatica	European Beech	
10	Shirley Road (Shirley Community Centre)	Lt 138 DP 2912	Fagus sylvatica	European Beech	
10	Shirley Road (Shirley Community Centre)	Lt 137 DP 2912	Liquidambar styraciflua	Sweetgum	
10	Shirley Road (Shirley Community Centre)	Lt 137 DP 2912	Liriodendron tulipifera	Tulip Tree	
10	Shirley Road (Shirley Community Centre)	Lt 138 DP 2912	Pittosporum eugenioides	Lemonwood	
10	Shirley Road (Shirley Community Centre)	Lt 138 DP 2912	Platanus x acerifolia	London Plane	
10	Shirley Road (Shirley Community Centre)	Lt 135 DP 2912	Quercus coccinea	Scarlet Oak	
10	Shirley Road (Shirley Community Centre)	Lt 119 DP 2912	Quercus robur	English Oak	

10	Shirley Road (Shirley Community Centre)	Lt 120 DP 2912	Thuja plicata	Western Red Cedar	
10	Shirley Road (Shirley Community Centre)	Lt 123 DP 2912	Thuja plicata	Western Red Cedar	
10	Shirley Road (Shirley Community Centre)	Lt 124 DP 2912	Thuja plicata	Western Red Cedar	
10	Shirley Road (Shirley Community Centre)	Lt 136 DP 2912	Thuja plicata	Western Red Cedar	
10	Shirley Road (Shirley Community Centre)	Lt 119 DP 2912	Tilia x europaea	Common Lime	
10	Shirley Road (Shirley Community Centre)	Lt 119 DP 2912	Ulmus procera	English Elm	
108	Shortland Street	Lt 2 DP 37278	Eucalyptus viminalis	Manna Gum	Group of 4
13	Snowdon Road	Lt 2 DP 22869	Fraxinus excelsior	English Ash	
13	Snowdon Road	Lt 2 DP 22869	Nothofagus menziesii	Silver Beech	
13	Snowdon Road	Lt 2 DP 22869	Dacrydium cupressinum	Rimu	
13	Snowdon Road	Lt 2 DP 22869	Podocarpus totara	Totara	2 trees
13	Snowdon Road	Lt 2 DP 22869	Pseudopanax crassifolium	Lancewood	
29	Snowdon Road	Lt 2 DP 17782	Tilia x europaea	Common lime	Group of 2
29A	Snowdon Road	Lt 1 DP 17782	Fagus sylvatica 'Purpurea'	Copper Beech	
123	Sparks Road	Lt 7 DP 17260	Eryobotrya japonica	Loquat	
	Springmead Reserve	DP 28406	Sequoiadendron giganteum	Wellingtonia	
57	St Andrews Hill Road	Lt 9 DP 9904	Metrosideros excelsa	Pohutukawa	
	St James Park	Pt Lt 2 DP 4731	Acer pseudoplatanus	Sycamore	3 trees
	St James Park	Pt Lt 2 DP 4731	Carpinus betulus	Hornbeam	
	St James Park	Pt Lt 2 DP 4731	Castanea sativa	Spanish Chestnut	
	St James Park	Pt Lt 2 DP 3056	Fagus sylvatica	European Beech	
	St James Park	Main North Railway	Fagus sylvatica	European Beech	16 trees
	St James Park	Pt Lt 2 DP 4731	Fagus sylvatica	European Beech	17 trees
	St James Park	Pt Lt 2 DP 4731	Fraxinus excelsior	English Ash	
	St James Park	Pt Lt 2 DP 4731	Fraxinus excelsior 'Pendula'	Weeping Ash	
	St James Park	Pt Lt 2 DP 4731	Hoheria angustifolia	Narrow Leafed Lacebark	3 trees
	St James Park	Pt Lt 2 DP 4731	Hoheria populnea var. lanceolata	Long-leafed Lacebark	
	St James Park	Pt Lt 2 DP 4731	Plagianthus regius	Ribbonwood	8 trees
	St James Park	Pt Lt 2 DP 4731	Platanus x acerifolia	London Plane	

	St James Park	Lt 3 DP 4731	Platanus x acerifolia	London Plane	2 trees
	St James Park	Pt Lt 2 DP 4731	Quercus palustris	Pin Oak	
	St James Park	Pt Lt 2 DP 4731	Tilia cordata	Small-Leafed Lime	
	St James Park	Pt Lt 2 DP 3056	Tilia x europaea	Common Lime	
	St James Park	Pt Lt 2 DP 4731	Tilia x europaea	Common Lime	23 trees
	St James Park	Pt Lt 2 DP 4731	Ulmus glabra 'Horizontalis'	Weeping Elm	
	St James Park	Pt Lt 2 DP 3056	Ulmus procera	English Elm	
35	St Martins Road	Lt 2 DP 26787	Liriodendron tulipifera	Tulip Tree	
35A	St Martins Road	Lt 1 DP 26787	Tilia x europaea	Common Lime	
38	St Martins Road	Lt 2 DP 5197	Quercus robur	English Oak	
62	Stanleys Road	Lt 1 DP 25641	Quercus robur	English Oak	
62	Stanleys Road	Lt 1 DP 25641	Tilia x europaea	Common lime	
17	Straven Road	Lt 353 DP 7942	Tilia sp.	Lime	
19	Straven Road	Lt 344 DP 7492	Tilia sp.	Lime	
22	Straven Road	Lt 293 DP 4530	Quercus palustris	Pin Oak	
60	Straven Road	Lt 1 DP 4874	Fagus sylvatica	European Beech	
121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9912	Abies pinsapo	Spanish Fir	
121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9912	Acer pseudoplatanus	Sycamore	2 trees
121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9912	Carpinus betulus	Hornbeam	
121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9912	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	14 trees
121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9912	Eucalyptus globulus	Tasmanian Blue Gum	2 trees
121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9912	Fagus sylvatica	European Beech	
121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9912	Fagus sylvatica 'Purpurea'	Copper Beech	4 trees
121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9912	Fraxinus excelsior	English Ash	4 trees
121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9912	Liriodendron tulipifera	Tulip Tree	
121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9912	Platanus x acerifolia	London Plane	18 trees
121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9461	Platanus x acerifolia	London Plane	2 trees

121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9912	Quercus cerris	Turkey Oak	
121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9912	Quercus ilex	Holm Oak	
121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9912	Quercus palustris	Pin Oak	
121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9912	Quercus robur	English Oak	
121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9912	Sequoiadendron giganteum	Wellingtonia	
121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9912	Thuja plicata	Western Red Cedar	
121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9912	Tilia x europaea	Common Lime	4 trees
121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9912	Tilia sp.	Lime	
121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9912	Ulmus carpinifolia	Smooth Leafed Elm	
121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9912	Ulmus parvifolia	Caucasian Elm	
121	Straven Road (Christchurch Boys' High School)	Pt Lt 1 DP 9912	Ulmus procera	English Elm	7 trees
125	Studholme Street	Lt 2 DP 65519	Tilia x europaea	Common Lime	
249	Styx Mill Road	Lt 1 DP 15137	Cordyline australis	Cabbage Tree	
110	Sullivan Avenue	Lt 14 DP 2364	Rhododendron sp.	Rhododendron	
27	Taupata Street	Lt 56 DP 926	Acer pseudoplatanus	Sycamore	
13	Taylor's Avenue	Pt Lt 37 DP 2221	Acer pseudoplatanus	Sycamore	
20	Taylor's Avenue	Lt 1 DP 44273	Quercus robur	English Oak	
19	Templar Street (14 Harvey Terrace)	Pt RS 33	Robinia pseudoacacia	Black Locust	
	Thompsons Road	Pt Lot 2 DP 5561	Fagus sylvatica	European Beech	
	Thompsons Road	Pt Lot 2 DP 5561	Ulmus glabra 'Lutescens'	Golden Elm	
	Thompsons Road	Pt Lot 2 DP 5561	Tilia x vulgaris	Common Lime	
	Thompsons Road	Pt Lot 2 DP 5561	Ulmus glabra	Wych Elm	2
	Thompsons Road	Pt Lot 2 DP 5561	Platanus orientalis	Oriental Plane	
15	Thornycroft Street	Lt 1 DP 45281	Fagus sylvatica	European Beech	
23	Thornycroft Street	Lt 35 DP 9710	Betula pendula	Silver Birch	
23	Thornycroft Street	Lt 35 DP 9710	Castanea sativa	Spanish Chestnut	
23	Thornycroft Street	Lt 35 DP 9710	Carpinus betulus	Hornbeam	

23	Thornycroft Street	Lt 35 DP 9710	Tilia x europaea	Common Lime	2 trees
23	Thornycroft Street	Lt 35 DP 9710	Ulmus procera	English Elm	
14	Thorrington Road	Lt 1 DP 11381	Nothofagus solandri	Black Beech	6 trees
20	Thurlestone Place	Lt 2 DP 44500	Tilia x europaea	Common Lime	
3	Timbertop Lane	Lt 1 DP 34930	Castanea sativa	Spanish Chestnut	
117 / F2	Totara Street	Lt 1 DP 40033	Tilia x europaea	Common Lime	
135A	Totara Street	Lt 2 DP 20501	Quercus robur	English Oak	
38	Truro Street (Van Asch College)	Pt RS 144	Quercus robur	English Oak	4 Trees
38	Truro Street (Van Asch College)	Pt RS 204	Quercus suber	Cork Oak	
38	Truro Street (Van Asch College)	Pt RS 204	Araucaria heterophylla	Norfolk Island Palm	
38	Truro Street (Van Asch College)	Pt RS 204	Platanus x acerifolia	London Plane	
38	Truro Street (Van Asch College)	Pt RS 204	Morus nigra	Black Mulberry	
38	Truro Street (Van Asch College)	Pt RS 204	Ulmus carpinifolia	Smooth Leafed Elm	
38	Truro Street (Van Asch College)	Pt RS 204	Cedrus deodara	Deodar Cedar	
38	Truro Street (Van Asch College)	Pt RS 204	Quercus robur	English Oak	
38	Truro Street (Van Asch College)	Pt RS 204	Crataegus mexicana	Mexican Thorn	
38	Truro Street (Van Asch College)	Pt RS 204	Photinia glabra	Photinia	
38	Truro Street (Van Asch College)	Pt RS 204	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	
38	Truro Street (Van Asch College)	Pt RS 204	Magnolia grandiflora	Southern Magnolia	
38	Truro Street (Van Asch College)	Pt RS 204	Corynocarpus laevigatus	Karaka	
38	Truro Street (Van Asch College)	Pt RS 204	Catalpa bignoniodes	Indian Bean Tree	
38	Truro Street (Van Asch College)	Pt RS 144	Quercus cerris	Turkey Oak	
38	Truro Street (Van Asch College)	Pt RS 144	Group of Natives		
24	Turners Road	Lt 2 DP 38791	Juglans regia	Common Walnut	4 trees
24	Turners Road	Lt 2 DP 38791	Quercus robur	English Oak	
20	Twigger Street (not 231 Lincoln Road)	Lt 1 DP 21304	Ulmus glabra	Wych Elm	
20	Twigger Street (not 231 Lincoln Road)	Lt 1 DP 21304	Ulmus procera	English Elm	
40	Twigger Street (231 Lincoln Road)	Lt 2 DP 73798 (was Pt RS 128)	Quercus robur	English Oak	
40	Twigger Street (was 231 Lincoln Road)	Lt 4 DP 73798 (was Pt RS 128)	Tilia x vulgaris	Common Lime	

5	Wai-iti Terrace	Lt 11 DP 8326	Cedrus deodara	Deodar Cedar	
30	Wai-iti Terrace	Lt 4 DP 22983	Quercus robur	English Oak	
32	Wai-iti Terrace	Lt 3 DP 22893	Quercus robur	English Oak	
35A	Wai-wetu Street	Lt 2 DP 15564	Tilia x europaea	Common Lime	
117B	Waimairi Road	Lt 3 DP 29631	Prunus sp.	Cherry	
129	Waimairi Road	Pt Sec 17 SO 10720	Quercus robur	English Oak	
191/F2	Waimairi Road, 5 Lynfield Avenue	Lt 1 DP 24989; Lt 3 DP 24989	Fagus sylvatica 'Purpurea'	Copper Beech	on boundary
59	Wainui Street	Lt 59 DP 14964	Pseudopanax crassifolium	Lancewood	
91	Wairakei Road	Lt 1 DP 58411	Abies sp.	Fir	

Continued on the next page

Appendix 4 - Heritage/Notable Trees

Address		Legal Description	Species	Common Name	Comments
167	Wairakei Road	Lt 1 DP 30748	Ginkgo biloba	Maidenhair Tree	
750	Wairakei Road	Lt 3 DP 6411	Juglans regia	Common Walnut	
30	Wairarapa Terrace	Pt Lt 51 DP 493	Cedrus libani	Cedar of Lebanon	
30	Wairarapa Terrace	Pt Lt 51 DP 493	Cupressus torulosa	Bhutan cypress	
30	Wairarapa Terrace	Pt Lt 50 DP 493	Sequoiadendron giganteum	Wellingtonia	
39	Waitikiri Drive	Pt RS 1856	Sequoiadendron giganteum	Wellingtonia	2 trees
71	Waitikiri Drive (Waitikiri Golf Course)	Lt 1 DP44575	Abies pinsapo	Spanish Fir	
71	Waitikiri Drive (Waitikiri Golf Course)	Lt 1 DP44575	Cedrus atlantica	Atlas Cedar	
71	Waitikiri Drive (Waitikiri Golf Course)	Lt 1 DP44575	Fraxinus excelsior	English Ash	
71	Waitikiri Drive (Waitikiri Golf Course)	Lt 1 DP44575	Ligustrum lucidum	Chinese Privet	
71	Waitikiri Drive (Waitikiri Golf Course)	Lt 1 DP44575	Quercus robur	English Oak	2 trees
130	Waltham Road	Pt RS 176	Tilia x europaea	Common Lime	
42	Weka Street	Lt 2 DP 44638	Quercus robur	English Oak	
63	Westgrove Avenue	Lt 21 DP 47498	Juglans regia	Common Walnut	
11	Weston Road	Lt 1 DP 23524	Fagus sylvatica 'Purpurea'	Copper Beech	
51	Whiteleigh Avenue (was 231 Lincoln Road)	Lt 5 DP 73798 (was Pt RS 128)	Acer pseudoplatanus	Sycamore	
51	Whiteleigh Avenue (was 231 Lincoln Road)	Lt 5 DP 73798 (was Pt RS 128)	Fraxinus excelsior	English Ash	
51	Whiteleigh Avenue (was 231 Lincoln Road)	Lt 5 DP 73798 (was Pt RS 128)	Quercus robur	English Oak	4 trees
51	Whiteleigh Avenue (was 231 Lincoln Road)	Lt 5 DP 73798 (was Pt RS 128)	Tilia x vulgaris	Common Lime	
51	Whiteleigh Avenue (was 231 Lincoln Road)	Lt 5 DP 73798 (was Pt RS 128)	Ulmus procera	English Elm	3 trees
61	Whiteleigh Avenue (was 231 Lincoln Road)	Lt 3 DP 73798 (was Pt RS 128)	Quercus robur	English Oak	
61	Whiteleigh Avenue (was 231 Lincoln Road)	Lt 3 DP 73798 (was Pt RS 128)	Tilia x vulgaris	Common Lime	

61	Whiteleigh Avenue (was 231 Lincoln Road)	Lt 3 DP 73798 (was Pt RS 128)	Ulmus procera	English Elm	
192	Wilson's Road	Lt 7 DP 13454	Agathis australis	Kauri	
192	Wilson's Road	Lt 7 DP 13454	Nothofagus fusca	Red Beech	
12	Winchester Street (St Margaret's College)	Pt RS 52	Acer pseudoplatanus	Sycamore	
12	Winchester Street (St Margaret's College)	Pt Lt 6 DP 45883	Fagus sylvatica 'Purpurea'	Copper Beech	
12	Winchester Street (St Margaret's College)	Lt 6 DP 45883	Juglans regia	Common Walnut	
12	Winchester Street (St Margaret's College)	Pt Lt 10 DP 1921	Juglans regia	Common Walnut	
12	Winchester Street (St Margaret's College)	Lt 2 DP 20641	Nothofagus fusca	Red Beech	
31	Witbrock Crescent	Lt 23 DP 56135	Araucaria araucana	Monkey Puzzle	
31	Witbrock Crescent	Lt 23 DP 56135	Cupressus torulosa	Bhutan cypress	
31	Witbrock Crescent	Lt 23 DP 56135	Fagus sylvatica	European Beech	
31	Witbrock Crescent	Lt 23 DP 56135	Fraxinus excelsior	Common Ash	
45A	Withells Road	Lt 2 DP 33309	Acer pseudoplatanus	Sycamore	
1	Wood Lane	Pt Lt 3 DP 21062	Fagus sylvatica 'Purpurea'	Copper Beech	
1	Wood Lane	Pt Lt 3 DP 21062	Liriodendron tulipifera	Tulip Tree	2 trees
34	Woodham Road	Lt 3 DP 10516	Cedus atlantica	Atlas Cedar	
	Woodham Park	Pt Lt 6 DP 7636	Acer negundo	Box Elder	
	Woodham Park	Pt Lt 6 DP 7636	Acer platanoides	Norway Maple	
	Woodham Park	Pt Lt 19 DP 7472	Acer pseudoplatanus	Sycamore	
	Woodham Park	Pt Lt 6 DP 7636	Ailanthus altissima	Tree of Heaven	2 trees
	Woodham Park	Pt Lt 6 DP 7636	Cupressus macrocarpa	Monterey Cypress	
	Woodham Park	Pt Lt 6 DP 7636	Fagus sylvatica	European Beech	
	Woodham Park	Pt Lt 6 DP 7636	Fraxinus excelsior 'Aurea'	Golden Ash	
	Woodham Park	Pt Lt 6 DP 7636	Fraxinus excelsior 'Pendula'	Weeping Ash	
	Woodham Park	Pt Lt 19 DP 7472	Fraxinus oxycarpa 'Raywoodii'	Claret Ash	
	Woodham Park	Pt Lt 19 DP 7472	Hoheria angustifolia	Narrow Leafed Lacebark	3 trees
	Woodham Park	Pt Lt 6 DP 7636	Juglans regia	Common Walnu	2 trees
	Woodham Park	Pt Lt 6 DP 7636	Liquidambar styraciflua	Sweetgum	
	Woodham Park	Pt Lt 26 DP 7472	Platanus orientalis	Oriental Plane	
	Woodham Park	Pt Lt 6 DP 7636	Pterocarya x rehderana	Hybrid Wingnut	

	Woodham Park	Pt Lt 6 DP 7636	Quercus canariensis hybrid	Mirbeck's Oak	
	Woodham Park	Pt Lt 19 DP 7472	Quercus dentata	Daimyo Oak	
	Woodham Park	Pt Lt 6 DP 7636	Quercus robur	English Oak	
	Woodham Park	Pt Lt 19 DP 7472	Quercus robur	English Oak	2 trees
	Woodham Park	Pt Lt 6 DP 7636	Taxodium distichum	Swamp Cypress	
	Woodham Park	Pt Lt 6 DP 7636	Taxus baccata	Yew	
	Woodham Park	Pt Lt 19 DP 7472	Ulmus carpinifolia	Smooth Leafed Elm	
	Woodham Park	Pt Lt 6 DP 7636	Ulmus glabra 'Horizontalis'	Weeping Elm	
	Woodham Park	Pt Lt 6 DP 7636	Ulmus procera	English Elm	12 trees
295	Wooldrige Road	Lt 1 DP 1529	Eucalyptus viminalis	Manna Gum	
	Woolston Cemetery (Rutherford Street)	Pt Res 14	Acer pseudoplatanus	Sycamore	2 trees
	Woolston Cemetery (Rutherford Street)	Pt Res 14	Fraxinus excelsior	English Ash	
	Woolston Cemetery (Rutherford Street)	Pt Res 14	Quercus robur	English Oak	
	Woolston Cemetery (Rutherford Street)	Pt Res 14	Tilia platyphllos	Broad Leafed Lime	
	Woolston Cemetery (Rutherford Street)	Pt Res 14	Tilia 'Petiolaris'	Silver Pendent Lime	3 trees
	Woolston Cemetery (Rutherford Street)	Pt Res 14	Ulmus procera	English Elm	2 trees
	Woolston Park	Res 4330	Hippophae salicifolia	Willow Leafed Sea Buckthorn	
15	Worcester Boulevard	Lt 13 DP 1003	Magnolia grandiflora	Southern Magnolia	
2	Worcester Street	Pt TS 439	Podocarpus totara	Totara	
2	Worcester Street	TS 423	Podocarpus totara	Totara	
2	Worcester Street	TS 427	Tilia platyphyllos 'Rubra'	Red Twigged Lime	
124	Worcester Street (Trinity Centre)	Lt 1 DP 7778	Chamaecyparis lawsoniana	Lawson Cypress	
314	Worcester Street	Pt Lt 1 DP 16661	Quercus palustris	Pin Oak	
154	Worcester Street (Christchurch Club)	TS 763	Acer pseudoplatanus	Sycamore	2 trees
154	Worcester Street (Christchurch Club)	TS 765	Acer pseudoplatanus	Sycamore	
154	Worcester Street (Christchurch Club)	TS 764	Acer pseudoplatanus	Sycamore	
154	Worcester Street (Christchurch Club)	TS 765	Quercus palustris	Pin Oak	
5	Worsleys Road	Lt 8 DP 44525	Quercus robur	English Oak	
7A	Worsleys Road	Lt 9 DP 44525	Quercus robur	English Oa	
7A	Worsleys Road	Lt 9 DP 44525	Tilia x europaea	Common Lime	
7B	Worsleys Road	Lt 9 DP 44525	Quercus robur	English Oak	
7B	Worsleys Road	Lt 9 DP 44525	Tilia x europaea	Common Lime	

67	Yaldhurst Road	Lt 1 DP 65704	Aesculus hippocastanum	Horse Chestnut	
67	Yaldhurst Road	Lt 1 DP 65704	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	
67	Yaldhurst Road	Lt 1 DP 65704	Eucalyptus sp.	Gum	
67	Yaldhurst Road	Lt 1 DP 65704	Fraxinus excelsior	English Ash	
67	Yaldhurst Road	Lt 1 DP 65704	Quercus robur	English Oak	2 trees
67	Yaldhurst Road	Lt 1 DP 65704	Sequoia sempervirens	Coast Redwood	
67	Yaldhurst Road	Lt 1 DP 65704	Sequoiadendron giganteum	Wellingtonia	
67	Yaldhurst Road	Lt 1 DP 65704	Tilia x europaea	Common Lime	
67	Yaldhurst Road	Lt 1 DP 65704	Ulmus procera	English Elm	4 trees
69A/F6	Yaldhurst Road	Lt 1 DP 29090	Cedrus deodara	Deodar Cedar	

Appendix 5 - Assessment system for listing protected trees

Updated 14 November 2005

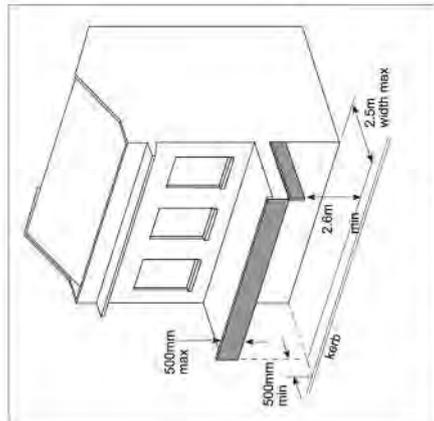
Appendix 5 - Assessment system for listing protected trees						
Factors	Points: 0	2	4	8	16	32
Historic				Local area or neighbourhood significance.	Prominent trees associated with historic / heritage buildings or places or important events.	Trees of historical importance to Chch region or early settlement plantings.
Scientific Botanical	No scientific or botanical value.	Common locally but uncommon throughout rest of City.	Uncommon throughout City.	Significant tree group or ecological association. Habitat or food source for native fauna.	Rare throughout region. Important seed / propagating material source.	Rare throughout New Zealand. Important remnant of indigenous bush or vegetation for City area.
Importance of position in landscape.	Totally obscured by trees, structures.	Tree in back section, woodland etc more than 50% obscured.	Roadside or park tree or trees growing in areas where other trees are scarce.	Tree in well frequented public place or private property. Fine avenue or street plantings.	Principal feature of important public place or well known Chch landmark.	Landmark of national importance.
Cultural Social Spiritual Recreational	No cultural, social, spiritual or recreational values.	Planted by unknown person/s commemorate minor cultural etc event.	Planted by well known person or event of local importance. Feature of recreation area.	Tree well known throughout Christchurch to be of cultural etc significance. Tree represented as emblem or symbol.	Tree well known throughout region to be of cultural etc significance.	Tree well known nationally to be of cultural etc significance.
Size (Crown diameter x total height) or exceptional trunk diameter.	Very small - less than 10m ² .	Small - 10m ² to 50m ² .	Medium - 50m ² to 150m ² .	Large - 150m ² to 250m ² or largest tree in locality.	Very large 250m ² or more. Very large specimen or trunk diameter exceptionally large for particular species.	Largest or one of largest in New Zealand.
Age	Recent planting.	5 - 50 years	50 - 100 years	100 - 150 years	150 years plus	Oldest on record in New Zealand.
Form, Condition	Dying, dead, bad structural defects or dangerous - protection not valid.	Poor condition or form but treatable.	Fair - reasonable form, stable condition, no bad defects.	Good form, healthy condition, making good growth or interesting character.	Exceptionally good outstanding specimen for Christchurch and region.	Best or one of best examples of species in New Zealand.

Suitability in relation to setting.	Obscured or causes damage to heritage objects, buildings and other important structures.	Partially obscures heritage object or important structure or low visual impact in relation to surrounds.	Reasonable scale in relation to buildings or significant negative values.	Good juxtaposition and harmony with important buildings, objects and grounds landscape.	Tree species and position specifically designed to enhance whole site.	Classic and nationally recognised example of excellent landscape design with trees.
Functional value eg soil stabilisation, noise amelioration, screens unsightly views.	No functional value.	25% effective, state function.	50% effective, state function.	75% effective, state function.	100% effective, state function.	Vital in greater public interest that function be maintained. State function.

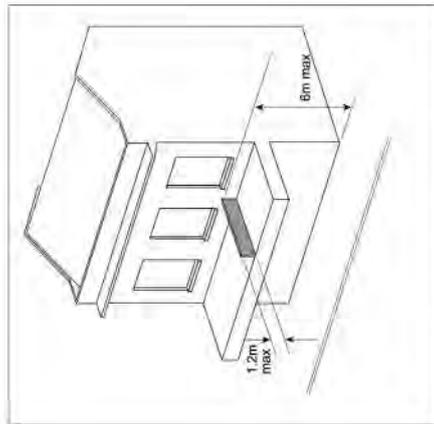
Appendix 6 - Sign types

Updated 14 November 2005

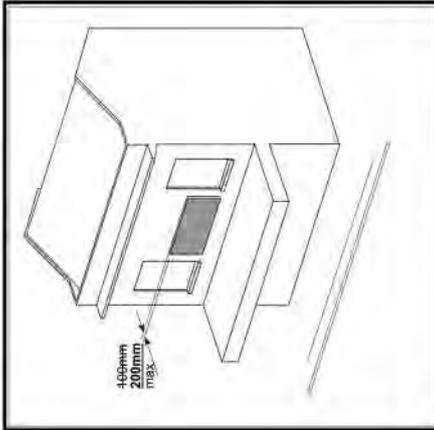
Appendix 6- Sign types



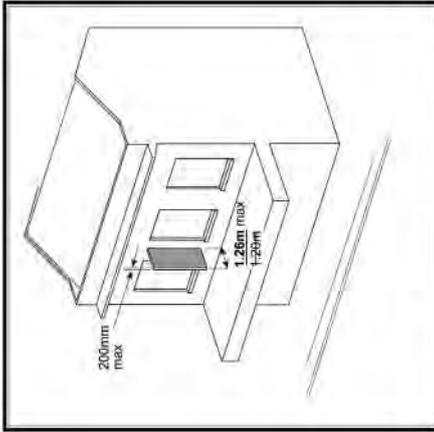
Display under a verandah.
Display on the face of a verandah



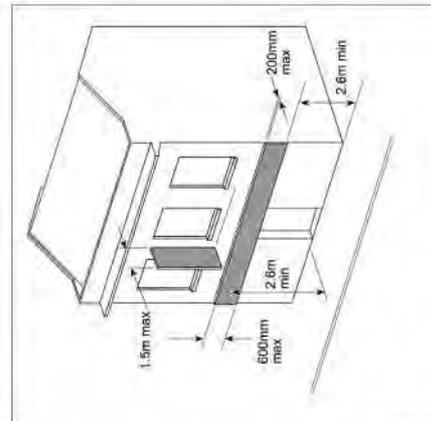
Display fixed above a verandah



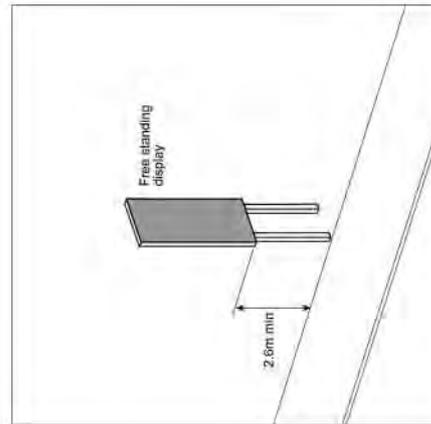
Display above a verandah and
against the face of a building



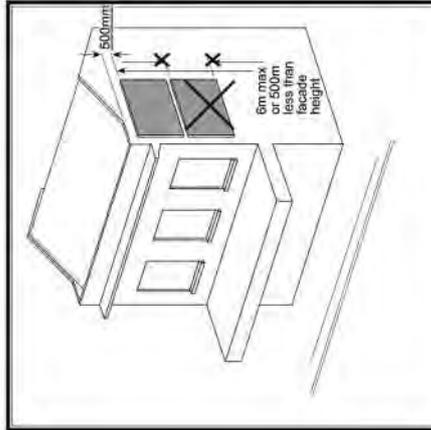
Display above a verandah and
projecting from the face of a
building



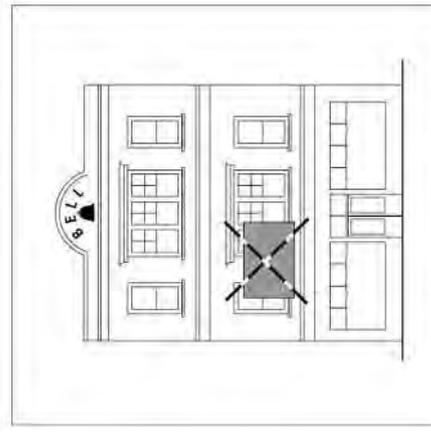
Display on the face of a building
with no verandah



Free standing display
projecting over the road



Height of display attached to building

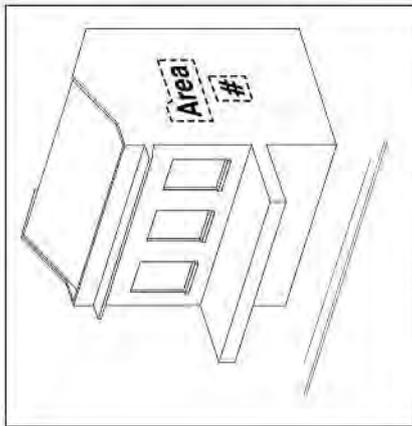


Building identification sign. Conflict
with architectural features

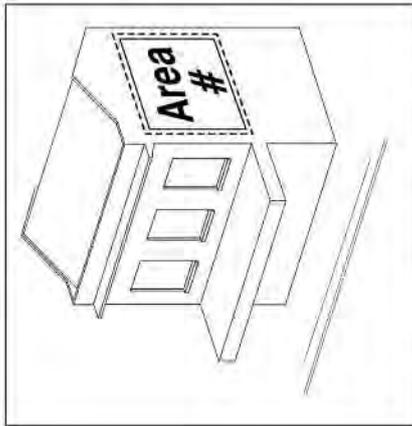
Appendix 7 - Area of outdoor advertisements

Updated 14 November 2005

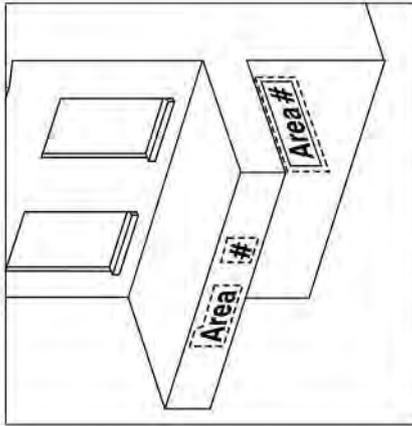
Appendix 7 - Area of Outdoor Advertisements



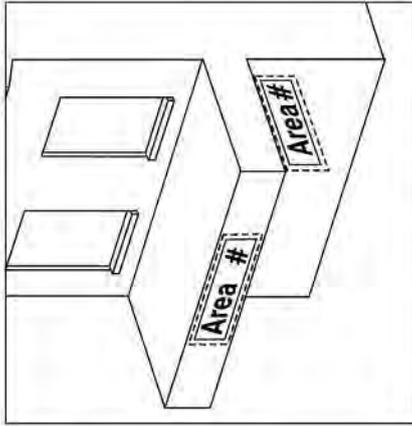
Continuous area outline for outdoor advertisement.



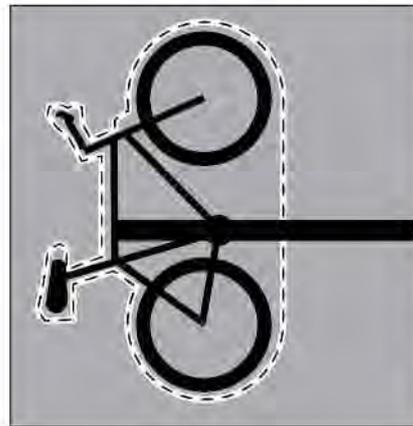
Display painted/located on wall with a coloured backdrop differentiating display from coloured background.



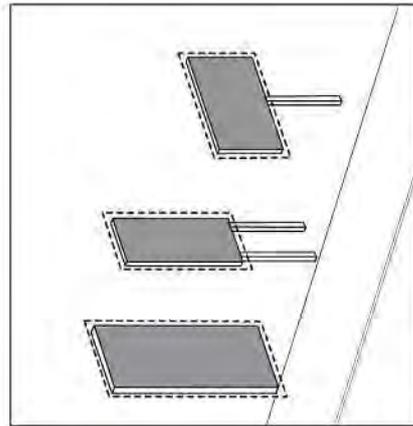
Display painted /located on and under verandah fascia.



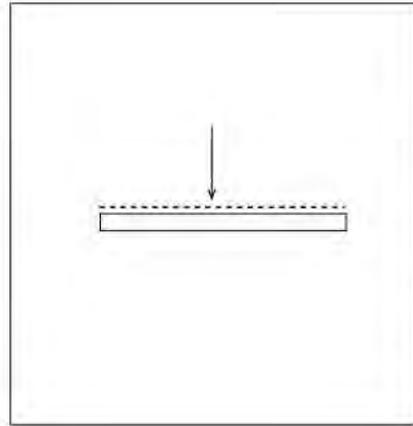
Display painted/located on and under verandah with coloured backdrop differentiating display from coloured background.



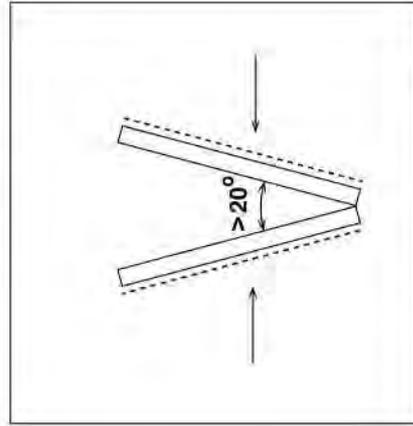
Three-dimensional outdoor advertisement



Free standing outdoor advertisements



Display on two sided sign where area calculated as being one side or face only.
Note: Plan view looking on top of display



Display on two sided sign where the angle is greater than 20°, the area calculated shall be the sum of both sides or faces.
Note: Plan view looking on top of display

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 - 1.2.2 Special provisions for the control of noise
 - 1.2.3 Exclusions
 - 1.2.4 Aircraft noise
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 - 1.2.4.2 Aircraft noise monitoring
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 - 1.3.1 Standards for the control of noise on zone boundaries
 - 1.3.2 Noise standards - Zone groupings and sites containing scheduled activities
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 - 2.3.3 Glare standards - Group 2 Zones (including scheduled activities)
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 - 2.3.5 Effect of illumination on aircraft operations and arterial roads

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 - 3.4.2 Assessment matters
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Part 11 Health and Safety

1.0 Control of Noise

Updated 14 November 2005

Guide to using these rules

Step 1 Establish which zone the activity is in, and then whether this zone is a Group 1, 2 or 3 zone, or a Rural Quarry Zone (Clause 1.3.2).

Step 2 Having established what group the zone is in, then determine whether the noise generated by the activity will exceed the standards specified in Table 1 for that zone.

Step 3 If the activity does not meet any of the development standards specified (Group 1 and 3 zones only) application will need to be made for a resource consent, assessed as a discretionary activity, with the exercise of the Council's discretion limited to noise matters only.

Step 4 If the activity does not meet any of the relevant critical standards specified, (Group 1, Group 2 and Rural Quarry Zones only) application will need to be made for a resource consent, assessed as a non-complying activity.

Note: Where an activity on a site adjoins a site which is in another zone group, the more restrictive standard applies on the site boundary. This rule applies on the opposite side of intervening roads or railways. (See Clause 1.3.1 (b))

Step 5 Check whether any general exclusions to the rules apply (Clause 1.2.3) or any specific exceptions to the zone rules (Clause 1.3.4):

- (a) Ruapuna Raceway or Carrs Road Raceway
- (b) Entertainment Precinct
- (c) Outdoor concerts and events
- (d) Temporary and short term events

If the activity does not meet the standard specified in clause 1.3.4 (b) application will need to be made for a resource consent assessed as a discretionary activity with the exercise of the Council's discretion limited to noise matters only.

If the activity does not meet the relevant standards specified in clause 1.3.4(a), (c) and (d) application will need to be made for a discretionary activity.

If all of the relevant standards are met, the activity shall be a permitted activity in respect to noise.

1.1 Statement

Updated 22 May 2006

Noise is one of the principal factors which can adversely affect appreciation of amenity. Noise is a complex "effect" which can be difficult to assess objectively, but which has become part of district scheme planning and now resource management.

The rules recognise that the underlying pattern of land use activities has given rise to different noise environments within the city. These range from "quiet" living, open space and rural environments, to "noisy" business or quarry environments, for example. Some zones have a "transitional" noise character between these two environments. In reality there are numerous complicating factors affecting "background" or ambient

noise in these environments, including traffic movement. In general, the rules are aimed at ensuring noise levels from particular activities do not greatly exceed the ambient levels in the zone concerned. However, the rules also recognise that where existing commercial, industrial or recreation activities adjoin living environments, there will be a greater level of noise intrusion than in living areas generally. Similarly, there will also be greater noise intrusion near major transport infrastructure, such as arterial roads, railways and airports. The rules focus on four factors; the average noise level over a 24 hour period; cyclic variations within this period; day and night levels (the latter being more sensitive) and finally the maximum levels acceptable.

The rules applicable are city rule standards for zones, incorporating the above factors, and developed with regard to New Zealand Standard 6801. There are three levels of standards set out in the City Plan with specified exceptions based on particular activities or the sensitivity of the zone environment to noise intrusion. The controls on exceeding noise levels depend generally on the sensitivity of the zone environment.

The rules on noise do not apply to motor vehicles, trains or aircraft, and a limited range of other activities as set out in Clause 1.2.3. Control of these effects is either inappropriate under the scope of the Act, or can be more appropriately dealt with under the provisions of the enforcement powers in Part 12 of the Act. However, some work will be undertaken in the future on road noise impacts in respect of road surfacing, as part of dealing with traffic noise.

New Zealand Transport Agency is participating in the development of guidelines on road traffic noise and it is intended that these will apply to state highway improvements adjacent to residential buildings, general residential activities and teaching environments.

Some particularly noisy activities (e.g. quarrying, aircraft testing and motor sports) unavoidably involve exclusions, separation distances or specific standards to deal with their particular noise effects.

Specific provisions relating to requirements for protection from aircraft noise are contained separately in the Rural 2, 4, 5, 6 and Quarry Zones, Living 1, 2, 5 and Living 1E Zones, part of the Business 5 Zone, Special Purpose (Airport) Zone, Special Purpose (Wigram) Zone and Open Space 3D Zone.

This section also includes a rule limiting the amount of aircraft noise that can be generated by aircraft movements associated with Christchurch International Airport. At the 65dBA Ldn noise contour, CIA will be required to limit aircraft noise to 65 dBA Ldn. This limit equates to the utilisation of the existing runways at full capacity.

Environmental results anticipated

- (a) Minimised effects of noise in or on residential environments including from noise sources in other zones, but with potentially higher noise outcomes on the interface with noise generating environments such as the International Airport, arterial roads, railways, business zones, existing commercial activities and specialised recreation activities.
- (b) The establishment of non residential activities in living zones and other noise sensitive zone environments, but only where these have noise levels compatible with the surrounding amenities of occupants in the living zone environment.
- (c) The protection of the health and amenity of workers and visitors from excessive noise in business environments, while recognising potentially higher noise intrusion in these environments.
- (d) The protection of rural, open space and passive recreational environments from unreasonable noise, particularly where this would detract from the amenities of residents and passive recreation.
- (e) The avoidance of exposure to airport noise through limitations on the number of potential dwellings able to establish in proximity to the International Airport, recognising the high noise levels generated from the operations at these facilities.
- (f) Maintenance and enhancement of amenity values and the quality of the environment for people living near Christchurch International Airport by management of aircraft operations so as to limit noise to a specified maximum level.

- (g) The avoidance of exposure to noise from specialised noisy activities such as quarries, motor sports and aircraft engine testing facilities, by limitations on the location of dwellings in close proximity to these activities, or noise attenuation at source, or a combination thereof.
- (h) The protection, to the maximum extent practicable, of residences from noise resultant from rural land use practices, such as bird scaring devices, helicopter frost clearance and other rural land use management activities, through policies in the Plan and enforcement action where appropriate, rather than city plan rules.
- (i) A higher degree of protection from noise during night hours throughout the city, when the effects of noise intrusion are greatest.
- (j) The protection of amenities from noise which may be intermittent but of high impact, or of a character duration or timing which creates particular disturbance.

1.2 General rules

Updated 14 November 2005

1.2.1 Measurement, calculation and application of sound levels

Updated 14 November 2005

For the purposes of the application of these rules, and except where otherwise stated, measurement and calculation of the levels of sound emission from any activity shall be as follows:

- (i) method of sound level measurement and descriptions and definitions used shall be in accordance with NZS 6801:1991 "Measurement of Sound";
- (ii) when calculations are necessary for the prediction of sound level emissions from an activity for the purposes of design or assessment of the activity, then the calculations shall be applied at the boundaries of the site which contains the activity, except as provided for under Clause 1.3.1(b).

For the purpose of applying these rules, the noise level standards shall apply at any point on and beyond the boundary of the site containing an activity generating noise, except as provided under Clauses 1.3.1 and 1.3.4.

Except where otherwise defined in these rules, "boundaries" means the boundaries of a "site" as defined in this Plan; or the boundaries of any lease or other agreement with the land owner; and the vertical extension of these boundaries. Where these rules refer to any location on or beyond the boundaries, this shall be deemed to include any one or more locations on a boundary, or beyond a boundary.

1.2.2 Special provisions for the control of noise

Updated 14 November 2005

Where an activity, which because of its unusual or specialised character or levels of noise effects; and for which it would be impracticable to specify standards, and/or which circumstances could not have been foreseen by the Plan, generates excessive noise, the Council may, notwithstanding whether or not the activity complies with these rules or is subject to the exclusions under Clause 1.2.3, initiate procedures under Part 12 of the Act (Declarations, enforcement and ancillary powers) and in particular under section 327 of the Act.

1.2.3 Exclusions

Updated 11 July 2011

The rules in Clauses 1.3.1, 1.3.2 and Table 1 do not apply to:

- (a) traffic noise on "roads" (as defined in the Transport Act 1962);

- (b) trains, including at railway yards, railway sidings or stations; and tramways existing at the date of notification of the City Plan;
- (c) aircraft testing and aircraft maintenance where this is carried out within the Special Purpose (Airport) Zone;
- (d) helicopter landing and takeoff within the Special Purpose (Airport) Zone or which are permitted activities in the Special Purpose (Wigram) zones; and up to three takeoffs and three landings per year in any site in the Open Space 2 Zone, or ten in the Open Space 3, 3A, 3B, or 3C zones; or elsewhere at any time for medical or emergency purposes;
- (e) jet boating (on the Waimakariri River only);
- (f) farm vehicles and farm equipment (except fixed motors or equipment);
- (g) sports events not involving the use of powered machinery, amplification, or explosives as defined in Schedule 1 of the Hazardous Substances Rules (Part 11, Clause 3); and non-commercial private social gatherings;
- (h) domestic animals (including dogs, cats, poultry and caged birds);
- (i) construction activities;
- (j) spontaneous social activities and children's play (but not including pre-schools in Living Zones);
- (k) temporary military training activities.
- (l) aircraft movements.

Note: Rule 1.3.5 controls noise from aircraft operations.

1.2.4 Aircraft noise

Updated 22 May 2006

1.2.4.1 Aircraft noise exposure

Updated 22 May 2006

Special rules relating to requirements for protection from aircraft noise in the vicinity of the Christchurch International Airport are contained in the Rural 2, 4, 5, 6 and Quarry Zones, Living 1, 2, 5 and Living 1E Zones and the Open Space 3D Zone.

1.2.4.2 Aircraft noise monitoring

Updated 22 May 2006

CIAL shall annually provide the Council's Environmental Services Manager the result of calculations based upon monitored aircraft movements for the preceding year and the known noise characteristics of those aircraft. These calculation will be performed by a person with appropriate qualifications and experience in airport noise modelling and acoustics assessments. The provided results shall be verified by noise measurements and shall be in the form of a 65dBA Ldn contour representing the noise created by aircraft operations over that year (other than movements of a kind excluded in the Aircraft Noise Rule 1.3.5) superimposed upon a copy of the plan forming Appendix 3 to Part II of this Plan. The measurement of aircraft sound exposure and the resultant derivation of a 65 dBA Ldn shall be in accordance with NZS 6805:1992.

1.3 Specific rules - Noise control

Updated 14 November 2005

1.3.1 Standards for the control of noise on zone boundaries

Updated 31 August 2011

Noise standards are specified for groups of zones according to the zone environment and its sensitivity to noise. There are special standards for quarry zones and exceptions for a group of land use activities generating particularly high noise levels.

Development Standards

(a) Where an activity is located on a site included in one particular zone grouping (Clause 1.3.2), and adjoins the boundary of a site included in another zone grouping, the noise standards applicable at the common boundary of the sites shall be those of the zone grouping that has the lower (more restrictive) specified noise standard.

Note: Where a site is divided by a zone boundary then each part of the site divided by the zone boundary shall be treated as a separate site for the purpose of these rules.

(b) For the purposes of these rules, for that part of a site adjoining a Special Purpose (Road), Special Purpose (Pedestrian Precinct) or Special Purpose (Rail) zone, any zone directly opposite the site on the other side of the road, rail or pedestrian precinct zone shall be regarded as the adjoining zone boundary and the provisions of clause 1.3.1(a) shall apply.

(c) In the case of any activity within the Rural (Quarry) Zone, the noise standards in these rules shall be applied at the boundaries of any site where mineral extraction activities (including the operation of motor vehicles on the site) are carried out, or at the notional boundary of any dwelling site.

Notwithstanding Clause 1.3.1(a), for the purposes of these rules;

(i) The requirements applicable at the boundary of the Business 4 Zone (Peer/Athol/Brodie Streets) may be exceeded by no more than 5dBA (night-time only).

(ii) The Group 1 zone noise limits shall apply to noise from any site in the Business 8 Zone that is received at or within the boundaries of any property in the Living 1 Zones, or at the notional boundary of any dwelling in the Open Space 2 and Rural 5 Zone. **(Plan Change 19 Decision)**

Note : For the purposes of this rule the notional boundary of any dwelling site shall be a line 20m metres from the facade of any dwelling or the legal boundary where this is closer to the boundary.

1.3.2 Noise standards - Zone groupings and sites containing scheduled activities

Updated 12 March 2012

(a) Group 1 Zones (most noise sensitive zones) include:

- All living zones except the Living 5 Zone
- All rural zones (except Rural Quarry Zone) **(Plan Change 66)**
- Business 4T Zone
- All conservation zones, **except that** part of the Conservation 3 zone within the "Entertainment Precinct" shown in Part 11, Appendix 1
- All open space zones, **except** the Open Space 3 and 3B Zones and that part of Open Space 3D (Isaac Conservation Park) Zone where quarrying is provided for in the Plan (ICP/Q Activity Area)

- All cultural zones, **except** the Cultural 4 zone (Christchurch Polytechnic - Central City Site only)
 - Special Purpose (Hospitals) Zone
 - Special Purpose (Ferrymead) Zone - Areas A, B and C
 - All scheduled activities except scheduled service stations and fire stations
 - All parts of the Special Purpose (Road) or Special Purpose (Rail) Zones within 50m of a living or rural zone boundary
- (b) Group 2 Zones (moderately noise sensitive zones) include:
- Living 5 Zone
 - Business 1, 2, 2P, 3B, 4, 4P, Retail Park and 6 zones (except Moorhouse Central BRP Zone, as identified in (c) below)
 - Special Purpose (Ferrymead) Zone - Area D
 - Special Purpose (Landfill) Zone
 - Special Purpose (Transfer Station) Zone
 - Scheduled service stations and fire stations
 - Open Space 3 and 3B Zones
- (c) Group 3 Zones (least noise sensitive zones) include:
- Central City Zone
 - Central City Edge Zone
 - Business 3, 5, 8 and Retail Park Zones (Moorhouse Central only, being the area bounded by Moorhouse Avenue, the railway corridor, Antigua Street and Colombo Street) (**Plan Change 19 Decision**)
 - Business 7 Zone
 - Special Purpose (Airport) Zone
 - Cultural 4 Zone (Christchurch Polytechnic - Central City site only)
 - Any part of the Special Purpose (Road) or Special Purpose (Rail) Zone which is more than 50m from a living or rural zone boundary
 - Special Purpose (Wigram) Zone
 - Cultural 3 zone (only that part within the "Entertainment Precinct" shown in Part 11, Appendix 1).
 - Conservation 3 Zone (only that part within the "Entertainment Precinct" shown in Part 11, Appendix 1).

1.3.3 Noise Standards

Updated 16 November 2009

- (a) Any activity which complies with any relevant development or critical standards specified in Table 1 shall be a permitted activity.
- (b) Development Standards

Any activity which does not comply with any relevant development standards specified in Table 1 shall be a discretionary activity, with the exercise of the Council's discretion limited to matters related to noise.

(c) Critical Standards

Any activity which does not comply with any relevant critical standards specified in Table 1 shall be a non-complying activity.

(d) Explanation of Noise Standards in Table 1

For the purposes of these rules, when sound emissions from any activity are being calculated, measured or assessed, the following sound classifications and descriptions shall be used with reference to NZS 6801 : 1991 "Measurement of Sound":

- | | |
|---|--------------------------|
| (i) Steady sound | L ₁₀ (1 hour) |
| (ii) Steady sound operating over a 24 hour period | L _{dn} |
| (iii) Steady sound level with stepped variations of level | L _{eq} (1 hour) |
| (iv) Cyclic sound | L _{eq} (1 hour) |
| (v) Fluctuating sound | L _{eq} (1 hour) |
| (vi) Any sound emission | L _{max} |
| (vii) "Daytime" means 0700 - 2200 hours, except in the Rural (Quarry) Zone where it means 0700 - 1800 hours Mondays to Saturdays inclusive. | |
| (viii) "Night time" means 2200 - 0700 hours, except in the Rural (Quarry) Zone where it means 1800 - 0700 hours. | |
| (ix) "Sunday" means any Sunday or other day defined in New Zealand law as a Sunday. | |

Table 1

	Development Standards				Critical Standards			
		Daytime	Night-time	L _{dn}		Daytime	Night-time	L _{dn}
Group 1 Zones (including scheduled activities) Refer Clause 1.3.2 (a)	L ₁₀	49dBA	42dBA	50dBA	L ₁₀	60dBA	48dBA	59dBA
	L _{eq}	50dBA	41dBA		L _{eq}	57dBA	49dBA	
	L _{max}	75dBA	65dBA		L _{max}	85dBA	75dBA	
Group 2 Zones (including scheduled activities) Refer Clause 1.3.2 (b)	N/A				L ₁₀	60dBA	48dBA	59dBA
					L _{eq}	57dBA	49dBA	
					L _{max}	85dBA	75dBA	
Group 3 Zones Refer Clause 1.3.2 (c)		Daytime	Night-time	L _{dn}	N/A			
	L ₁₀	60dBA	48dBA	59dBA				
	L _{eq}	57dBA	49dBA					
	L _{max}	85dBA	75dBA					
Rural (Quarry) Zone and Open Space 3D (Isaac Conservation Park) Zone ICP/Q Activity Area only	N/A					Daytime Mon-Sat	Night-time and Sunday	L _{dn}
					L ₁₀	55dBA	40dBA	54dBA
					L _{max}	n/a	75dBA	

1.3.4 Special exceptions to these rules

Updated 24 November 2011

(a) Open Space 3 Zone (Ruapuna Raceway and Carrs Road Raceway)

Notwithstanding the provisions of Clause 1.3.3 and Table 1 the following exception shall apply:

Community standards

Any activity which exceeds the standard specified below, shall be a **discretionary activity** .

(i) Carrs Road Raceway

1. On not more than 120 days in any one calendar year, excluding Christmas Day and Boxing Day, operational noise levels shall not exceed 85dBA L_{max} and 65 dBA L₁₀ (1 hour) between 0900 and 1700 hours except that these noise limits shall apply between 0900 and 1800 hours for official kart racing events that are fixed in the published annual calendar of the Christchurch Kart Club.

2. Operational noise levels of 85dBA L_{max} and 65 dBA L₁₀ (1 hour) shall apply between the hours of 1300 and 1700 on one weekday in each week that is fixed in the published annual calendar of the Christchurch Kart Club.

For the purpose of this rule

- All noise levels are to be applied at the notional boundary of a residential unit, where "notional boundary" is defined in NZS6801:1991 "Measurement of Sound" as . . . "a line 20 metres from the facade of any rural dwelling or the legal boundary where this is closer to the dwelling."
- Any reference to weekday shall mean between Monday and Friday excluding public holidays.
- "Official kart racing events" shall mean those that comply as a KartSport New Zealand race meeting with a status of Group A to Group G event. Such events are identified, sanctioned and conducted in accordance with the KartSport New Zealand rules.

(ii) Ruapuna Raceway

Operational noise levels of 90dBA L_{max} and 65dBA L₁₀ (1 hour) to apply between the hours of 0900 and 2200 hours on any day of the calendar year, except that:

- for up to 200 days in any calendar year, the permitted levels shall be 95dBA L_{max} and 80dBA L₁₀ (1 hour), between the hours of 0900 and 2300;
- for up to 15 of those 200 days, these activities shall be permitted up to 2400 hours;
- on up to 5 of those 200 days, no L_{max} level shall be applied.

All levels are to be applied at the boundaries of the Park. At all other times, the levels of the Open Space 3 Zone shall apply.

(b) Entertainment Precinct (Durham Street/ Cambridge Terrace/Oxford Terrace between Hereford and Lichfield Streets).

Development Standard

In the case of the Entertainment Precinct, shown in Part 11, Appendix 1 of these rules, the sound level from public entertainment activities measured or assessed on an hourly basis at the boundaries of the precinct shall not exceed 60dBA L₁₀ at any time.

(c) Outdoor amplified music concerts and events

Community standards

Any activities which exceed the standards specified below, shall be a **discretionary activity** .

(i) Notwithstanding the provisions of Clause 1.3.2, the following exceptions shall apply to outdoor concerts and events in Jade Stadium, Queen Elizabeth II Park and Addington Showgrounds.

In the case of outdoor amplified music concerts or events undertaken outside any buildings, not exceeding 3 days in any one calendar year, the sound level from activities on the land measured or assessed on an hourly basis at any one of the standard monitoring sites shall not exceed 65dBA L **10** between the hours of 0900 and 2230 on any occasion and the maximum sound level at such a point shall not exceed 85dBA L **max** during such times. Outside these days and times the levels shall meet those for the rest of the relevant zone.

(ii) Notwithstanding the provisions of Clause 1.3.3 and Table 1 the following exceptions shall apply to outdoor concerts and events in Hagley Park, City Mall, Victoria Square, New Regent Street, Cathedral Square and the Entertainment Precinct (as shown in Part 11, Appendix 1 of these rules). For the purpose of this rule City Mall shall exclude that area which falls within the Entertainment Precinct.

In the case of outdoor amplified music concerts or events undertaken outside any buildings, the sound level from activities on the land measured or assessed on an hourly basis at or beyond the boundary of the site shall not exceed 65dBA L **10** on any occasion and the maximum sound level at such a point shall not exceed 85dBA L **max** during such times.

Hagley Park	20 days of which no more than 10 days shall include music events extending beyond 10.30 pm.
Cathedral Square	120 days of which no days shall include music events extending beyond 10.30 pm.
City Mall	80 days of which no days shall include music events extending beyond 10.30 pm.
Victoria Square	20 days of which no days shall include music events extending beyond 10.30 pm
New Regent Street	20 days of which no days shall include music events extending beyond 10.30 pm.
Entertainment Precinct	20 days within which music events may extend to 10.30pm, and further that on up to 10 of those days, music events may extend to 11.30 pm

Outside these days and times the levels shall meet those for the rest of the appropriate zone, except in the case of the Entertainment Precinct where the levels of rule 1.3.4(b) shall apply.

For the purpose of this rule, any reference to "days" shall mean "days in any calendar year".

(iii) Notwithstanding the provisions of Clause 1.3.3 and Table 1 the following exceptions shall apply to outdoor recreational activities permitted by Part 8 Clauses 9.3.4 (a) in Areas A of the Special Purpose (Wigram) zone.

In the case of recreation events in the above areas not exceeding a total of 30 days in any one calendar year, provided that no more than three events be held in any one calendar month, the sound level from activities on the land measured or assessed on an hourly basis at or beyond the boundary of the site shall not exceed 65dBA Leq(1hr) between the hours of 0900 and 2230 on any occasion and the maximum sound level at such a point shall not exceed 85dBA L max during such times. Outside these days and times the levels shall meet those for the rest of the appropriate zone.

Clarification of clause 1.3.4(c) :

For the purposes of this rule, "outdoor amplified music concert or event" means any activity for any purpose, and undertaken outside any buildings which principally involves the use of musical amplification which is clearly audible at any other site or place, and includes any amplification system checks but excludes events at which music or music amplification is incidental to the primary activity, or is absent. "Standard monitoring sites" means at or within the boundaries of any residential premises within the following parameters;

Jade Stadium:

- 350m to 550m from the southern boundary of the park;

- 20m to 230m from the eastern boundary;
- 200m to 500m from the northern boundary of the park.

Queen Elizabeth II Park:

- 20m to 130m from the north-eastern boundary of the park.

Addington Showgrounds:

- Within 200m of the north-east boundary of the showgrounds.

(d) Temporary and short term events

Community standard

Any activity which exceeds the standards specified above shall be a discretionary activity **except that** :

Notwithstanding the provisions of Clause 1.3.3 and Table 1, the following exceptions shall apply to temporary or short term community events involving amplified music in the Cultural 1 Zone (Arts Centre only); the Cultural 2, 3 and 4 Zones; the Open Space 3B Zone (Riccarton and Addington Racecourses only); and the Open Space 2 Zone.

(i) Between the hours of 0900 and 1900 the sound level measured or assessed on an hourly basis at or beyond the boundary of the site, shall not exceed 65dBA L₁₀ on any occasion, and the maximum sound level at such a point shall not exceed 85dBA L_{max}, and:

(ii) This exemption shall only apply on a maximum of 3 days in any one calendar year and one day per month; and outside these days and times the standards specified in the relevant zones (Clause 1.3.3 and Table 1) shall apply.

(e) Special Purpose (Landfill) Zone

Notwithstanding the provisions of Clause 1.3.3 and Table 1 the following exception shall apply:

Any activity, which does not comply with any one or more of the critical standards for Group 2 Zones under Clause 1.3.3, shall be a non-notified controlled activity, with the Council's control limited to noise effects on recreational and residential activities.

1.3.5 Aircraft Noise

Updated 22 May 2006

Critical Standard

CIAL shall manage the Christchurch International Airport so that the noise from aircraft operations does not exceed L_{dn} 65 dBA outside the L_{dn} 65dBA airport noise contour shown in Appendix 3 of Part 11.

Noise from aircraft operations shall be based on noise data from the Integrated Noise Model (INM) and records of actual aircraft operations at CIA. The noise level shall be calculated over the busiest three month period of the year.

Aircraft operations means:

- the landing and take off aircraft at CIA
- aircraft flying along any flight path associated with a landing or take off at CIA

The following activities are excluded from the definition of Aircraft Operations;

- aircraft operating in an emergency for medical or national / civil defence reasons

- air shows
- military operations not associated with the Antarctic programme
- aircraft using the airport as an alternative to a scheduled airport elsewhere
- aircraft taxiing
- aircraft engine testing

Exceedence by up to 1dBA of the noise limit is permitted provided CIAL demonstrates at the request of, and to the satisfaction of, the Council that any such exceedence is due to atypical weather patterns

1.4 Assessment matters for resource consents

Updated 14 November 2005

1.4.1 General

Updated 14 November 2005

- (a) The matters contained in Section 104 and 105, and in Part II of the Act, apply to consideration of all resource consents for land use activities.
- (b) In addition to the matters contained in (a) above, the Council shall also apply the relevant assessment matters set out in Clause 1.4.2 below to discretionary activities.

1.4.2 Assessment matters

Updated 14 November 2005

In considering any application relating to exceeding specified noise levels or duration of noisy events, the Council shall, in deciding whether or not to grant consent or impose conditions, have regard to the following assessment matters.

- (a) The location of any nearby residential units, and the degree to which the amenities of residents may be adversely affected.
- (b) The nature of the zone within which the noise generating activity is located and its compatibility with the expected environmental results for that zone.
- (c) The nature of any adjoining zone, (where applicable) and the compatibility of the noise generating activity with the expected environmental results for that zone.
- (d) The length of time for which specified noise levels will be exceeded, particularly at night, with regard to likely disturbance that may be caused.
- (e) The likely adverse impacts of noise generating activities both on and beyond sites, on a site, on visitors, users of business premises, or on public places in the vicinity.
- (f) The extent to which the noise may detract from enjoyment of any recreation or conservation area.
- (g) The maximum level of noise likely to be generated, and the disturbance this may cause to people in the vicinity.
- (h) The nature, character and frequency of the noise likely to be generated, and the disturbance this may cause to people in the vicinity.

- (i) Whether the noise generated would be of such a level as to create a threat to the health or well-being of persons living or working in the vicinity.
- (j) The proposals made by the applicant to reduce noise generation, including:
 - reduction of noise at source;
 - alternative techniques or machinery which may be available;
 - insulation of machinery or cladding used in the building;
 - mounding or screen fencing/walls;
 - hours of operation.
- (k) The presence of planting as a means of visually screening the noise source, and reducing "perception" of noise.
- (l) The value and nature of entertainment activities and their benefit to the wider community, having regard to the frequency of noise intrusion and the practicality of mitigating noise, or utilising alternative sites.
- (m) The extent to which achieving the standard is practicable, given any existing activities which create noise, particularly on the interface with commercial, industrial or recreational activities.
- (n) The extent to which achieving the standard is practicable where the existing noise environment is subject to significant noise intrusion from road, rail or air transport activities.
- (o) The adequacy of information provided by the applicant.
- (p) Any relevant standards, codes of practice or assessment methods based on sound acoustic principles, including, when appropriate, NZS 6802:1991 "Assessment of Environmental Sound".

1.5 Reasons for rules

Updated 12 March 2012

The primary elements of the noise rules are:

- (a) The setting of a standard for zones where sensitivity to noise is likely to be high (Zone Group 1).
- (b) The setting of standards for zones where there is likely to be moderate or low sensitivity to noise and where there is greater potential for noise generation from activities within the zones (Zone Groups 2 and 3).
- (c) Relevant standards, codes of practice or assessment methods based on sound acoustic principles, including when appropriate NZS 6802 "Assessment of Environmental Sound".

These are then applied in terms of the zones and zone boundaries. The point of noise measurement has been defined to ensure that the noise levels can be required to comply on the boundary of any adjoining site, or at any point beyond the boundary to cover situations where the noise level is exceeded beyond the immediate boundary, except where roads are the boundary and the point of measurement can be directly opposite (as there are few adverse effects of noise on roads from adjoining land). The approach taken is to ensure that noise impacts are minimised in noise sensitive zones (such as living zones) or at the boundaries of these zones. In other zones noise levels are contained to acceptable levels but recognising that higher than "residential" noise levels are inevitable as part of the range of activities undertaken (e.g. business zones). There are specified exceptions in unavoidably high noise environments (e.g. motor sport venues) and for outdoor events such as concerts. A third exception relates to a defined precinct in the Cashel Street/Oxford Terrace area where high noise levels are associated with an aggregation of inner city bars.

Where adjoining sites are in different zone groups (with different standards) the lower, or more restrictive standard applies to the common zone interface to protect the amenities of the more sensitive zone. This is also extended to apply where zones adjoin across roads or railways, e.g. a living zone opposite a business (industrial) zone. A special exception is provided for the Business 4 Zone (Feltex) in Peer Street, which over the years has been surrounded by subsequent housing development and would have difficulty in meeting the

standards in the Plan for a site adjoining a Living 1 Zone boundary. Accordingly, it may exceed the standards by up to 5dBA for night-time levels.

Noise is a matter which can be specifically addressed under the Act and is a key element of amenity values. Excessive noise is one of the environmental indicators that is most commonly recorded in complaints about adverse effects of activities. Control is required to ensure that activities do not create noise which disturbs enjoyment of residential properties, sleep, the use of public places, intrudes into the natural environment, or is of such a level that it is injurious to health.

In those areas where very high noise is periodically an unavoidable outcome, then the length of exposure to that noise, and adequate separation distances for residences are required.

The sound levels for use in determining the point at which an examination of the actual sound levels produced, or predicted to be produced, by an activity were chosen from information on average actual levels occurring in Christchurch in situations where no significant noise complaints were being received, or where no significant source of noise was apparent. In general terms they could be considered to be sound levels at which the majority of persons would consider the sound level to be reasonable. This does not mean that they are actual levels that exist, without complaint, in each and every circumstance in every area to which they apply. Where possible they are levels which are not influenced by passing traffic and could be seen to represent sound levels experienced close to buildings in living zones rather than at the boundary. They are indicative of the levels above which there is a need to examine more closely the source of the sound for possible mitigation measures.

The rules are set with regard to the provisions of the New Zealand Standard NZS 6801: 1991 Measurement of Sound, and in general measurements to determine compliance with the standards contained in the Plan must be undertaken in accordance with these standards as applicable. It should be appreciated that noise performance standards provide some degree of certainty for the design of new buildings and equipment to meet the standards and for those in a possible recipient situation to know what the expected sound levels in the particular area could be in the future. Compliance with such standards may not mean that there are not complaints regarding noise from certain activities but such cases can be investigated under the provisions of the Act.

Account is also taken of the ambient, or background noise levels in the vicinity in setting the three levels of noise comprising the industrial and residential standards. The former takes account of the needs to balance the economic realities of business activities - the latter emphasises the dominance of "peace and quiet" in a living environment.

Two basic standards have been developed, in recognition of the differing sensitivities to noise which are considered likely within the three main zone groupings. The standards for the most sensitive zone group are correspondingly more stringent than for the other two groups and this is reflected by the status given to activities which exceed the standards. On this basis, activities which produce noise in excess of the specified standard would be:

- non-complying within the most noise sensitive and moderately sensitive zone groupings; but
- discretionary within the least noise sensitive zones.

Specialised provision has been made for noise standards in quarry zones because of the particular noise problems associated with rural quarrying and processing of aggregates. This recognises some unavoidable noise intrusion, but seeks to minimise noise effects by hours of operation and specified noise standards relevant to quarries. Similarly, for motorsports and events of a periodic nature such as outdoor concerts, where exceeding the ordinary noise standards is inevitable (and compliance practically impossible) more liberal provision is made to strike a balance between residents' rights and the need for the public to enjoy entertainment. In these cases, exemptions have been provided, but are limited by the hours of operation and number of days. Scheduled activities have been included as they require special recognition within the zone environments, as is the case with other rules applying to them (refer Vol 3, Part 9, Clause 3).

It is recognised that the presence of existing commercial, industrial and recreational activities on the interface with living environments means that a higher degree of noise intrusion will occur in these locations.

A major reason for this graduated system of control is to ensure that a combination of zoning, and the noise control rules, creates a buffer where possible between noisy environments and noise sensitive environments. While this of necessity simplifies the complexity of the noise environment in the city, it is the most appropriate

mechanism having regard to the need to provide certainty for the community and developers, adequate provision for enforcement and administration, and to avoid unduly complicated controls. Notwithstanding any controls of this plan, some noise may still be perceived as intrusive.

The Plan recognises that there will be some unavoidable noise impacts associated with transport infrastructure, particularly arterial roads, railways and airport activities. These will be recognised in the consideration of resource consents for activities in proximity to such facilities, but will not mean that such activities can use existing noise environments as an "umbrella" for significantly increasing noise intrusion in these areas.

It will be noted from Clause 1.2.3 that there are a significant number of exclusions from the rules controlling noise because setting standards is impracticable in these circumstances, and where it is more sensible for the Council to apply enforcement provisions for excessive noise specified in Part XII of the Act. However, further work on noise effects, both in New Zealand and overseas, may eventually result in additional forms of regulatory control where this is the most practicable option.

Rule 1.3.5 addresses aircraft noise via a separate critical standard limiting noise from aircraft operations to 65 dBA Ldn at the 65 dBA Ldn airport noise contour. There are specified exceptions e.g. engine testing, aircraft operating in an emergency for medical or national/civil defence reasons, military operations not associated with the Antarctic programme, and air shows.

Setting the limit for airport noise at the 65 dBA Ldn provides a long term safeguard for the maintenance and enhancement of amenity values and the quality of the environment for people living near the airport. While the limit is unlikely to be approached for more than 10 years, it is appropriate to include the rule in the plan at this time so that the airport operator can work towards limiting noise associated with aircraft operations.

The rule is consistent with New Zealand Standard 6805:1992 which recommends the use of a dual approach by both controlling land uses around airports and setting limits on the amount of noise generated by aircraft movements.

Noise from engine testing is not included in the noise limits on aircraft operations due to the distinct noise profiles of the separate activities, and the fact that engine testing is subject to the requirements of the Christchurch International Airport Bylaws 1989 approved by the Governor General in the Christchurch International Airport Bylaws Approval Order 1989. Some unscheduled operations are exempt because they are infrequent events beyond the control of the airport authority, with potential for commercial operators to be constrained if this exemption is not provided for.

For the purpose of this clause "engine testing" means ground running of engines for maintenance purposes (not associated with immediate flight operations). "Military Operations" includes operations by the Royal New Zealand Air Force and foreign armed forces (exempted by S4 and S4A of the Resource Management Act 1991).

The administration of the rules will require a strong emphasis on the provision of adequate information, so that compliance or otherwise with the standards can be determined upon inquiry.

That CIAL will produce a noise management plan including the following provisions:

- (a) setting out procedures for monitoring and demonstrating compliance with the noise control rule in the City Plan and for mitigation and review of noise control lines incorporated in the Plan once noise levels are approaching projected levels;
- (b) a comprehensive noise complaints procedure for Christchurch International Airport;
- (c) procedures for amendment to the contents and implementation of the noise management; and
- (d) formalising the engine testing bylaw in the noise management plan.

2.0 Control of glare

Updated 14 November 2005

Guide to using these rules

Step 1 Establish which zone the activity is in, and then whether the zone is in a Group 1, 2 or 3 zone (Clauses 2.3.2, 2.3.3 or 2.3.4).

Step 2 Having established what group the zone is in, then determine whether the glare generated by illumination from the activity will exceed the standard specified for that group of zones.

Step 3 If the activity does not meet any of the community standards specified application will need to be made for a resource consent, assessed as a discretionary activity.

Step 4 If all of the relevant standards are met, the activity shall be a permitted activity in respect to glare.

Note: Clause 2.3.3 includes scheduled activities.

2.1 Statement

Updated 14 November 2005

Apart from natural glare from the sun, there are two types of glare which may create adverse effects. These are glare from artificial illumination (interior/exterior lighting, sports field lighting, security lighting, advertising, etc.); and reflective glare from structures.

Rules on glare are based on the premise that light should be directed and controlled such that it does not create adverse effects within the boundaries of adjoining properties. The standards are set to three levels of glare, which in this context is more correctly referred to as light spill, the first being a "residential level" (4.0 lux), the second a "buffer level" (10.0 lux) and the third an "industrial level" (20.0 lux). The purpose of these standards is to operate in conjunction with the zoning pattern and the expected environmental outcomes in these zones to ensure a level of glare acceptable in the local environment. The level of glare is particularly controlled in zones which are sensitive to glare nuisance (e.g. living zones) but with more flexibility within (for example), business zones, where greater use of lighting for security, operational, advertising or display purposes is often required.

The rules are also expected over time, and in conjunction with improved lighting design, to reduce the amount of reflected light into the atmosphere at night, and more efficient use of energy for lighting.

Attention is drawn to the powers held by the Civil Aviation Authority which can require the removal or modification of lighting which poses a navigational or safety hazard for aircraft. The Council advises anyone considering a development with a large scale lighting component in the area shown in Appendix 2, Part 11 to consult with the Civil Aviation Authority prior to development and thereby ensure the development will not pose a hazard for aircraft.

Environmental results anticipated

- (a) Minimised effects of glare particularly within residential and rural environments, and the limiting of glare in other areas such that it does not create nuisance to persons in those zones.
- (b) Avoidance of hazards to motorists or aircraft movements from illumination or glare.
- (c) Control of glare from advertising that would create obtrusive visual impacts to living zones.
- (d) High periodic levels of glare within zones where illumination is operationally necessary (e.g. sports facilities) but in a manner which ensures that illumination is contained within the site and not dispersed on to adjoining land.
- (e) A gradual reduction in the level of reflected light into the atmosphere through improved efficiency and direction of lighting.

2.2 General rules

Updated 14 November 2005

2.2.1 Containment of light spill

Updated 14 November 2005

All exterior lighting shall be directed away from adjacent properties and roads.

2.2.2 Point of measurement - Lux spill

Updated 14 November 2005

All standards for the following rules relating to lux spill (horizontal and vertical) shall be measured either at a point 2 metres inside the boundary , or at the closest window, whichever is the nearer, of the property affected by glare from the activity on the site from which the glare originates.

2.2.3 Special provisions for the control of glare

Updated 14 November 2005

Notwithstanding that a source of glare may be excluded from the application of these rules (eg. reflected glare) the Council may initiate action under Part XII of the Act where this is appropriate.

2.3 Specific rules - Control of glare

Updated 14 November 2005

2.3.1 Standards for the control of glare and zone groupings; exclusions from rules:

Updated 14 November 2005

(a) Notwithstanding that an activity may comply with the specified glare standard for the zone in which it is located, it must also comply with the standard required at the point of measurement on an affected site in another zone grouping where a lower (more restrictive) standard is specified, whether or not there is a common boundary between the sites. Where a site is divided by a zone boundary then each part of the site divided by that boundary shall be treated as a separate site for the purpose of these rules.

(b) These rules do not apply to:

- reflected glare from structures or vehicles
- glare from the lights of vehicles, trains, trams and aircraft
- glare from the lights of traffic signals or navigation aids
- glare from the short term or temporary community events and activities on land owned by the Council, where its consent as owner has been granted
- glare from short term or temporary community events and activities in the Cultural zones, the Special Purpose Ferrymead and Wigram zones, the Open Space 3A zone, the Open Space 3B zone (Addington and Riccarton Racecourses only) and the Open Space 3C zone.

2.3.2 Glare standards - Group 1 Zones

Updated 30 September 2008

Zones most sensitive to glare:

Group 1 Zones include:

- All living zones
- All rural (except Rural Quarry) zones
- All conservation zones
- Open Space 1 and 3C Zones
- All cultural zones (except Christchurch Polytechnic - Central City site)
- Special Purpose (Hospital) Zone
- Special Purpose (Ferrymead) Zone - Areas A, B and C

(a) Community standard

Any activity which results in a greater than 4.0 lux spill (horizontal and vertical) of light, shall be a discretionary activity.

Note : Please note the exclusions to this rule in Clause 2.3.1(b).

2.3.3 Glare standards - Group 2 Zones (including scheduled activities)

Updated 12 March 2012

Group 2 Zones include:

- Rural Quarry Zone
- All open space (except OS1 and OS3C) zones
- Business 1, 2, 2P, 3B, 4, 4T and Retail Park Zones (except Moorhouse Central BRP zone, as identified in 2.3.4 below)
- Special Purpose (Landfill) Zone
- Special Purpose (Transfer Station) Zone
- Special Purpose (Ferrymead) Zone - Area D
- All scheduled activities

(a) Community standard

Any activity which results in greater than 10.0 lux spill (horizontal and vertical) of light, shall be a discretionary activity.

Note : Please note the exclusions to this clause in Clause 2.3.1 (b).

2.3.4 Glare standards - Group 3 Zones

Updated 12 March 2012

(Zones least sensitive to glare)

Group 3 Zones include:

- Business 3, 5, 4P, 6, 8 and Retail Park Zones (Moorhouse Central only, being the area bounded by Moorhouse Avenue, the railway corridor, Antigua Street and Colombo Street) (**Plan Change 19 Decision**)
- Business 7 Zone
- Central City Zone
- Central City Edge Zone
- Special Purpose (Airport) Zone
- Special Purpose (Wigram) Zone - Area A
- Cultural 4 (Christchurch Polytechnic - Central City site)

(a) Community standard

Any activity which results in a greater than 20.0 lux spill (horizontal and vertical) of light shall be a **discretionary activity** .

Note : Please note the exclusions to this clause in Clause 2.3.1 (b).

2.3.5 Effect of illumination on aircraft operations and arterial roads

Updated 14 November 2005

In addition to the standards applicable in Clauses 2.3.2 - 2.3.4, any activity which results in a greater than 2.5 lux spill (horizontal or vertical) of light from outside the Special Purpose (Road) Zone into any part of a road zone classified as an arterial road in Part 8 Appendix 3, or on any land outside the Special Purpose (Airport) Zone which is within 500 metres of the threshold of the main or cross runways at Christchurch Airport (except for navigation lighting) shall be a **non-complying activity**.

2.4 Assessment matters for resource consents

Updated 14 November 2005

2.4.1 General

Updated 14 November 2005

- (a) The matters contained in Sections 104 and 105 and in Part 2 of the Act, apply to consideration of all resource consents for land use activities.
- (b) In addition to the matters covered in 2.4.1 above, the Council shall have regard to the following assessment matters for discretionary activities.

2.4.2 Assessment matters

Updated 14 November 2005

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

- (a) The extent to which additional light may adversely affect occupation of residential properties, particularly at night.
- (b) The location and size of the light source.
- (c) The type of lighting and whether it is intermittent flashing or moving.

- (d) The need for lighting to provide greater security for property or for the safety of members of the public.
- (e) The effect of lighting on traffic in terms of potential distraction to motorists.
- (f) Any measures, including lighting design, proposed to be taken to control the direction and spill of the lighting.
- (g) Any screening (solid or planting), or other measures to shield properties from lighting.
- (h) The potential for the lighting to create related adverse effects including reflective glare.
- (i) Whether any areas of cultural or natural significance will be affected by lighting.
- (j) The effect of lighting on aircraft approaching airports in terms of potential distraction or confusion, and any measures to ensure that non-aeronautical ground lights do not shine above the horizontal. The area subject to this assessment matter in relation to Christchurch International Airport is shown in Appendix 2, Part 11.

2.5 Reasons for rules

Updated 12 March 2012

Although some forms of glare cannot be readily controlled through rules in a plan, particularly reflective glare, the city plan contains measures to contain glare where activities create adverse glare effects because of illumination.

Rules in the plan are specified to deal with adverse effects from glare caused by illumination from properties, but not from street lighting. The adverse effects of glare are usually more apparent at night and may cause nuisance to residents or to traffic. Glare from outdoor advertising and from illumination of sports fields are a known form of nuisance. Illumination from street and security lighting is a more complex issue, as what may be a nuisance to some people is seen as necessary for security by others, such as property owners and pedestrians. It is a difficult issue in terms of determining the appropriate degree of regulation.

It is impracticable to set standards for reflective glare, because the circumstances under which it may arise (e.g. reflected from windows or roofs) are so variable. However, particular problems will instead be dealt with by way of enforcement procedures under Part XII of the Act as and when circumstances require.

The basis of the rules is to allow higher levels of glare in areas where activities of necessity, require lighting for functional, operational and security reasons (e.g. the Central City and Industrial Business Zones), and to minimise glare levels in sensitive environments such as living and rural zones. Accordingly exceeding 4.0 lux spill is a **discretionary activity** in the latter zones, and also on the boundaries of "glare sensitive" zones.

The rules also recognise "transitional zones" where activities associated with commercial or sporting activities, or for security, necessitates greater lighting (e.g. Business 2 and 4 Zones). Here the exceeding of 10 lux spill is a **discretionary activity**, whereas in some other business zones, and in the Central City the level is set at 20 lux spill reflecting the acceptance of higher light spill levels in these environments.

A general rule is also incorporated to require that the direction of light is adequately controlled at source to minimise any unnecessary spread over other properties or into the atmosphere.

Compliance will be checked inside the boundaries of affected properties outside the site, whether or not they are part of an adjoining zone or site, to achieve protection of amenities from above. Exclusions have been provided where the control of glare is impracticable from an operational or safety perspective, or where it is associated with temporary special events.

Special provision has been made to mitigate any adverse effects of lighting which could affect the safety of aircraft movements to and from the International Airport; and similarly for traffic using arterial roads.

3.0 Hazardous Substances

Updated 14 November 2005

Guide to using these rules

Step 1: Determine the type and quantity of hazardous substances to be manufactured stored, used and/or disposed of and the class of hazardous substances that it comes within as specified in Schedule 1.

Step 2: Establish what zone the activity is located within and whether it is a Group 1, 2, 3, or 4 zone as specified in Schedule 2.

Step 3: Check whether the proposed manufacturing, use, storage or disposal of hazardous substances complies with the development standards in Clause 3.3.3.

Step 4: If the proposed manufacturing, use, storage or disposal of hazardous substances complies with development standards in Clause 3.3.3 then the activity will be a permitted activity .

Step 5: If the proposed manufacturing, use, storage or disposal of hazardous substances does not comply with the development standards in Clause 3.3.3, then the activity will require a resource consent, assessed as a discretionary activity, with the exercise of the Council's discretion limited to the matters subject to that clause.

Step 6: If the manufacturing, use, storage or disposal of hazardous substances exceeds the quantities specified in Column B of Schedule 2, then the activity will require a resource consent assessed as a non-complying activity.

Step 7: If the proposed activity involves the manufacturing of hazardous substances, or the manufacturing, use, storage or disposal of infectious substances or radioactive material, it should be checked against Clauses 3.3.4(a), (b) and (c) (discretionary activity) and 3.3.5 (a), (b), (c) and (d) (non complying activity) and the necessary resource consent applied for.

Notes :

- (a) The relevance of other legislation and regional rules to the proposed use, storage or disposal of hazardous substances should also be ascertained.
- (b) Note that, on zone boundaries, the provisions of the more restrictive zone apply 30m within the boundary of the adjoining zone, and any non compliance shall be a discretionary activity (refer Clause 3.3.1 (b)).
- (c) Refer to Clause 3.3.6 for exceptions to the rules.

3.1 Statement

Updated 31 August 2011

Hazardous substances are an essential part of many business, agricultural and transport operations, and include a wide range of substances which may be hazardous depending on their volume, toxicity or risk of explosion.

The Act specifically identifies the use, storage, disposal and transportation of hazardous substances as matters which can be dealt with in district plans. This is reinforced by the Regional Policy Statement which pursuant to S.62(1)(ha) has identified the role of hazardous substance control as a district matter.

The rules in this section of the Plan deal primarily with the storage, use, disposal, and manufacturing of hazardous substances. It is recognised that in conjunction with the requirements of other legislation, the manufacturing, storage, use and disposal of hazardous substances is normally undertaken in a routine and safe manner by most business activities, and the risk to the public is low.

The transport of hazardous substances is addressed at a policy level (Statement of Objectives and Policies) and by assessment matters for rules relating to the manufacturing, use, storage and disposal of hazardous substances (and by implication movement to and from sites).

The use, storage and disposal of hazardous substances is categorised into a schedule related to the type or group of substances, toxicity and other adverse effects characteristic of the substances, and the volumes to be stored or used. This schedule, and the manufacturing of hazardous substances, are in turn related to the zoning pattern and four groups of these zones which range from those most sensitive (and unsuitable for hazardous substance use and storage) to those which are most suitable. The use of hazardous substances is also subject to other legislation, including the Hazardous Substances and New Organisms Act.

The Regional Council also has functions relating to hazardous substances, and in particular the effects of discharges of hazardous substances on groundwater, surface waters and coastal waters.

The Business 8 Zone is located over the Groundwater Recharge Zone west of the city. It is an expansion of the previous Business 4 and Business 5 zoning applying over the old Freezing Work site and its immediate surrounds. This previous zoning provided for a wide range of heavy industries including those able to store, use, manufacture, or dispose of significant quantities of hazardous substances, some of which have the potential to adversely effect groundwater. The Business 8 Zone contains specific restrictions on hazardous substances such that the range and volume of such substances is restricted to a level less than that which would have been realistically expected under the much smaller Business 5 zoning previously applying in this area. **(Plan Change 19 Decision)**

Further refinement of standards to address the effects of the use and storage of hazardous substances will take place over the next few years as classifications and codes of practice are developed by the Environmental Risk Management Authority and further experience is gained.

Environmental results anticipated

- (a) Maintaining a safe environment for any affected residents and other persons, including those on site, from the manufacturing, use, storage, disposal and transport of hazardous substances.
- (b) The avoidance of contamination of surface or groundwaters from activities that involve manufacturing, use, storage, or disposal of hazardous substances.
- (c) The maintenance of high levels of protection from the adverse effects of hazardous substances in living zones.
- (d) The further development of business activities including those which require the use of hazardous substances, particularly where such use involves use of buffers, bunding, secure storage and handling, and other means of mitigating hazards.
- (e) Improved technology and methods of mitigating the effects of the manufacturing, use, storage, disposal and transport of hazardous substances.
- (f) The greater use of specified arterial road and rail links for the transport of hazardous substances, avoiding where possible local roads and areas containing concentrations of residences and public gatherings.
- (g) The containment of substances which are subject to risk of spillage within secure containers, bunds or covered storage, in order to reduce the hazards of toxicity or explosion.
- (h) the avoidance of groundwater contamination as a result of controls on the range and volume of hazardous substances able to be used, stored, manufactured, or disposed of in the Business 8 Zone over the Groundwater Recharge Zone. **(Plan Change 19 Decision)**

3.2 General Rules information

Updated 14 November 2005

3.2.1 Relevant legislation

Updated 14 November 2005

In addition to rules in this plan applicable to hazardous substances, the provisions of the following legislation may also be applicable:

The Hazardous Substances and New Organisms Act 1996

The Medicines Act 1981

The Pesticides Act 1979*

The Health and Safety in Employment Act 1991

The Dangerous Goods Act 1974*

The Toxic Substances Act 1979*

The Radiation Protection Act 1965

The Explosives Act 1957*

* The new Hazardous Substances and New Organisms Act 1996 embodies the Pesticides Act, the Dangerous Goods Act, the Toxic Substances Act and the Explosives Act which have transitional status until they are replaced by regulations or codes of practice under the principal Act.

3.2.2 Reference to regional rules

Updated 31 August 2011

There are regional rules applicable to the storage of hazardous substances in underground and above ground tanks and in the coastal marine area. Any disposal of specified groups of hazardous substances may be subject to regional rules and/or regional resource consents. In particular, attention is drawn to the provisions of the Natural Resources Regional Plan, Chapter 4 (Water Quality). A number of business areas in the south and west of the City, including all of the Business 8 zone, overlie the Christchurch Groundwater Recharge Zone as identified in Chapter 4 of the NRRP. That NRRP contains separate provisions regulating hazardous substances which may have significant impacts on the status of industrial activities seeking to locate within these areas and within the Business 8 Zone, including a list of specific activities which are restricted from locating in areas overlying the groundwater recharge area due to their potential to contaminate the City's groundwater supply in the event of accidents or spillages.

The restrictions in the NRRP are additional to those in the City Plan, and it is emphasised that certain activities which may comply with the rules regulating hazardous substances under the City Plan may require resource consent from the Regional Council, or even be prohibited, under the NRRP. (Plan Change 19 Decision)

(Note: This is an interim situation until such time as a more integrated approach for dealing with Hazardous Substances consents can be developed with the Regional Council).

3.3 Specific rules - Manufacturing, use, storage and disposal of hazardous substances

Updated 14 November 2005

3.3.1 Classification of hazardous substances and zone groupings

Updated 14 November 2005

(a) All hazardous substances shall be classified into the classes specified in Schedule 1 according to the characteristics specified for each class in that schedule. Each class includes, but is not limited to, the examples specified in the schedule. Where a hazardous substance can be classified into two or more of the Classes in Schedule 1, the applicable class shall be deemed to be the class with the lower/lowest quantity limits specified in Schedule 2 for the relevant zone. Where a site is divided by a zone boundary then each part of the site divided by that boundary shall be treated as a separate site for the purpose of these rules.

(b) The zoning of sites containing activities which involve the manufacturing, use, storage or disposal of hazardous substances shall be grouped according to the zone groupings specified in Schedule 2. Where an activity is located on a site included in one zone grouping (as specified in Schedule 2) and is within 30m of the boundary of a site in another zone grouping having lower (more restrictive) quantity limits for that category of hazardous substances, the quantity limits applicable to that part of the site shall be those for the zone having the lower (more restrictive) quantity limits. Within this 30m setback any activity which fails to comply with the volume standards in Schedule 2 shall be a discretionary activity. The provisions of this clause shall not apply to sites adjoining the Special Purpose (Pedestrian Precinct) Zone.

(also refer to clause 3.3.6)

(c) In respect of the quantity limits for hazardous substances specified in these rules, the limits shall apply to the total combined quality of each individual class of substance present on the site.

3.3.2 Permitted activities

Updated 14 November 2005

(a) Any individual activity which involves the use, manufacturing, storage or disposal of hazardous substances specified in Schedule 1 (Classification of hazardous substances), which complies with:

- all the development standards under Clause 3.3.3 and;
- all the community standards under Clause 3.3.4 and;
- all the critical standards under Clause 3.3.5 or;
- is otherwise exempted by Clause 3.3.6

shall be a permitted activity.

(also refer to Clause 3.2.1)

Note : not all exemptions under Clause 3.3.6 are permitted activities

3.3.3 Development standards

Updated 14 November 2005

Any individual activity which involves the manufacturing, use, storage and/or disposal of hazardous substances, which does not comply with any one or more of the following shall be a discretionary activity, with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(a) Any individual activity which involves the manufacturing use, storage or disposal of hazardous substances specified in Schedule 1 (Classification of Hazardous Substances), shall not exceed the quantities specified in Column A.

This standard does not apply to Radioactive materials as defined in Clause 3.3.4 (c).

(also refer to Clause 3.3.6)

(b) All areas or parts of sites where hazardous substances (including waste) are manufactured stored, used, loaded or unloaded (except for the loading and unloading of gas bottles) shall be:

(i) in the case of liquids (excluding LPG), paved so that any spillage will not escape into, or otherwise affect, topsoil or subsoil;

(ii) protected against the effects of weather through site containment, roofing or any other method to prevent uncontrolled discharge or spillage from the site as a result of adverse weather conditions;

(iii) sealed, or otherwise contained so that substances cannot escape or spill in an uncontrolled manner;

(iv) in the case of aboveground storage or use of liquids (excluding LPG), imperviously sealed, banded or otherwise contained so that a spillage shall be confined totally within the site on which it occurs.

(c) To achieve (b) above, the following specifications are required:

(i) the volume of any containment or bund shall be 100% of the maximum volume of the hazardous substances to be stored, used, loaded or unloaded when the site is roofed; or

(ii) the volume of any containment or bund shall be 120% of the maximum volume of the hazardous substances to be stored, used, loaded or unloaded when the site is unroofed;

(iii) the containment or bund should be designed in such a way as to ensure containment of any hazardous substances that spill due to the collapse of any container (e.g. tank), and the containment from the direct leakage from any container;

(iv) the containment or bund shall be sealed with impervious materials that are resistant to breakdown from the particular hazardous substances which they are designed to contain;

(v) the containment or bund and its sealment shall be maintained as and when necessary.

(d) Collection of hazardous substances for disposal purposes, or for subsequent use, shall be in containers that seal and contain the hazardous substances collected.

(e) All hazardous substance sites shall be adequately signposted according to the Code of practice for "Warning signs for premises storing hazardous substances 1988" of the New Zealand Chemical Industry Council.

3.3.4 Community standards

Updated 14 November 2005

(a) Any activity which involves the manufacturing of any hazardous substance on any site in the zones included in Groups 2 and 4 (Schedule 2) shall be a **discretionary activity**.

(b) Any individual activity, other than a health facility, which involves the manufacturing, use, storage or disposal of infectious substances, (being preparations (including wastes arising from such preparation processes) which contain viable micro-organisms or their toxins which are known or suspected to cause disease in animals or humans) shall be a **discretionary activity** on any site in the zones included in Groups 2 and 4 (Schedule 2).

(c) Any individual activity which involves the manufacturing, use, storage or disposal of radioactive material exceeding ten times the Type A package limit shall be a **discretionary activity** on any site in the zones included in Groups 2 and 4 (Schedule 2).

For the purpose of clauses 3.3.4(c) and 3.3.5(d), radioactive material is defined as being any substance which emits radiation (including alpha, beta, gamma, x-rays, neutrons, high energy electrons, protons and other atomic particles) containing a total activity of greater than 3000 becquerel with a concentration exceeding 100,000 becquerel per kilogram.

Note : For the purpose of clauses 3.3.4 (c) and 3.3.5 (d), the Type A package limits are set out in the IAEA Safety Standards Series Regulations for the Safe Transport of Radioactive Materials, 1996 Edition. This publication is available from the National Radiation Laboratory.

3.3.5 Critical standards

Updated 12 September 2011

(a) Any individual activity which involves the manufacturing, use, storage or disposal of hazardous substances specified in Schedule 1 (Classification of hazardous substances) which exceeds the quantities specified in Column B (where specified) of Schedule 2 for any site in the relevant zone shall be a **non complying activity**.

(also refer to Clause 3.3.6)

(b) Any activity which involves the manufacturing of any hazardous substance shall be a **non complying activity** on any site in those zones included in Groups 1 and 3 (Schedule 2).

(c) Any individual activity, other than a health facility, which involves the manufacturing, use, storage or disposal of infectious substances as defined in 3.3.4(b) above as part of or associated with any industrial or commercial activity (including associated laboratory and research facilities) shall be a **non-complying activity** on any site in those zones included in Groups 1 and 3 (Schedule 2).

(d) Any individual activity which involves the manufacturing, use, storage or disposal of radioactive material, as defined in 3.3.4 (c) above, exceeding the Type A package limit shall be a **non-complying activity** on any site in those zones included in Groups 1 and 3 (Schedule 2).

(e) In the Business 7 Zone, excluding the area shown as hatched on the Part 3 Appendix 12 for mushroom farming, underground storage of hazardous substances shall be a non-complying activity.

(f) In the Business 7 Zone, excluding the area shown as hatched on the Part 3 Appendix 12 for mushroom farming, the maximum volume of any single container for a liquid (excluding LPG) shall be 1200 litres.

(g) In the Business 4 Zone that is subject to the Wigram Outline Development Plan area shown in Appendix Part 2, Volume 3 Appendix 3U/1, the volume of any containment or bund for hazardous substances shall be 120% of the maximum volume of hazardous substances to be stored, used, loaded or unloaded when the site is roofed.

(h) In the Business 4 Zone that is subject to the Wigram Outline Development Plan area shown in Appendix Part 2, Volume 3 Appendix 3U/1, the volume of any containment or bund for hazardous substances shall be 150% of the maximum volume of hazardous substances to be stored, used, loaded or unloaded when the site is unroofed.

(i) In the Business 8 Zone, the underground storage of hazardous substances shall be a non-complying activity. (Plan Change 19 Decision)

3.3.6 Exceptions

Updated 231 August 2011

(a) In Group 3 and 4 zones (apart from any site within the Business 8 Zone), and on sites containing scheduled service stations, the storage and retail sale of petrol, and the storage of aviation fuel (up to 100,000 litres storage in underground tanks) and diesel (up to 50,000 litres in underground tanks) shall be a controlled activity and will not require the written consent of other persons and shall be non-notified, for the purposes of Clauses 3.3.1(b), 3.3.3, (a), (b) and (c) and 3.3.5, provided that the "Code of Practice for the Design, Installation and Operation of Underground Petroleum Storage Systems" (Department of Labour, First Edition 1992) is complied with. (Plan Change 19 Decision)

(b) In Group 3 and 4 zones, and on sites containing scheduled service stations the storage and sale of LPG (up to 6 tonnes, single vessel storage) are a controlled activity and will not require the written consent of other persons and shall be non-notified, in respect to Clauses 3.3.1 (b), 3.3.3, (a), (b) and (c) and 3.3.5 provided that the "Australian/New Zealand Standard 1596 : 1997, Storage and Handling of LP Gas" is complied with. Where a resource consent is otherwise required for activities involving such storage and retail sale of petrol, diesel or LPG, this shall be assessed in accordance with the assessment matters in Clause 3.4.2.

(c) In the case of the Cultural 4 Zone (University of Canterbury, Christchurch Polytechnic and Environmental Science and Research Institute sites only) the quantity standards shall apply to any individual department or facility within the zones containing hazardous substances, whether or not there is more than one department organisation within a site.

(d) In the case of the Special Purpose (Airport) zone the quantity standards in Schedule 2 shall apply to leased sites or in the case where there is more than one facility on a leased site to individual facilities within the leased site.

In addition, the Special Purpose (Airport) Zone is exempt from the limits of class 3.1 and 3.2 Flammable liquids, and is permitted to store a combined total of 5 million litres of jet fuel and aviation gasoline.

An increase in the storage of these substances beyond these limits, within the Special Purpose (Airport) Zone, is a discretionary activity with the Council's discretion limited to the relevant Assessment Matters set out in Clause 3.4.2.

However, within the permitted activity level of 5 million litres, any change in the location or method of aviation fuel storage, or any modification or alteration of the storage facilities, in either case involving more than or equal to 100,000 litres of these substances, is a controlled activity. For the purpose of this rule each oil company facility is deemed to be a separate facility.

The matters over which control may be exercised are:

- The method of storage.
- The location and layout of the storage facility.
- The site management and spill contingency plan.
- The methods involved in transporting or otherwise moving the hazardous substances to and from the storage facility.
- Compliance with the "Code of Practice for the Design, Installation and Operation of Underground Petroleum Storage Systems".

Note : The quantities specified in Clause 3.3.6(d) above, exclude any fuel held in aircraft or road tankers, provided they are being used for the purpose of refuelling and not for long term storage.

(e) In the case of the Open Space 3 Zone (Ruapuna Raceway only) the provisions of the Hazardous Substances Rules shall not apply in respect to temporary aboveground storage of flammable liquids, provided that such liquids are stored safely in containers.

(f) Any electrical transformer installation with an oil capacity of less than 1500 litres is excluded from the provisions of Clauses 3.3.1(b), 3.3.3, and 3.3.5 where operated by a network utility operator, as defined under Section 166, RMA.

Any application by a network utility operator arising from this clause will not require the written consent of other persons, and shall be non-notified.

(g) That the Bayer New Zealand Limited site on Treffers Road being contained within Lot 2 DP55397, be exempt from the limits of Class 6.1.2 (Agrichemicals) and be permitted to store up to 10,000kg of Agrichemicals.

(h) In the case of the boundary between the Business 5 zone at Treffers Road/Wigram Road and the Open Space 3C zone (Agribusiness Centre) the provisions of rule 3.3.1(b) shall not apply.

(i) In the case of the Business 7 Zone, the Group 2 standards for hazardous substances under Schedule 2 of Part 11, Section 3, shall apply, except that on the land shown as hatched in Part 3, Appendix 12, mushroom farming activities shall comply with the Group 4 limits for hazardous substances under Schedule 2 of Part 11, Section 3.

3.4 Assessment matters for resource consents

Updated 14 November 2005

3.4.1 General

Updated 14 November 2005

(a) The matters contained in Sections 104 and 105 and in Part II of the Act, apply to consideration of all resource consents for land use activities.

(b) In addition to the matters covered in (a) above, the Council shall also apply the relevant assessment matters set out in Clause 3.4.2 below to discretionary activities.

3.4.2 Assessment matters

Updated 14 November 2005

- (a) The extent to which the proposed activity and the proposed site poses a risk to the environment, and in particular:
- (i) the sensitivity of the surrounding natural and physical environment with regard to the scale of the proposal, including any need for separation distances to people sensitive activities (particularly activities such as schools, rest homes hospitals, shopping centres etc.) or to sensitive natural resources (e.g. aquifers, streams, wetland, habitats);
 - (ii) the number of people potentially at risk from the site;
 - (iii) the risk to adjacent property;
 - (iv) cumulative effects of hazardous facilities in the area and other hazardous substances stored on the site;
 - (v) site drainage and off site infrastructure (e.g. stormwater, sewer type and capacity);
 - (vi) transportation safety, including the suitability of the site with regard to methods of transportation, quantities and types of hazardous substances transported, and proposed transport routes.
- (b) The extent to which the proposed activity can avoid or mitigate any undue risk, including site layout, site management, and spill contingency planning, transport methods and routes, monitoring and maintenance schedules.
- (c) The ability of the proposed activity to be established at an alternative location, or alternative methods, when it is likely that an activity will result in any significant adverse effects on the environment.
- (d) The extent to which the proposed site is accessible from the major roading network to avoid heavy traffic volumes in local roads (particularly residential local roads); and the extent to which the proposed site's entry and exit points may pose a problem with existing intersections.
- (e) The extent to which the activity can comply with the development controls for the zone in question.
- (f) Any other matters that may need conditions to ensure that particular measures are undertaken so that any risk posed by the proposal is avoided or satisfactorily mitigated.
- (g) Any relevant codes of practice introduced, or approved by, the Environmental Risk Management Authority; and pending these, any relevant codes applicable to hazardous substances.

3.5 Reasons for rules

Updated 29 June 2012

There is a strong degree of interrelationship between the rules relating to hazardous substances, so the reasons for them are set out together.

Hazardous substances have the potential to create both hazards and loss of amenity through potential for toxicity or explosion, related also to the volume of substances involved. There are also related potential adverse effects associated with potential to contaminate land or ground and surface waters; the visual or other impacts of specialised storage facilities; hazards or nuisance associated with the volume of transport required to sites; the routes taken to transport the substances; and possible odour nuisance.

The basis of the rules is the identification of hazardous substances by class and then by quantities, with four groups of zones. It is recognised that, with complementary codes of practice and the provisions of other

legislation, the use, storage and disposal of hazardous substances is normally carried out in a manner which poses little risk to the public.

The standards applicable in the more sensitive environments (Group 1 and 2 Zones) including residential areas limit hazardous substances strongly by quantity. However standards in Group 2 zones are of a type or quantity appropriate in rural areas, reflecting relatively low dwelling densities, and a greater need for fuel and agrichemicals ancillary to farming operations.

The standards in the Group 3 zones reflect their location adjoining living and rural zones, but also the likelihood that greater quantities of hazardous substances may need to be stored or used in these zones. Greater flexibility is available through the discretionary activity assessment to consider the level of use or storage appropriate for the particular site. Within the Business 8 zone no underground storage is permitted in recognition of the potential risks to groundwater in this area. (Plan Change 19 Decision)

The greater allowable levels of hazardous substances in Group 4 zones are of a type and quantity typically necessary in some industrial processes, and which would necessitate separation from sensitive environments. It also includes specialised activities which deal in both fuels and gases, as well as industrial and commercial business zones which are separated from residential areas, or other zones including major facilities such as the airport.

Because of the wide range of environments in the city, and the unavoidable "mix" of activities in some areas, it is impractical to expect a complete separation between residences and hazardous substances (eg. dwellings in commercial/industrial areas, or adjacent to service stations). However, a primary basis of the rules is the protection of safety, particularly through control on the range and volume of hazardous substances within and to the extent allowed by the zoning pattern, adjacent to areas of permanent accommodation (living zones). The rules also have a bearing (along with other legislation) on safety within sites and zones.

Special provision is made for tertiary institutions and the Airport having large "sites" and for the Bayer New Zealand site in relation to the quantity levels for Agrichemicals because of the unique nature of this facility. Special provision has also been made in the Business 7 Zone recognising the potential risk of contamination that hazardous substances pose to Christchurch groundwater. Additional provisions for the sites located in the Business 7 Zone will effectively manage and minimise the potential for contamination of the groundwater.

Special provision has also been made in that part of the Business 4 Zone located within the Wigram Outline Development Plan (Appendix Part 2, Volume 3 Appendix 3U/1) to recognise the potential risk of contamination by hazardous substances to the Christchurch groundwater. Additional provisions for sites located in the Business 4 Zone of the Wigram Outline Development Plan will effectively manage and minimise the potential for contamination of the groundwater.

In respect of the Airport, levels of jet fuel and aviation gasoline have been set that recognise the existing levels of storage capacity. However, within this level of storage capacity, changes in the method of storage or storage facilities, involving more than 100,000 litres are also subject to control.

Specified exceptions are also provided for (e.g. fuels contained in vehicles or locomotives and for motor racing events at Ruapuna) to ensure the rules can operate in a practicable manner, or where the character of a particular activity warrants exceptions to the general groups of standards. Finally, there is an exception for oil in small electrical transformer installations, of which many exist, a large number on poles, and where bunding is impracticable. This exemption is confined to recognised network utility operators approved under the Act.

The quantities specified (particularly in the Group 4 zones) also take into account the possibility that there may be other hazardous substances stored on the site or on other properties in the vicinity and that the cumulative effect of these substances can only be taken into account in an assessment of a resource consent. On zone boundaries, the standards applicable in the more sensitive zone extend 30m into the adjoining "less sensitive" zone to provide a degree of buffer protection. This distance equates to the approximate depth of a typical Living Zone site. Within this, non-compliance is a discretionary activity, providing a logical transition between, for example, Living Zones and Business Zone environments.

The manufacture of any hazardous substances clearly entails a higher extent of both storage and hazardous processes, necessitating a level of control and protection such that such activities are directed to "heavy" industrial which are isolated from areas of residential occupation.

Finally, the rules specify requirements for the containment of hazardous substances in circumstances where they may otherwise be a permitted activity. These requirements are a performance standard intended to achieve adequate mitigation of hazards through bunding or other means to contain potential spillages.

There is some overlap between District and Regional Council functions. While both the City Council and the Canterbury Regional Council will regulate underground and above ground fuel storage for example, the Regional Council's focus will be essentially on effects on ground, surface and coastal waters while the City Council will address amenity and safety matters. Applications for joint hearings will be encouraged to simplify administrative procedures.

"Codes of practice" are recognised in the standards and assessment matters. New or additional codes of practice may be specified by the Environmental Risk Management Authority. As the scope and content of these are unknown at this stage, a variation or plan change may be introduced if required.

The categories of standards and rules may be subject to further development and recent legislation and development of management practices evolve.

Special provision has also been made in that part of the Business 5 Zone located within the Outline Development Plan (Sir James Wattie Drive, Part 3, Appendix 21) to recognise the potential risk of contamination by hazardous substances to the Christchurch groundwater. Additional provisions for sites located in the Outline Development Plan will effectively manage and minimise the potential for contamination of the groundwater. **(Plan Change 54 Decision)**

Schedule 1 - Classification of hazardous substances

Updated 14 November 2005

Schedule 1 - Classification of hazardous substances		
Class	Characteristics	Examples (including, but not limited to:)
1. Explosives	1. Explosives	
	<p>1.1 An explosive substance or waste is a solid or liquid that is, in itself, capable by chemical reaction of producing gas at such a temperature and pressure and at such speed as to cause damage to the surroundings (other than those specified in 1 (b) below).</p> <p>1.2 As in 1 (a) but with restricted use in the manufacture or reloading of small arms cartridges.</p>	<p>1.1 Nitrate mixtures, nitro compounds, chlorate mixtures, ammunition/detonators (excluding those for small arms use).</p> <p>1.2 Gunpowder, or nitro compound adapted and exclusively used for cartridges for small arms.</p>
2. Gases	2.1 Flammable gases	
	2.1.1 LPG	2.1.1 LPG
	<p>2.1.2 Any other gases which at 20°C and a standard pressure of 101.3 kPa:</p> <ul style="list-style-type: none"> are ignitable when in a mixture of 13% or less by volume with air, or have a flammability range with air of at least 12% regardless of the lower flammability limit. <p>This class includes aerosols containing flammable propellants if the contents include more than 45% by mass or more than 250g of flammable components.</p>	2.1.2 Acetylene, hydrogen, methane
	2.2 Toxic gases	2.2 Chlorine, sulphur dioxide, ammonia, methyl bromide
	<p>Gases which are known or are presumed to be toxic or corrosive to humans because they have an LC50 value equal to or less than 5,000ml/m³ (ppm) when tested in accordance with procedures defined in para 6.5 (c) of the United Nations Recommendation on the Transport of Dangerous Goods, 7th revised edition, or its subsequent revisions.</p>	
	2.3 Non-flammable, non-toxic gases	2.3 Argon, helium, oxygen, nitrogen, carbon dioxide, freons nitrous oxide
	<p>Gases which are stored or transported under a pressure not less than 280kPa at 20°C, or as refrigerated liquids, and which:</p> <ul style="list-style-type: none"> are asphyxiant - gases which dilute or replace the oxygen normally in the atmosphere, or are oxidising - gases which may, generally by providing oxygen, cause or contribute to combustion of other material more than air does, or have neither asphyxiant nor oxidising characteristics. 	
3. Flammable Liquids	3. Flammable liquids	
	<p>Liquids, or mixtures of liquids, or liquids containing solids in solution or suspension, having the following flammability limits:</p> <p>3.1 Flash point <23°C</p>	3.1 Petrol, adhesives, ethyl & methyl alcohols, acetone, benzene, butylamine, MIBK

	3.2 Flash point >23oC; <61oC	3.2 Kerosene, styrene monomer, cyclohexanone, turpentine, butyl methacrylate, chlorobenzene, ethoxyethanol
	3.3 Flash point >61oC	3.3 Diesel, petroleum oils
4. Flammable Solids	4.1 Flammable solids	4.1 Red phosphorus, ammonium picrate, picric acid, monomethylamine nitrate, nitrocellulose, trinitrobenzene magnesium alloys
	Solids or wastes other than those classified as explosives, which under suitable conditions, i.e. impact, friction, heat, ignition, will burn or self react with extreme intensity.	
	4.2 Substances or wastes liable to spontaneous combustion	4.2 Yellow or white phosphorus magnesium alkyls, dithionites
	Substances or wastes that are liable to spontaneous heating during transport, or heating upon contact with air, and then being liable to catch fire.	
	4.3 Substances which in contact with water, emit flammable gases	4.3 Alkali metals e.g. sodium, potassium, lithium; calcium, magnesium, metal hydrides, metal carbides
	Substances or wastes which by interaction with water are liable to become spontaneously flammable or give off flammable gases in dangerous quantities.	
5. Oxidising Substances	5.1 Oxidising substances	5.1 Chromates, bromates, chlorates, chlorites, nitrates, permanganates
	Substances or wastes which, in themselves are not necessarily combustible, but may, generally by yielding oxygen, cause or contribute to the combustion of other materials.	
	5.2 Organic peroxides	5.2 Any organic peroxide - (includes peroxy and per compounds). Perdicarbonates, butyl peroxyphthalate, cumene hydroperoxide, bezoyl peroxide
	Organic substances or wastes which contain the bivalent O=O structure and are thermally unstable substances which may undergo exothermic self-accelerating decomposition.	
6. Toxic and Infectious Substances	6.1 Toxic substances	Arsenic compounds, cadmium compounds, lead salts, mercury salts and amalgams, cyanides, methyl bromide, acrylamide, phenols, chlorophenols, aniline, oxalates, chlorinated solvents
	6.1.1 Poisonous Substances	
	Substances or wastes liable to cause death or serious injury or harm to human health if swallowed or inhaled or by skin contact, and which are confirmed to fall within the following toxicity classification: <ul style="list-style-type: none"> • Oral toxicity LD50 (mg/kg) • Solids <200 • Liquids <500 • Dermal toxicity LD50 (mg/kg) < 1000 • Inhalation toxicity dust/mist LC50 (mg/l) < 10 • Inhalation toxicity vapours: If ≥ 0.2 LD50 and LC50 < 5,000 ml/m³ Note: LC50, and LD50 are as defined in Chapter 6 of the United Nations Recommendations on the Transport of Dangerous Goods, 7th revised edition, or its subsequent revisions.	
6.1.2 Agrichemicals	Bipyridyls, di-nitrophenols,	

	<p>Substances having a toxicity as specified in 6, but formulated specifically for agricultural activities, (including aquaculture), and including, but not limited to herbicides, fungicides, pesticides.</p>	<p>phenoxy compounds, organophosphates, carbamates, organochlorines</p>
	<p>6.2 Infectious Substances</p> <p>Substances, being preparations, present in any land use activity (other than a health facility) and including wastes from preparation processes, which contain viable micro-organisms or their toxins which are known or suspected to cause disease in animals or humans.</p>	
<p>7. Radioactive Material</p>	<p>No quantity limits, refer to Rule 3.3.4 (c). Radioactive substances and x-ray machines are also subject to specific legislation administered by the National Radiation Laboratory.</p>	
<p>8. Corrosives</p>	<p>Substances or wastes which by chemical action, will cause severe damage when in contact with living tissue or, in the case of leakage will damage or destroy other material and goods or cause other hazards.</p>	<p>Acids such as: nitric, sulphuric, hydrochloric, hydrofluoric acids; trichloro acetic acid. Alkalis such as: sodium, potassium and lithium hydroxides, zinc chloride, zirconium tetrachloride, phosphorus pentoxide, ferric chloride, sulphur chlorides, silicon tetrachloride phenolsulphonic acid, hydroxylamine sulphate, hexyl-trichlorosilane, ethanolamine</p>

Schedule 2 - Zone groupings for hazardous substances

Updated 29 June 2012

Schedule 2 - Zone groupings for hazardous substances			
Group 1	Group 2	Group 3	Group 4
<ul style="list-style-type: none"> All living zones except Living 5 Zone Special Purpose (Pedestrian Precinct) Zone Any parts of the Special Purpose (Rail) Zone within 25m of a living or rural zone boundary except for goods in transit 	<ul style="list-style-type: none"> All rural zones All conservation zones Business 4 - the Musgroves site as shown on Appendix 10, Part 3. Special Purpose (Ferrymead) Zone - Areas A, B and C Special Purpose (Wigram) Zone - Area A 	<ul style="list-style-type: none"> Living 5 Zone Business 6 Zone (Johns Road) Business 1, 2, 2P, 3B, 4, 4T and Retail Park Zones except for the Musgroves site as shown on Appendix 10, Part 3. Business 5 Zone - that area covered by the Outline Development Plan - Sir James Wattie Drive - Appendix 21, Part 3 (Plan Change 54 Decision Business 8 Zone ⁽²⁾ (Plan Change 19 Decision Business 7 Zone excluding the area shown as hatched on Part 3 Appendix 12 for mushroom farming. Central City Zone Central City Edge Zone Cultural 1, 2, 3 Zones All open space zones Special Purpose (Ferrymead) Zone - Area D All scheduled activities <p>⁽²⁾ Refer to Clause 3.3.5(e) (Plan Change 19 Decision</p>	<ul style="list-style-type: none"> Business 3, 4P, 5 Zones Business 6 Zone (Chaneys) Business 7 zone area shown as hatched on Part 3 Appendix 12 for mushroom farming Sites containing designated electricity substations ⁽¹⁾ Cultural 4 Zone Special Purpose (Airport) Zone ^(1a) Special Purpose (Hospital) Zone Any parts of the Special Purpose (Rail) Zone which are more than 25m from a living or rural zone boundary except for goods in transit <p>⁽¹⁾ Refer to Clause 3.3.6 (f)</p> <hr/> <p>^(1a) Refer to Clause 3.3.6 (d)</p>

Schedule 2 continued - Quantity limits for hazardous substances						
Class	Group 1 Zones		Group 2 Zones		Group 3 Zones	Group 4 Zones
	A	B	A	B	A	A
1. Explosives						
1.1	0kg	-	2.5kg	-	2.5kg	50kg
1.2	15kg	-	15kg	-	15kg	50kg
2. Gases						
2.1.1	300kg	-	600kg	2000kg	2000kg	8000kg
2.1.2	100kg	250kg	100kg	250kg	250kg	250kg
2.2	10kg	250kg	10kg	250kg	1000kg	1000kg
2.3	100kg	250kg	100kg	250kg	250kg	1000kg
3. Flammable Liquids						
3.1 aboveground storage⁽¹⁾	50l	-	2000l		3000l ⁽⁴⁾	5000l ⁽⁴⁾
underground storage	0l	-	2000l	-	5000l ⁽⁴⁾	50000l ⁽⁴⁾
3.2	100l		250l		3000l	5000l
3.3 aboveground storage	1000l	-	2000l	-	5000l ⁽⁴⁾	30000l ⁽⁴⁾
underground storage	1000l	-	2000l	-	30000l ⁽⁴⁾	30000l ⁽⁴⁾
4. Flammable Solids						
4.1	1.0kg	-	1.0kg	-	25kg	50kg
4.2	1.0kg	-	1.0kg	-	25kg	50kg
4.3	1.0kg	-	1.0kg	-	25kg	50kg
5. Oxidising Substances						
5.1	50kg	-	50kg	-	1000kg	2000kg
5.2	1.0kg	-	1.0kg	-	25kg	200kg
6. Toxic and Infectious Substances						
6.1.1 Poisonous Substances	1.0kg	-	1.0kg	-	200kg	2000kg ⁽²⁾ ⁽³⁾
6.1.2 Agrichemicals	10kg	50kg	200kg	500kg	500kg	1000kg
7. Corrosives	10kg	-	10kg	-	1000kg	5000kg ⁽²⁾

Note :

- (1) Not applicable to motor vehicle fuel tanks, or fuel tanks in locomotives.
- (2) These limits are subject to compliance with any Hazardous Facilities Screening Procedure (HFSP) recognised by the Environmental Risk Management Authority (ERMA)
- (3) Refer to Clause 3.3.6(g) in reference to the Bayer (NZ) site on Treffers Road.
- (4) Refer also to Clause 3.3.6(a) and (b)

Appendix 1- Cashel Mall Entertainment Precinct

Updated 14 November 2005

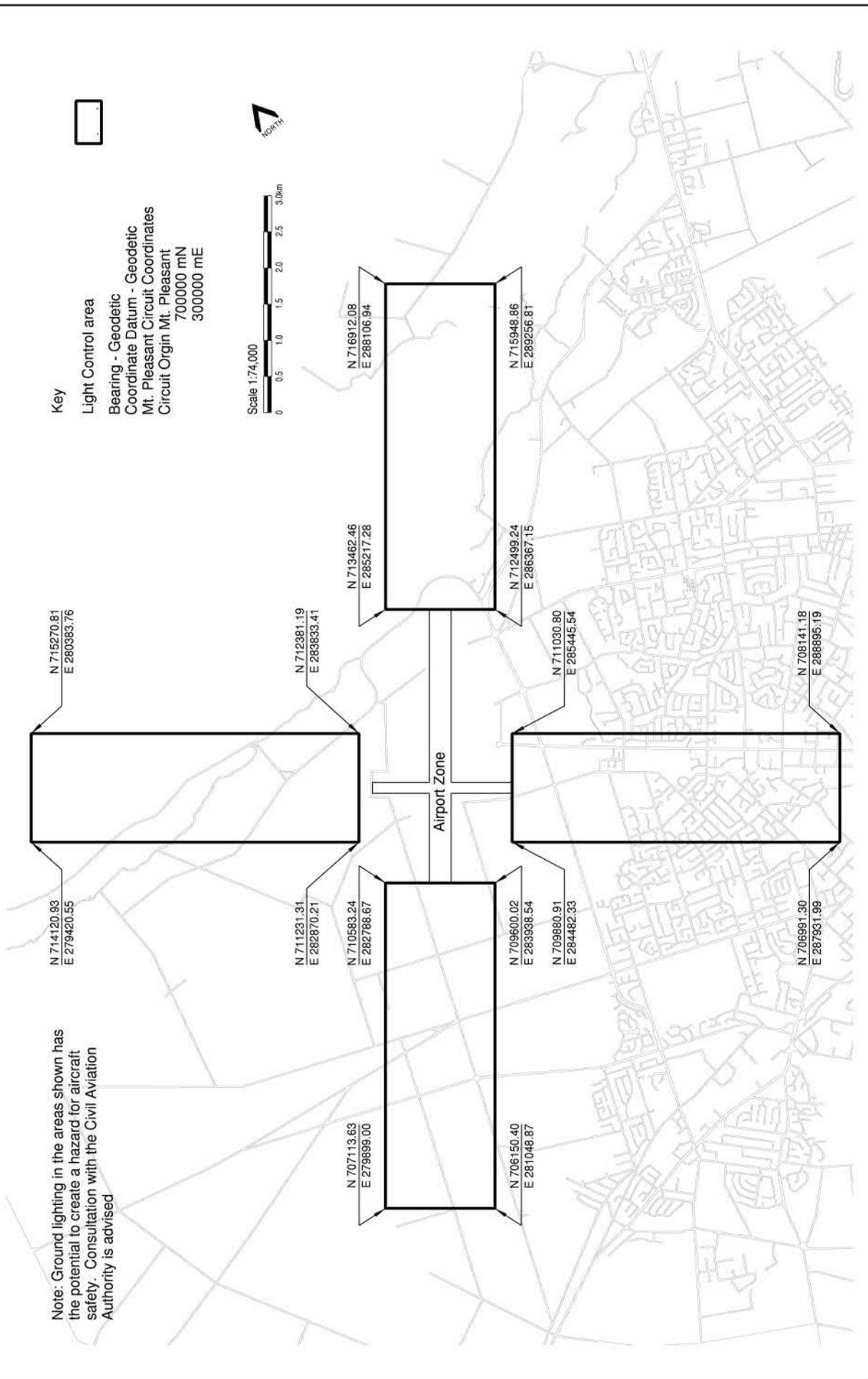
Appendix 1. Cashel Mall Entertainment Precinct (Part 11 Health and Safety)



Appendix 2 - Ground lighting and aircraft safety

Updated 14 November 2005

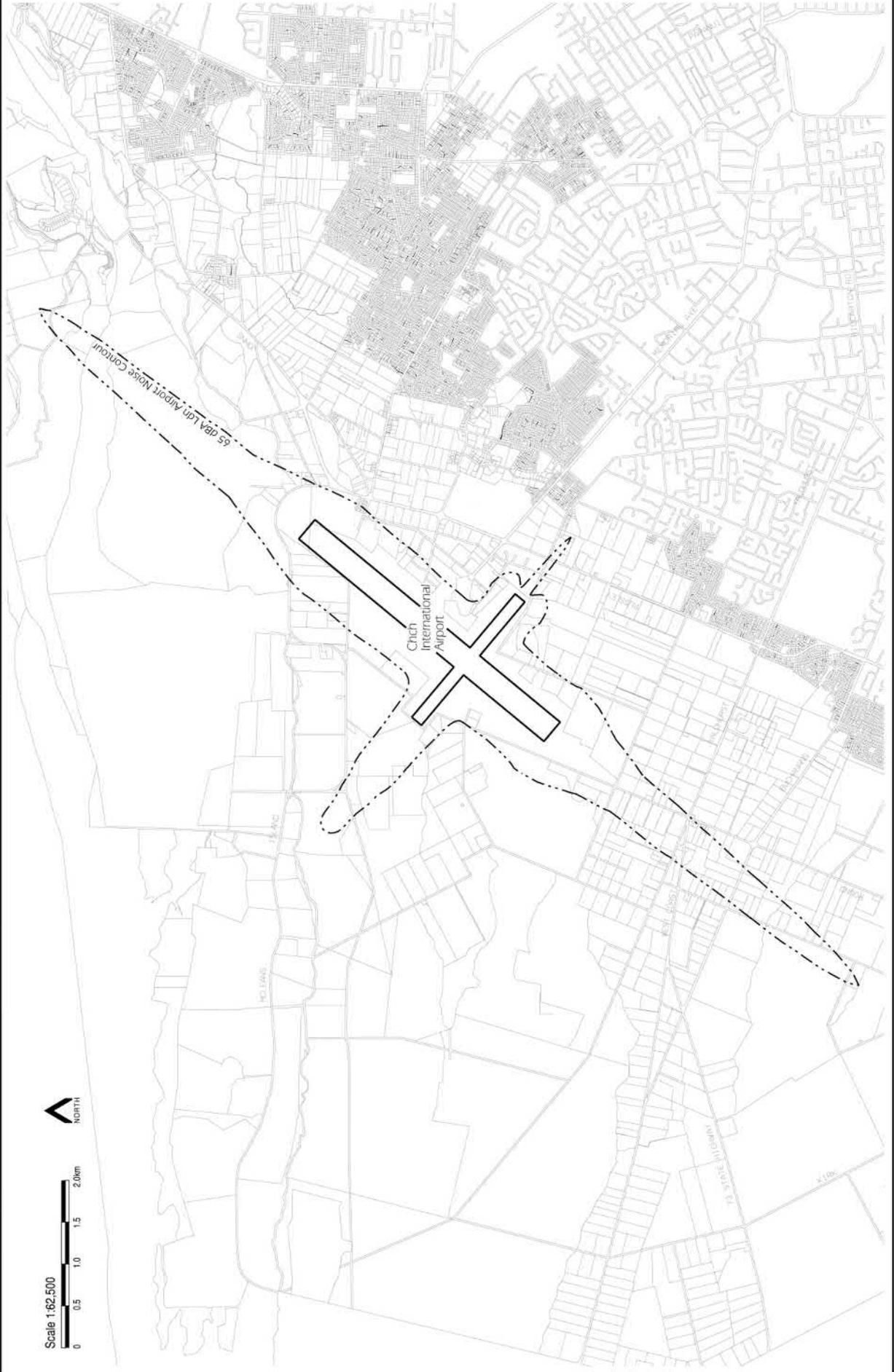
Appendix 2. Ground lighting and aircraft safety (Part 11 Health and Safety)



Appendix 3 - 65 dBA Ldn Aiport Noise Monitoring Contour - CIAL

Updated 14 January 2006

New Map - Appendix 3. 65 dBA Ldn Airport Noise Monitoring Contour - CIAL



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- 2.9.3 New designations included in City Plan under Section 168 of the Resource Management Act 1991
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- J
- J / L
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- Appendix 3 deleted
- Appendix 4 TVNZ transmission corridors clearance zone requirements

Part 12 Designations

1.0 Statement

Updated 31 October 2010

The following organisations are requiring authorities as defined or approved under Section 166 of the Act, and which have designations in the City Plan:

Christchurch International Airport Ltd (CIAL)

New Zealand Transport Agency (NZTA)

Christchurch City Council (CCC) (roading works)

New Zealand Railways Corporation

Telecom New Zealand Limited

Trans Power New Zealand Limited

Minister of Corrections and Minister for Courts

Minister of Defence

Minister of Police

Minister of Education

Minister of Social Services, Work and Income

Broadcast Communications Limited

Television New Zealand

Banks Peninsula District Council

Christchurch City Council

In addition, a designation for a heritage order has been confirmed by the New Zealand Historic Places Trust.

The majority of the designations incorporated in the City Plan have been "rolled over" under Clause 4 of the First Schedule of the Act, in an unmodified form from the previous designations in the Transitional District Plan. Most of these works have already been given effect to, and accordingly do not lapse after five years (in terms of Sections 184 and 184A of the Act).

Any new designations incorporated into this Plan will lapse after five years, unless a longer period is specifically identified in the following schedules, or the designated work is given effect to in the specified time period.

Where any work is to be undertaken on designated land in the City Plan, the provisions of Section 176A of the Act apply (outline plans). These enable the Council to request changes to all or parts of proposed outline plans relating to the height, shape and bulk of a work, its location on the site, the likely finished contour of the site, vehicular access, circulation, provision for carparking, landscaping, and any other matters to avoid, remedy, or mitigate any adverse effects on the environment.

Procedures under Section 176A do not however provide any submission rights for other (third) parties. In contrast, any new designations incorporated in the City Plan must be accompanied by full details of proposed works, or further consents obtained at a later stage if necessary. A number of requirements have been subject to modifications, some by reduction in the area designated, or by changes to notations. These

are the result of downscaling in the scope of roading works in particular (both New Zealand Transport Agency and the Council) and also by restructuring or functional and technological changes affecting former Government departments. The purpose of designations (identified by the notations in the following schedules) must now be stated in reasonably precise, rather than general terms, so that the effect of the designations on neighbours can be reasonably ascertained.

Heritage order requirements, unlike other designations, automatically "roll over" and the one heritage order in the Transitional Plan (Christchurch Nurses' Chapel) has been included in the City Plan.

All designated land is shown on the planning maps and identified in the schedules. However, in the case of designated road widenings proposed by New Zealand Transport Agency (NZTA) and the Christchurch City Council, and the designations of CIAL, additional plans are attached to this schedule showing details which the scale of the main planning maps would not allow. For convenience of the users of this plan, the road widening schedule includes NZTA and CCC designations in one list, but separately identified.

Larger designated areas, including the International Airport, schools, and the road and rail networks, have specific underlying zonings which provide for specifically these activities, which apply even if the designations were removed. Smaller designations (e.g. telephone exchanges and police stations) have general underlying zonings (such as living or business zones).

Some designations included in the schedules of designations may be subject to special conditions relating to the bulk and location of structures on the site, vehicular access, provision of car parking, landscaping, noise, and any other matters to avoid, remedy or mitigate any adverse effects on the environment. Details of these conditions can be obtained from the requiring authorities or the Council.

2.0 Schedules of designations

2.1 Christchurch International Airport Ltd (CIAL)

Updated 14 November 2005

The CIAL designation is a large one, covering over 750ha of land, most of which is also part of the Special Purpose (Airport) Zone. This includes an extension in the Avonhead Road area of over 100ha added in this review, being the largest area of privately owned land (at the time of Plan notification) subject to designation in this Plan. The international airport has been experiencing steady growth in passenger and freight volumes.

Separate rules on protection surfaces for aircraft operation are set out in Part 9, Clause 6.

Notation : Airport purposes

Underlying zoning :

Special Purpose (Airport) Zone except:

(i) land south of McLeans Island Road and west of Pound Road,

and

(ii) land south of Savills Road and west of Pound Road.

Planning Maps : 16, 23, 29 and 30

2.1.1 Existing designations included in the City Plan under Clause 4, First Schedule of the Resource Management Act 1991

Updated 14 November 2005

(Refer Appendix 1 for detailed maps of these sites)

Site No.	Legal description	CT	Area (ha)
1	Lot 1 DP 23659	7D/637	411.9699
2	Pt Lot 2 DP 23659	Pt 8A/1257	51.3972
3	RS 42238	29B/501	0.0942
4	RS 42239	29B/502	0.1047
6	Pt RS 41761	33B/115	2.8105
7	Section 1 SO16363	31K/155	3.0596
8	RS 39710	8K/341	0.9929
9	Lot 3 DP 49260	33B/112	1.5805
10	Section I SO 16364	31K/156	4.8643
11	Lot 1 DP 70208	39D/620	1.1433
12	Lot 1 DP 70209	38C/396	17.6212
13	Pt RS 2196	33B/119	0.7219
14	Pt Lot 1 DP 19698	Pt 4A/1004	7.0549
15	RS 39711	8K/340	1.7386
16	Lot 2 DP 16121 and Pt Lot 2 DP 19698	7B/632	5.4098
17	Pt Lot 2 DP 19698	Pt 752/81	0.8083
18	RS 41392	29B/503	0.7614
19	Pt Reserve 946	Pt 13K/82	12.1432
20	Pt Reserve 946	32B/87	0.6473
	Pt RS 2619	32B/87	1.3230
	Pt Lot 3 DP 23659	32B/87	0.3408
	Pt Lot 3 DP 23659	32B/87	0.6944
	Pt RS 39346	32B/87	0.0425
	Pt Lot 3 DP 23659	32B/87	0.0219
21	RS 42166	28A/1127	0.9669
22	Lot 25 DP 334	22F/1480	0.1365
23	Lots 15, 16, 18-24, & Part Lot 17 DP 334	22B/542	0.9826
24	RS 42165	28A/1126	0.3453
25	Lots 26-30 & Pt Lots 31 & 64 DP 334	22B/543	0.7233
26	Lot 10 DP 334	33B/702	0.1011
27	Lots 11 & 12 DP 334	33B/703	0.2023
28	Lot 14 DP 334	5C/56	0.1011
29	Lots 9, 32-39, 55-62, 65-76, 80-85, 87-99 DP 334	31K/158	5.3944
30	Lots 48, 49, 50, 53, 54, 77, 78, 79 DP 334	321/37	0.9613
31	Lot 51 DP 334	29A/348	0.1011
32	Lot 52 DP 334	29A/349	0.1011
33	Lot 63 DP 334	392/209	0.1011
34	Lot 86 DP 334	392/210	0.1012
35	RS 4890	392/182	8.0937
36	Pt RS 2619	33B/83	0.4235
38	Pt RS 2619 & Pt RS 3192	36D/1219	14.6044
39	Pt RS 2619 & Pt RS 3192	37B/332	4.3626
40	Pt Lot 3 DP 23659	Pt 8A/1258	19.3289
41	Lot 6 DP 23659	8A/1260	2.0234
42	Pt Lot 1 DP 13210	36D/1220	0.9235

43	Lot 1 DP 4063	28F/924	0.4046
44	Section 1 SO 14288	30B/320	0.5835
45	Pt RS 39346	Pt 6B/66	0.1019
46	Pt Lot 1 DP 13210	28F/178	0.1995
47	Pt Section 1 SO 18012	39B/1204	2.2290
47A	Lot 1 DP 67334	33B/1203	0.0005
48	RS 38310	1D/501	0.6803
49	Section 2 SO 18012	33B/295	0.4962
50	Lot 5 DP 23659	8A/1259	0.3683
51	Section 1 SO 11050	36B/778	0.5690
52	Section 1 SO 13832	31K/153	11.4484
53	Pt RS 1725 & Pt RS 6152	Pt 8B/499	2.4147 (actual) (2.4255 CT)
54	Part Section 2 SO 13832	31K/154	10.3884
58	Lot 1 DP 30428	37B/318	1.1751
	Lot 2 DP 30428	37B/318	0.9348
59	Pt RS 1867	392/202	0.2023
76	Lot 13 DP 334	7A/999	0.1012
77	Lots 1-8, 40-47 DP 334	316/24	1.7421
78	Lot 1 DP 4781	29A/341	2.1018
82	Pt RS 2782	B	0.1614
	Pt RS 2782	C	1.4210
	Pt RS 2782	M	0.3263
	Pt RS 2782	K on SO 15593	0.2824
84	Lot 1 DP 49260	33B/110	4.3163

2.1.2 New designations included in the City Plan under Section 168 of the Resource Management Act 1991

Updated 14 November 2005

(Refer to Appendix 1 for detailed maps of these sites)

Site No.	Legal description	CT	Area (ha)
5	Section 2 SO 16364	31K/157	1.6608
55	Lot 1 DP 56251 & Lot 1 DP 63588	37C/11	2.6544
56	Lot 1 DP 37124	16A/33	20.3575
57	Lot 2 DP 37124	16A/34	14.0832
60	Lot 2 DP 26001	7D/292	5.4746
61	Lot 3 DP 2958	29A/347	7.9495
62	Lot 2 DP 5024	27K/387	6.9555
	Pt RS 1531	27K/386	5.3266
63	Lot 1 DP 5024	31B/116	5.7085
64	Lot 1 DP 29790	11F/1355	6.2025
65	Lot 1 DP 58798	34D/209	2.4280
66	Lot 2 DP 58798	34D/210	8.2149
67	Lot 1 DP 4584	22F/625	4.3427
68	Lot 2 DP 63588	37C/12	4.3545
69	Pt Lot 1 DP 2958	421/116	1.2140
70	Lot 1 DP 8012	9A/916	4.4515
71	Part Lot 2 DP 2958	30B/211	6.2321
72	Lot 2 DP 19584	753/10	0.4264
73	Pt Lot 1 DP 19584	770/58	2.0337
74	Pt Lot 1 DP 19584	28F/173	3.7410
75	Pt Lot 3 DP 2958	29K/509	2.5281
80	Lot 1 DP 26001	7D/528	4.2491

2.2 (Roading works) New Zealand Transport Agency; Christchurch City Council

Updated 14 November 2005

2.2.1 New Zealand Transport Agency highway network in Christchurch

Updated 14 November 2005

Significant changes were made to the NZTA network in Christchurch which includes some state highways that were not gazetted prior to 1992 when the modified network was established.

All the New Zealand Transport Agency road network is designated. Some sections of these roads are subject to road widening and there are two designated sections of new road. There is no specified schedule of individual properties affected, but these are instead identified on the detailed maps accompanying this schedule, which for convenience are alphabetically listed with the Christchurch City Council designations.

Limited access road declarations apply to considerable lengths of state highway, but these are not designations. They are instead listed under the Special Purpose (Road) Zone rules in Part 8, Appendix 5.

New Zealand Transport Agency designations; State Highways 1, 73, 73A, 74 and 75

The state highways have been designated "road" or "motorway" in the Plan. The purpose of the designations is to give public notice of the existence of the work and of the nature and extent of activities permitted pursuant to the designation.

The designation provides for New Zealand Transport Agency either itself or through its agents, to control, manage and improve the state highway network including planning, design, research, construction and maintenance relating to all land within the designation. Such activities may also involve, but not necessarily be limited to, realigning the road, altering its physical configuration, culverts, bridges and associated protection works. The appropriate resource consents under the Resource Management Act 1991 will be applied for where required.

No other activity shall be permitted on the land designated "road" or "motorway" without the express written approval of the requiring authority responsible for the designation and the appropriate statutory approvals.

A list of proposed works currently designated is found in Attachment 3. In addition, if any other new works are proposed these may be designated, either under Section 181 or 168 of the Resource Management Act 1991, depending on the nature and scale of the work.

2.2.2 New Zealand Transport Agency

Updated 14 November 2005

Two existing small lengths of State Highways 1 and 74 have been declared motorway. Other lengths had been designated in the planning period. Under the New Zealand Transport Agency Act 1989 motorway provides the highest level of traffic service with no direct access to adjacent property and no local traffic function. To protect and maintain the efficient and safe traffic flow on the motorway, there will be a minimum number of junctions. Likewise, a motorway will be protected from other activities that will compromise its role and functions. The rules in Part 13 refers to the effects of traffic generating activities.

The schedule of state highways in the city, as designated, is set out in Attachment 1 below, followed by the schedule of motorways in Attachment 2. Conditions apply to the designation on some for the routes described in Attachments 1 and 2. The underlying zoning of most of the state highways is Special Purpose (Road) Zone. In very limited areas the state highway designation extends beyond the Special Purpose (Road) Zone to include small areas of land zoned for other purposes.

2.2.3 Christchurch City Council (CCC) road network in Christchurch

Updated 31 August 2011

There are over 1400 km of road within the city, all of which form part of the Special Purpose (Road) Zone. Designations apply on only those sections of road subject to road widenings (substantially reduced in extent from the Transitional City Plan) and new roading works. The rules relating to the Road Zone, are set out in Part 8, Clause 4, including limited access roads.

The Road Zone applies to all sections of road which are the responsibility of the Christchurch City Council, including land subject to designations.

The designated CCC roading works are set out in Attachment 3, in conjunction with those of NZTA. Maps of road widening details are set out in Appendix 2.

Attachment 1:

Schedule of state highways incorporated into City Plan under Section 171, of the Resource Management Act 1991 (New Zealand Transport Agency)

SH1

From the centre of the Waimakariri River Bridge (RP327/0.21) through Christchurch; via Main North Road, Johns Road, Russley Road, Masham Road, Carmen Road and Main South Road; to 10m south of Marshs Road/SH 1 intersection (RP347/3.28) and from the point where Main South Road crosses the local authority boundary from Selwyn District into Christchurch City (RP350/0.76) and the point where the highway crosses back into Selwyn District (RP350/1.38).

SH73

From the junction with SH 74 at the Port Hills interchange (RP0/0.00) then via Port Hills Road, Opawa Road, Brougham Street, Jerrold Streets (North and South), Christchurch Southern Motorway, to the Curletts Road/Blenheim Road intersection (RP11/1.28); and from the junction with SH 1 at the Masham Road/Russley Road/Yaldhurst Road intersection to 10m south of Dawsons Road/SH 73 intersection (RP14/8.77). Also from the Curletts Road/Blenheim Road intersection, then via Curletts Road, Yaldhurst Road to the junction with SH1 at the Masham Road/Russley Road/Yaldhurst Road intersection; at the intersection of Yaldhurst and Pound Roads (RP14/2.20).

SH 73A

From the Blenheim Road/Curletts Road intersection (RP0/0.00) through Christchurch via Blenheim Road, Main South Road; to the junction with SH 1 at the Carmen Road/Main South Road intersection (RP0/3.62).

SH 74

From the junction with SH 1 at the intersection of Johns Road/Main North Road (RP 0/0.00) then via Main North Road to the intersection of Main North Road/Queen Elizabeth II Drive (RP0/3.90) and Marshland Road/Queen Elizabeth II Drive; and from the north abutment of the Heathcote River Bridge (RP19/0.52) then via Tunnel Road to the Tunnel Portal - Lyttelton end (RP26/0.00). Also from the Main North Road/Queen Elizabeth II Drive intersection, then via Queen Elizabeth II Drive, Travis Road, Anzac Drive, Dyers Road to the Dyers Road/Ferry Road/Tunnel Road intersection.

SH74A

From the Dyers Road/Palinarus Road intersection, then via Palinarus Road, Ruther ford Street, Garlands Road to the junction with SH 73 at the Garlands Road/Opawa Road intersection.

SH 75

From the junction with SH73 at the Curletts Road/Southern Motorway intersection (RP0/0.00); via Curletts Road, Halswell Road and Taitapu Road, to the centre of the Halswell River Bridge (RP0/8.35).

Note :

Sections of state highway declared as "motorway" are included in Attachment 2 below "Schedule of Motorways".

Attachment 2:

Schedule of motorways (New Zealand Transport Agency)

SH 1 Northern Motorway

From the centre of the Waimakariri River Bridge (RP327/0.21) to the northern side of the Main Road/Dickeys Road intersection (RP327/3.04).

SH 73 Southern Motorway

From the western side of Barrington Street (RP3/5.18), including part Jerrold Street one way north and south, to the north eastern side of the SH73/SH75 Curletts Road intersection (RP11/0.00).

The new designated NZTA works are set out in Attachment 3. Maps of road widening details are set out in Appendix 2. These designation are subject to special conditions. The special conditions are set out below after Attachment 3.

SH 74

From the northern abutment of the Heathcote River Bridge (RP19/0.52) then via Tunnel Road to the Tunnel Portal - Lyttelton end (RP26/0.00).

Conditions

The following conditions and notes only apply to portions of the SH 73, SH 74, and SH 74A New Zealand Transport Agency designation described in the preceding Attachments 1 and 2:

Construction and Operational Noise

1. As a minimum, New Zealand Transport Agency shall comply with the relevant New Zealand Transport Agency noise mitigation policy in effect at the time that New Zealand Transport Agency applies for outline development plan approval for works to give effect to this designation.

Protocol for discovery of koiwi, taonga or other artefact material

2. As a minimum, New Zealand Transport Agency shall comply with the relevant New Zealand Transport Agency accidental discovery protocol in effect at the time that New Zealand Transport Agency applies for outline development plan approval for works to give effect to this designation.

Note:

These mitigation conditions do not limit the ability of Christchurch City Council to seek changes to any future outline plan of works, pursuant to section 176A of the Resource Management Act 1991.

The portions of SH 73, SH 74 and SH 74A to which these conditions apply are:

SH 73

From the Curletts Road/Blenheim Road intersection, then via Curletts Road, Yaldhurst Road to the junction with SH 1 at the Masham Road/Russley Road/Yaldhurst Road intersection.

SH 74

From the Main North Road/Queen Elizabeth II Drive intersection, then via Queen Elizabeth II Drive, Travis Road, Anzac Drive, Dyers Road to the Dyers Road/Ferry Road/Tunnel Road intersection.

SH 74A

From the Dyers Road/Palinarus Road intersection, then via Palinarus Road, Rutherford Street, Garlands Road to the junction with SH 73 at the Garlands Road/Opawa Road intersection.

Attachment 3: Roading designations - New Zealand Transport Agency, Christchurch City Council

Refer to Appendix 2 for detailed maps of these designations. ⁽¹⁾ The designation is subject to special conditions. The details can be obtained from the Council.

Refer to Appendix 2 for detailed maps of these designations. ⁽²⁾ The designation is subject to special conditions. See Clause 2.2.3(3)

Road name	Designating authority and road classification	Extent of work and work type	Map No.	Duration of designation
Annex Road		see Lincoln Road		
Annex Road	NZTA - major	Annex Road to Curletts Road - widen and upgrade M, N	45	10 years
Avonhead Road		see Russley Road		
Bamford Street		see Jubilee Street		
Barbadoes Street	CCC - major	At Purchas Street - intersection M	32	10 years
Blenheim Road ¹	CCC- major	Picton Avenue to Moorhouse Avenue/Deans Avenue intersection - realign N	38, 39	10 years
Boon Street		see Strickland Street		
Bordesley Street		see Ferry Road		
Bridle Path Road	CCC - minor	North of Martindales Road - widen M	55	5 years``
Bromley Road		see Maces Road		
Carlyle Street		see Gasson Street		
Carmen Road (SH1 & 73)	NZTA - major	Main South Road to Masham Road - 4 lanes E	37, 44	10 years
Cashel Street		see Clarkson Avenue		
Coleridge Street		see Gasson Street		
Deans Avenue	CCC - major	Blenheim Road to Moorhouse Avenue - widen N	39	5 years
Deans Avenue		see also Blenheim Road		
Devon Street		see Strickland Street		
Durham Street		see Wilmer Street		
Dyers Road	NZTA - major	At Maces Road - intersection M	47	10 years
Ferry Road ⁽¹⁾	CCC - major	Wilson's Road to Randolph Street - 4 lanes E	40, 47	10 years
Ferry Road	CCC - major	At Humphreys Drive - widen N	48	10 years
Fitzgerald Avenue		see Essex Street		
Foster Street		see Blenheim Road		
Garlands Road		see Opawa Road		
Gasson Street	CCC - major	Carlyle Street to Brougham Street - 3 lanes E	39, 46	10 years
Halswell Road (SH75)	NZTA - major, minor	Curletts Road to Sparks Road - 4 lanes E	45, 52,	10 years
Halswell Junction Road	NZTA - major	From Halswell Junction Road, Springs Road Intersection to Halswell Junction Road, Main South Road (SH1) Intersection - N	43, 44	10 years
Hendersons Road		see Cashmere Road		
Hills Road	CCC - minor	Avalon Street to Gresford Street - widen M	32	5 years
Johns Road (SH1)	NZTA - major	Russley Road to Main North Road - 4 lanes M	17, 18, 23	10 years
Jubilee Street	CCC - collector	Extend to Garlands Road - extension E	47	10 years
Kennedy Place		see Opawa Road		

Kingsley Street		see Hawdon Street		
Lancaster Street		see Moorhouse Avenue		
Lawson Street		see Hawdon Street		
Lincoln Road	CCC - major	Curletts Road to Whiteleigh Avenue - 4 lanes E	45, 46	10 years
Lindores Street		see Lincoln Road		
Lowe Street		see Blenheim Road		
Lyttelton Street		see Lincoln Road		
McLeans Island Road	CCC - minor	Coxs Road to Stopbank - realign E	15, 22	10 years
Madras Street	CCC - major	At Moorhouse Avenue - intersection N	39	10 years
Madras Street	CCC - major	At Purchas Street - intersection M	32	10 years
Main North Road (SH1)	NZTA- major	Dickeys Road to Richill Street - widen E	10	10 years
Main North Road (SH74)	NZTA - major	Farquhars Road to Englefield Road - 4 lanes E	18	10 years
Main North Road (SH74)	NZTA- major	At Northcote Road - intersection E	25	10 years
Main South Road (SH1)	NZTA - major	Carmen Road to Halswell Junction Road - 4 lanes E	43, 44	10 years
Maldon Street		see Hawdon Street		
Marshland Road	CCC - minor	At Prestons Road - intersection N	19	5 years
Marshland Road ⁽²⁾	CCC - minor	Remove roundabout and install traffic signals at intersection with Queen Elizabeth II Drive	26	10 years
Masham Road (SH1 & 73)	TNZ - major	Kintyre Drive to Yaldhurst Road - 4 lanes E	37	10 years
Montreal Street		see Burke Street		
Moorhouse Avenue	CCC - major	Fitzgerald Avenue to Wilsons Road - 4 lanes E	39, 40	10 years
Moorhouse Avenue		see also Stewart Street and Waller Terrace		
Moorhouse Avenue		see also Blenheim Road		
Northcote Road	CCC - major	Main North Road to Railway - 4 lanes M	24, 25	10 years
Northern Arterial (SH1)	NZTA - major	Main North Road to Queen Elizabeth II Drive - 2 lanes E	10, 18, 25	10 years
Opawa Road (SH74) (PLCP/H/153)	NZTA - major	Ensors Road to Curries Road - widen M	47	10 years
Osborne Street		see Ferry Road		
Pages Road	CCC - major	At Bexley Road - intersection M	34	10 years
Pages Road	CCC - major	Kearneys Road to Breezes Road - 4 lanes E	33, 34, 40	10 years
Pavitt Street		see Alexander Street		
Picton Avenue		see Blenheim Road		
Port Hills Road (SH74) (PLCP/H/153)	NZTA - major	Curries Road to Port Hills interchange - widen E	47, 54	10 years
Purchas Street		see Barbadoes Street and Madras Street		

Queen Elizabeth II Drive ⁽²⁾	NZTA - major	see Marshland Road	26	10 years
Russley Road (SH1)	NZTA - major	Yaldhurst Road to McLeans Island Road - 4 lanes E	23, 30, 37	10 years
Russley Road ⁽¹⁾	CCC - cycleway	Russley Road to Yaldhurst Road - cycleway N	37	5 years
Rutherford Street		see Jubilee Street		
Saxon Street		see Essex Street		
Selwyn Street		see Burke Street and Disraeli Street		
Seymour Street		see Main South Road		
Shands Road	CCC - minor	Amyes Road to Main South Road - widen M	44	10 years
Shands Road	NZTA - major	150m north -east and south-west of Shands Road Intersection with Halswell Junction Road - N	43	10 years
Southern Arterial (SH73)	NZTA - major	Curletts Road to Halswell Junction Road - 4 lanes M, N	44, 45	10 years
St Asaph Street		see Duke Street and Stewart Street		
Sylvan Street	CCC - local	Lincoln Road to Hillmorton Street - underwidth M	45	5 years
Taramea Place		see Lincoln Road		
Travis Road	NZTA - major	Burwood Road to Frosts Road - widen E	26, 27	10 years
Truscotts Road	CCC - local	Martindales Road to Ferrymead - underwidth M	55	10 years
Vagues Road		see Northcote Road		
Whiteleigh Avenue		see Lincoln Road		
Whitmore Street	CCC - minor	see Hills Road	32, 39	5 years
Wigram Road	CCC - collector	South of Dunbars Road - Realign N	51	10 years
Wilsons Road		see Hassals Lane and Moorhouse Avenue		
Woolston/Burwood Expressway	NZTA- major	Intersection Travis Road/Frosts Road	26, 27	10 years
Woolston/Burwood Expressway	CCC - major	Brook Street to Wainoni Road - 2 lanes E	34	10 years
Wordsworth Street		see Dewsbury Lane and Gasson Street		
Yaldhurst Road	NZTA - major	Racecourse Road to Russley Road - 4 lanes E	37	10 years
Yaldhurst Road	NZTA - major	Intersection of Yaldhurst Road and Pound Road N	29	10 years
Yaldhurst Road		see also Masham Road and Russley Road		

N = New designation included in the City Plan under section 168 of the Resource Management Act 1991.

M = Designations incorporated into the City Plan under Clause 4, First Schedule of the Resource Management Act 1991 (Subject to modification).

E = Existing designations (without modification) incorporated into the City Plan under Clause 4, First Schedule of the Resource Management Act 1991.

2.2.3(1) Conditions on the Christchurch Southern Motorway (CSM) - SH 73

Planning Maps: 43A, 44A, 45A

Conditions are as follows:

1. Motorway Configuration

The Christchurch Southern Motorway (CSM) shall be configured in general accordance with the Principal's Requirements described in Section 5 of Volume 1 of the Assessment of Environmental Effects (AEE) for the Notices of Requirement and the Specimen Design illustrated in the plans and drawings in Volume 3 of the AEE for the Notices of Requirement.

2. Not Accepted

3. Contractor's Environmental Management Plan

(a) The NZTA shall require the Contractor to prepare a 'Contractor's Environmental Management Plan' (CEMP) outlining the construction activities and all practices and procedures to be adopted in the construction and maintenance of the Christchurch Southern Motorway, and the Contractor shall consult with CCC in the development of the CEMP. A copy of the finalised CEMP shall be provided to the CCC no later than 1 month prior to the commencement of construction activities on the CSM that are covered by the CEMP.

(b) The matters to be addressed in the CEMP shall include the following:

(i) General:

- Plan purpose;
- Plan revision and compliance issue resolution processes;
- Plan certification process;
- Roles and responsibilities;
- Training and education

(ii) Mitigation of Effects:

- Environmental objectives and principles;
- Environmental management approach and methods;

(iii) Plan Requirements

- Implementation of designation conditions and resource consent conditions, where these are not covered by one of the effects-specific management plans below under condition 3(b)(v).
- Contractual requirements;
- Monitoring, maintenance, audit and reporting;
- Mitigation/contingency measures, including emergency spill management procedures;

(iv) Activity Specific Requirements:

- Operating procedures, processes and controls, together with timing for specific activities supported by supplementary plans as required;
- Haul routes;
- Stockpiling;
- Refuelling;

- Temporary Construction Management Areas;
 - Site facilities;
 - Fugitive dust during construction;
 - Dewatering;
 - Sealing;
 - Utilities; and
 - The Transit Accidental Discovery Protocol for Transit NZ Region 11 (Canterbury).
- (v) The following specific management plans ("SMPs") shall form subsets of the CEMP:
- (a) Erosion, Sediment & Dust Control Management Plan
 - (b) Landfill Management Plan(s)
 - (c) Vibration Management Plan
 - (d) Construction Noise Management Plan
 - (e) Environmental, Urban Design and Landscape Master Plan and Maintenance Manual
 - (f) Hazardous Substances/Spill Contingency Plan

The framework / key issues to be addressed by each of the above SMPs shall be generally in accordance with the discussion in each of the sections of Volume 1 of the AEE for the Notices of Requirement, the specialist assessment reports in Volume 2 of the AEE for the Notices of Requirement, the proposed designation conditions, and the conditions of the relevant resource consents.

Note: For clarity, the plans in conditions 3(b)(v)(a),(b) and (f) relate to matters within the functions of Environment Canterbury and not those of the CCC.

(c) The CEMP shall include but not be limited to demonstrating how the following shall be achieved on an ongoing basis:

- (i) The practices and procedures to be adopted to achieve compliance with the conditions of the consents subject to this schedule;
- (ii) How environmental nuisance effects of construction activities will be avoided or mitigated;
- (iii) How the consent holder will avoid or mitigate the discharge of sediment and/or dust during earthworks (Erosion, Sediment and Dust Control Management Plan);
- (iv) How the disturbance of the beds and margins of waterway shall be limited to the extent necessary to undertake construction works, and avoid or mitigate adverse effects on the quality and passage of surface water and aquatic habit.

(d) Prior to the commencement of any works authorised by the designation, the NZTA shall submit to the City Council the CEMP and a certificate produced by an independent, suitably qualified and experienced person(s) (acknowledged by the Chief Executive Officer of the Council as being competent and suitable to provide such certification), to certify that the CEMP and the works and measures described in it are appropriately designed to:

- (i) address the matters set out in condition 3(b) above (excluding 3(b)(v)(a),(b) and (f)); and
- (ii) comply with the relevant conditions of the designation and/or resource consents.

The NZTA shall submit the relevant biographical information on the proposed independent, suitably qualified and experienced person(s) at least three weeks prior to submitting the certification, to the Chief Executive Officer of the CCC. The CCC should within 10 working days of receipt of that information inform the NZTA

whether the person(s) is considered to be competent and suitable. If no response is provided by the CCC within 10 working days of receipt of the biographical information, the person shall be deemed to be suitably experienced.

If the CCC does not accept the suitability of the proposed person(s) reasons should be provided to indicate why the person(s) is not considered to be competent or suitable.

(e) Works shall not proceed until the CEMP and certification described in condition 3(d) have been received and acknowledged in writing by the Chief Executive Officer of the Council, who will provide written acknowledgement within 10 working days, but in any case shall not unreasonably delay such notice. If such acknowledgement is not provided within ten working days the certification shall be deemed to be confirmed.

(f) The NZTA may authorise amendments to the CEMP provided that any amendments made maintain or enhance the degree and/or extent to which adverse environmental effects attributable to the construction or maintenance of the motorway are avoided or mitigated. NZTA shall provide a copy of any such amendment to the CEMP to CCC for its information prior to its implementation.

(g) All works shall be carried out in accordance with the CEMP and the designs certified in accordance with condition 3(d) or as amended under condition 3(f).

4. Temporary Traffic Management during Construction

(a) A "Temporary Traffic Management during Construction Management Plan" ("TTMCMP") shall be prepared in accordance with the Transit New Zealand "Code of Practice for Temporary Traffic Management, Third Edition, June 2004" to mitigate any actual or potential traffic effects associated with construction of the CSM project (including the TCMAAs).

(b) The TTMCMP shall provide for the following temporary access to the Canterbury Agricultural and Pastoral Association site during construction of the CSM project:

(i) A single lane entry and exit shall be provided for day-to-day stock truck access to the A&P sale yards and shall be maintained at all times either from Curletts Road, or across the designation.

(ii) A single access at least 11m wide, with unrestricted height, shall be provided across the designation corridor in the vicinity of Hayton Road in years 1 and 2 of construction for a 5 day period from 9am on the Wednesday preceding the Royal Show Day through to 10pm on the Sunday evening. This Royal Show Day access shall include a metalled access track surface suitable for show day visitor traffic, together with temporary fencing at the designation edges of the access corridor. Royal Show Day access beyond year 2 of construction of the CSM project is to be provided by way of the proposed 11m wide by 2.5m high subway, or alternative at-grade route.

(c) The NZTA shall consult with the CCC and Canterbury Agricultural and Pastoral Association during the development of the TTMCMP. The objective of this consultation is to ensure that the TTMCMP recognises CCC and A&P show day traffic control and sale yard activities with a view to, so far as reasonable practicable, minimise effects from construction activities on users of Canterbury Park.

(d) The TTMCMP shall include a requirement for the NZTA (or its appointed Contractor) to advise the public generally, and key stakeholders specifically, of the programme of works and the proposed bulk fill haul routes.

(e) The transportation of landfill material arising from the construction of the CSM shall be generally in accordance with Attachment A hereto. In addition to the above:

- the hours of operation for all such routes shall only be between 07.30 - 18.00
- measures shall be adopted to prevent tracking of material from the sites on to the public road network

5. Construction Noise

(a) Subject to condition 5(b), works shall be required to comply with the New Zealand Standard NZS 6803:1999 "Acoustics - Construction Noise" and in particular shall meet the standards set out in Tables 2, 3

and 4 below. A Construction Noise Management Plan shall form part of the CEMP which shall set out the methodology to demonstrate that the works are able to meet the standards set out below:

Table 2: Proposed construction noise limits for the vicinity of the upgrade of Halswell Junction Road

Time	Noise levels, L_{eq} (dBA) Any day of the year
7:00 am through to 6:00 pm	80
6:00 pm through to 7:00 am	85

Table 3: Proposed construction noise limits for the vicinity of the motorway extension through "greenfields" (chainage 3500 metres to just south of Curletts Road)

Time	Noise levels (dBA)					
	Weekday		Saturday		Sunday, public holiday	
	L_{eq}	L_{max}	L_{eq}	L_{max}	L_{eq}	L_{max}
6:30 am through to 7:30 am	60	75	45	75	45	75
7:30 am through to 6:00 pm	75	90	75	90	55	85
6:00 pm through to 8:00 pm	70	85	45	75	45	75
8:00 pm through to 6:30 am	45	75	45	75	45	75

Table 4: Proposed construction noise limits for the vicinity of the duplication section

Time	Noise levels (dBA)					
	Weekday		Saturday		Sunday, public holiday	
	L_{eq}	L_{max}	L_{eq}	L_{max}	L_{eq}	L_{max}
6:30 am through to 7:30 am	60	75	45	75	45	75
7:30 am through to 6:00 pm	80	95	80	95	55	85
6:00 pm through to 8:00 pm	80	95	45	75	45	75
8:00 pm through to 6:30 am	45	75	45	75	45	75

(b) Except for the area between chainage 0 metres and chainage 3,500 metres work between 8 pm to 6:30 am shall be avoided so far as is reasonably practicable. The Construction Noise Management Plan shall set out the circumstances where special night work may occur and such works shall comply with the standards set out in Table 5 below.

Construction works in Area 3 identified in the Noise Assessment Report (Chainage 3500 metres to 4900 metres) will not be carried out between the hours of 8pm and 6:30am for any more than two consecutive nights on any one occasion, and in any event for no more than 15 days in any one calendar year.

Table 5: Proposed night work noise limits when special night work is approved

Location	Time period	Noise level L_{eq}
For the "greenfields" section from chainage 3500 metres to Curlett Road	6:00 pm to 1:00 am	75
For the duplication section of Curletts Road to Collins Street	8:00 pm to 1:00 am	80

6. Lighting

(a) Motorway lighting shall comply with Australia New Zealand Standard AS/NZS 1158:2005

(b) In areas adjacent to residence, all security and construction lighting shall be installed so that it can be shielded, or directed to the required work area to minimise light spill beyond the site so far as is reasonably practicable

7. Terrestrial Ecology

(a) At the Wilmers Road grasslands, the road and construction corridor shall be physically delineated prior to and for the duration of the construction. Prior to construction, significant remnant indigenous plant species shall be relocated to other parts of this grasslands area outside this corridor. The identification of plant species and their relocation shall be carried out in accordance with condition 7(d) below.

(b) At the Upper Heathcote River and Haytons Drain, the road and construction corridor shall be physically delineated prior to and for the duration of the construction. Prior to construction, significant indigenous plant species shall be relocated to parts of these water bodies and their margins outside this corridor. The identification of plant species and their relocation shall be carried out in accordance with condition 7(d) below.

(c) The significant remnant indigenous grass species retrieved from the margin of Owaka pond shall be relocated to the margins of the existing or an expanded Halswell Retention Basin. The relocation shall be carried out in accordance with condition 7(d) below.

(d) The identification and relocation of significant remnant indigenous species in 7(a), (b) and (c) above shall be carried out in conjunction with a suitably qualified terrestrial ecologist who shall identify the native plants on the ground and supervise the relocation.

(e) The predominant form of landscape treatment along the CSM corridor shall comprise the establishment of eco-sourced (locally-sourced) appropriate to the locality indigenous grasses and shrubs suited to the soil types along the route, identified in conjunction with suitably terrestrial ecologist and landscape architect.

(f) The measures in conditions 7(a) to (e) above shall form part of the "Environmental Urban Design and Landscape Master Plan" in condition 10 below.

8. Traffic Noise

(a) Following a period of 12 months after the opening of the proposed CSM project to traffic, a quieter road surface such as Open Graded Porous Asphalt ("OGPA") or an alternative quieter road surface that shall achieve at least the same level of acoustic attenuation as OGPA, shall be applied in the following locations:

(i) From Sylvan Street to Collins Street, (chainage approximately 8,500 to approximately 10,400);
and

(ii) From Dunbars Road to north of Aidanfield Drive (formerly Nash Road) (chainage approximately 4,500 to approximately 6,100).

(b) A 1.1m high New Jersey Barrier shall be placed adjacent to the outer road shoulder on the southern side of the elevated section of the proposed CSM duplication section from Wrights Road to Lincoln Road, inclusive of the bridge structures.

(c) Noise mitigation measures shall be implemented for the existing dwelling located at 44 Carrs Road in accordance with Special Condition 8 of the Property Agreement between the Crown and landowner.

9. Vibration

(a) The Construction Vibration Management Plan ("CVMP") that is to be prepared as a part of the CEMP shall have the objective of limiting the effects of vibrations from motorway construction on buildings and their occupants. The CVMP shall also consider the selection of construction plant types that will limit the magnitude of ground-borne vibrations, such as the use of vibratory piling techniques over hammer piling techniques in proximity to properties.

(b) Pre- and post- construction inspections shall be carried out of all buildings within 30m of the edge of the construction activity to allow identification of any structural damage caused by the construction activity. The 30m distance is on the proviso that vibrating compactors/rollers used do not employ a drum heavier than

11,000kg and they operate at frequencies greater than 29Hz. Should a heavier drum or lower vibrating frequency be employed for earth compaction in proximity to properties, in-situ measurements of the ground-borne vibrations generated shall be required to confirm whether the 30m distance is still appropriate or needs to be increased.

(c) Prior notice of construction activities shall be given to occupants of building within 90m of the edge of construction activity. The notification shall include a description and timing of construction activities and their likely effect on buildings, so as to allay any fear of possible damage to buildings or their contents from ground-borne vibrations during construction.

10. Visual and Landscape Effects and Urban Design

(a) Subject to the conditions that follow landscape treatment and urban design shall be established in general accordance with:

- (i) The landscape and urban design report in Volume 2 Appendix 11 of the AEE for the Notices of Requirement.
- (ii) The Landscape and Urban Design Concept Plans contained in Volume 3 of the AEE for the Notices of Requirement and LS 20 Revision R1; and
- (iii) The framework of the "Environmental, Urban Design and Landscape Master Plan" in condition 10(b) below.

(b) The integrated " Environmental, Urban Design and Landscape Master Plan and Maintenance Manual" (Master Plan and Manual") that is to be prepared as part of the CEMP shall be prepared in conjunction with suitably qualified landscape, urban design, avian and terrestrial ecology professionals, who will consult with the Council on the preparation of the Master Plan and Manual (so as to enable the Council to plan for the integrated management of adjoining landscape areas).

Key built elements for which a consistent design style should be specified in the Principal's Requirements and developed in the Master Plan shall include as a minimum:

- Bridges and abutments form/ aesthetic treatments;
- The connectivity, surfacing and form of footpaths and cycle-ways;
- Retaining walls and finishes, where required;
- Acoustic barriers and finishes/materials, where required;
- Safety barriers;
- Boundary fences;
- Gantries and support structures;
- Lighting;
- Signage;
- Retention of as many existing trees as possible provided they are in good health and a robust condition and do not present a safety hazard; and
- Detail about the species and location of new planting.

(c) A Landscape and Urban Design Maintenance Manual ("the Manual") shall be developed by suitably qualified landscape and urban design professionals as part of the CEMP. The Manual shall address:

1. Ongoing succession planting;
2. Annual care of plants including the replacement of any diseased or dying plants;
3. Specific management tasks required to achieve the visual outcomes intended;

4. Regular application of fertiliser and re-mulching of planted areas;
5. Mowing regimes and safe access points for maintenance;
6. Spraying requirements;
7. The control and removal of litter and graffiti; and
8. Programme of works and draft budget for maintenance under the network management contract.

(d) The measures in conditions 7(a) to (e) above shall form part of the Master Plan.

11. Erosion, Sediment and Dust Control

General dust mitigation

(a) The construction work shall not cause noxious, offensive or objectionable levels of dust beyond the designation or TCMA boundaries.

Erosion, Sediment and Dust Control Management Plan

(b) The Erosion, Sediment and Dust Control Management Plan (ESDCP) that is to be prepared as part of the CEMP in accordance with the ECan Erosion and Sediment Control Guidelines 2007 and shall give effect to:

- (i) Best practicable methods for controlling dust emissions during construction;
- (ii) Procedures for monitoring the effectiveness of the controls;
- (iii) A complaints procedure; and
- (iv) Inspection and auditing procedures and contingency plans for if controls fail.

12. Transpower's Corridor Management Policy - Red Zone: Trees/Vegetation

All newly planted trees/vegetation (exceeding a maximum height of 2 metres and over at full maturity) associated with the CSM project shall be setback by a horizontal distance of at least 12 metres either side (total of 24 metres) from the centre line of the Islington - Springston A transmission line AND when fully-grown must not fall within 5 metres of Islington - Springston A transmission line.

13. NZECP 34:2001 safe distances of conductors from ground

Excavated or other material must not be deposited under or near the Islington - Springston A transmission line so as to reduce the vertical distance from the ground to the conductors to a distance less than:

- (i) 6.5 metres vertically, across or along driveways or on any other land traversable by vehicles;
- (ii) 5.5 metres vertically, on any land not traversable by vehicles due to inaccessibility; and
- (iii) 3.0 metres in any distance other than vertical on all land.

Note: Attachment A

Christchurch Southern Motorway Request For Information No. 44

There are two waste streams from the landfill areas along the CSM route:

- (A) Clean fill waste taken to a local clean fill landfill of which there are several in the district; and
- (B) Non-clean fill waste that is not fit for local clean fill, but must go to the Kate Valley Landfill, either direct or via a transfer station.

There is a third waste stream cut from the site of the CSM route:

(C) Clean fill waste taken to a local clean fill landfill of which there are several in the district.

1. Non-Clean Fill Waste from Landfill Traffic Impact Assessment

The Non-clean fill waste from the landfill adjacent to the Christchurch Southern Motorway is located in three separate locations. The three sites are shown in figure 1:

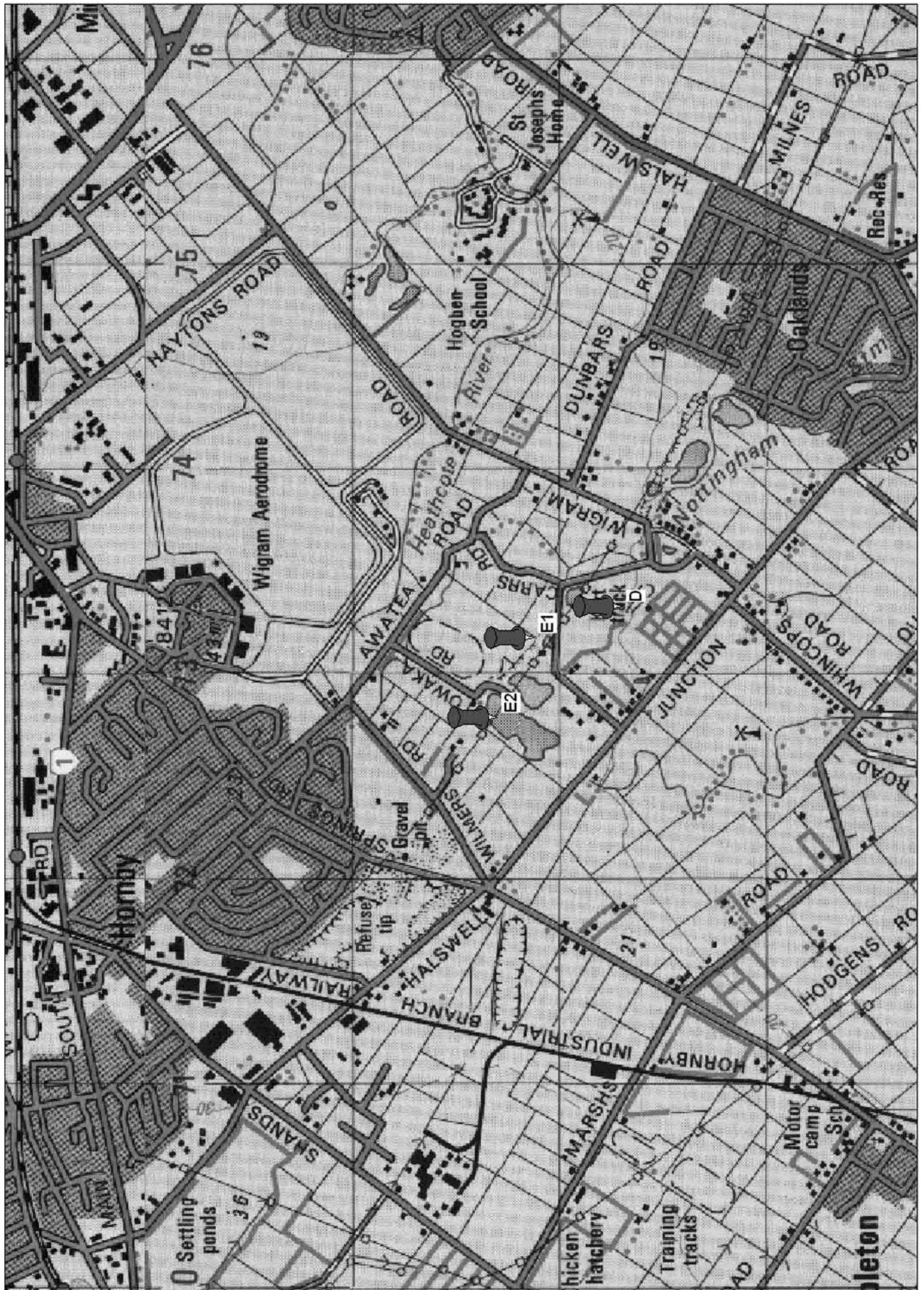


Figure 1 - Non-clean fill waste sites

The haul route for waste stream B to Kate Valley is split into two very distinct components:

1st Leg: Haul from land fill earthworks to local transfer station (most likely Canterbury Waste Services (CWS) on Parkhouse Road); and

2nd Leg: Haul from transfer station to Kate Valley Landfill. (The truck movements associated with this are subject to existing resource consent. The hauling of landfill waste from the transfer station would need to fall within maximum truck movements allowed under consent).

The 1st Leg is a project specific component of the haul route, and it is expected that trucks will use the 4km (one-way) haul route marked in Figure 2 below. The constraint on hauling waste to the transfer station is to keep the volume within manageable limits for the plant and waste storage area: a maximum of 200 tonnes/day. Therefore, the maximum additional trucks on the haulage route, based on 6 tonnes/truck at 1 tonne/m³ and would be 34 return journeys or 68 truck movements per day over 3 months. The hours of operation of the trucks will be typically between 07.30 and 18.00. The trucks will operate throughout the day and there will not be a peak period. Therefore there will be approximately 6 truck movements per hour during these operations.

Based on traffic projections and count data the existing daily heavy commercial vehicle movements on the haulage route, at around the time of construction, are estimated to be between approximately 300 per day at the south east end of Haytons Road through to approximately 3500 per day on Parkhouse Road. Therefore, the largest increase will be on Haytons Road where the increase in truck movements may be approximately 20% and the least increase on Parkhouse Road where the increase is approximately 2% increase. The greatest relative effect on traffic will be Carrs Road which has a low traffic volume, less than 500 vehicles per day (vpd); however this leg is within the construction length of the CSM extension.

The non-clean fill waste needs to be taken to the CWS processing plant. The plan below shows the location of the CWS processing plant and the route that would be taken from the non-clean fill storage locations.

Figure 2 - Haul route for non-clean fill waste

2. Clean Fill Waste from Landfill Traffic Impact Assessment

Clean fill waste from the landfill sites adjacent to Christchurch Southern Motorway is located in three separate locations. The three sites are shown in the plan below.

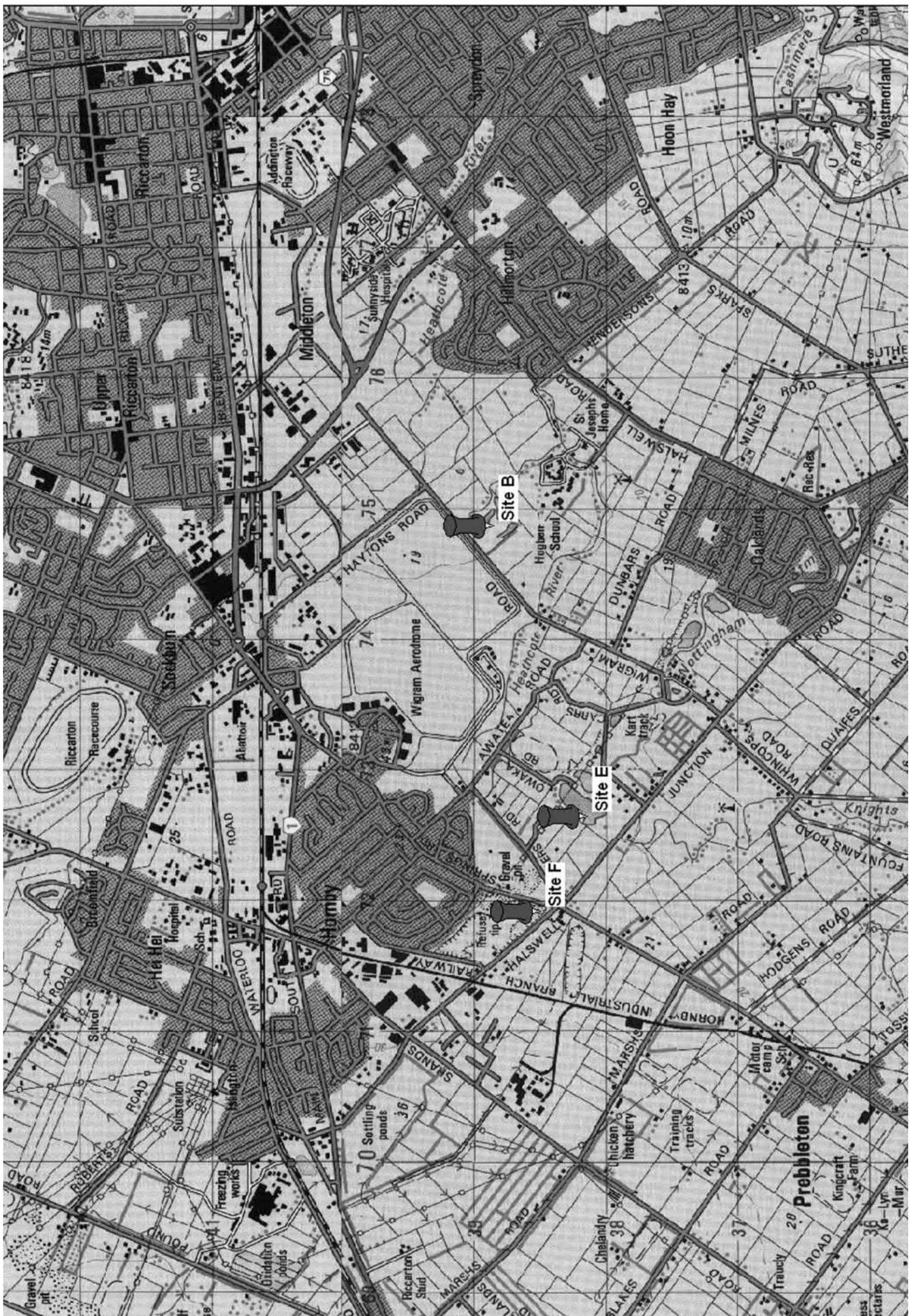


Figure 3 - Clean fill waste in landfill sites

The three sites have the following approximate amounts of clean fill waste:

• Site B	15,000m ³	(240,000 tonnes)
• Site E - Lees Basin	3,500m ³	(5,600 tonnes)
• Site F - Halswell Junction Road Basin	5,000m ³	(8,000 tonnes)
• Total	23,500m ³	(37,600 tonnes)

The hours of operation of the trucks will be typically between 07.30 and 18.00. The trucks will operate throughout the day and there will not be a peak period. It is assumed there will typically only be one excavator in operation at each of the three sites. Therefore the limiting factor on the rate clean fill can be relocated will be the time taken to load trucks. Clean fill waste has an approximate average density of 1.6 tonnes/m³.

For short journeys it is likely to be more economical to use an individual truck. To assess likely traffic demand it has been assumed that an individual truck will be loaded every 10 minutes and that each truck can carry a maximum of 8 tonnes. Therefore each truck has a volume capacity of approximately 5m³. The approximate rate at which clean fill can be relocated is likely to be 48 tonnes/hour or 384 tonnes/day. The peak traffic generation when all trucks are in operation is approximately 12 individual truck movements per hour at each site. Therefore the peak traffic generation that could arise from the three sites if they were worked concurrently with all trucks in operation is up to approximately 36 individual truck movements per hour.

For longer journeys a truck and trailer may be used. For assessment purposes it is assumed that a truck and trailer combination will be loaded approximately every 30 minutes. Each truck and trailer combination can carry a maximum of 28 tonnes. Therefore each truck and trailer combination has a volume capacity of 17.5m³. The rate at which clean fill can be located will be 56 tonnes/hour or 448 tonnes/day. The peak traffic generation when all trucks are in operation is 4 truck and trailer combination movements per hour from each site. Therefore the peak traffic generation from the three sites when all trucks and trailer combinations are in operation is approximately 12 truck and trailer combination movements per hour.

In order to assess the impact of the additional heavy commercial vehicle movements it is necessary to compare to the existing heavy traffic volumes. Traffic data has been extracted from the Christchurch Rolleston and Environs Transportation Study (CRETS). In the table below it is assumed that 12% of the traffic is heavy commercial vehicles and that there has been an annual growth rate of 3% from 2001 - 2008. The following site have been assessed for their existing traffic volumes. The worst case scenario of an additional 36 individual truck movements per hour has been shown as a percentage increase.

Site	2001 peak hour traffic volume	2008 peak hour traffic volume	2008 peak hour heavy commercial vehicle volume	Percentage increase of additional 36 individual truck movements
Halswell Junction Road south of Shands Road	1,878	2,310	227	13%
Barter Road south of Maddisons Road	403	496	59	61%
Pound Road south of Robberts Road	987	1,214	146	25%

The potential short-term increase in Heavy Commercial Vehicles is considered to be acceptable given the environment adjacent to these routes and existing traffic levels, and is likely to be an upper bound conservative estimate given that it assumes operations at all sites will run concurrently. The haulage activity is likely to be of short duration, over approximately 3 months, or if completed over a longer timeframe would involve lower peak trip numbers than those assessed above. The clean fill waste will be relocated to a local consented clean fill landfill/site, of which there are several in the district. There are also two possible

locations within a sensible distance of the site and the plan below shows the locations of the two sites and the route that is likely to be taken from the clean fill storage locations. The final consented site will be selected by the contractor.

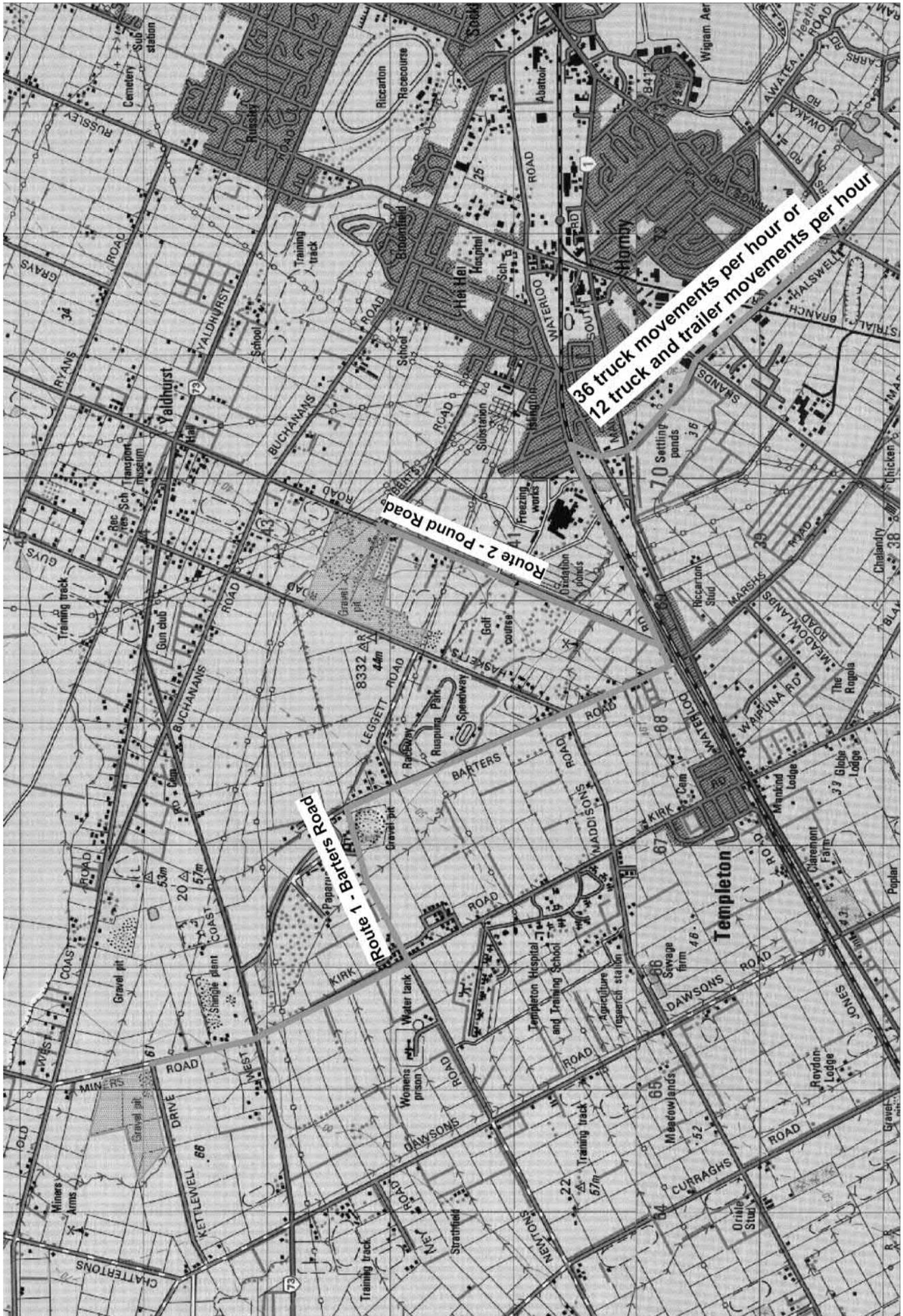


Figure 4 - Potential Haul route for clean fill waste

3. Clean Fill Waste Cut from the Site of the CSM Route Traffic Impact Assessment

Clean fill waste will be cut from along the CSM route. Clean fill waste has an approximate average density of 1.6 tonnes/m³. The total clean fill cut to waste is estimated to be 65,000m³ or 104,000 tonnes. This does not include the clean fill waste from the landfill sites adjacent to Christchurch Southern Motorway. The location of the route is shown in figure 5:

Figure 5 - CSM route

Based on the current programme the cut to waste will be excavated over a 27 month period. It is assumed that based on a six day working week, minus public holidays, there will be 302 working days in a 12 month period. Therefore in a 27 month period there will be 678 working days. It is assumed that a working day will be 12 hours long (0.600-18.00). The trucks will operate throughout the day and there will not be a peak period. Therefore there will be 8136 working hours in a 27 month period. This will require an extraction rate of $7.98\text{m}^3/\text{hour}$.

For short journeys it is more economical to use an individual truck an individual truck. Each truck can carry a maximum of 8 tonnes or 5m^3 per journey. For long journeys it is more economical to use a truck and trailer combination. Each truck and trailer combination can carry a maximum of 28 tonnes or 17.3m^3 per journey. It is considered that for the length of journey involved, a truck and trailer combination will be used.

In order to relocate the required $7.98\text{m}^3/\text{hour}$ there will need to be 0.46 truck and trailer combination collecting material from the quarry per hour. This would generate 0.92 truck and trailer combination movements per hour. Therefore the worst case senario is that there will be approximately 0.9 truck and trailer combination movements per hour. One excavator will be needed to maintain this level of loading.

As a sensitivity study it has been considered that the programme could be altered requiring the 'cut to waste' to be excavated over a 20 month period. It is assumed that based on a six day working week minus public holidays there will be 302 working days in a 12 month period. Therefore in a 20 month period there will be 503 working days. It is assumed that a working day will be 12 hours long (06.00 - 18.00). Therefore there ewill be 6036 working hours in a 20 month period. This will require an extraction rate of $10.77\text{m}^3/\text{hour}$.

In order to relocate the required $10.77\text{m}^3/\text{hour}$ there will need to be 0.62 truck and trailer combinations collecting material from the quarry per hour. This would generate 1.24 truck and trailer combination movements per hour. One excavator will be needed to maintain this level of loading.

The clean fill waste, cut from the route of the CSM is likely to be transported along the same possible routes as the clean fill waste taken from the landfills. The possible destinations and expected routes are shown in figure 4.

2.2.3(2) Modifications and Conditions on the Yaldhurst Road/Pound Road Intersection - SH 73

Planning Map: 29A

Conditions are as follows:

Modifications Recommended

- (i) That the crossing points on the median islands be moved closer to the central islands so that a protection width of 1.8m can be achieved. The exception to this is the island on Pound Road south approach which should be widened to 1.8m at the originally proposed crossing point and shown on Plan Setout information Traffic Islands and Roundabout Drawing 107481719/03 Rev C as contained in Appendix B Construction Plans of the Notice of Requirement.
- (ii) That no marked vehicle parking spaces be placed in the parking bay outside the Yaldhurst Hotel (West Coast Road, SH 73)
- (iii) That a "no right turn" sign (R3-2) should be provided on the raised median island facing existing traffic from the Yaldhurst Memorial Community Hall Car Park.

Conditions Recommended

- (i) Subject to the above recommended modifications the raised medians on West Coast Road, Pound Road and Yaldhurst Road shall be constructed in general accordance with Appendix B: Construction Plans of the Pound Road intersection Notice of Requirement held on Council file PL/CPO/4/13.

- (ii) The earthworks associated with the intersection upgrade shall be undertaken and controlled so as to prevent any noxious offensive or objectionable dust emissions beyond the boundaries of the designated area, where necessary using environmentally friendly dust suppressants.
- (iii) If any investigation at the site reveals evidence of soil contamination then the Investigations and Compliance Manager of the Inspectors and Compliance Team of the Christchurch City Council and the Contaminated Sites Team Leader (Environment Canterbury) shall be immediately notified. (Evidence of contamination includes unusual soil colouration, unusual odours, or the inclusion of foreign or landfill material).
- (iv) The landscape planting shall be undertaken in general accordance (ie allowing minor changes as may be found necessary as work proceeds) with the Landscape Plans contained in Appendix B: Construction Plans in the Notice of Requirement and which is held on Council file PL/CPO/4/13. Any trees to be planted at the time of planting shall be no less than 1.8m in height. The planting shall be maintained, including the replacement of any mortalities.
- (v) All new trees/vegetation planted in the vicinity of any of the Transpower transmission lines shall be limited to those which at a mature height will not encroach upon the relevant growth limit zone (or notice zone) for the transmission line, as defined in the Electricity (Hazard from Trees) Regulation 2003.
- (vi) Prior to the commencement of the proposed works, NZTA shall supply the occupiers of those bordering the construction area with the 24 hour contact telephone number of a person nominated by NZTA to receive and resolve complaints regarding the construction work.
- (vii) NZTA shall ensure that the final build design is accessible to and functional for people with special transport needs such as wheelchairs.
- (viii) All the land use activities, including earthworks and/or the operation of mobile plant shall comply with the New Zealand Electrical Code of Practice (NZECP34:2001).
- (ix) Discharge of dust and/or particulate matter from the activities associated with the construction work shall be minimized so as not create a hazard or nuisance to Islington - Southbrook A transmission line.

Recommended Advice Note

1. All trees and vegetation planted in association with Pound Road/Yaldhurst Road intersection upgrade must comply with the Electricity (Hazard from Trees) Regulations 2003.
2. Transpower NZ has a right of access to its existing assets under Section 23 Electricity Act 1992. Any development/activities must not preclude or obstruct any person in the performance of any duty or in doing any work that the person has lawful authority to do under Section 32 of the Electricity Act 1992.

2.2.3(3) Conditions on the Marshland Road / Queen Elizabeth II Drive Intersection

1. All works shall be undertaken in accordance with the NZ Transport Agency's "Code of Practice for Temporary Traffic Management, Third Edition, June 2004 and addendums".
2. All lighting shall be designed so as to comply with the "Australia New Zealand Standard ASNZS 1158:2005".
3. In all areas adjacent to residences, any security and construction lighting shall be installed so that it can be shielded, or directed to the required work area to minimise light spill beyond the site so far as is reasonably practicable.
4. All road works and construction activity undertaken at the site shall be conducted so as to comply with "NZS: 6803: 1999 Acoustics – Construction Noise", and in particular shall not exceed the levels specified in the tables below:

Upper limit for construction noise received in residential zones and dwellings in rural areas.

Time of Week	Time Period	Noise level Leq (dBA)	Noise Level Lmax (dBA)
Weekdays	0630 - 0730	60	75
	0730 - 1800	75	90
	1800 - 2000	70	85
	2000 - 0630	45	75
Saturdays	0630 - 0730	45	75
	0730 - 1800	75	90
	1800 - 0630	45	75
Sundays and public holidays	0630 - 0730	45	75
	0730 - 1800	55	85
	1800 - 0630	45	75

5. That the crash record at this intersection shall be regularly monitored to evaluate the performance of the upgraded intersection with the Land Transport New Zealand Project Evaluation Manual crash prediction model. If the crash record has worsened then the NZ Transport Agency shall address any safety issues that have arisen.

6. A Site Management Plan (SMP) shall be prepared by a suitably qualified environmental consultant(s) and provided to the Unit Manager of Christchurch City Council's Environmental Compliance Team (or nominee) two weeks prior to any ground works commencing on the site. The SMP shall clearly set out the environmental management responsibilities, management processes, techniques, monitoring and reporting requirements for the proposed road widening works, and shall include all the relevant mitigation matters referred to in the NOR, including:

- (a) A scheme to mitigate against the risks from uncontrolled dust generation, rainwater ingress, uncontrolled run off, and deposition of spoil on pavement and roads from displaced materials.
- (b) Details of where any contaminated fill will be taken and what precautions will be adopted to ensure safe passage to a suitable transfer station.
- (c) A Noise Management Plan demonstrating how the NZS: 6803: 1999 Acoustics – Construction Noise Standard will be achieved throughout the construction period and confirming the noise mitigation measures referred to in the NOR document.
- (d) A Vibration Management Plan appointing a Site Manager who will oversee monitoring of vibration and noise during critical periods, and at sensitive locations, throughout the construction period.

7. No site works shall proceed until the Site Management Plan (SMP) required by condition 6 has been certified by the Unit Manager of Christchurch City Council's Environmental Compliance Team (or nominee). The Unit Manager of the Environmental Compliance Team (or nominee) shall only decline certification if they do so in writing within 10 working days of receipt of the SMP, and give the reasons why the requirements specified in condition 6 above are not considered to be met. If no written confirmation to decline certification is received by the NZ Transport Agency from the Unit Manager of the Environmental Compliance Team (or nominee) within 10 working days of the Unit Manager having received the SMP, then the SMP shall be deemed to be certified.

8. The NZ Transport Agency shall ensure that all site works are carried out in accordance with the Site Management Plan required by condition 6.

9. If any investigation or earthworks of land located within the designation reveals evidence of soil contamination such as unusual colouration, odour or composition in the materials encountered, then work in that area shall immediately cease and the Unit Manager of Christchurch City Council's Environmental Compliance Team (or nominee) notified.

10. The NZ Transport Agency shall ensure that all parties undertaking excavation works on the site have been made aware of the NZ Transport Agency's Accidental Discovery Protocol.

11. Should any archaeological material or sites be discovered during the course of work on the site, the work in that area of the site shall stop immediately and the appropriate agencies outlined in the Accidental Discovery Protocol, including the New Zealand Historic Places Trust and the Manawhenua, shall be contacted immediately.
12. Field drainage or open channel drainage may be required to intercept and direct seepage or runoff from the site of the earthworks to a suitable outfall. Provision is to be made to ensure that siltation of the stormwater system serving the property or any other property does not occur, except as in accordance with any discharge consent issued by the Canterbury Regional Council.
13. All works associated with the intersection upgrade shall be undertaken and controlled so as to prevent any visible dust emissions beyond the boundaries of the designation, where necessary, by keeping the surface of the consolidated material damp or by using alternative environmentally friendly methods of dust suppression outlined in the Site Management Plan required by condition 6.
14. During construction all site access roads to and through the intersection shall be kept even so as to mitigate the potential for vibration from trucks.
15. On completion of works associated with the designation, any refuse / debris generated during road widening works shall be cleared and disposed of at an approved site identified in the Site Management Plan required by condition 6.
16. The proposed landscape treatment shall be in general accordance with the Landscape Proposal Plan and Cross Sections prepared by Peter Rough Landscape Architects Limited (RC 1.0 Rev 0 and RC 2.0 Rev 0 dated 26/02/10) and now held on Council files as PL/CP/4/14.
17. Detailed engineering design plans and a Design report demonstrating compliance with the following Christchurch City Council standards shall be prepared by a suitably qualified professional and provided to the Resource Manager of the Christchurch City Council's Capital Delivery Unit (or nominee) a minimum of two weeks prior to any ground works commencing on the site:
 - a) Water and Wetlands Design Guide (WWDG)
 - b) Construction Standard Specifications (CSS) SD302/SD303
 - c) Infrastructure Design Standards (IDS)
18. A copy of the final Construction report, complete with as-built plans, shall be provided to the Unit Manager of the Christchurch City Council's Capital Delivery Unit (or nominee) a minimum of two weeks prior to the issue of the Defects Liability Certificate as defined in NZS 3910:2003.
19. Double sumps shall be installed at all left-hand turn areas within the intersection.

Advice Notes:

- Any earthworks or works located within a required setback of a waterway, that fall outside of the designation may require a resource consent unless they are otherwise permitted by the City Plan or have been or will be approved pursuant to a building consent.
- With relation to conditions 6, 7 and 9, the current Unit Manager of Christchurch City Council's Environmental Compliance Team is Tony Dowson. Mr. Dowson can be contacted on 941 5069.
- With relation to condition 17 and 18, the current Resource Manager of Christchurch City Council's Capital Delivery Unit is Ron Clarke. Mr. Clarke can be contacted on 941 8712.
- Please note that in relation to certification, written confirmation extends to include email correspondence.

2.3 New Zealand Railways Corporation

Updated 14 November 2005

Notation : Railway Purposes

New Zealand Railways Corporation designations cover three main corridors within the city and several short freight spur lines. The extent of rail zoned land within the city has been substantially reduced following restructuring of the railways and disposal of surplus land. Virtually all of the rail land holdings have been held for railway purposes for very many years and no new designations are included.

Land designated for railway purposes is shown on the planning maps and no schedule is required to be incorporated into this Plan. Underlying the designated rail land is the Special Purpose (Rail) Zone, set out in Part 8, Clause 6.

2.4 Telecom New Zealand Limited

Updated 14 November 2005

Fixed installations within the city are set out in the schedule below. Some facilities are of a type and scale where designation is inappropriate, and are instead subject to the rules relating to utilities contained in Part 9, Clause 4. The designations are subject to special conditions. The details can be obtained from the requiring authority or the Council.

2.4.1 Existing designations (modified as to notation) to be included in the Christchurch City Plan under Clause 4 of the First Schedule of the Resource Management Act 1991

Updated 14 November 2005

Notation : Telecommunication and radio communication and ancillary purposes.

	Site name	Location	Legal description and area	Planning map no.	Underlying zoning
1	Avonhead Exchange	296 Yaldhurst Road	Lots 3, 4 and 5 DP 29085 (CT 33A/678) (2498m ²)	37	Living 1
2	Belfast Exchange	805 Main North Road	Part Rural Section 1176 (CT 33A/677) (809m ²)	10	Living 1
3	Burwood Exchange	284 Mairehau Road	Lot 1 DP 30722 (CT 32F/1212) (3840m ²)	26	Living 1
4	Cashmere Radio Station	Victoria Park Road	Part Lot 1 DP 11796 (CT 33A/1045) (8898m ²)	53	Rural Hills
5	Christchurch Exchange	95-109 Hereford Street, 15 Cathedral Square	Lot 1 DP 82408 (3519m ²)	39	Central City
6	Fendalton Exchange	Cnr Bryndwr & Glandovey Roads	Lot 3 DP 6250 (CT 33A/1230) (983m ²)	31	Living 1
7	Harewood Exchange	401 Harewood Road	Part Rural Section 330 & Part Lot 4 DP 5395 (CT 33A/1081) (1167m ²)	24	Living 1
8	Hillmorton Exchange	33 Lincoln Road	Part Rural Section 159 (CT 33A/1130) (1224m ²)	45	Living 1
9	Marleys Hill Land Mobile Station	399 Worsleys Road	Part Lot 1 DP 16075 Block III Halswell Survey District (CT 33B/208) (14,113m ²)	66	Rural Hills
10	Memorial Avenue Exchange	237 Memorial Avenue	Lot 7 & Part Lot 9 DP 20584 (1143m ²) Lot 8 DP 20584 (607m ²) (CT 33B/52 & 33B/53) (1750m ²)	31	Living 1
11	Mt Pleasant Exchange	10 Main Road, Mt Pleasant	Lot 45 DP 9784 (CT 33A/1140) (1525m ²)	48	Living Hills
12	Mt Pleasant Radio Station	Broadleaf Lane off Summit Road	Part Lot 1 DP 4018 & Pt Lots 1-2 DP 11832 (CT 33F/720 Reserve 3817) (60,000m ² approx)	62	Rural Hills
13	Riccarton Exchange	253 - 255 Riccarton Road	Lots 6 & 9 DP 11923 (1055m ²) Lot 7 DP 11923 (1055m ²) (CT 32K/610 & 32K/611) (2110m ²)	38	Living 1
14	Spencerville Exchange	382 Lower Styx Road Spencerville	Lot 2 DP 19627 (CT 33B/222) (809m ²)	4	Living RS

2.4.2 New designations to be included in the City Plan under Section 168 of the Resource Management Act 1991

Updated 14 November 2005

Notation: Telecommunication and radio communication and ancillary purposes

	Site name	Location	Legal description and area	Planning map no.	Underlying zoning
1	Beckenham Exchange	148 Colombo Street	Part Lot 1 DP 28264 (1091m ²) Part Lot 1 DP 2499 (392 sqm) Part Rural Section 227 (83m ²) (CT 33A/797, 798 & 799) (1566m ²)	46	Business 1
2	Halswell Exchange	440 Halswell Road	Lot 3 DP 18478 (CT 33A/1083) (1087m ²)	52	Living 1
3	Islington Exchange	851 Halswell Junction Road	Lot 2 DP 80136 (CT 45D/928) (1354m ²)	43	Business 4
4	Linwood Exchange	594-596 Hereford Street	Lot 1 DP 22646 (CT 33A/1127) (933m ²)	40	Living 2
5	New Brighton Exchange (New)	9-11 Collingwood Street	Lots 64 & 65 DP 100 (CT 33B/795) (1618m ²)	34	Living 1
6	Papanui Exchange	449 Papanui Road	Lot 2 DP 8444 (CT 33A/1139) (725m ²)	32	Living 1
7	Shirley Exchange	11 Shirley Road	Part Rural Section 1107 (CT 33B/326) (890m ²)	33	Living 1
8	St Albans Exchange	25 St Albans Street	Lot 1 DP 5758 (CT 33B/211) (1520m ²)	32	Living 2
9	Sumner Exchange	29 Nayland Street	Part Lot 2 DP 9642 (CT 33F/807) (354m ²)	56	Living 3

2.5 Transpower (NZ) Ltd

Updated 5 January 2009

Transpower's facilities include most of the high voltage lines that lead into the city from major generating facilities, and the major links between the five Transpower substations within the city. Four of these substations are large and are linked by overhead lines mounted on pylons (lattice towers).

Rules applicable to all overhead lines and other reticulation can be found in Part 9, Clause 4 (Utilities). The designations in this section apply only to those listed substations.

2.5.1 Transpower (NZ) Ltd - Existing designations included in the City Plan under Clause 4, First Schedule of the Resource Management Act 1991

Updated 14 November 2005

Notation : Electricity substation. The designations are subject to special conditions. The details can be obtained from the requiring authority or the Council.

The following designations (modified as to notation and area) are set out below:

	Site name	Location	Legal description and area	Planning map no.	Underlying zoning
1	Addington Substation	Clarence & Princess Street	Lot 3 DP 60544, Lot 7 DP 62347 and Section 1 SO 19130 (being part of CT 39D/175) (4.5694ha)	38	Business 5
2	Bromley Substation	Ruru Road	Lot 2 DP 57450 Pt RS 1149 and Lot 1 DP 57447, Blk XII, ChCh S.D. (CT 34A/223 & 225) (6.761 ha)	40	Business 5
3	Papanui Substation	Greers Road	Part 3 and Part Lot 4 DP 7206 and Pt Lot 2 DP 17479, S.O.'s 7898, 10390 and 13936 (CT 35B/825) (3.3785 ha)	24	Living 1
4	Islington Substation	Moffett Street, Gilberthorpes Road and Roberts Road	Lot 1 DP 70489 (being part of CT 41A/55) (21.2246ha)	36, 37	Living 1

Volume 3 : Part 12 Designations : 2.5 Transpower (NZ) Ltd : 2.5.1 Transpower (NZ) Ltd -
Existing designations included in the City Plan under Clause 4, First Schedule of the Resource
Management Act 1991

2.6 Minister of Corrections and Minister for Courts

Updated 14 November 2005

The Department of Corrections administers Christchurch Prison and the Brisbane Street and Pages Road Periodic Detention Centres on behalf of the Minister of Corrections. The Department for Courts administers the Christchurch Courthouse on behalf of the Minister for Courts. The designations are subject to special conditions. The details can be obtained from the requiring authority or the Council.

2.6.1 Existing designations included in the City Plan under Clause 4, First Schedule of the Resource Management Act 1991 (and modified as to notation)

Updated 14 November 2005

	Site name	Location	Legal description and area	Planning map no.	Underlying zoning
1	Christchurch Courthouse	Chester/Durham/ Armagh Streets	Sec 1, SO Plan 11619, Sec 1182, Town of Christchurch	39	Central City
2	Christchurch Prison	West Coast Road	Pt Secs 1, 6, Secs 2-5, 7-15, 17, 19B, 20-22 28, 29, 35, 36 Pt RS 4886 RS 6275, 10432, 7467, 7715 8913, Pt 5721, RS 39659 Res 325 RS 41836, 41837 Drayton Settlement	28, 29, 35, 36, 42, 43	Rural 5, Rural 2

2.6.2 New designations included in the City Plan under Section 168 of the Resource Management Act 1991

Updated 14 November 2005

	Site name	Location	Legal description and area	Planning map no.	Underlying zoning
3	Periodic detention centre	603 Pages Road, Christchurch	Lot 7 DP 3232, Block XII Christchurch Survey District	34	Living 1

2.7 Minister of Defence

Updated 30 June 2009

Notation : Defence Purposes

There are two existing Minister of Defence designations within the city. All have been incorporated under Clause 4 of the First Schedule RMA, with modification of notation to "Defence Purposes". The largest facility, RNZAF Base Wigram, is scheduled to close in 1996 and its future utilisation is under investigation. In the meantime, a special purpose zoning (with Rural 2 Zone rules) has been adopted as the underlying zoning (as a holding measure) pending determination of the final status of this large and strategically important area (refer also to Special Purpose Zones, Part 8, Clause 9). The designations are subject to special conditions. The details can be obtained from the requiring authority or the Council.

	Site name	Location	Legal description and area	Planning map no.	Underlying zoning
1	HMNZS Pegasus, Notation: Defence Administration, Training, and Logistic/Support Facility	Montreal Street	Being part Lot 2 DP 8093, and being part Town Reserve 22, situated in the City of Christchurch, Canterbury RD; and Being part Lot 2, DP 2227 (being part Town Reserve 44) and part Town Reserve 22, situated in the City of Christchurch; and Being that subdivision of Lot 2, DP 25841, comprised in Certificate of Title, Register 1C, folio 677, Canterbury Land Registry, situated in the City of Christchurch; and Being part of the land Certificate of Title 385/126, situated in the City of Christchurch (328m ²)	39	Living 4A
2	RNZAF Base Wigram, Notation: Defence Purposes Condition: Demolition or alteration of the former Canterbury Aviation Barracks (Lot 1 DP 77069) is prohibited	Main South and Springs, Haytons, Awatea, Wigram Roads	Pt Lot 2 DP 81292, Pt Lot 1 DP 74514, Lot 2 DP 77069, Pt Lot 1 DP 81646, Lot 1 DP 71781, Pt Sec 1 SO 8342, Pt Lot 1 DP 1787, Pt Lot 2 DP 1787, Pt Lot 3 DP 1787, Lot 7 DP 1787, Lot 8 DP 1787, Pt Lot 9 DP 1787, Lot 1 DP 74450, Lot 1 DP 74449, Lot 1 DP 663, Lot 1 DP 81480, Lot 1 DP 5886, Sec 4 SO 19820, Sec 5 SO 19820, Lot 1 DP 7285, Lots 14-22 DP 1807, Pt RS 1674, RS 36933 SO 5673	44, 45	Special Purpose (Wigram) Zone

2.8 Minister of Police

Updated 14 November 2005

Set out below are designations of properties for the Minister of Police. The notation of the designations has been modified for all those sites listed under Clause 2.8.1, except for the New Brighton Police Station. The designations are subject to special conditions. The details can be obtained from the requiring authority or the Council.

2.8.1 Existing designations included in the City Plan under Clause 4, First Schedule of the Resource Management Act 1991

Updated 30 October 2009

Site	Name and notation	Location	Legal description and area	Planning map no	Underlying zoning
1	New Brighton Police Station, "Police Station"	149 Seaview Road, New Brighton, Christchurch	Lot 8 DP 100 Lots 1 and 2 DP 20721, City of Christchurch, Canterbury Land District (1012m ²)	34	Living 2
2	Central Police Station Region Headquarters, "Police Station"	48 Hereford Street, Christchurch	Lots 1 and 2, DP 41849 TS 463, 465, 467, 469, 471, 473, 475, Pt 476, City of Christchurch, Canterbury Land District (7664m ²)	39	Central City
3	Papanui Community Policing Centre, "Community Policing Centre"	447 Papanui Road, Papanui, Christchurch	Lot 1 and Pt Lot 2, DP 19219 Pt RS 135, City of Christchurch, Canterbury Land District (1146m ²)	32	Living 1
4	Papanui Police Station, "Police Station"	36 Main North Road, Papanui, Christchurch	Lots 1 and 2 DP 40983, City of Christchurch, Canterbury Land District (1631m ²)	25	Business 1
5	Sumner Police Station and Residence, Police Station and Residence"	57 Nayland Street, Sumner, Christchurch	Lot 1 DP 308800, City of Christchurch, Canterbury Land District (422m ²)	56	Living 3

2.8.2 New Designations incorporated in the City Plan Under Section 168 of the Resource Management Act 1991

Updated 14 November 2005

Site	Name and notation	Location	Legal description and area	Planning map no	Underlying zoning
2	Hornby Police Station, "Police Station"	9-13 Tower Street, Hornby, Christchurch	Lots 13-14 DP 9098, Block XIII, Christchurch Survey District and Pt Lot 12, DP 9098, Block XIII, Christchurch Survey District (2602m ²)	44	Living 2 and Business 1

2.9 Minister of Education

Updated 14 November 2005

The list of designated school sites comprises the largest group of separately designated sites in the City Plan. These designations apply to all Minister of Education school facilities. Also applying to these sites is the Cultural 3 (Schools) Zone (refer Part 7, Clause 3). This zoning is the underlying zoning for all Minister of Education sites, and for the undesignated private schools. The Kura Kaupapa Primary School designation is subject to special conditions. The details can be obtained from the requiring authority or the Council.

Note that the rules applicable to the use of sites in the Cultural 3 (Schools) Zone for activities other than education activities (whether the sites are designated or not) are set out in Part 7, Clause 3.1.

2.9.1 Existing designations (without modification) incorporated into the City Plan under Clause 4, First Schedule of the Resource Management Act 1991

Updated 31 October 2010

Site name and notation	Location	Legal description and area	Planning map no	Notation
Aranui High School	Shortland Street, Aranui, Christchurch	Pt Res 5156, Lot 9 DP 42907, Blk XII, Christchurch Survey District (CSD) (9.3067 ha - subject to survey)	33	Secondary school
Avonside Girls' High School	Avonside Drive, Avonside, Christchurch	Pt Lot 1 DP 78, Lot 7 DP 9962, Blk XI, CSD, Lots 11, 14 DP 9962, Lot 1 DP 3192, Lots 1 & 3 DP 9529, Blk XI and XII, CSD, Pt Lots 2 DP 13390, Blk XII, CSD (4.7730 ha)	40	Secondary school
Burnside High School	Greers Road, Burnside, Christchurch	Pt Rural Section 4683, Pt Rural Section 39874, Rural Section 40781, Lot 2 DP 20130, Blk X, CSD (16.1873 ha)	31	Secondary school
Cashmere High School	Ashgrove Terrace, Cashmere, Christchurch	Pt Lots 20, 21, 22, 32, 33 DP 1812, Lots 7, 9, Pt Lots 3, 4, 5, 6 DP 12859, Lots 1-5, 10, Pt Lots 6, 7 DP 9938, Lot 6, Pt Lot 5 DP 9847, Lot 3 DP 17801, Pt Lot 3 DP 3758, Pt Lot 1 DP 12154, Pt Lot 2 DP 17476, Pt Lot 3 DP 10401, Pt Lot 44 DP 8712 (CSD) (10.9 ha)	53	Secondary school
Christchurch Boys' High School	Kahu Road, Fendalton, Christchurch	Lot 3 DP 12397 & Res 4255, Lots 1-4 DP 9461, Blk XI, CSD, Lots Pt 1 & 2 DP 9912, Blks X & XI, CSD (11.8041 ha)	38	Secondary school
Christchurch Girls' High School	Matai Street, Riccarton, Christchurch	Lots 1-7 DP 10424, Lot 1 DP 4858, Lots 1-2 DP 10065, Pt Lot 1, Lot 7 DP 10765, Pts RS 163 & RSs 42267-42271, Blk XI, CSD (3.822 ha)	39	Secondary school
Hagley High School	Hagley Avenue, Christchurch	Lots 1-2, 12-15 DP 124, Lots 1-3, 7-10, 15, 18-26, DP 368, Lots 1-5, Pt Lot 6, Lots 7-12 DP 740, Lot 1 DP 1198, Lots 1-4 DP 13810, Lots 1 & 2 DP 8402, TR 195 Pt TR 32, Pt TR 133, Pt TR 134, Blk XI, CSD (3.6821 ha)	39	Secondary school
Hillmorton High School	Upland Road, Christchurch	Pt Lots 41 DP 682, Pt Lot 2 DP 9856, Pt Lot 13 DP 14315 Pt Lots 2, 4, Lots 3, 5 DP 18816, Lot 2 DP 20406, Blk XIV, CSD (11.38785 ha - includes Manning Intermediate School)	45	Secondary school
Kura Kaupapa Secondary (Composite) School	Lyttelton Street, Christchurch	Lot 1 DP 80449	53	Secondary school
Linwood High School and Playing Fields	Aldwins Road and Ferry Road, Christchurch	Pt Lot 1 DP 12810, Lot 3 DP 2909, Lots 1-2 DP 13451, Pt Lot 28 DP 9028, Pt RS 88, Blk XII, CSD, and Lot 2 DP 12870, Lot 1 DP 14143, Lot 3 DP 17546, Lot 4 DP 22838, Blks XII and XVI, CSD (8.2168 ha)	40 and 47	Secondary school
Papanui High School	Langdons Road, Christchurch	Lots 1, 4 DP 6008, Closed Road, Pt Lot 5 DP 10078, Pt Lot 1 DP 10179, Lot 1, Pt Lots 2-3 DP 12525, Pt RS 5, R 4088, Blk VII, CSD (10.0246 ha)	24 and 25	Secondary school

Shirley Boys' High School	Hills Road, Christchurch	Pt Lot 53, DP 7712, Lots 1-5, DP 12723, Lots 1-3, DP 7712, Block XI, CSD (8.2697 ha - includes Shirley Intermediate School)	33	Secondary school
Van Asch College	Heberden Avenue, Christchurch	Pt RS 204, Pt RS 144, Blk II, Sumner Survey District (7.6715 ha)	56	Secondary school (School for the deaf)
Breens Intermediate School	Breens Road, Christchurch	Pt Lot 2 DP 5395, Pt RS 330, Blk VI, CSD (4.2221 ha)	24	Intermediate school
Casebrook Intermediate School	Veitches Road, Christchurch	Lot 1 DP 23126, Lot 16, DP 30981, Lot 1 DP 30987, Blk VII, CSD (4.0521 ha)	24	Intermediate school
Chisnallwood Intermediate School	Breezes Road, Christchurch	Pt Lot 1 DP 14198, Lots 1-5, Pt Lot 6 DP 18942, Pt Lot 40 DP 19996, Blk XII, CSD (6.7101 ha - includes Avondale Primary School)	33	Intermediate school
Christchurch South Intermediate School	Selwyn Street, Christchurch	Pt Lot 5 DP 5479, Pt Lot 5 DP 7143, Lot 1 DP 8759, Pt Lot 2 DP 10964, Pt Lot 1 DP 12064, Pts RS 154, Blk XV, CSD (3.7115 ha)	46	Intermediate school
Cobham Intermediate School	Ilam Road, Christchurch	Lot 10 DP 13129, Pt RS 70, Blk X, CSD (9.1513 ha - includes Burnside Primary School)	31	Intermediate school
Heaton Street Normal Intermediate School	Heaton Street, Christchurch	Pt Lot 1 DP 11232, Blk XI, CSD (4.6421 ha)	32	Intermediate school
Kirkwood Intermediate School	Riccarton Road, Christchurch	Lots 5, 6, 7 DP 12047, Pt Lots 59, 60 DP 2902, Lot 7 DP 12151, Lot 40, Pt Lots 2-4 DP 15127, Pt Lot 6 DP 3766, Pt RS 12, Blk X, CSD (3.8873 ha)	38	Intermediate school
Linwood Intermediate School	McLean Street, Christchurch	Pt Lot 28, Pt Lot 29 DP 1531, Lots 3-12, Pt Lot 2 DP 9779, Blk XII, CSD (2.7123 ha)	40	Intermediate school
Manning Intermediate School	Hoon Hay Road, Christchurch	Pt Lot 39 DP 682, Pt Lot 1 DP 12079, Lot 1, Pt Lot 4 DP 12287, Lot 1 DP 18336, Lots 2, 3 DP 20772, Blk XIV, CSD (11.3785 ha - includes Hillmorton High School)	45	Intermediate school
Shirley Intermediate School	North Parade, Christchurch	Pt RS 325, Blk XI, CSD (11.1449 ha - includes Shirley Boys' High School)	33	Intermediate school
Addington Primary School	Brougham Street, Christchurch	Lot 12 DP 6267, Pt Lot 14 DP 265, Pt RS 154, Blk XV, CSD (2.1161 ha)	46	Primary School
Allenvale IHC Special School	Aorangi Road, Christchurch	Pt Lot 9 DP 11375, Pt Lot 3 DP 19569, Blk X, CSD (0.6368 ha)	31	Primary (Special school)
Aranui Primary School	Breezes Road, Christchurch	Lot 20, Pt Lot 21 DP 3072, Pt Lot 3 DP 8278, Lot 620 DP 22491, Blk XII, CSD (3.8067 ha)	33	Primary school
Avondale Primary School	Breezes Road, Christchurch	Pt Lots 3, 4, Pt Lot 4, 5 DP 14198, Pt Lots DP 23687, Blk XII, CSD (6.7101 ha)	33	Primary school

Avonhead Primary School	Avonhead Road, Christchurch	Pt Lot 1 DP 4198, Blk X, CSD (2.7383 ha)	37	Primary school
Bamford Primary School	Gould Crescent, Christchurch	Pt RS 14, Blk XVI, CSD (2.0274 ha)	47	Primary school
Beckenham Primary School	Sandwich Road, Christchurch	Pt Lot 1, Pt Lots 2-10 DP 2673, Pt Lot 5, 6 DP 2495, Blk XV, CSD (1.2582 ha)	46	Primary school
Belfast Primary School	Main North Road, Christchurch	Lot 1 DP 11149, Pt Lot 2 DP 6402, Blk VII, CSD (2.8752 ha)	18	Primary school
Bishopdale Primary School	Greers Road, Christchurch	Lot 1 DP 14517, Lot 4, Pt Lot 6 DP 16468, Blk VI, CSD (2.2211 ha)	24	Primary school
Bromley Primary School	Keighleys Road, Christchurch	Lot 1 DP 30610, Pt Lot 295 DP 34301, Blk XII, CSD (2.6687 ha)	40	Primary school
Burnside Primary School	Ilam Road, Christchurch	Pt Lot 4 DP 13787, Lot 1 DP 8504, Pt RS 70, Blk X, CSD (9.1513 ha - includes Cobham Intermediate School)	31	Primary school
Burwood Primary School	New Brighton Road, Christchurch	Lot 4 DP 928, Lot 1 DP 5343, Lot 5, Pt Lot 1 DP 14788, Pt RS 794, RS 40299, Blk XII, CSD (3.1417 ha)	33	Primary school
Christchurch East Primary School	Gloucester Street, Christchurch	Pt TR 51, Pt TR 70, 77, TR 57, 89, BM 277, Blk XI, CSD (1.4416 ha)	39	Primary school
Cotswold Primary School	Cotswold Avenue, Christchurch	Lot 221 DP 24509, Blk VI, CSD (2.3615 ha)	24	Primary school
Elmwood Normal Primary School	Aikmans Road, Christchurch	Lots 3-7, 9, Pt Lot 8 DP 537, Lot 9 DP 2195, Pt RS 133, Blk XI, CSD (1.8244 ha)	32	Primary school
Freeville Primary School	Sandy Avenue, Christchurch	Lot 202 DP 18657, Blks VIII & XII, CSD (2.2030 ha)	34	Primary school
Gilberthorpe Primary School	Gilberthorpes Road, Christchurch	Lot 12 DP 19043, Blk IX, CSD (2.8257 ha)	37	Primary school
Glenmoor Primary School	Philpotts Road, Christchurch	Lots 8, 9 and 10 DP 18027, Pt Lot 2 DP 2592, Blk VII, CSD (2.2695 ha)	25	Primary school
Halswell Primary School	Halswell Road, Christchurch	Lot 1, Pt Lot 2 DP 8572, Pt RS 194, Blk II, Halswell SD (2.6704 ha)	59	Primary school
Hammersley Park Primary School	Quinns Road, Christchurch	Lots 1-6 DP 13749, Lot 13, Pt Lot 4 DP 23777, Pt RS 2153, 2164, Blk XI, CSD (3.8687 ha)	33	Primary school
Harewood Primary School	Harewood Road, Christchurch	Pt Lots 1, 2 DP 13089, Pt Lot 2 DP 1074, Pt RS 137, Blk VI, CSD (2.4286 ha)	24	Primary school
Hogben Primary School	Nash Road, Christchurch	Pt Lot 1 DP 26163, Blk XIV, CSD (6.1110 ha)	45	Primary school
Hoon Hay Primary School	Sparks Road, Christchurch	Lot 32 DP 16639, Pt Lot 1 DP 3663, Blk XV, CSD (2.4526 ha)	52	Primary school
Hornby Primary School	Waterloo Road, Christchurch	Lot 2 DP 306538, Pt RS 4334, Blk IX, CSD (2,2860 ha)	37	Primary school
Isleworth Primary School	Farrington Avenue, Christchurch	Lot 128 DP 22115A, Blk VI, CSD (2.5179 ha)	24	Primary school
Kendal Primary School	Kendall Avenue, Christchurch	Lot 206 DP 20512, Pt Res 5141, SO 11242, Blk X, CSD (2.4802 ha)	31	Primary school
Linwood Avenue Primary School	Linwood Avenue, Christchurch	Pt RS 347, Blk XII, CSD (2.3244 ha)	40	Primary school

Linwood North Primary School	Woodham Road, Christchurch	Lot 2, Pt Lot 1 DP 1264, Lots 82, 93 DP 15124, Blk XII, CSD (3.2528 ha)	40	Primary school
Mairehau Primary School	Mahars Road, Christchurch	Lot 4 DP 14495, Lots 6-8 DP 1185, Blk VII, CSD (2.8780 ha)	32	Primary school
Marshland Primary School	Prestons Road, Christchurch	Pt Lot 8 DP 772, Lot 14 DP 875, Pt RS 7670X, Blk VII, CSD (1.7603 ha)	19	Primary school
Merrin Primary School	Merrin Street, Christchurch	Pt Lot 1 DP 16308, Blk X, CSD (2.3600 ha approximately)	30	Primary school
Mt Pleasant Primary School	Major Hornbrook Road, Christchurch	Lot 1 DP 19910, Blk XVI, CSD (1.6187 ha)	48	Primary school
North New Brighton Primary School	Leaver Terrace, Christchurch	Pt R 1579, Pt RS 39435, Blk VIII, CSD (4.70 ha)	27	Primary school
Oaklands Primary School	Cunningham Place, Christchurch	Lot 2 DP 83666, Lot 40 DP 27524 (2.6625 ha)	52	Primary school
Opawa Primary School	Ford Road, Christchurch	Lots 1-5 DP 4047, Lot 2 DP 5283, Lot 7 DP 10717, Blk XV, CSD (2.4473 ha)	47	Primary school
Ouruhia Model Primary School	Turners Road, Christchurch	Pt Lot 33, DP 2773, Blk III, CSD (1.2140 ha)	11	Primary school
Papanui Primary School	Winters Road, Christchurch	Pt Lot 2 DP 3295, Pt Lot 12 DP 12583, Pt R 483, Blk VII, CSD (2.828 ha)	25	Primary school
Parkview Primary School	Chadbury Street, Christchurch	Lot 1 DP 36798, Blk VIII, CSD (2.5382 ha)	27	Primary school
Phillipstown Primary School	Nursery Road, Christchurch	Lots 93-97, 99, 100, 106, 107A, Pt Lot 101 DP 38, Lots 1, 2 DP 10334, Lots 1-5 DP 12362, Blk XI, CSD (2.0101 ha)	40	Primary school
Queenspark Primary School	Queenspark Drive, Christchurch	Lot 1 DP 36149, Lot 2 DP 35473, Blk VIII, CSD (2.5421 ha)	19	Primary school
Redcliffs Primary School	Main Road Christchurch	Lot 1 DP 7624, Pt Lots 2, 3 DP 1228, Pt Lot 8 DP 11088, Blk II, Sumner SD (1.8732 ha), Section 1 SO 334406 (0.4226ha)	48	Primary school
Redwood Primary School	Prestons Road, Christchurch	Pt Lot 1 DP 19713, Pt Lot 31 DP 18745, Blk VII, CSD (2.3405 ha)	18	Primary school
Riccarton Primary School	English Street, Christchurch	Lot 13 DP 17736, Pt RS 160, BM 354, Blk X, CSD (2.4080 ha)	38	Primary school
Richmond Primary School	Pavitt Street, Christchurch	Lot 3, LT 37264, Lots 2, 4, 5 DP 6389, Pt RS 41, SO 5681, Pt Lot 4 DP 1705, Blk XI, CSD (1.5928 ha)	39,40	Primary school
Rowley Primary School	Rowley Avenue, Christchurch	Lot 267 DP 27887, Blk XIV, CSD (2.4061 ha)	45	Primary school
Roydvale Primary School	Roydvale Avenue, Christchurch	Lots 3, 6, 8 DP 22751, Blk VI, CSD (2.7126 ha)	23, 24	Primary school
Russley Primary School	Cutts Road, Christchurch	Pt Lot 64 DP 338, Blk X, CSD (2.8988 ha)	30	Primary school
St Albans Primary School	Sheppard Place, Christchurch	Lot 1 DP 8479, Lot 3 DP 11376, Blk XI, CSD (2.0028 ha)	32	Primary school
St Martins Primary School	Albert Terrace, Christchurch	Lot 6 DP 12304, Lots 27, 29-31, Pt Lot 28 DP 5960, Blk XV, CSD (1.6078 ha)	54	Primary school

Shirley Primary School	Shirley Road, Christchurch	Pt Lot 14 DP 1069, R 4659, R 4660, DP 15482, Blk XI, CSD (2.0586 ha)	32	Primary school
Sockburn Primary School	Springs Road, Christchurch	Lots 1-2, Pt Lot 3 DP 7598, Lot 1 DP 13213, Lot 16 DP 6877, Blk XIV, CSD (3.4588 ha)	44	Primary school
Somerfield Primary School	Studholme Street, Christchurch	Lots 6-7, Pt Lot 7, Pt Lots 5, 8, 28-30, DP 1246, Pt Lot 2 DP 28643, Blk XV, CSD (2.2225 ha)	46	Primary school
South Hornby Primary School	Shands Road, Christchurch	Pt Lot 10 DP 16652, Pt Lots 27, 30, 39 DP 1246, Blk XIII, CSD (2.7653 ha)	44	Primary school
South New Brighton Primary School	Estuary Road, Christchurch	Lots 80, 81 DP 829, Lots 1, 2 DP 11901, Lot 38 DP 36516, Pt 1 DP 5285, Lot 7 DP 12850, Blk I, Sumner SD (2.4010 ha)	41	Primary school
Spreydon Primary School	Halswell Road, Christchurch	Lot 1 DP 8450, Pt Lot 1 DP 9051, Pt RS 121, Blk XIV, CSD (2.9980 ha)	45	Primary school
Sydenham Primary School	Colombo Street, Christchurch	Lot 76, Pt Lots 73, 74, 77 DP 75, Pt RS 79, Blk XX, CSD (0.8564 ha)	46	Primary school
Templeton Primary School	Kirk Road, Christchurch	Pt RS 3124, SO 10727, Lot 2, Pt Lot 1 DP 7455, Blk XVI, Rolleston and Blk XIII, CSD (1.8711 ha)	43	Primary school
Thorrington Primary School	Colombo Street, Christchurch	Pt RS 138, Blk XV, CSD (2.5657 ha)	53	Primary school
Waimairi Primary School	Tillman Avenue, Christchurch	Lots 4, 6-8, Pt Lot 3 DP 1541, Pt RS 135, DP 1541, Pt Lot 22 DP 8032, Blk XI, CSD (2.3913 ha)	31	Primary school
Wainoni Primary School	Eureka Street, Christchurch	Pt Lot 393 DP 22292, Blk XII, CSD (2.4352 ha)	34	Primary school
Wairakei Primary School	Wairakei Road, Christchurch	Pt RS 459, 2219, SO 9361, Sec 1 SO 8025, Blk X, CSD (2.5980 ha)	31	Primary school
Waltham Primary School	Hastings Street, Christchurch	Pt RS 176, T 34390, Blk XV, CSD (1.4025 ha - subject to survey)	46	Primary school
Westburn Primary School	Waimairi Road, Christchurch	Pt RS 22, SO 9925, Blk X, CSD (3.0437 ha)	31	Primary school
West Spreydon Primary School	Lyttelton Street, Christchurch	Lots 2, 3, Pt Lot 1 DP 2459, Blk XV, CSD (2.4786 ha)	46	Primary school
Wharenui Primary School	Matipo Street, Christchurch	Pt Lots 3 and 4 DP 1108, Lot 3 DP 15084, Blk X, CSD (2.3612 ha)	38	Primary school
Woolston Primary School	Hopkins Street, Christchurch	Lots 1-5 DP 2857, Pt RS 32, Blk XVI, CSD (1.5415 ha)	47	Primary school
Yaldhurst Model Primary School	School Road, Christchurch	Pt RS 1624, Blk IX, CSD (1.6186 ha)	29	Primary school

2.9.2 Designations incorporated into the City Plan under Clause 4, First Schedule of the Resource Management Act 1991 (Subject to modification)

Updated 21 January 2008

Secondary Schools

Name	Location	Legal description and area	Planning map no	Notation
Hornby High School	Waterloo Road, Christchurch	Lot 2 DP 58588, Lot 14 DP 27340, Pt RS 4334, Pt Sec 9 Hei Hei Settlement, Blk IX, CSD (9.4828 ha)	37	Secondary school
Mairehau High School	Hills Road, Christchurch	Lot 5 DP 2240, Pt Lot 1 DP 17433, Lot 1 DP 17868, Lot 3 DP 20514, Block VII CSD, Area 10.3048 ha	25	Secondary school
Riccarton High School	Curletts Road, Christchurch	Pt Lot 1 DP 13925, Lots 1-11, Pt Lot 12, Lot 46, Pt Lot 47 DP 16894, Pt Lot 1 DP 17901, Lot 45 DP 20633, Blk X, CSD (9.9954 ha)	38	Secondary school

Intermediate Schools

Branston Intermediate School	Aymes Road, Christchurch	Pt Lots 1, 8 DP 11838, Lot 7, Pt Lot 6 DP 17057, Lot 3 DP 19086, Lot 6, Pt Lot 3 DP 20062, Pt Lot 2 DP 22321, Lot 1 DP 26234, Pt Lot 4 DP 35588, Pt Secs 7 Hornby Settlement, Blk XIII, CSD (4.1514 ha)	44	Intermediate school
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Primary Schools

Name	Location	Legal description and area	Planning map no	Notation
Banks Avenue Primary School	Banks Avenue, Christchurch	Pt Lot 1 DP 1206, Pt Lot DP 24417, Res4825	33	Primary school
Cashmere Primary School	Dyers Pass/Hackthorne Roads,	Lots 5-7, 10, Pt Lots 8-9, Pt Lot 1 DP 7919, Pt Lot 6 DP 1760, Pt RS3047, Blk XV, CSD (1.6950 ha)	53	Primary school
Central New Brighton Primary School	Seaview Road, Christchurch	Lots 53-57, Lots 7-10, Pts Lot 6, Pt Lot 13 DP 140, Lots 1-4 DP 7027, Lot 1, 2 DP 2299, Lot 3 DP 6115, Blk XII, CSD (1.8332 ha)	34	Primary school
Fendalton Open Air Primary School	Clyde Road, Christchurch	Lots 1-3 DP 7938, Pt Lots 1, 2 DP 4775, Lot 1 DP 11469, Lot 1 DP 12552, Pt Lot 5 DP 11023, Pt RS 60, BM 322, Blk X, CSD (2.5817 ha)	31	Primary school
Ferndale IHC Primary School	Merivale Lane, Christchurch	Lot 6, Pt Lot 3 DP 21881, Lot 2 DP 45288, Pt RS 52, Blk XI, CSD (0.5313 ha)	32	Primary school
Heathcote Valley Primary School	Heathcote Valley Road, Christchurch	Lots 54-57 DP 26, Lots 2, 3 DP 10161, Pts RS 271, RS 41519, Pt RS 271, Pt Lot 11 DP 9873, Blk XVI, CSD (1.7547 ha)	55	Primary school
Ilam Primary School	Ilam Road, Christchurch	Pts Lot 1 DP 24445, Pt Lot 8 DP 14586, Blk X, CSD (2.7890 ha)	38	Primary school
McKenzie Residential Primary School	Yaldhurst Road, Christchurch	Lot 1 DP 25437, Blk IX, CSD (2.7848 ha)	30	Primary school
Northcote Primary School	Tuckers Road, Christchurch	Lot 1 DP 29899, Lot 45, Pt Lots 15-18, DP 691, Pt Lot 3 DP 19889, Pt RS 290, SO 8741, Blk VII, CSD (2.5988 ha)	25	Primary school
Paparoa Street Primary School	Paparoa Street, Christchurch	Lots 18, 19, Pt Lots 20, 22, 23, Pts Lot 21 DP 1491, Lot 11 DP 7461, Blk IX, CSD (2.3275 ha)	32	Primary school
Sumner Primary School	Colenso Street, Christchurch	Lots 169-172, 175, 177-180 DP 13, Pt Lots 173, 174, Pts Lots 181, 183 DP 13, Lot 3 DP 2640, Lots 214, 216 DP 1469, Pts RS 144, Blk II, Sumner SD (2.6905 ha)	56	Primary school
Windsor Primary School	Burwood Road, Christchurch	Pt Lots 1, 2 DP 12946, Pt Lot 6 DP 9176, Pt Lot 2 DP 23291, Blk VIII, CSD (2.4795 ha)	26	Primary school
Te Kura Whakapumau I Te Reo Primary School	Hassals Lane, Christchurch	Pts Res 5275, SO 11164 and SO 18878, CSD (2.8801 ha - subject to survey)	46	Primary school

2.9.3 New designations included in City Plan under Section 168 of the Resource Management Act 1991

Updated 14 November 2005

Secondary School

Site name	Location	Legal description and area	Planning map no	Notation
Hagley High School	Champion Street Site, Christchurch	Lot 4 DP 2686, Lot 2 DP 23783 Pt RS 32 287, Lot 1 DP 19615 Pt RS 287, CTs 31B/177, 4C/421, 746/25, Area 7440m ²	32	Secondary school

Primary School

Central New Brighton School	Owles Terrace, Christchurch	Pt RS 7736, Lots 5-7 DP 16399 Blk XII, CSD, Area 1906m ²	34	Primary school
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2.10 Minister of Social Services, Work and Income

Updated 14 November 2005

The Minister of Social Services, Work and Income has one new designation in the Christchurch City Plan as set out below. The designations are subject to special conditions. The details can be obtained from the requiring authority or the Council.

2.10.1 New designation included in City Plan under Section 168, of the Resource Management Act 1991

Updated 14 November 2005

Notation: Centre (Residence under Section 364 of the Children, Young Persons, and Their Families Act 1989) for the placement under that Act, and treatment in residence of no more than 12 adolescent sexual abusers

Site name	Location	Legal description and area	Planning map no	Underlying zoning
Residential treatment centre for adolescent sexual abusers	Leggett Road, Yaldhurst	Pt Section 3, SO 19454, Justice Purposes, Gaz. 1995, p2674, Area 79,652m ²	36	Rural 5

2.10.2 New designation included in City Plan under Section 168, of the Resource Management Act 1991

Updated 14 November 2005

Notation : Residence under Section 364 of the Children, Young Persons and Their Families Act 1989 for:

- (a) The placement under the care and protection provisions of the Children, Young Persons, and Their Families Act of up to 10 children and young persons at any one time for the purpose of providing care and control; and
- (b) The placement under the Youth Justice provisions of up to 20 young persons at any one time; and
- (c) The placement under the Criminal Justice provisions of up to six young persons under Section 142A Criminal Justice Act 1985; and
- (d) A maximum placement of 33 children and young persons at any one time.
- (e) Ancillary office, educational, recreational and cultural activities; and
- (f) The Canterbury Area Manager's Office, the Canterbury Area Rural Team, the Southern Training Unit, National Office Representatives.

Site name	Location	Legal description and area	Planning map no	Underlying zoning
Kingslea Residential Centre	Horseshoe Lake Road, Burwood	Sec. 1, SO 19216, Part Lots 1 and 9 DP 764, area 56,741m ²	33	Living 1

2.10.3 New designation included in City Plan under Section 168, of the Resource Management Act 1991

Updated 14 November 2005

Notation: Care and Protection Residential Centre - South being a residence under Section 364 of the Children, Young Persons and Their Families Act 1989 for:

- (a) The placement of up to 20 children and young persons for the purpose of providing care (including secure care), protection, control and treatment; and
- (b) Ancillary educational, recreational, therapeutic, administrative, cultural and visitor accommodation facilities; and
- (c) Earthworks ancillary to the construction of the Residential Centre, including buildings, landscaping, outdoor recreation areas, and access.

Site name	Location	Legal description and area	Planning map no	Underlying zoning
Care and Protection Residential Centre - South	20 Horseshoe Lake Road, Burwood	Part Lot 9 DP 764 CT 245/287, parts of Lot 9 DP 764 Gaz. 1913 P 3205 and Part Lot 1 DP 66072 Gaz. 1994 P 2938 Area 3.935 ha	33	Living 1

2.11 Broadcast Communications Ltd

Updated 14 November 2005

Broadcast Communications Ltd has an existing designation for facility for broadcasts and telecommunications (Sugar Loaf, Port Hills).

Included on the designated site are co-sited facilities of Television NZ, NZ Police, Sky TV, TV3, Canterbury FM, The Radio Network - Southern Ltd, Radio Active, Telecom, More FM and TAB. The designation is subject to special conditions. The details can be obtained from the requiring authority or the Council.

2.11.1 Existing designation included in City Plan under Clause 4, First Schedule of the Resource Management Act 1991

Updated 14 November 2005

Notation: Broadcasts and telecommunications

Site name	Location	Legal description and area	Planning map no	Underlying zoning
Sugar Loaf Broadcasting	Sugar Loaf Hill, Summit Road	Pt Res 4170, Blk III, Halswell SD Area 4.37311 ha	60	Conservation 1

2.12 Television New Zealand

Updated 14 November 2005

Television New Zealand has one new and one modified designation for a transmission corridor (now confined to the Central City area between Bealey Avenue and Moorhouse Avenue). The designation is subject to special conditions. The details can be obtained from the requiring authority or the Council.

2.12.1 New designation included in City Plan under Section 168, of the Resource Management Act 1991

Updated 14 November 2005

Notation: Telecommunication and radiocommunication and ancillary purposes

Site name	Location	Legal description and area	Planning map no	Underlying zoning
Gloucester Street Studio	198-202 Gloucester Street	Town Section 677, Pt. T.S. 671, 672 and 676; Lot 3 DP5628 and Lot 2 DP9865. Area 1948m ²	39	Central City

2.12.2 Existing designation (modified) for airspace included in the City Plan under Section 168 of the Resource Management Act 1991

Updated 14 November 2005

Notation: Television New Zealand transmission corridor

This designation is shown on Planning Map 39c and readers are advised that given the scale of the Planning Maps, the position of the corridor should be ascertained in conjunction with the provisions of Appendix 4 to Part 12.

No person may, without the prior written consent of TVNZ, use, erect, reconstruct, place, alter or extend any structure or part of any structure in such a manner so as to hinder the propagation of electromagnetic signals within the transmission corridor as defined in Appendix 4 and as shown on Planning Map 39c.

2.13 Banks Peninsula District Council

Updated 14 November 2005

The Banks Peninsula District Council has designations over five sites in the Heathcote area associated with water supplies to Lyttelton. The designations are subject to special conditions. The details can be obtained from the requiring authority or the Council.

2.13.1 Existing designations incorporated in the City Plan under Clause 4, First Schedule of the Resource Management Act 1991

Updated 14 November 2005

	Location	Legal description	Notation	Planning map no	Underlying zoning
1	Dyers Road	Pt Lot 1 DP 25083 (616m ²)	Waterworks well, pump station and ancillary works	47	Conservation 1B
2	Scruttons Road	Pt RS 77 (CT 9A/482)	Waterworks well, pump station and ancillary works Pt RS 77 (CT 431/101) Pt RS 329 (17095m ²)	54	Rural 2
3	Pipeline - Scruttons Road - Heathcote Res - Martindales Road	Pt RS 77, 104, 329, 965 (8253m ²)	Waterworks pipeline, reservoir and ancillary works	54/55	Living 1 Living Hills Rural Hills
4	Tunnel Road	SO 11924 (1045m ²)	Waterworks well and pump station	47	Rural 2
6	11 Butts Valley Road	RS 39113 39114 Blk XVI (867m ²)	Waterworks reservoir and pipeline	54/55	Living 1 Living Hills Rural Hills

2.14 Christchurch City Council

Updated 14 November 2005

(refer Clause 2.2 for City Council roading designations)

2.14.1 Existing designations incorporated in the City Plan under Clause 4, First Schedule of the Resource Management Act 1991

Updated 14 November 2005

Location	Legal description	Notation	Planning map no	Underlying zoning
Wigram Road	Lot 1 DP 9212	Wigram East Retention Basin	45	Open Space 3C, Open Space 2, Conservation 3

2.14.2 New designation to be included under Section 168 of the Resource Management Act 1991

Snellings Drain: Stormwater Capacity and Water Quality Improvements and Overflow Swale

Updated 30 April 2010

Location	Legal description	Notation	Planning map no	Underlying zoning
South of Prestons Road, East of Limes Avenue	Pt Lot 2, DP 96663	Snellings Drain	19, 26	RU3
Limes Reserve, South of Prestons Road	Lots 71 to 73, DP 312984 and Lot 75, DP 31682	Snellings Drain	19, 26	RU3
South of Prestons Road, East of Nederland Avenue	Lot 2, DP 38462	Snellings Drain	26	RU3
South of Prestons Road, East of Nederland Avenue	Lot 3, DP 319376	Snellings Drain	26	RU3
North of Mairehau Road	Pt RS 1778	Snellings Drain	26	RU3
South of Mairehau Road, East of Greehaven Drive	Lot 5, DP 1002	Snellings Drain	26	RU3
South of Mairehau Road, East of Greehaven Drive	Lot 2, DP 14469	Snellings Drain	26	RU3

The designation is subject to the following conditions:

1. This designation does not infer or imply that any of the works subsequently authorised shall include the provision of public footpath or cycle access along this designation corridor.
2. The land subject to this designation shall be that illustrated on Planning Maps 19 and 26 as "CCC" and proposed works shall proceed generally in accordance with the timetable set out in Table 1 below.
3. Prior to the commencement of works on any section of the land subject to this Requirement, an 'outline plan of works' shall be submitted to the Council as territorial authority indicating details pursuant to the provisions of s176A(3) of the Act.
4. In so far as it is practicable to do so,

- the capacity of the proposed overflow swale (in particular its operating levels in relation to the input from the existing lateral drains on either side and its discharge to the No. 2 Drain), and
- the management and discharge of storm-water flows from both the existing Snellings Drain system and that diverted into the overflow swale

shall be designed, managed and thereafter monitored during its operation so as to minimise the duration of any storm-water ponding on the properties on either side of the proposed overflow swale.

5. Subject to the provisions of s184A of the Act, this designation shall lapse on the expiry of the tenth anniversary after the date on which is included in the Christchurch City Plan.
6. Construction related activities shall comply with NZS 6803:1999 "Acoustic Construction Noise".
7. For the purpose of mitigating adverse effects on the quality of water in Snellings Drain and pursuant to s176A(f), as part of the 'outline plan of works' required by condition 2 above, a site specific control plan shall be prepared prior to the commencement of any physical works within the designated corridor.
8. The sediment control plan referred to in condition 7 shall be implemented at all times during construction activities alongside or adjacent to a water body.
9. For the purposes of mitigating adverse effects on the quality of the environment resulting from the stockpiling of materials or exposed earth within the designation corridor and pursuant to s176A(f), as part of the 'outline plan of works' required by condition 2 above, a fugitive dust suppression and control plan shall be prepared prior to the commencement of any physical works within the designation corridor.
10. The dust control and management plan referred to in condition 9 shall be implemented at all times during construction activities within the designation corridor.

Table 1: Proposed Works on the Designated Corridor

Legal Description	Area (m ²)	Proposed Works	Works Programme
Pt Lot 2, DP 96663	4,585	Drain Widening, flood detention pond, landscape planting and pathway.	Year 1
Lots 71 to 73, DP 312984 and Lot 75, DP 31682	6,010	Pathway from Section 1 to Oasis Grove. Regrade Limes Avenue Swale.	Year 1
Lot 2, DP 38462	2,700	Stormwater treatment basin; grassed access strip; limited riparian planting.	Year 3
Lot 3, DP 319376	2,290	Stormwater treatment basin; small permanent pond; grassed access strip; partial removal of drain lining; grading back to the true left bank of the drain; limited riparian and landscape planting.	Year 3
Pt RS 1778	7,540	Diversion weir and overflow swale along Mairehau Road; culvert inlet; grassed access strip.	Year 5 - 10
Lot 5, DP 1002	5,600	Overflow swale; culvert outlet; grassed access strip.	Year 5 - 10
Lot 2, DP 14469	2,652	Overflow swale; grassed access strip.	Year 5 - 10

2.14.3 New designation to be included under Section 168A of the Resource Management Act 1991

New Halswell Library - 341 Halswell Road

Updated 29 June 2012

Operational Characteristics

Operating Hours

1. The facility may be open to the public between 9am - 7pm, Monday - Friday, and 10am - 4pm on Saturdays and Sundays. The facility shall not be open on public holidays.
2. The use of the facility during the hours of 7pm - 10pm, Monday - Friday shall be limited to the use of the meeting rooms and learning spaces.

Staff numbers

3. The maximum number of library staff employed and actively engaged in library activities on the site at any one time shall not exceed 15.

Service and Deliver vehicles

4. Service and delivery vehicles shall access the site only in the period 7am - 11pm.

Building

Floor area use/site coverage

5. The building coverage over the net area of the site shall be no more than 40%.
6. The floor space per activity allocations shall be within the following ranges:
 - Library/Collection - 60-70%
 - Office space for staff - 15-25%
 - Meeting rooms - 5-15%
 - Cafe - 5-15%
 - Balance areas (including toilets, storage, plant) - 5-15%

Height and Location

7. The maximum height of the building shall be no more than 8m.
8. The building shall be located no closer than 1.8m from the eastern and southern internal boundaries of the site.
9. The building shall not project beyond a building envelope constructed by recession planes from points 2.3m above eastern and southern internal boundaries of the site as shown in the Volume 3, Part 2 Living Zones, Appendix 1 - Recession plan and containment angle diagrams.
10. The building shall be located no closer than 4.5m from the road boundary of the site.

Site Layout and Parking/Access

Landscaping and Fencing

11. Landscaping shall be provided along the road boundary of the site at a depth of no less than 1.5m.
12. The minimum height of fencing along the southern and eastern property boundaries shall be 2m.
13. A landscape plan shall be prepared in accordance with conditions 11-12 and a copy provided to the Manager Resource Consents, Environmental Policy and Approvals Unit.
14. All landscaping shown on the landscape plan referred to in condition 13 above shall be established on site within 6 months of the construction of the new building having been erected on the site.
15. All landscaping shown on the landscape plan referred to in condition 13 above shall be maintained. Any dead, diseased or damaged plants are to be replaced with plants of similar species.

Parking and Access

16. On-site Vehicle and Cycle Parking for activity shall be provided in accordance with the following minimum standards.

Library/Collection

- Visitor - 1 space/50m² of Public Floor Area
- Staff - 1 space/200m² of Public Floor Area
- Cycle - 1 space/100m² of Public Floor Area

Office

- Visitor - 5% of the staff requirement and a minimum of 1 space
- Staff - 2.5 spaces/100m² of Gross Floor Area
- Cycle - 1 space/200m² of Public Floor Area

Meeting Rooms

- Visitor - 1 space/10m² of Public Floor Area
- Staff - 10% of visitor requirement
- Cycle - 1 space/50m² of Public Floor Area

Cafe

- Visitor - 4 spaces/100m² of Public Floor Area
- Staff - 1 space/100m² of Public Floor Area
- Cycle - 1 space/100m² of Gross Floor Area

17. The design of the car parking spaces shall be as set out below, or shall be in accordance with the dimensions shown in the Volume 3, Part 13 Transport, Appendix 1 - Parking space dimensions:

- Stall depth 5.0m
- Stall width 2.6m
- Aisle width 7.0m

18. Parking for people with disabilities shall be provided at the rate of 1 for up to 10 spaces provided, 2 for up to 100 spaces provided plus 1 more for every additional 50 spaces or part thereof.

19. The design of the car parking spaces for people with disabilities shall be in accordance with the dimensions shown in the table under condition 17 or as follows:

- The two parking spaces shall be located adjacent and shall have:
- A stall depth of 5.0m
- A stall width of 2.5m
- A shared 1m space between the two spaces

- An aisle width of 7.0m

20. The cycle parking spaces shall be covered and designed and in accordance with the diagram as shown in Volume 3, Part 13 Transport, Appendix 3 - Cycle parking dimensions.

21. One HGV loading bay shall be provided. The dimensions and design of the loading bay shall be able to accommodate a 99 percentile vehicle (being 3.0m x 6.0m).

22. All on-site manoeuvre areas shall be designed to accommodate at least a 90 percentile design motor car, as shown in Volume 3, Part 13 Transport, Appendix 4 - 90 percentile Design Motor car.

23. On-site manoeuvring shall be provided to ensure that no vehicle is required to reverse either onto or off the site.

24. Parking spaces shall be located so as to ensure that no vehicle is required to carry out any reverse manoeuvring when moving from any vehicle access to any required parking spaces.

25. Vehicles shall not be required to undertake more than one reverse manoeuvre when manoeuvring out of any required parking or loading space.

26. A minimum queue space of 5.5m from the road boundary of the site to the first vehicle conflict point shall be provided.

Noise, Construction and Lighting

27. Levels of noise emitted from the site that are received within the boundaries of any other property in the Living 1 Zone shall not exceed the following limits, when measured in accordance with NZS 6801:1991 "Measurement of Sound" and assessed over the period of 1 hour:

	Daytime (0700-2200hrs)	Night-time (2200-0700hrs)
L10 (1hr)	49 dBA	42 dBA
Leq (1hr)	50 dBA	41 dBA
Lmax	75 dBA	65 dBA

28. Fencing shall be constructed along the full length of the east boundary, and along the south boundary from a point 3m from the edge of the road widening designation on Halswell Road, to provide acousting shielding of neighbouring properties in the Living 1 Zone. The fencing shall meet the following specifications:

- A minimum height of 2.0m
- Continuous construction, using solid materials with a minimum surface mass rating of 10kg/m^2 , and maintained without gaps including where the fence meets the ground.

29. Site development and construction work shall be managed so that the following noise limits from Table 2 of NZS 6803:1999 "Acoustics - Construction noise" are not exceeded at any affected residential property, when measured and assessed in accordance with that Standard:

Table 2 - Recommended upper limits for construction noise received in residential zones and dwellings in rural areas.

Time of Week	Time Period	Duration of Work					
		Typical duration (dBA)		Short-term duration (dBA)		Long-term duration (dBA)	
		Leq	Lmax	Leq	Lmax	Leq	Lmax
Weekdays	0630-0730	60	75	65	75	55	75
	0730-1800	75	90	80	95	70	85
	1800-2000	70	85	75	90	65	80
	2000-0630	45	75	45	75	45	75
Saturdays	0630-0730	45	75	45	75	45	75
	0730-1800	75	90	80	95	70	85
	1800-2000	45	75	45	75	45	75
	2000-0630	45	75	45	75	45	75
Sundays and Public holidays	0630-0730	45	75	45	75	45	75
	0730-1800	55	85	55	85	55	85
	1800-2000	45	75	45	75	45	75
	2000-0630	45	75	45	75	45	75

30. Prior to the opening of the facility, the consent holder shall provide to the Council a report from a suitably qualified and experienced acoustician that demonstrates how the cumulative operational noise levels from all sources, including fixed heating ventilation and air conditioning plant and equipment, will be controlled to comply with the operational noise limits of this consent in condition 27.

31. All lighting installations, including car park lighting, security and amenity lighting, and illuminated signage shall be designed under guidance from an experienced and qualified lighting engineer to ensure that the following standards are complied with:

- All exterior lighting shall be directed away from adjacent properties and roads.
- Spillage (horizontal and vertical) of artificial light from the site (other than reflected glare from structures and vehicles) shall not exceed 4.0 lux when measured at any point 2 metres inside the boundary, or at the closest window, of any other property in the Living 1 Zone.

Works in Road Reserve

32. A copy of the plans and specifications of the works detailed in the following conditions shall be submitted to the Manager Resource Consents, Environmental Policy and Approvals Unit, prior to any physical works commencing on site.

33. A pedestrian refuge on Halswell Road shall be provided in conjunction with the Library in a location near the site as generally indicated on the Outline Plan (Plan LP337101 Issue 2).

34. With respect to condition 32 above, the Requiring Authority shall, at the time of submitting the plans and specifications, provide evidence of consultation undertaken with the New Zealand Land Transport Agency, concerning the location and design of any such pedestrian facility.

35. A minimum of 7m of "No Stopping" yellow lines shall be marked on the northern side of the vehicular crossing at the entrance to the Halswell Library site.

2.15 Heritage orders

Updated 14 November 2005

The New Zealand Historic Places Trust has a heritage order over the Nurses' Memorial Chapel, Riccarton Avenue, Christchurch. Heritage orders automatically "roll over" under the RMA (and in the case of this heritage order has been specifically requested by the Trust to remain in the Plan).

The building is also a Category 1 Historic Place under the Historic Places Act 1993 (refer also to Part 10, Clause 1, Protected Buildings, Places and Objects).

Description :

Nurses' Memorial Chapel

Location :

Christchurch Hospital, Riccarton Avenue

Legal Description :

Part Reserve 24 (2.7113 ha - CT 464/207) Subject to Deed of Easement 22B/1091, 22B/1092 and specifically being the Chapel and a surrounding three metre "buffer zone" comprising 375m² approx (subject to survey).

Planning Map No. 39

Zoning :

Conservation 2 Zone

Appendix 1 - CIAL maps of designated sites

Updated 14 November 2005

Diagram A

Appendix 1 - Diagram A - CIAL maps of designated areas

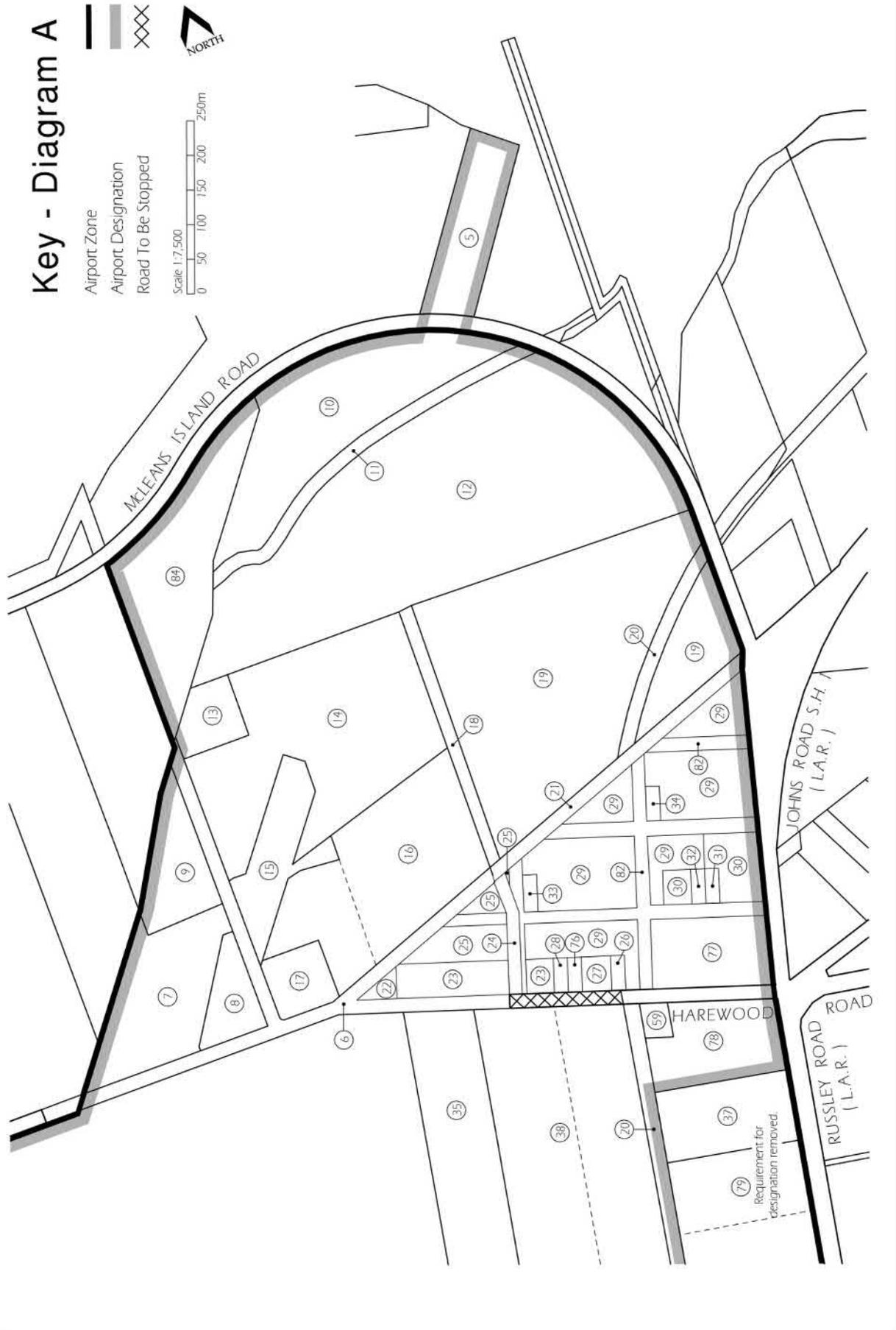


Diagram B

Appendix 1 - Diagram B - CIAL maps of designated sites

Key - Diagram B

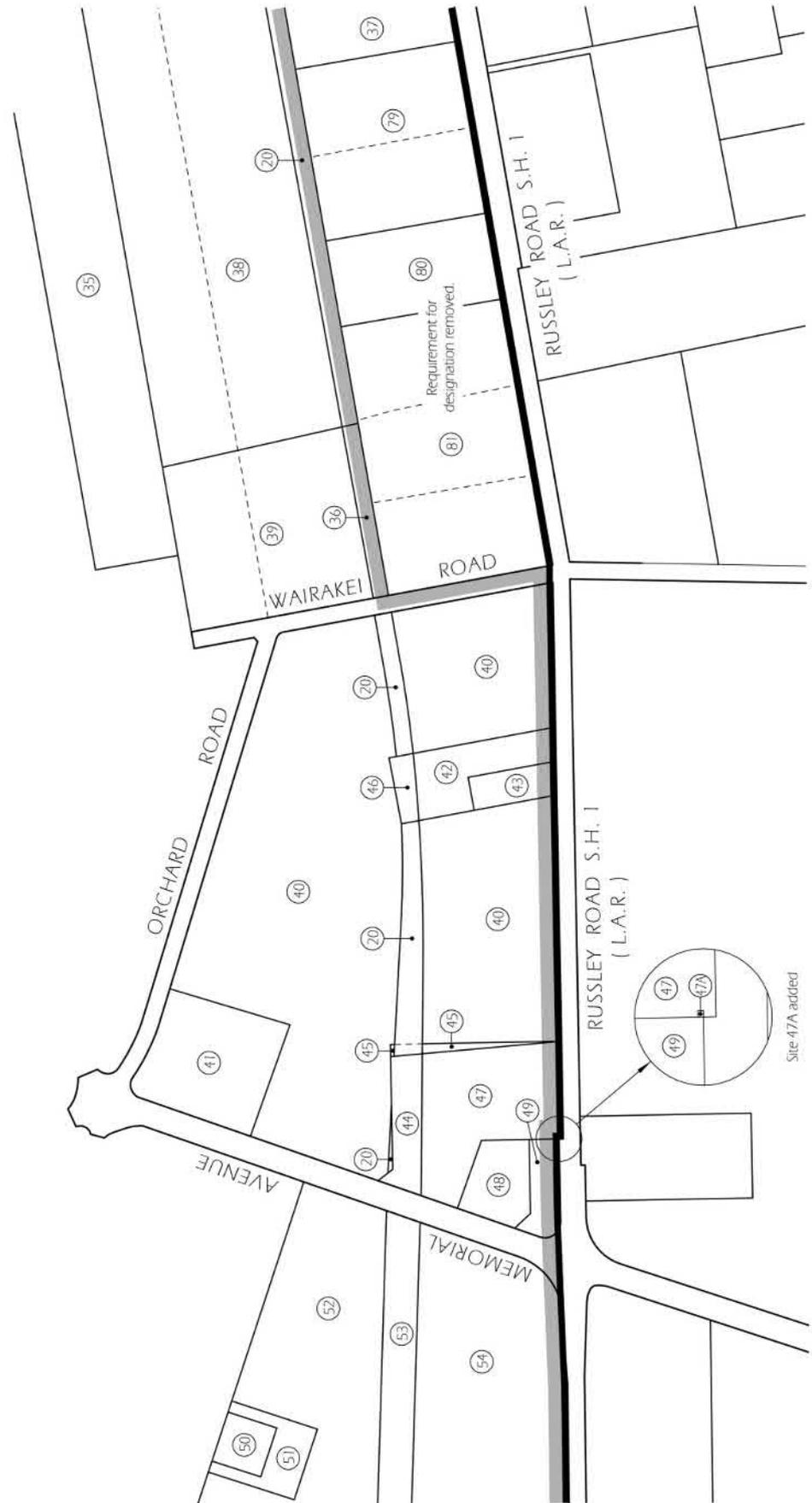
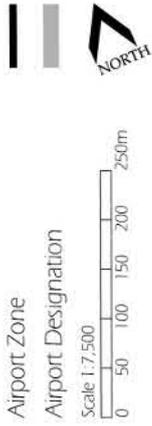


Diagram C

Appendix 1 - Diagram C - CIAL maps of designated sites

Key - Diagram C

- Airport Zone
- Airport Designation
- Road To Be Stopped



Appendix 2 - Roading Designations - New Zealand Transport Agency (NZTA), Christchurch City Council

Updated 12 March 2012

Note - the roading designations diagrams are not to scale indicated on the diagrams

Choose Letter of Street to view:

A	B	C	D	E	F	F / G	G	H	J
J / L	L	M	N	O	P	R	S	T	W
Y									

A

Updated 12 March 2012

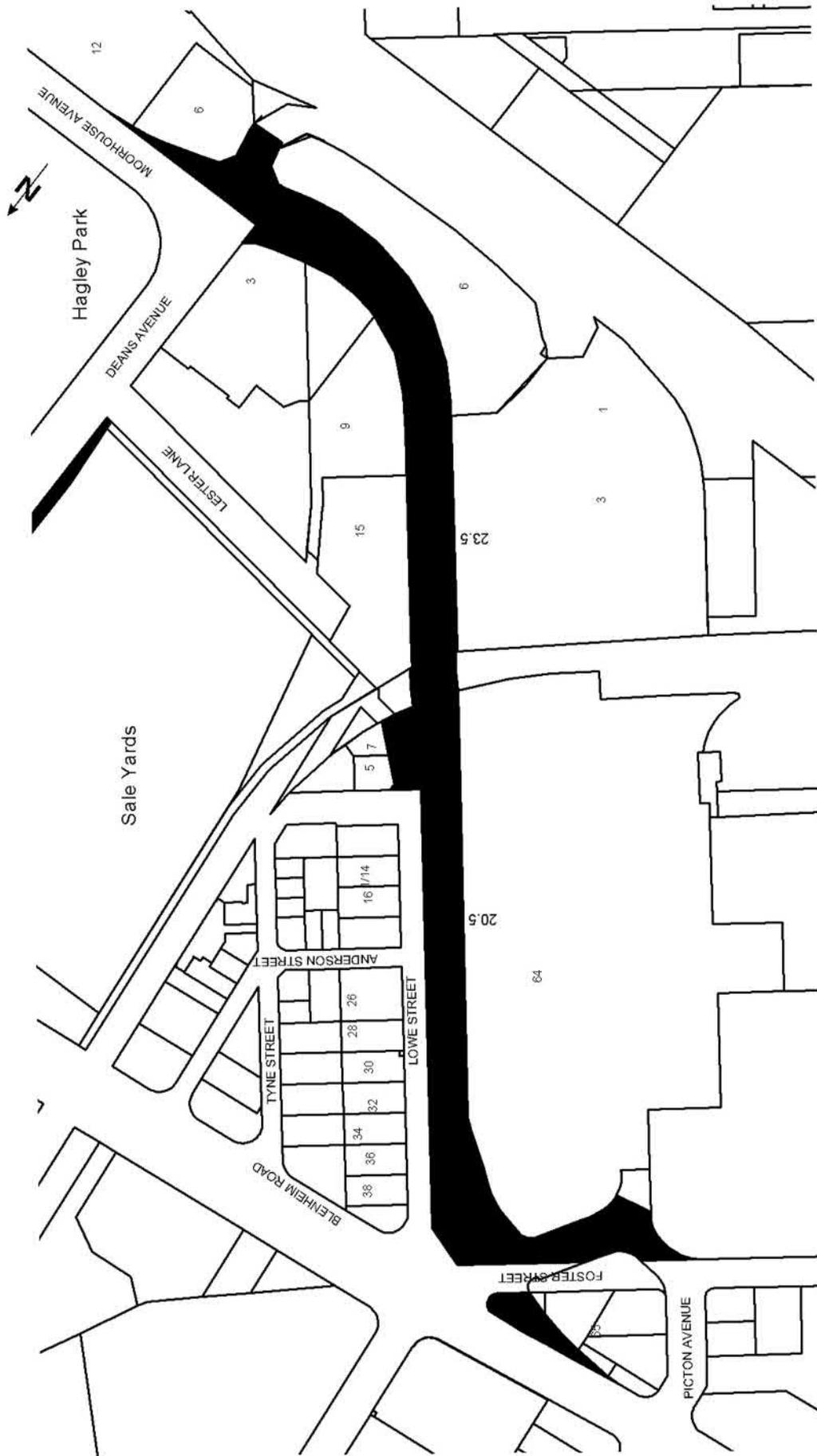
B

Updated 12 March 2012

Blenheim Road

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Blenheim Road (38,39)

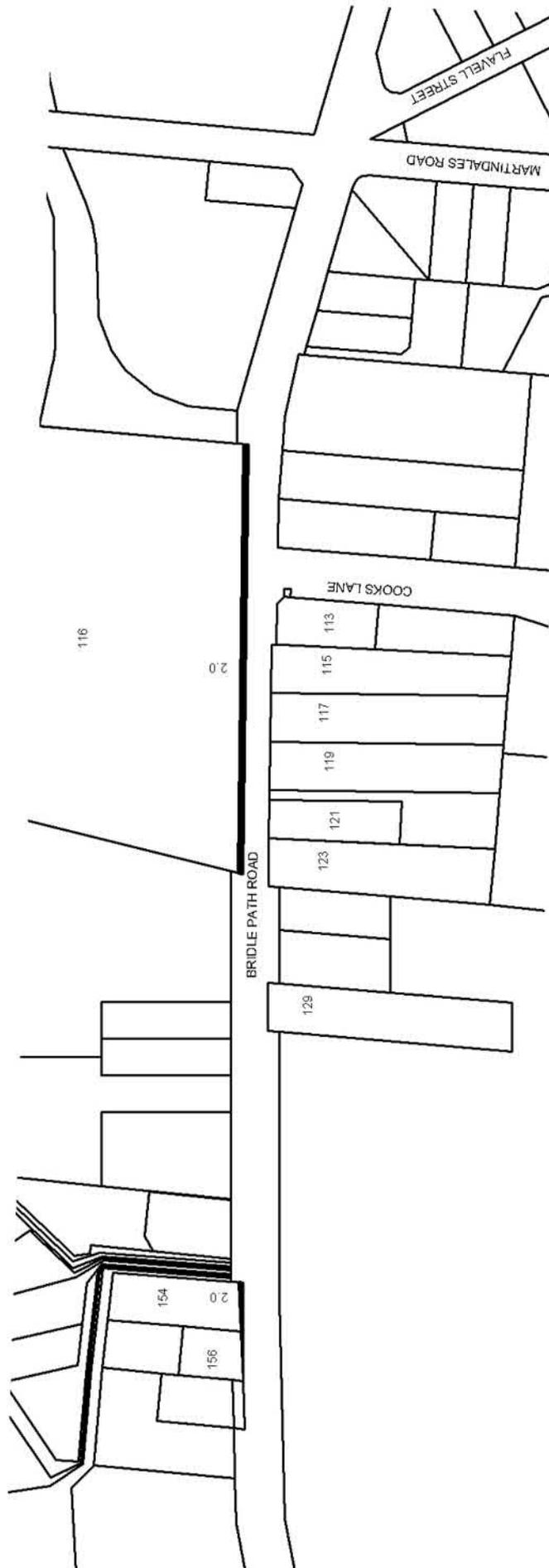


Scale 1:3000

Bridle Path Road

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Bridle Path Road (55) NZTA



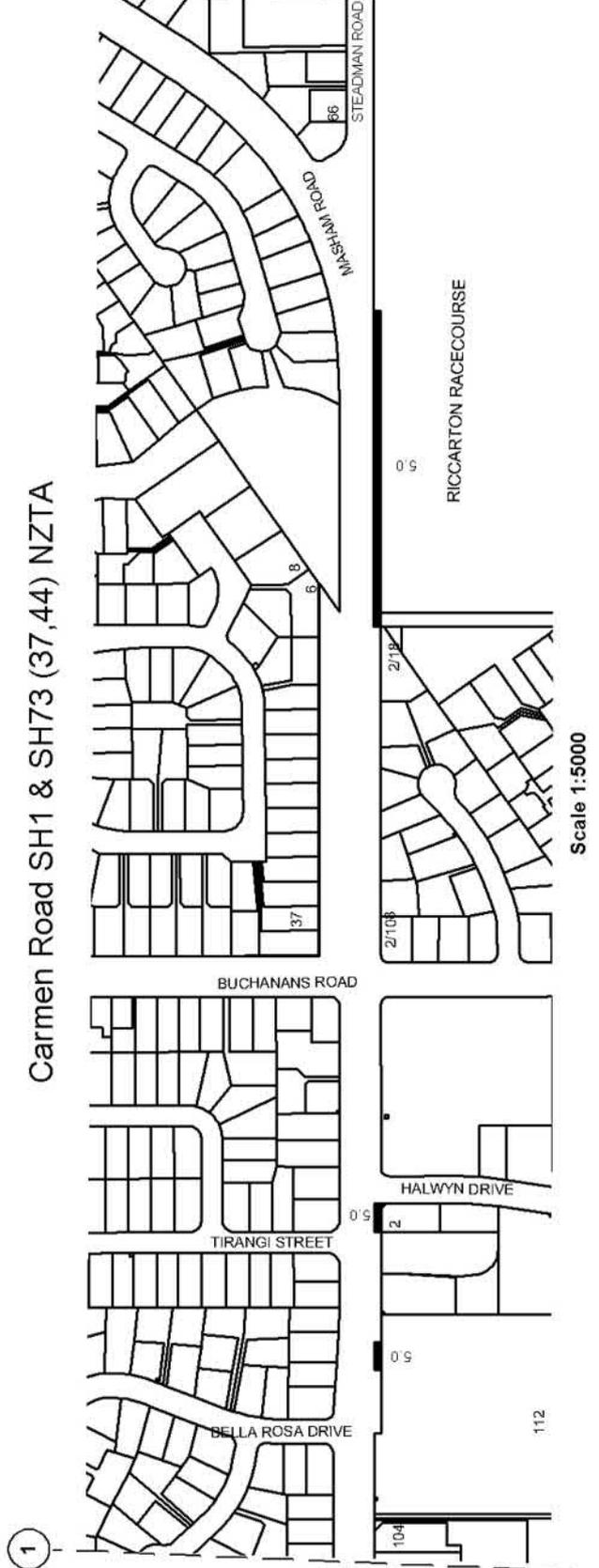
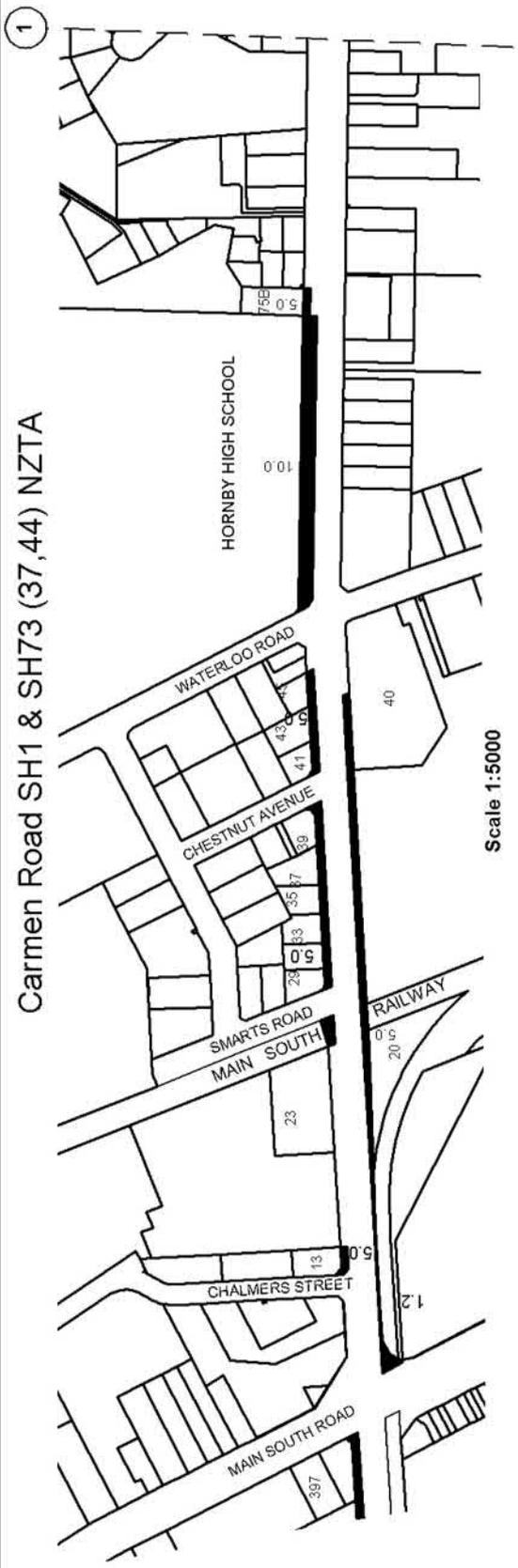
Scale 1:2500

C

Updated 12 March 2012

Carmen Road

Appendix 2 - Roading Designations - NZTA, Christchurch City Council



Updated 12 March 2012

Christchurch Southern Motorway

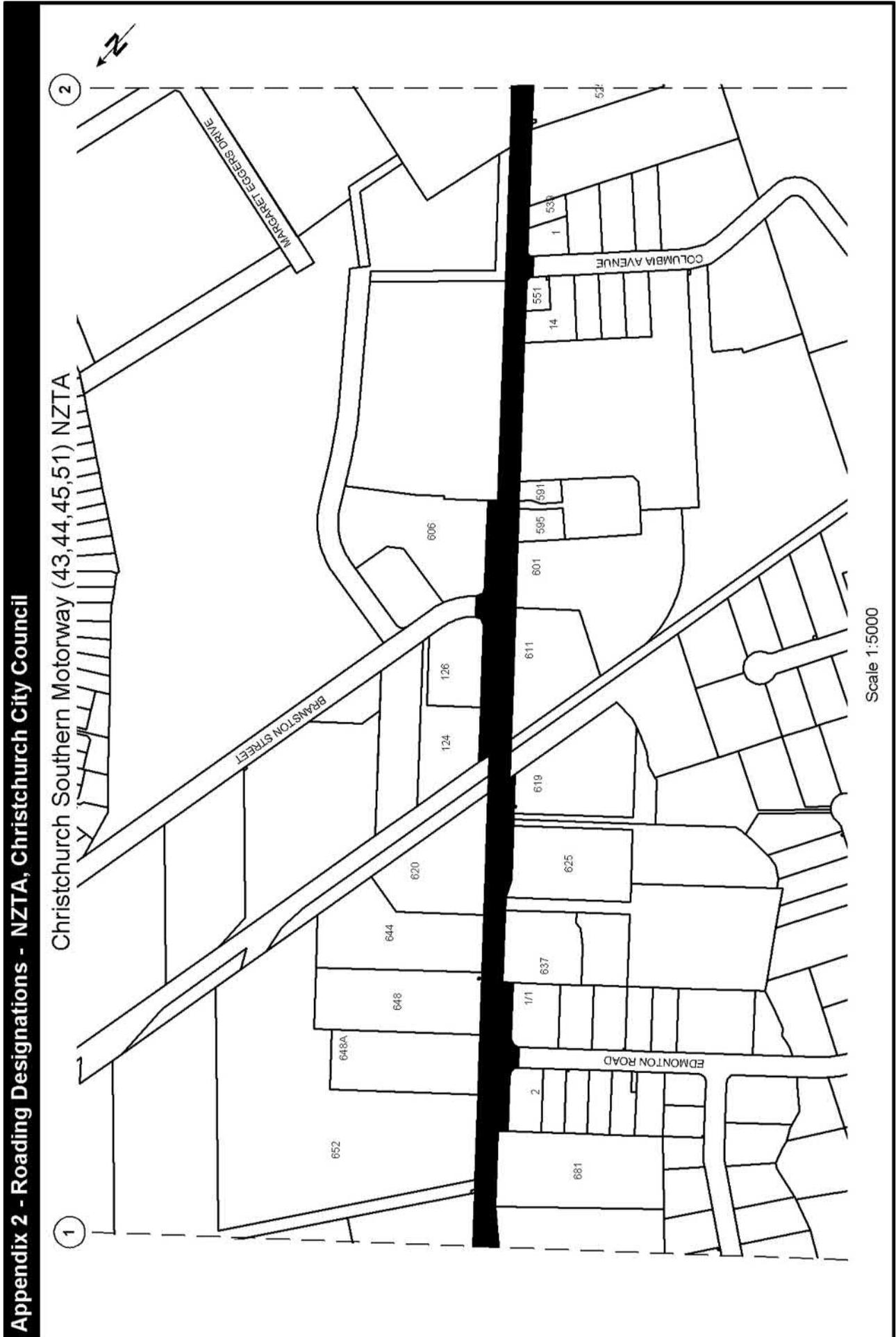
Halswell Junction Road - Shands Road

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Christchurch Southern Motorway (43,44,45,51) NZTA



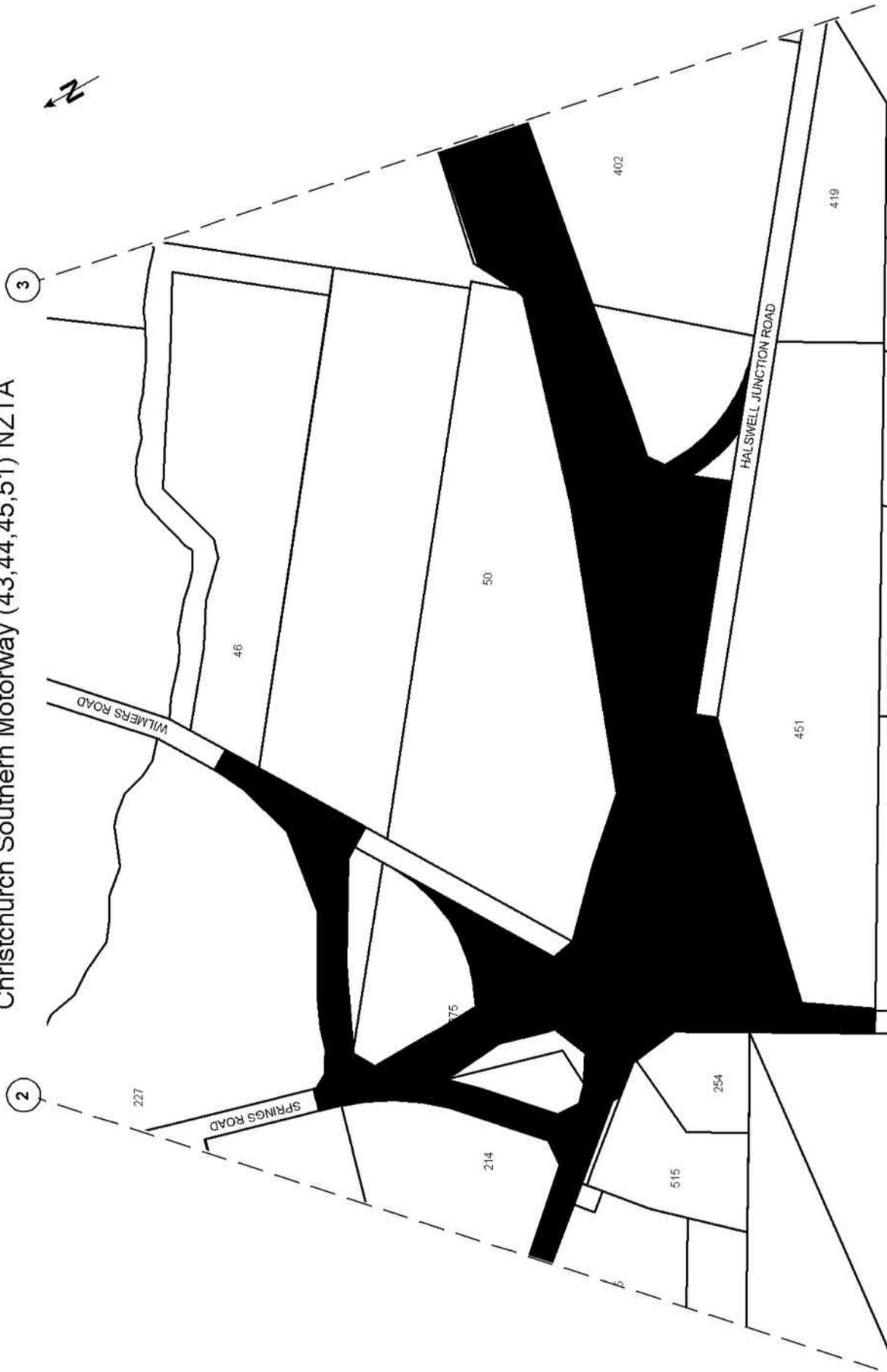
Halswell Junction Road



Springs Road and Halswell Junction Road Intersection

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Christchurch Southern Motorway (43,44,45,51) NZTA



Scale 1:5000

Halswell Junction Road and Carrs Road



Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Christchurch Southern Motorway (43,44,45,51) NZTA

Junction of Dunbars Road and Wigram Road

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

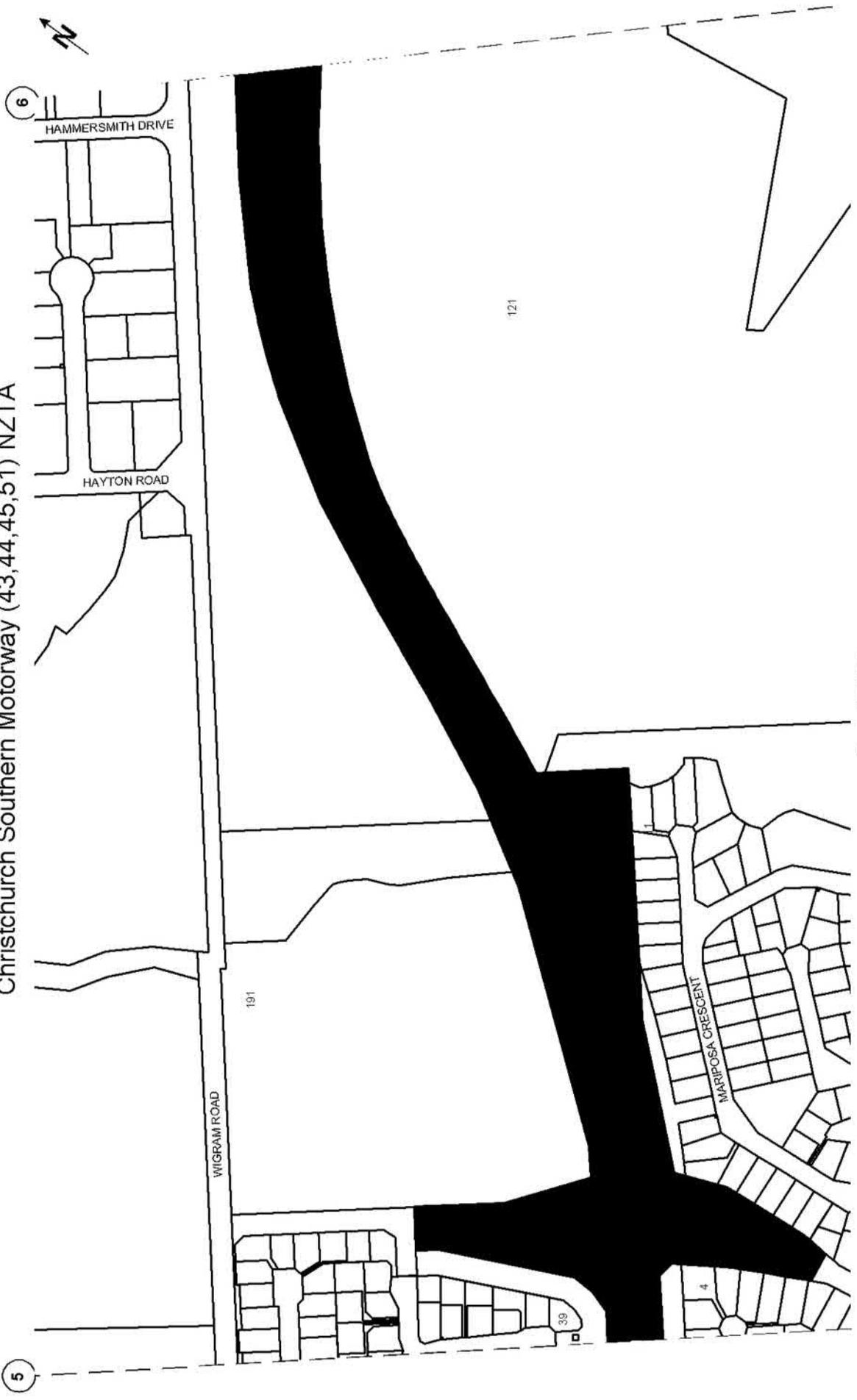
Christchurch Southern Motorway (43,44,45,51) NZTA



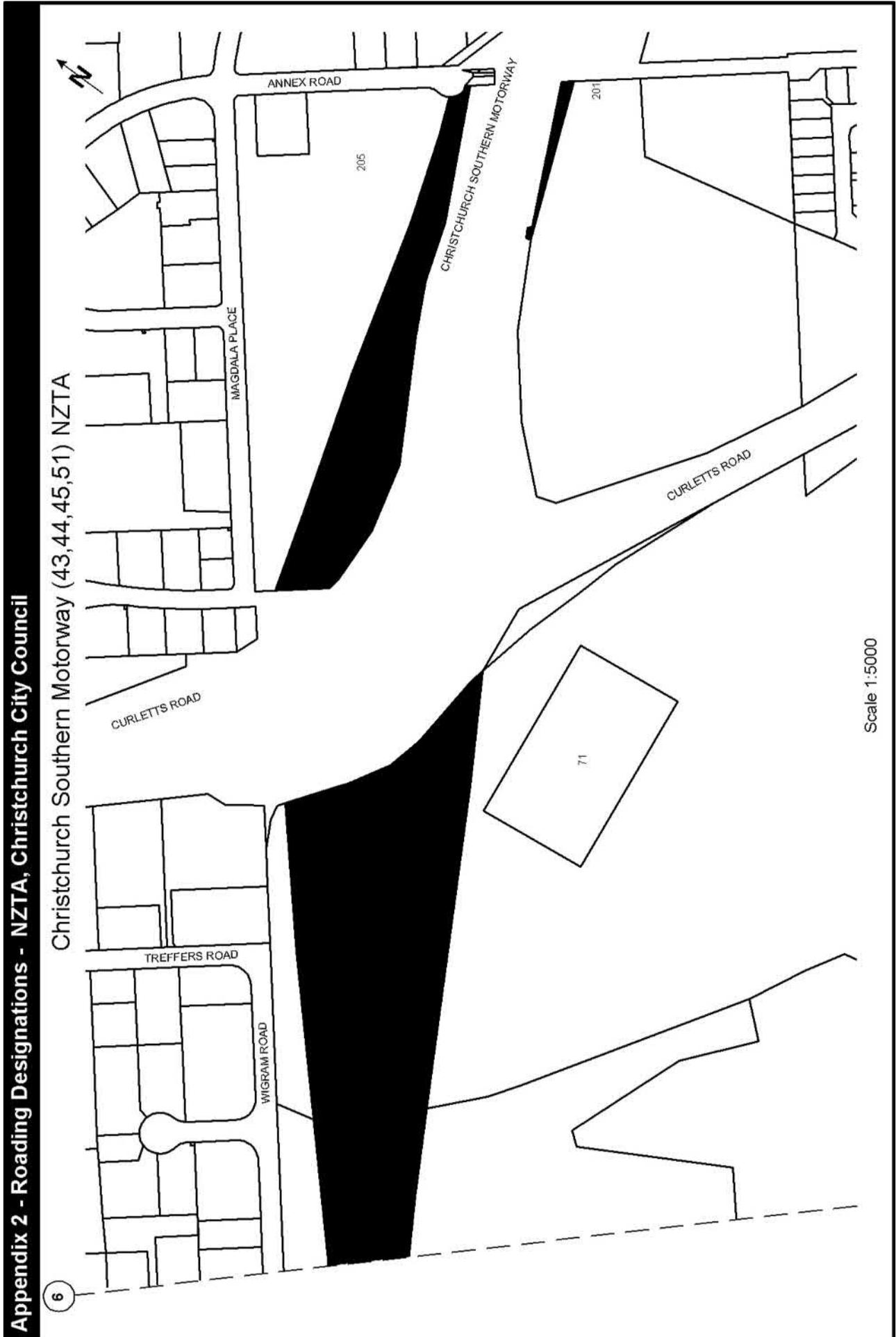
Scale 1:5000

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Christchurch Southern Motorway (43,44,45,51) NZTA



Curlett Road, Annex Road



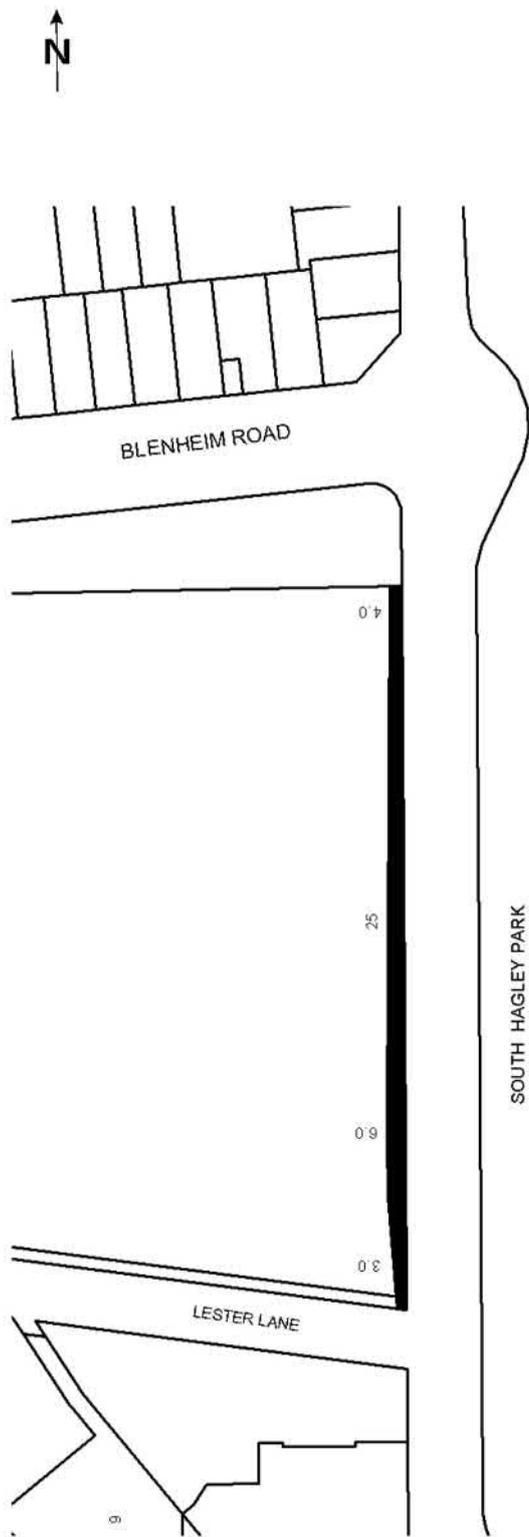
D

Updated 12 March 2012

Deans Avenue

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Deans Avenue (39)



Dyers Road

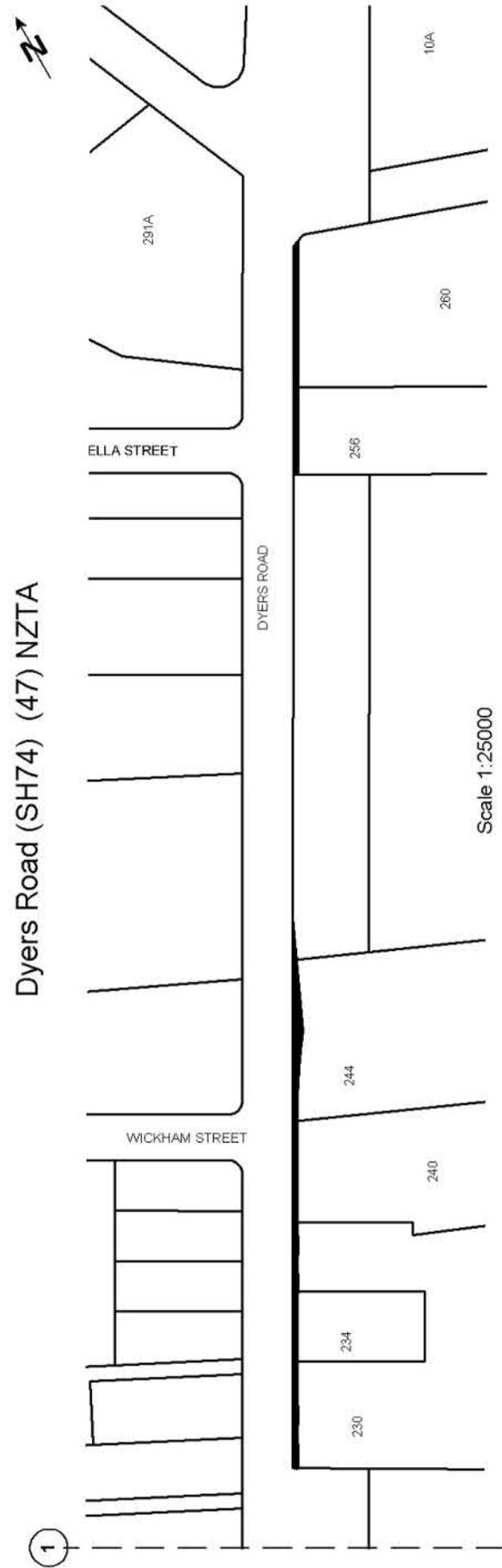
Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Dyers Road (SH74) (41) NZTA



Scale 1:25000

Dyers Road (SH74) (47) NZTA



Scale 1:25000

E

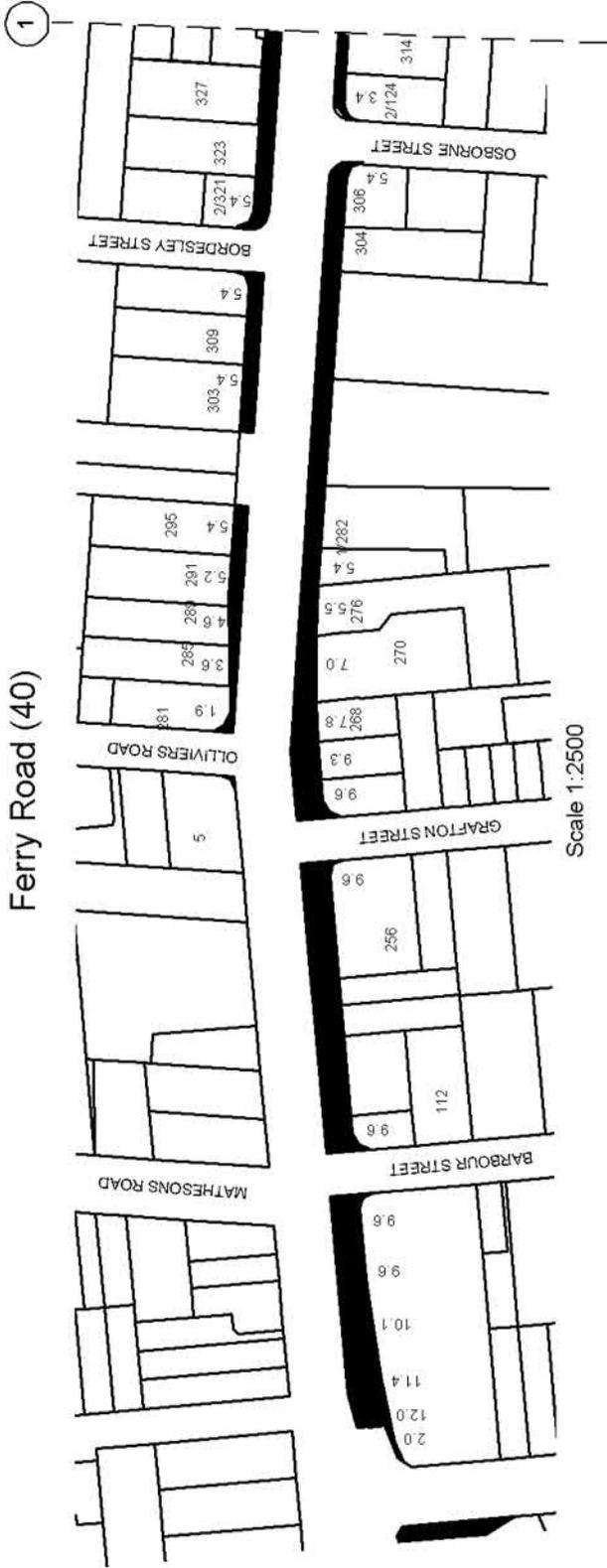
Updated 12 March 2012

F

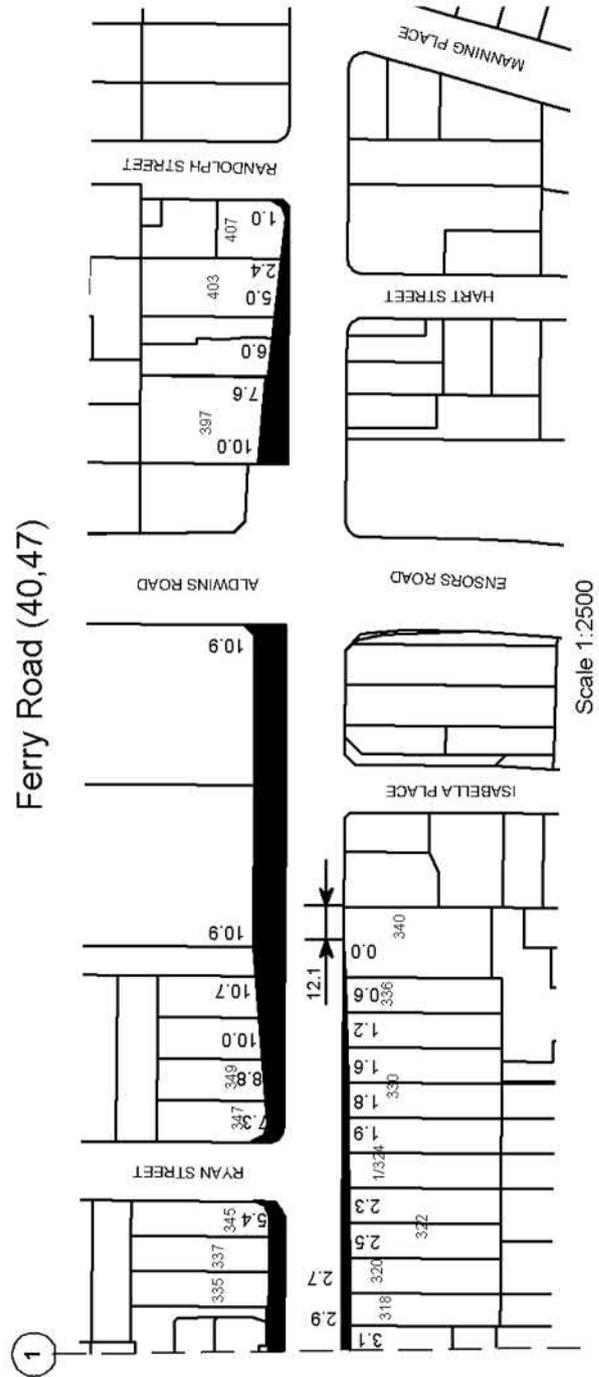
Updated 12 March 2012

Ferry Road

Appendix 2 - Roading Designations - NZTA, Christchurch City Council



Ferry Road (40,47)

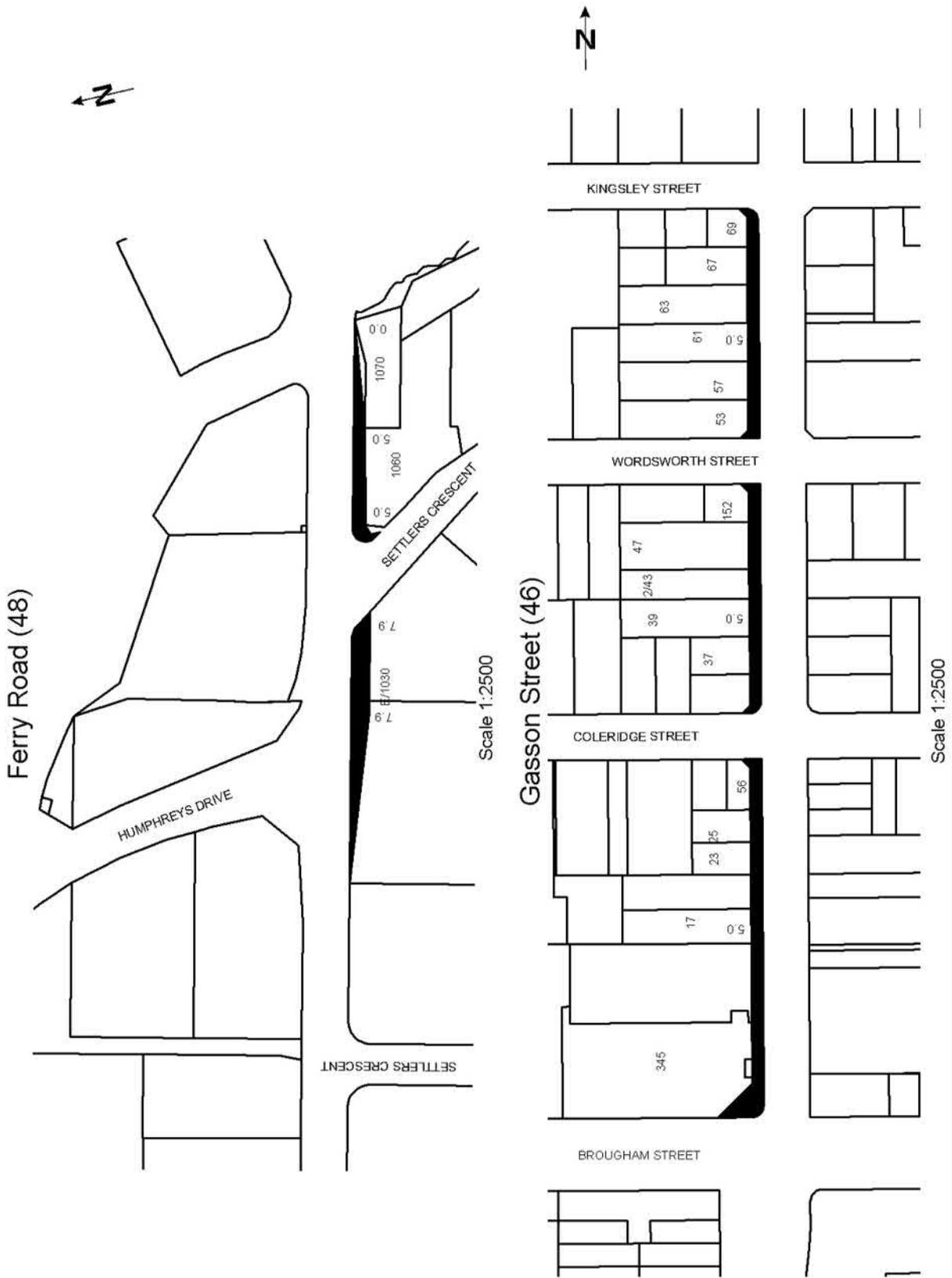


F / G

Updated 12 March 2012

Ferry Road - Gasson Street

Appendix 2 - Roading Designations - NZTA, Christchurch City Council



G

Updated 12 March 2012

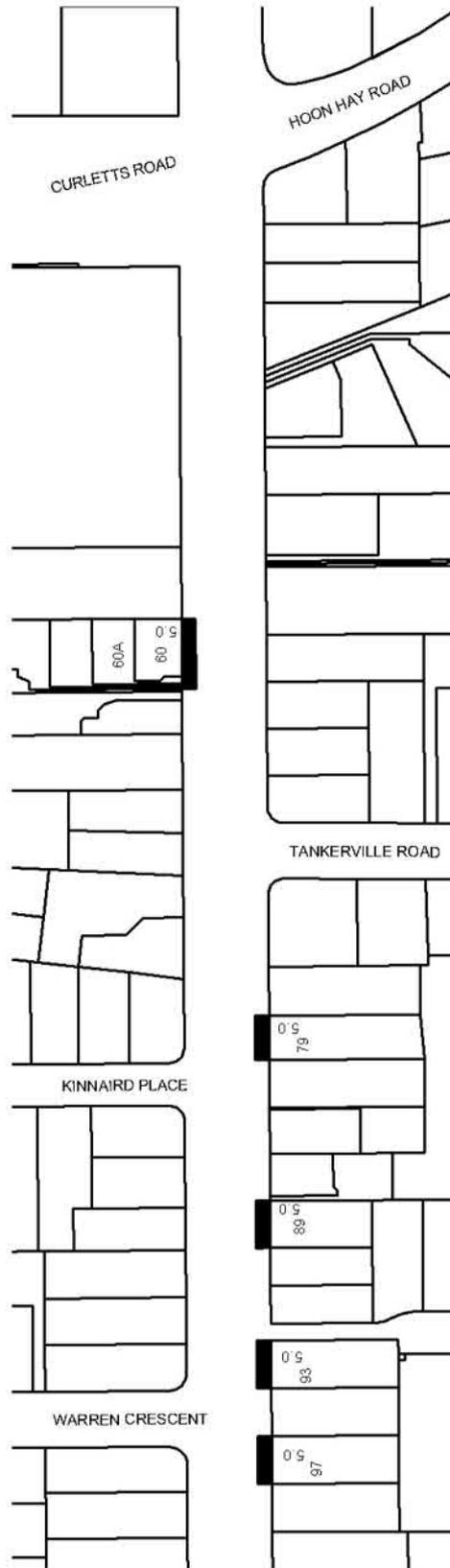
H

Updated 12 March 2012

Halswell Road SH75

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

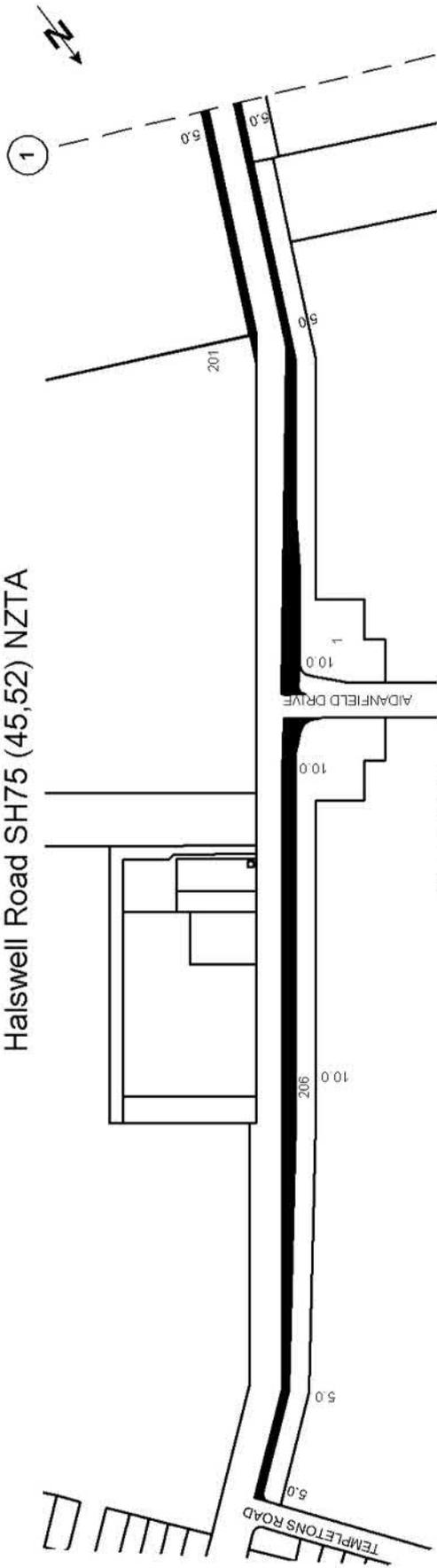
Halswell Road SH75 (45) NZTA



Scale 1:2500

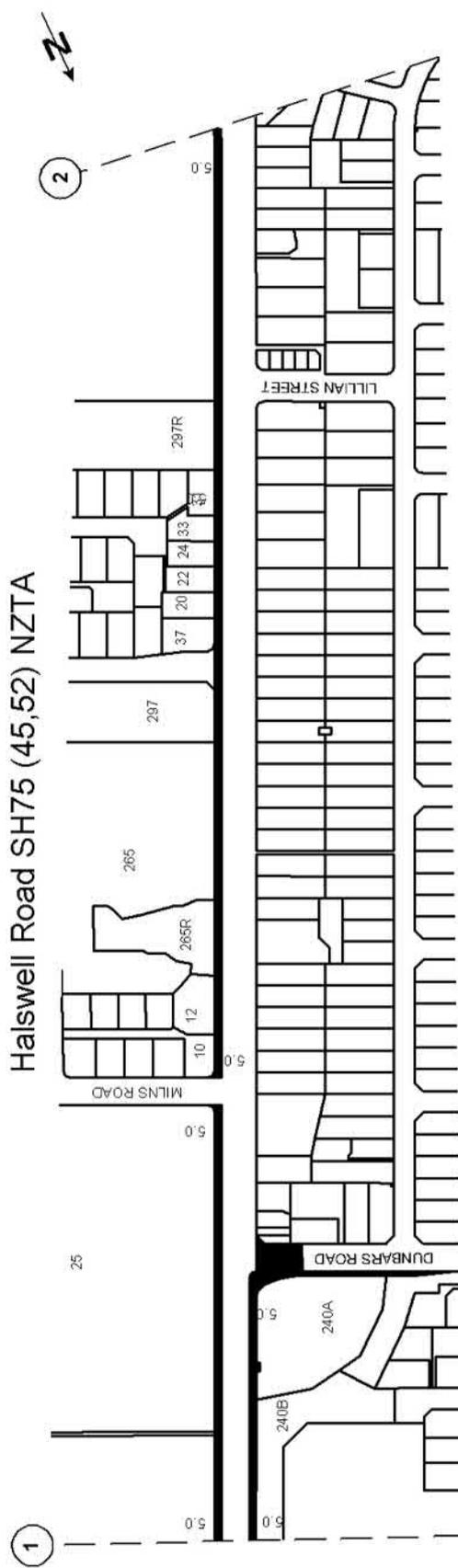
Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Halswell Road SH75 (45,52) NZTA



Scale 1:5000

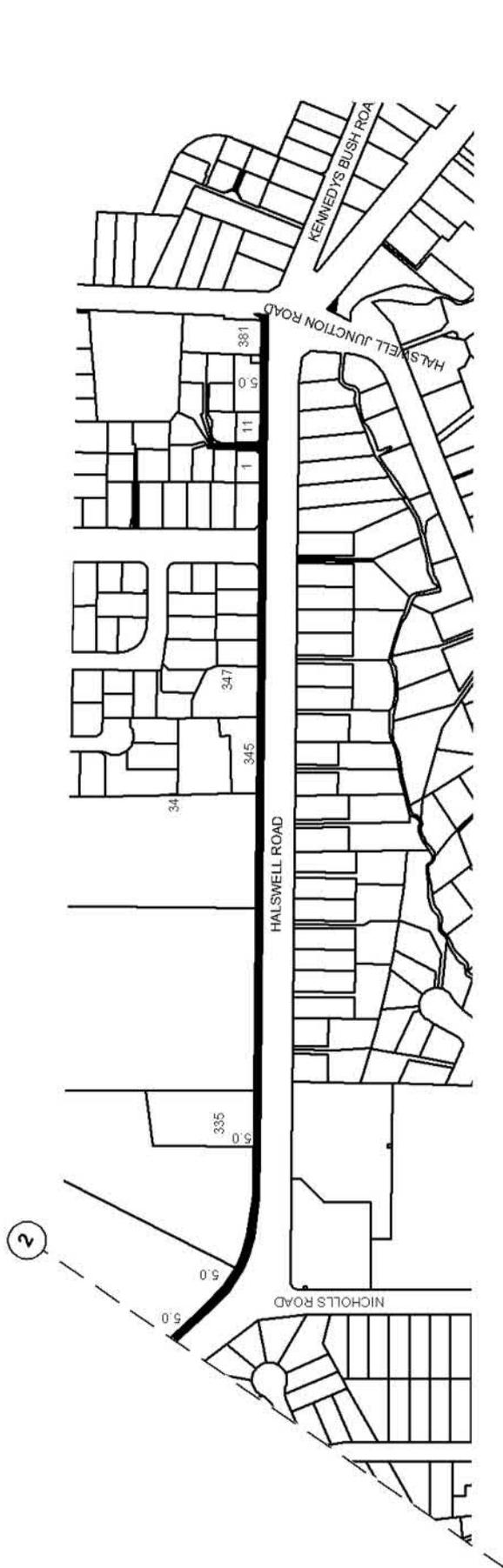
Halswell Road SH75 (45,52) NZTA



Scale 1:5000

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Halswell Road SH75 (45,52) NZTA



Scale 1:5000

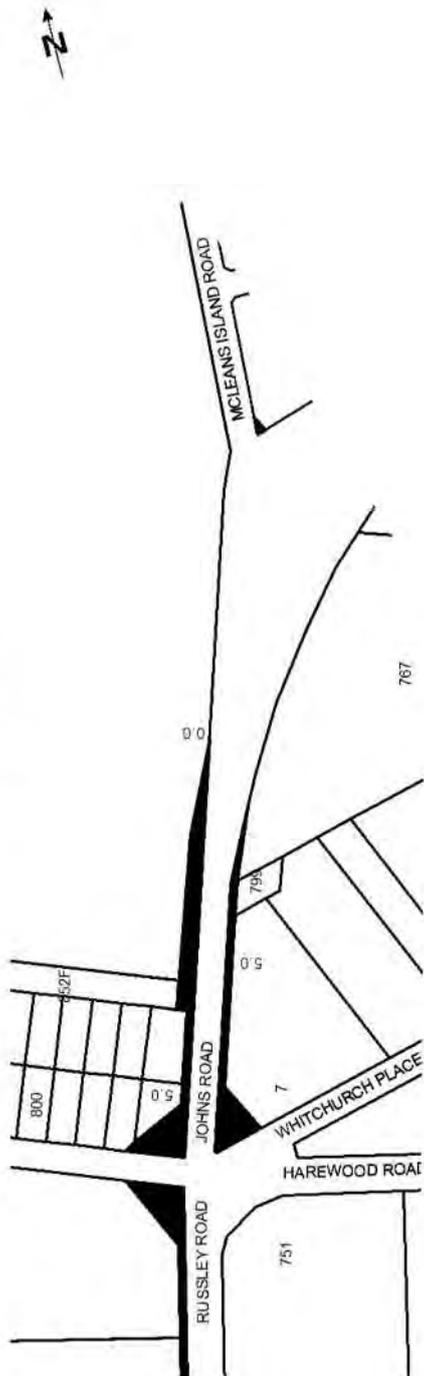
J

Updated 12 March 2012

Johns Road SH1

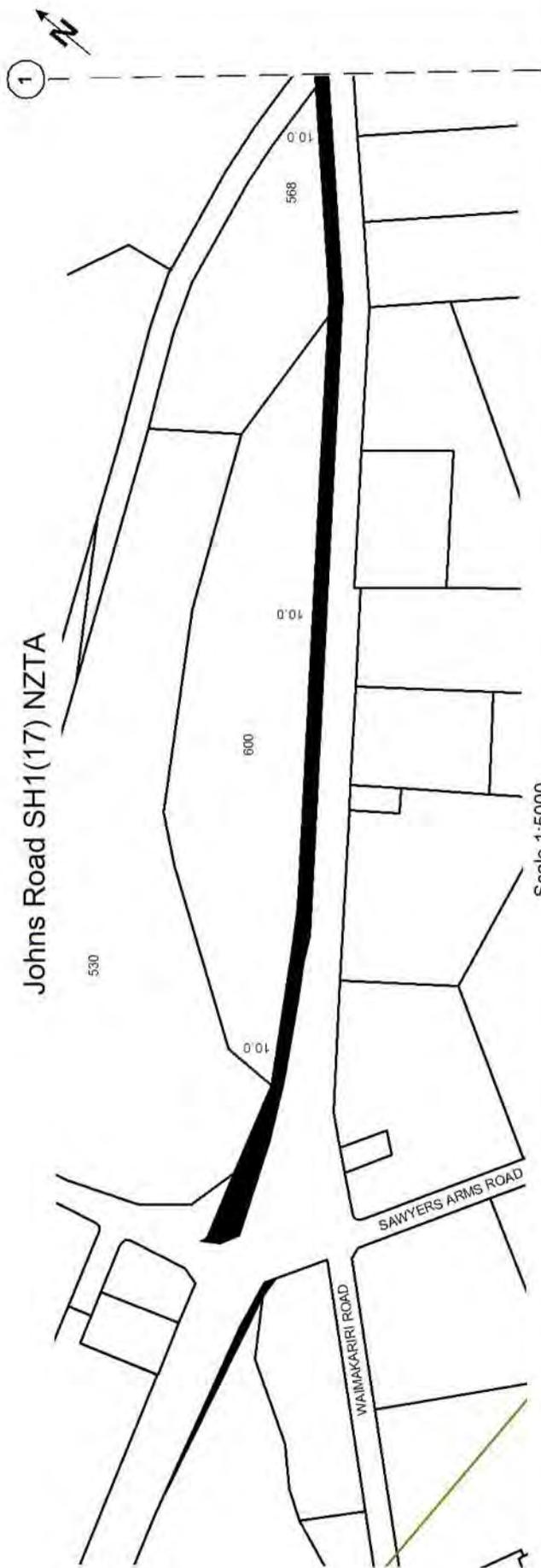
Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Johns Road SH1(23) NZTA



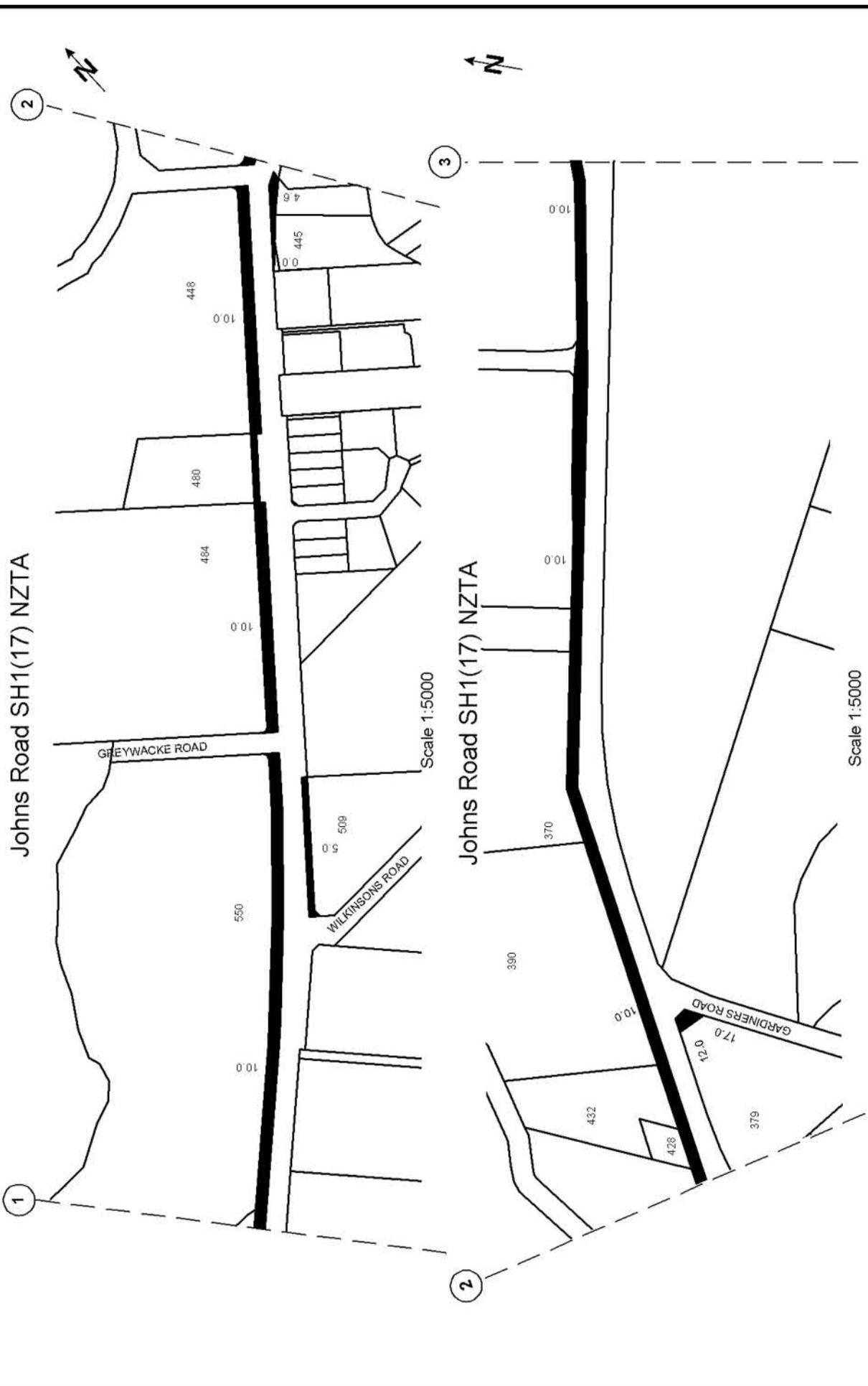
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Johns Road SH1(17) NZTA



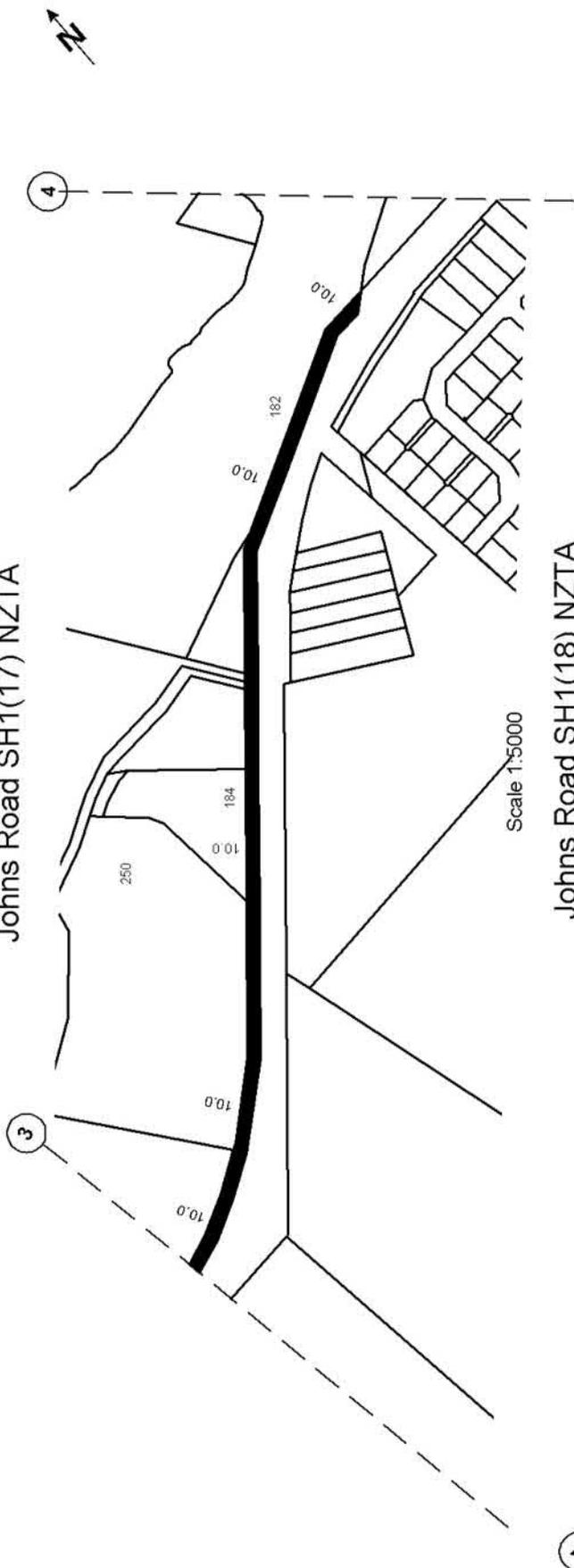
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Appendix 2 - Roading Designations - NZTA, Christchurch City Council

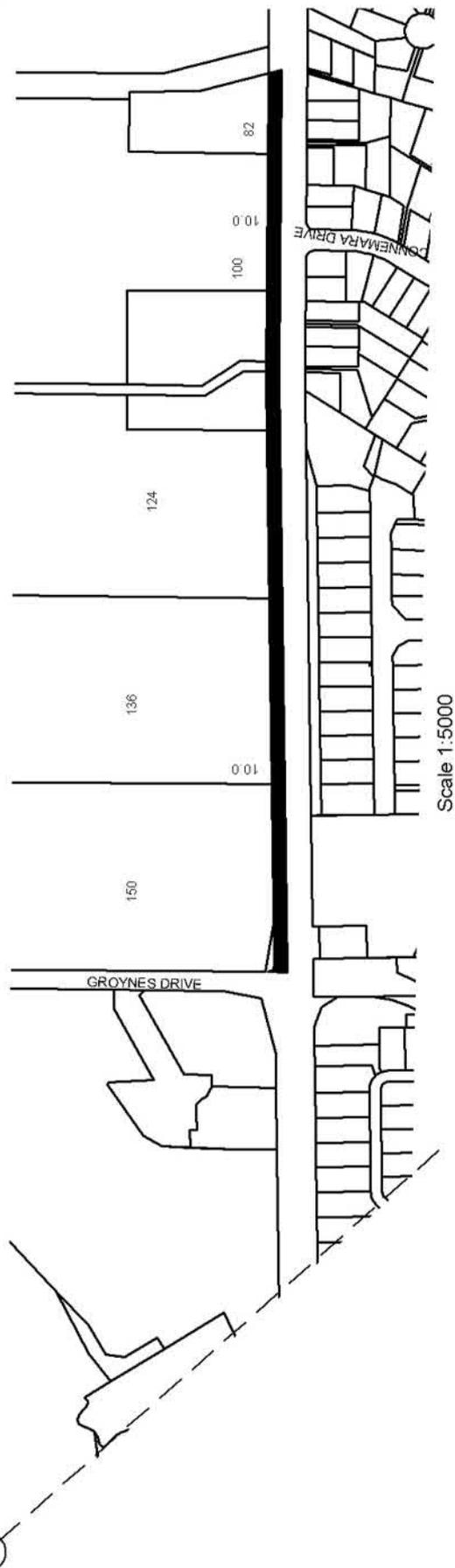


Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Johns Road SH1(17) NZTA



Johns Road SH1(18) NZTA



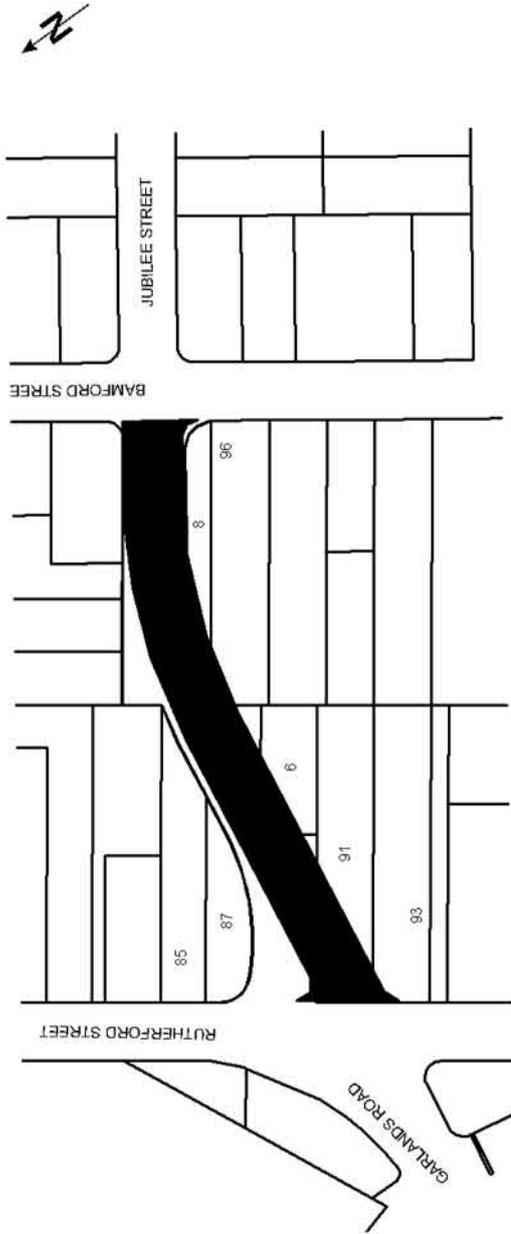
J / L

Updated 12 March 2012

Jubilee Street - Lincoln Road

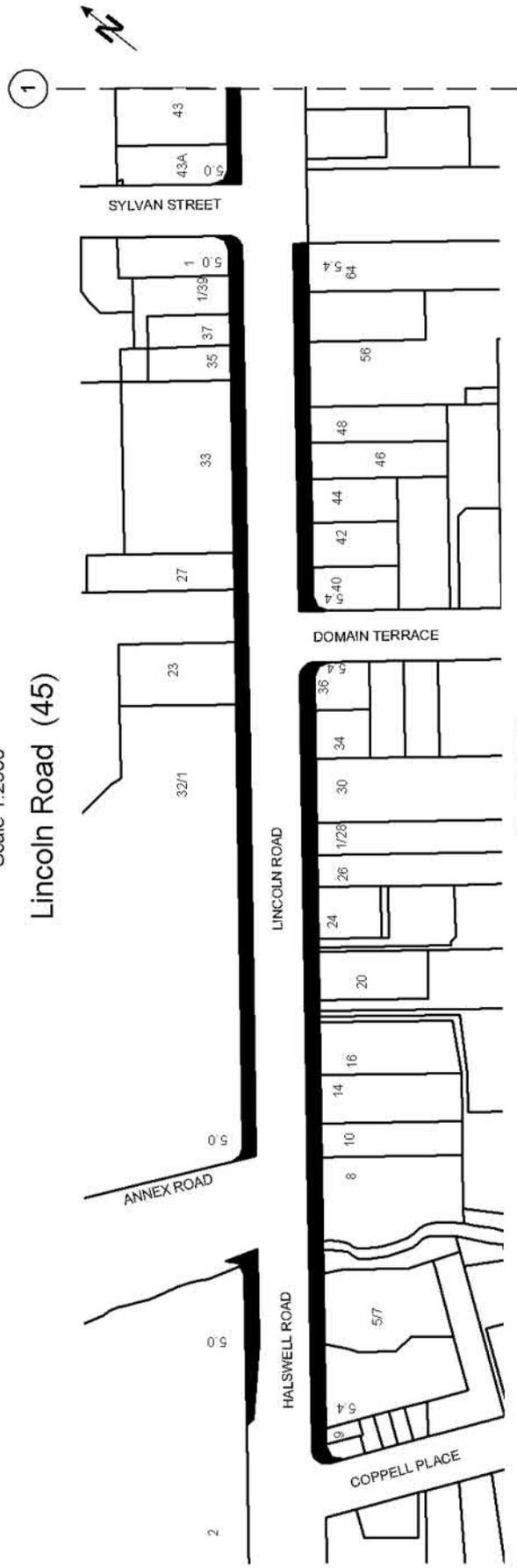
Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Jubilee Street (47)



Scale 1:2500

Lincoln Road (45)



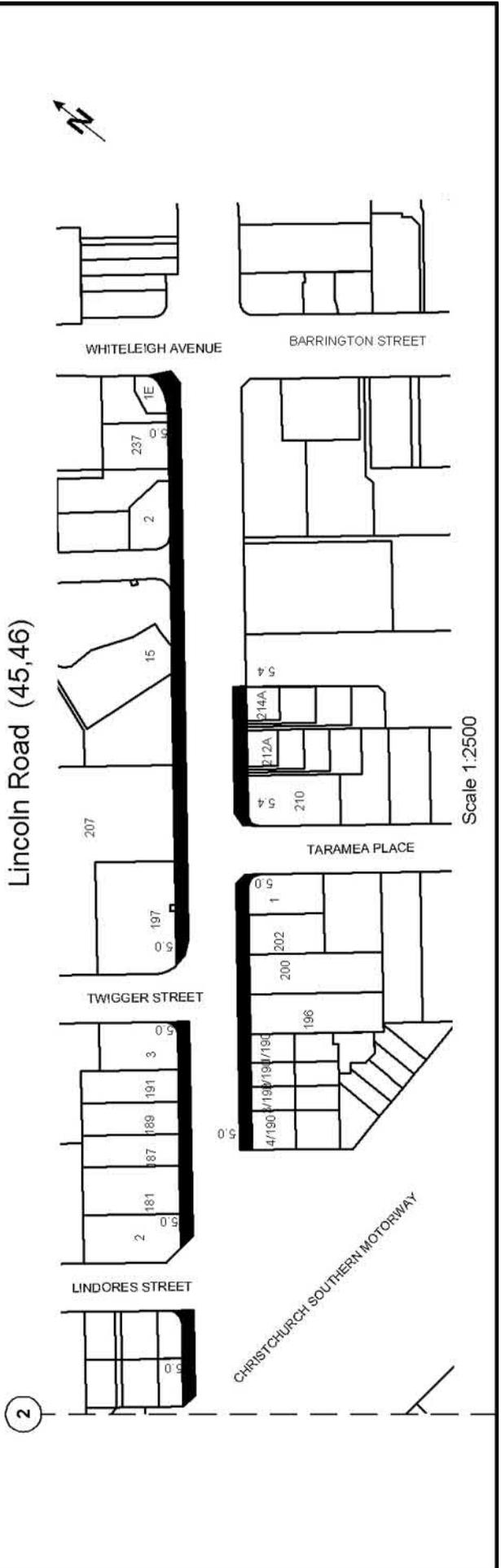
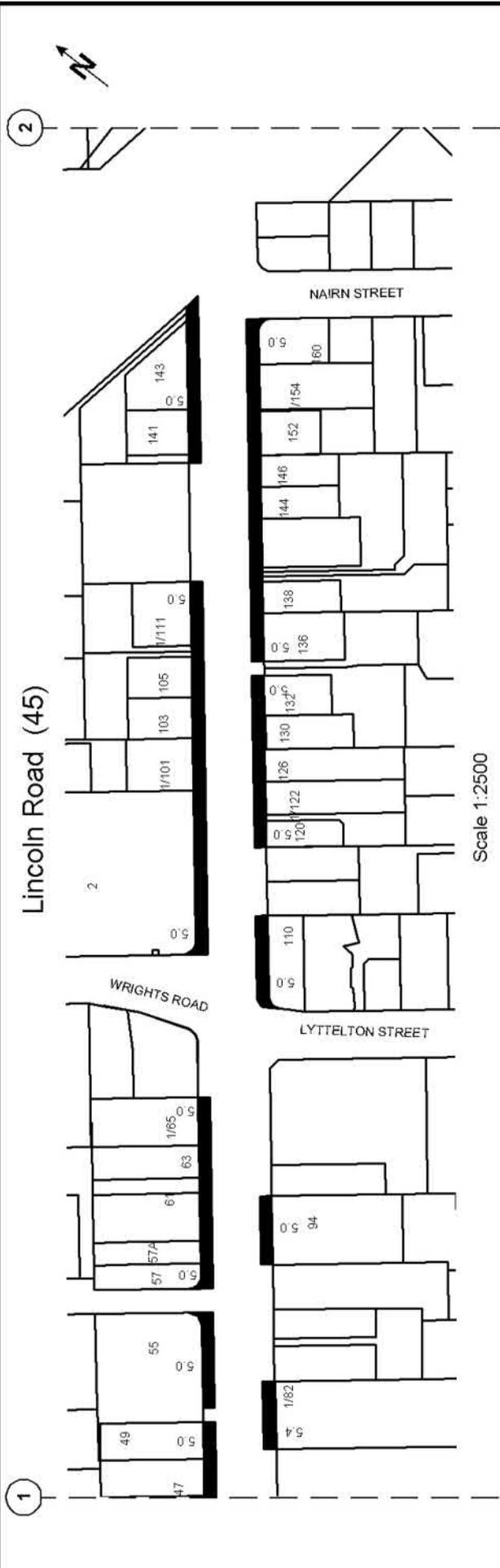
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L

Updated 12 March 2012

Lincoln Road

Appendix 2 - Roading Designations - NZTA, Christchurch City Council



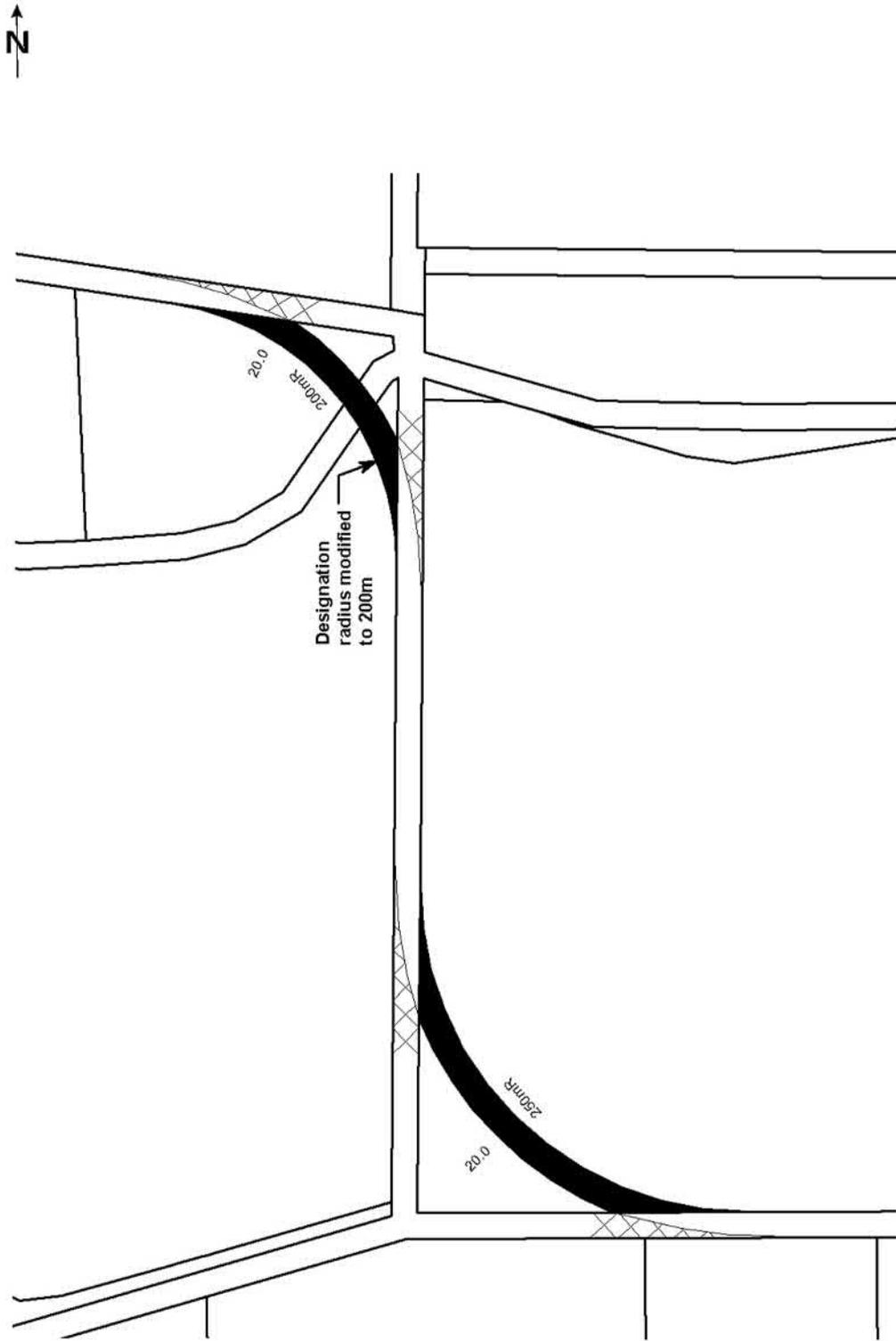
M

Updated 12 March 2012

McLeans Island Road

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

McLeans Island Road (15,22) NZTA

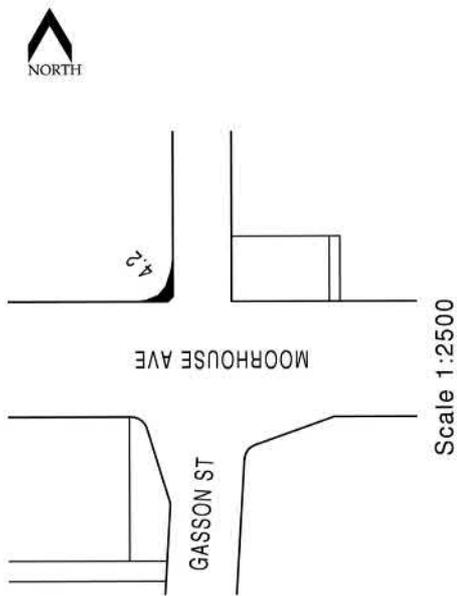


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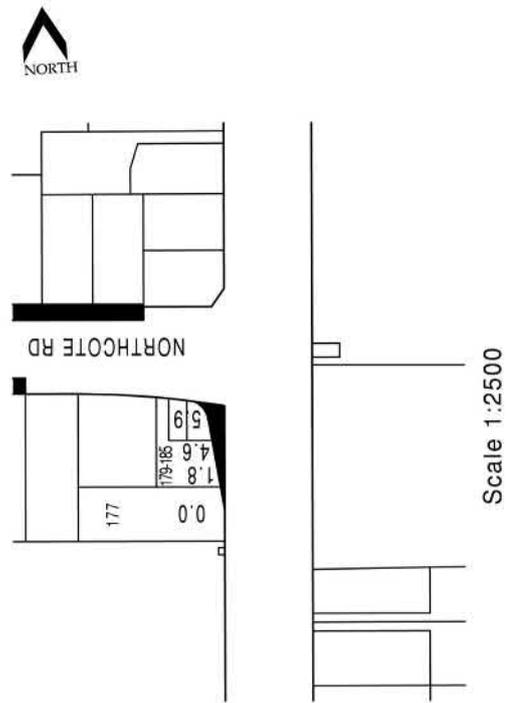
Madras Street - Main North Road SH74

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

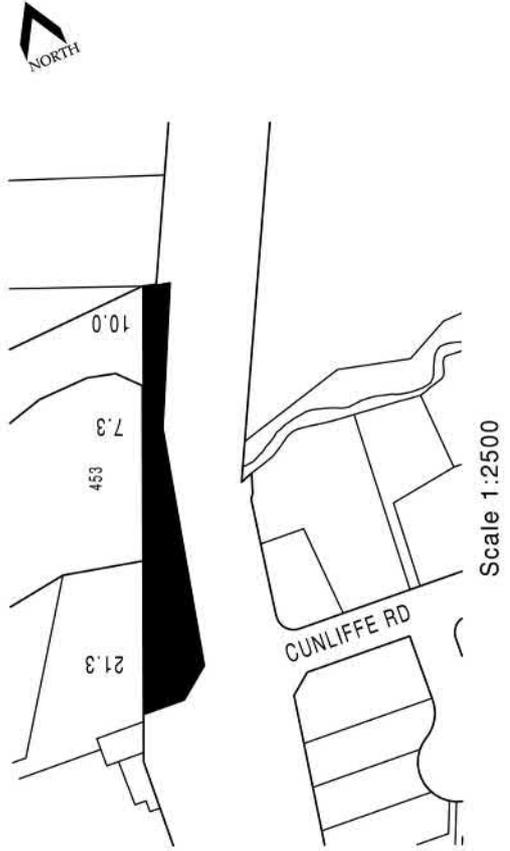
Madras Street (39)



Main North Road SH74 (25) NZTA



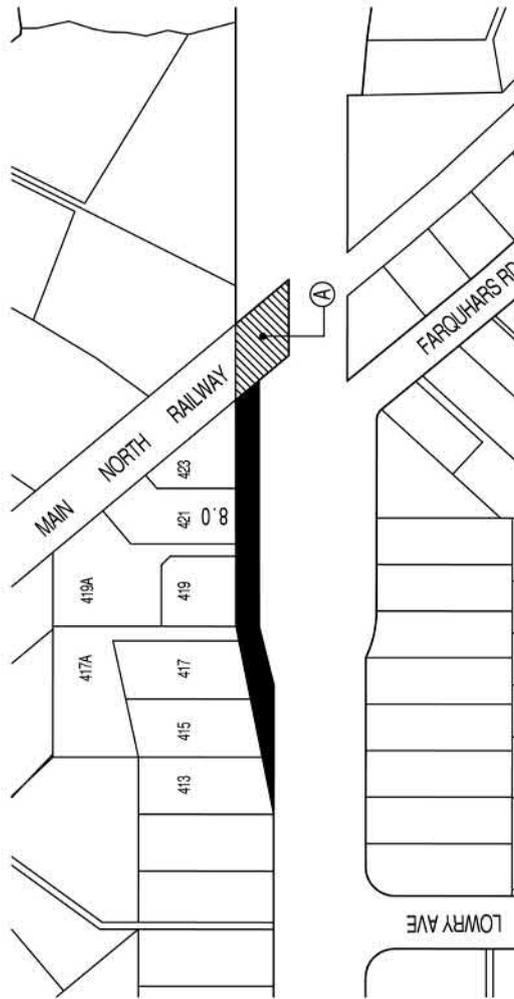
Main North Road SH74 (18) NZTA



Main North Road

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Main North Road SH74 (18) NZTA

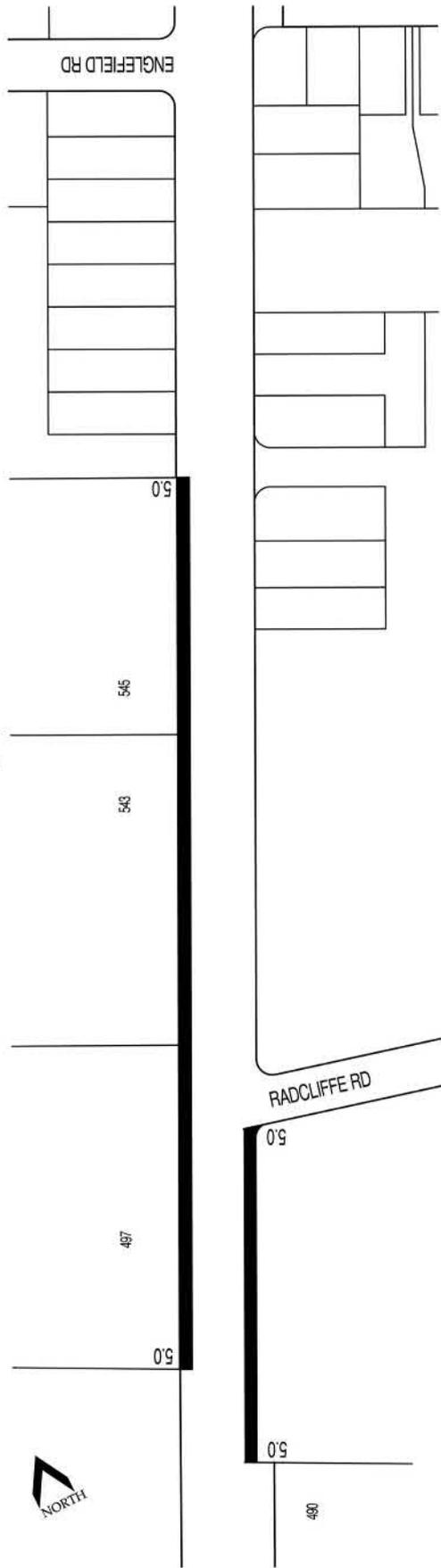


Ⓐ - Land Subject to two designations:
Primary - Railway Purposes
Secondary - Roading designation

Scale 1:2500

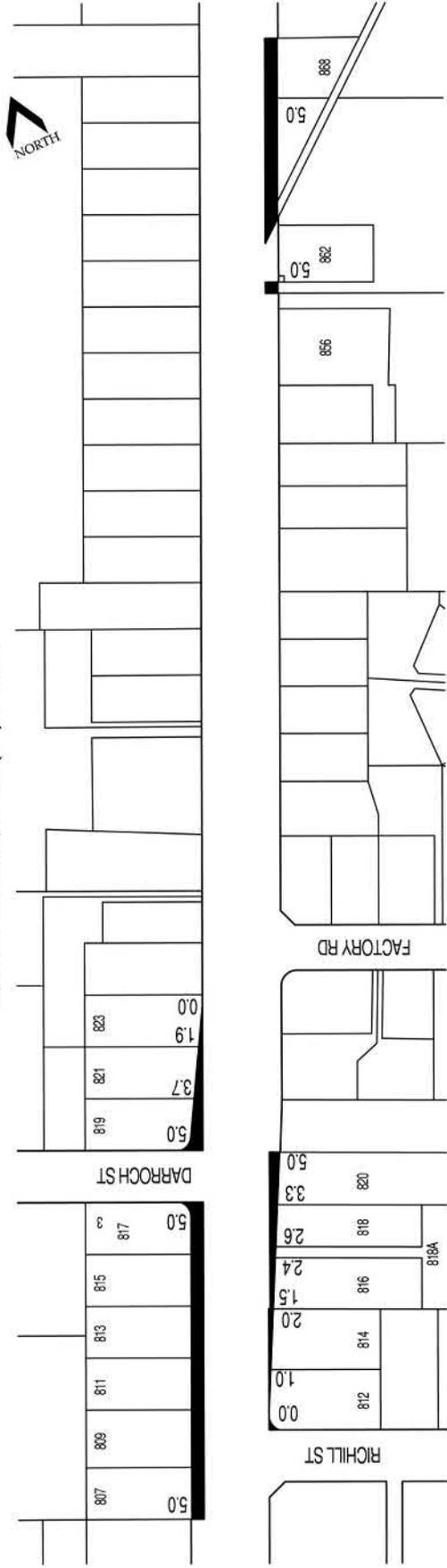
Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Main North Road SH74 (18) NZTA



Scale 1:2500

Main North Road SH1 (10) NZTA



Scale 1:2500

Main South Road

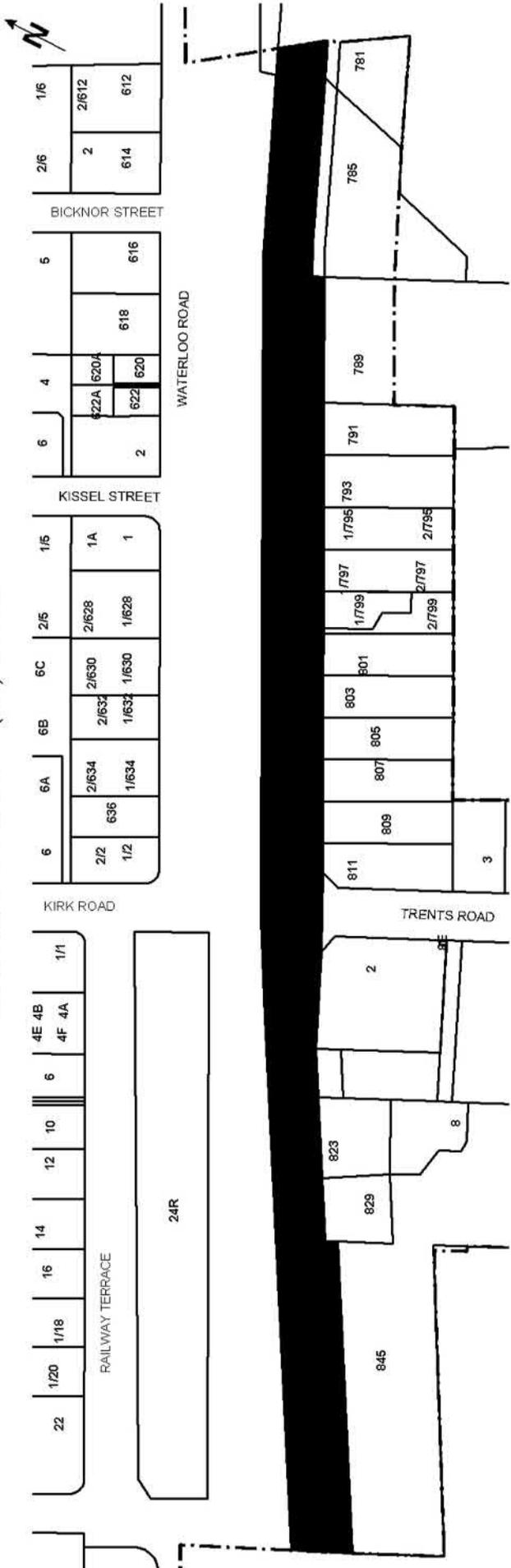
Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Main South Road SH1/Halswell Junction Road (43) NZTA



Appendix 2 - Roading Designations - NZTA, Christchurch City Council

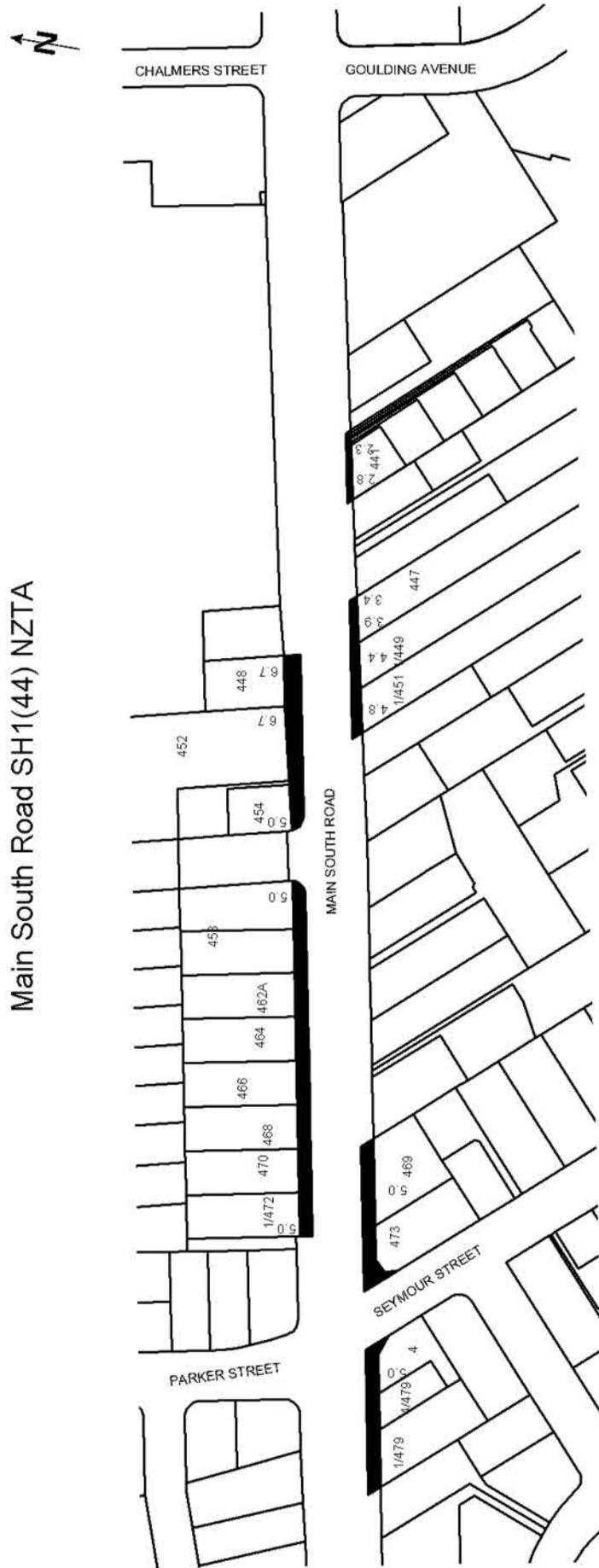
Main South Road SH1 (43) NZTA



Scale 1:2500

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

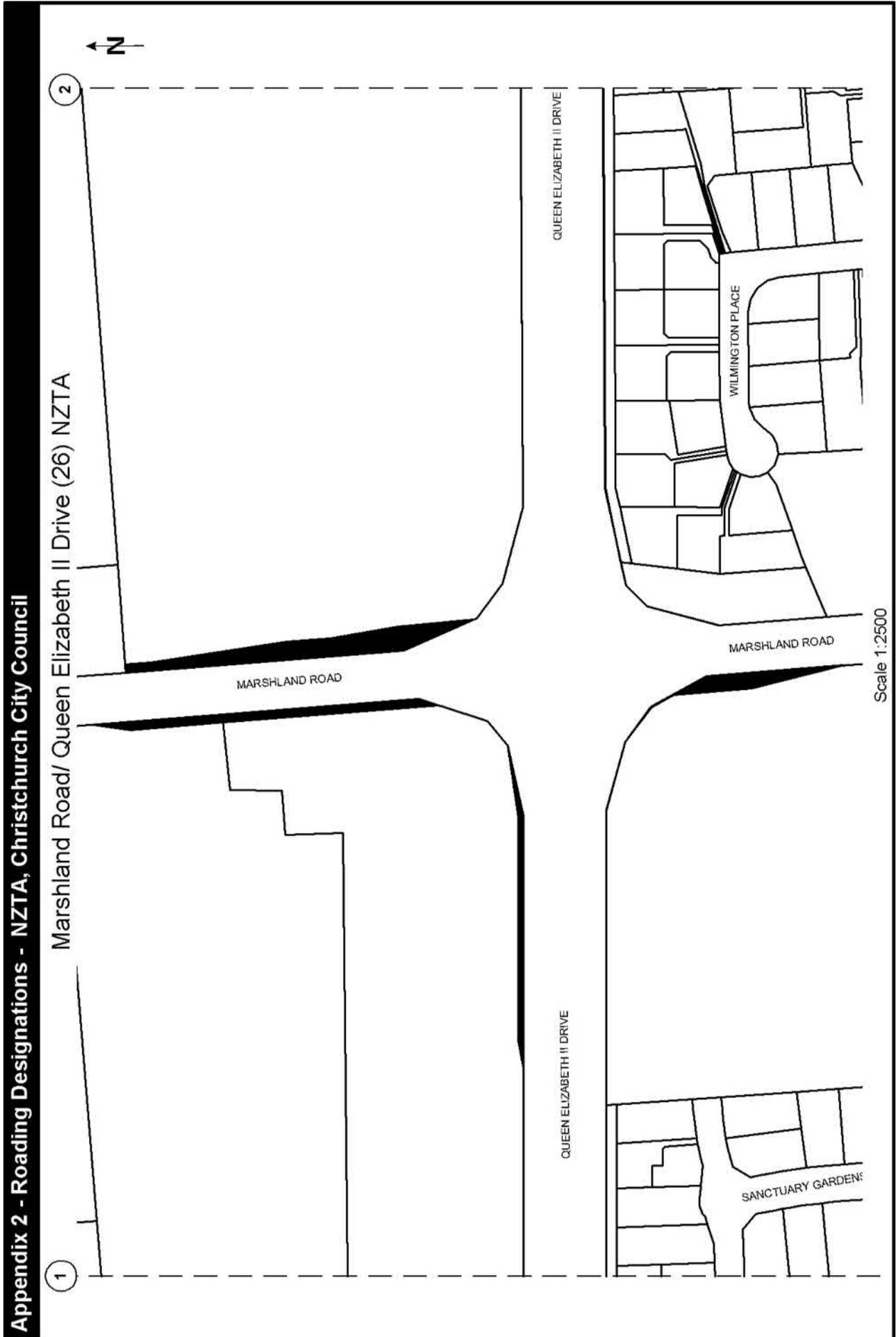
Main South Road SH1(44) NZTA



Scale 1:2500

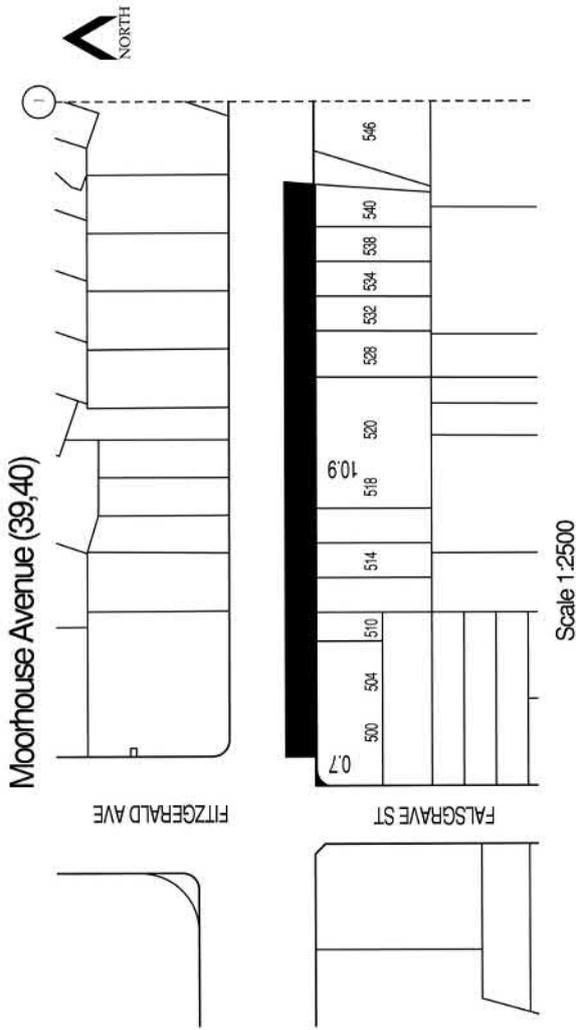
Marshland Road - Masham Road

Marshland Road - QEII



Moorhouse Avenue

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

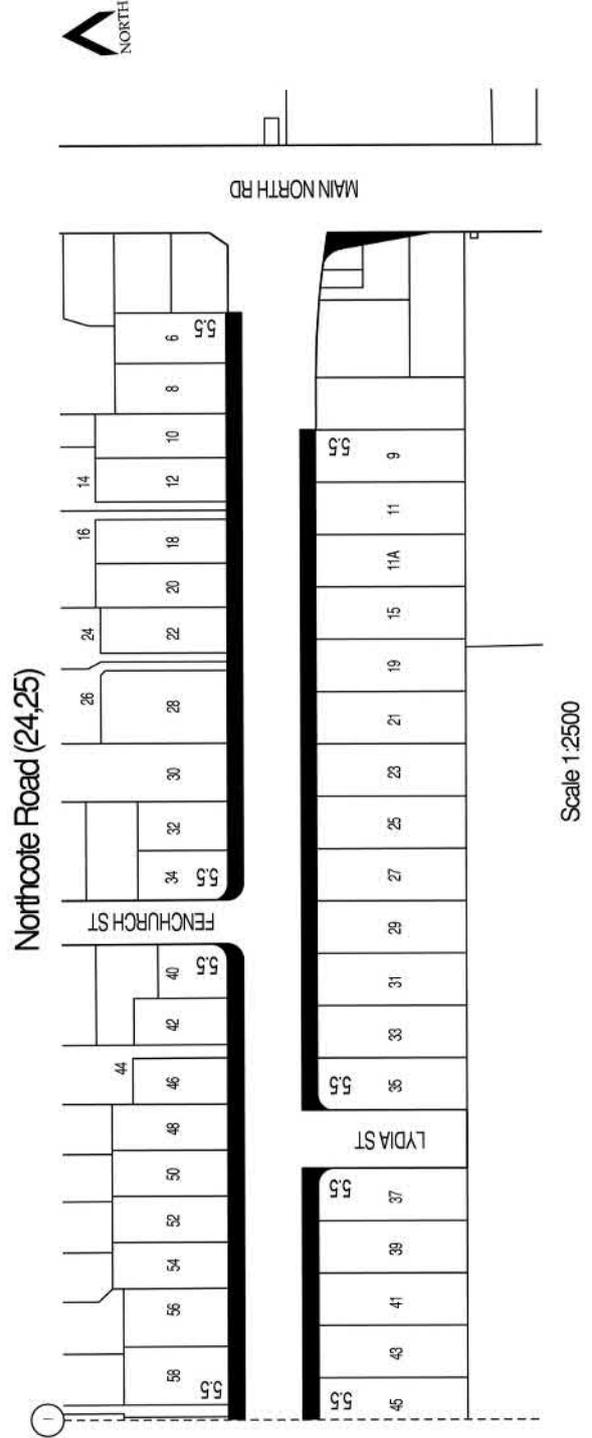
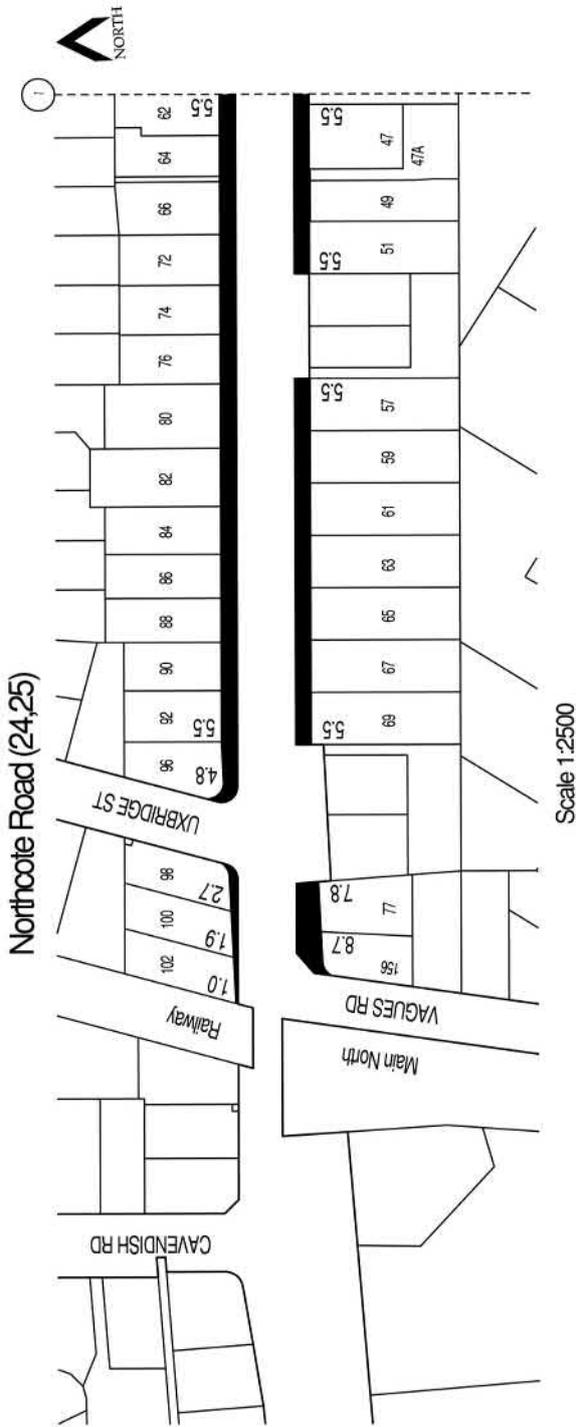


N

Updated 31 March 2009

Northcote Road

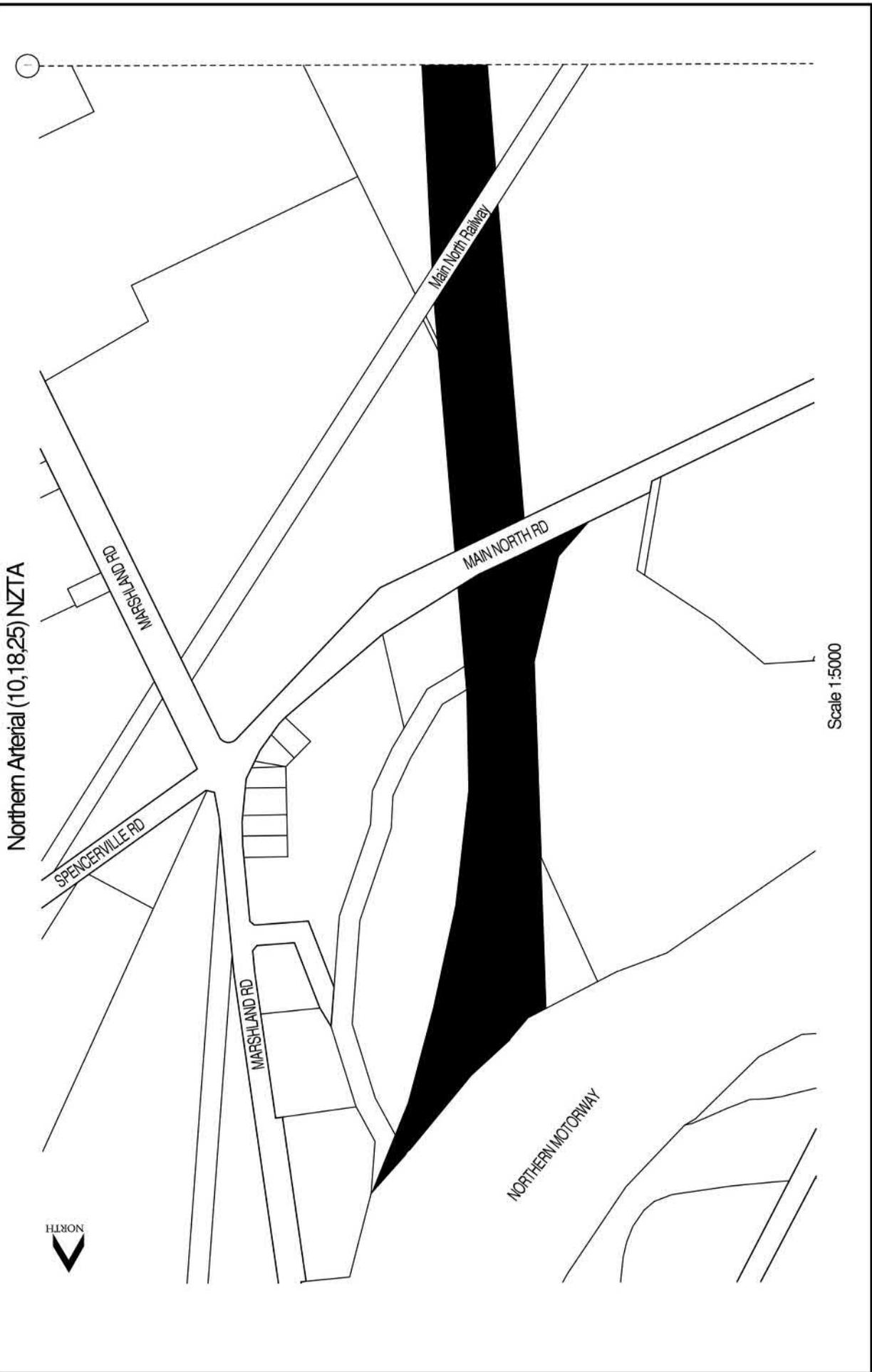
Appendix 2 - Roading Designations - NZTA, Christchurch City Council



Northern Arterial

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Northern Arterial (10,18,25) NZTA



Scale 1:5000

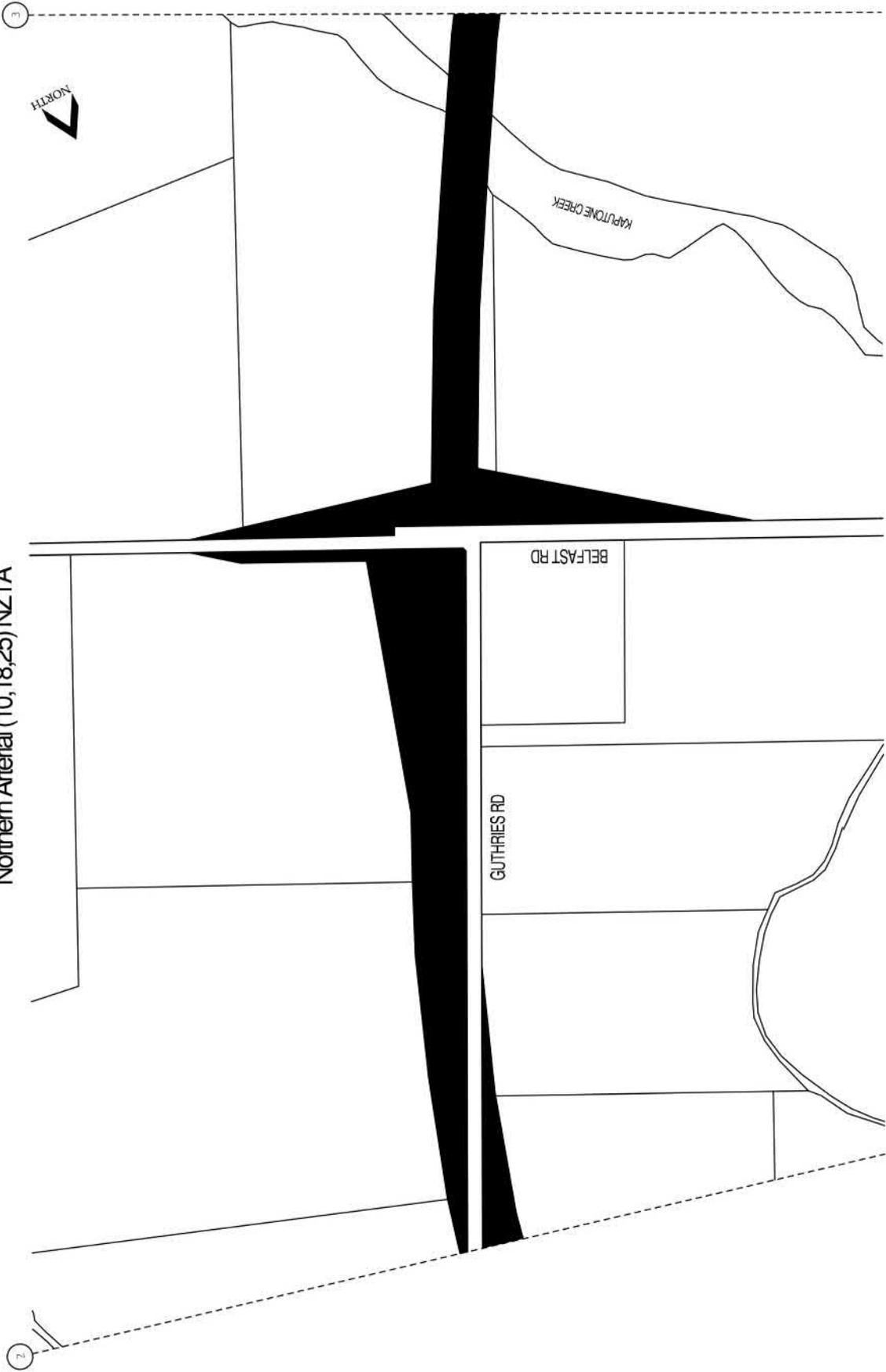
Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Northern Arterial (10,18,25) NZTA



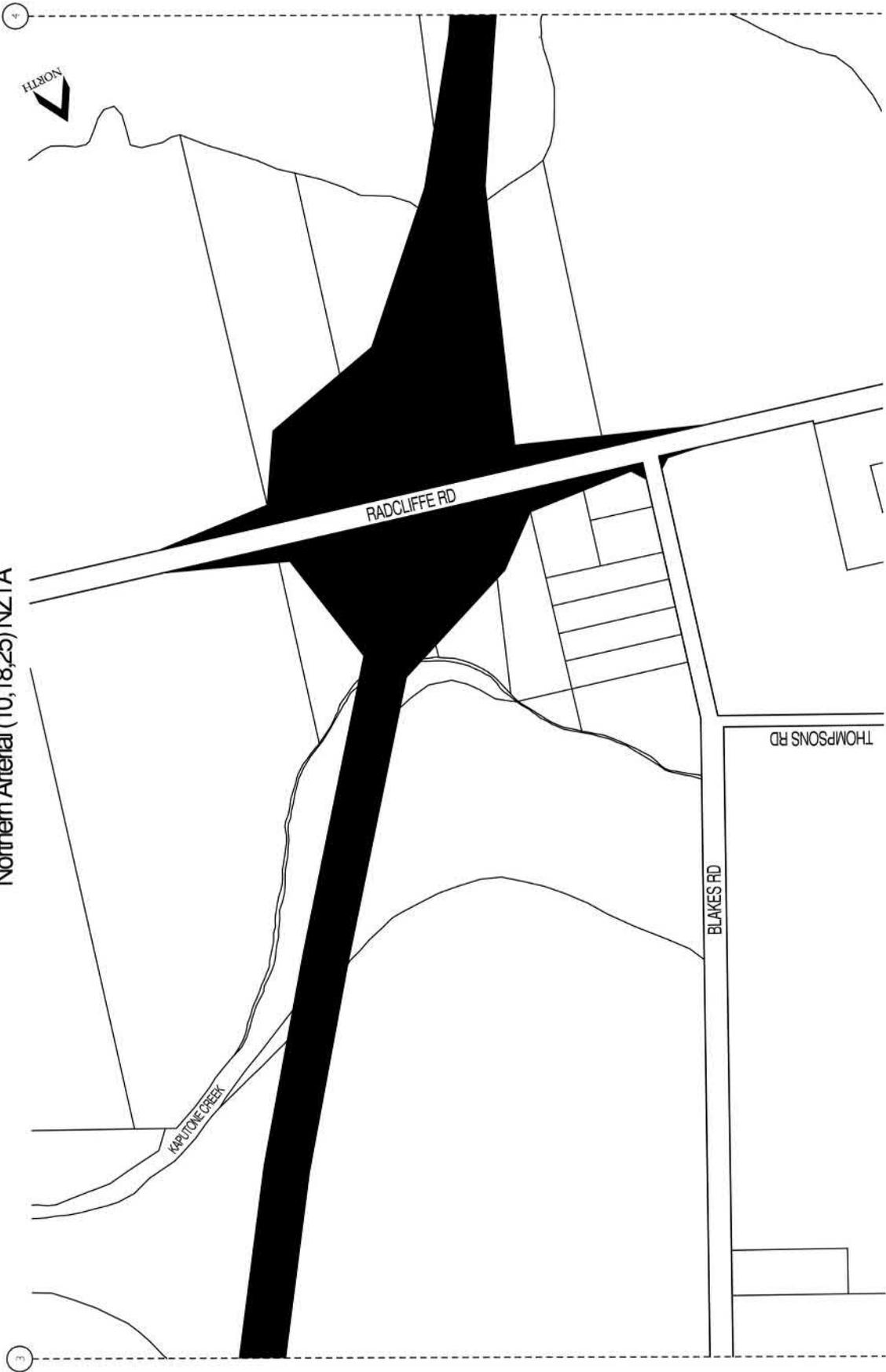
Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Northern Arterial (10,18,25) NZTA



Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Northern Arterial (10,18,25) NZTA



Scale 1:5000

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Northern Arterial (10,18,25) NZTA

5

4



Scale 1:5000

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Northern Arterial (10,18,25) NZTA



Scale 1:5000

O

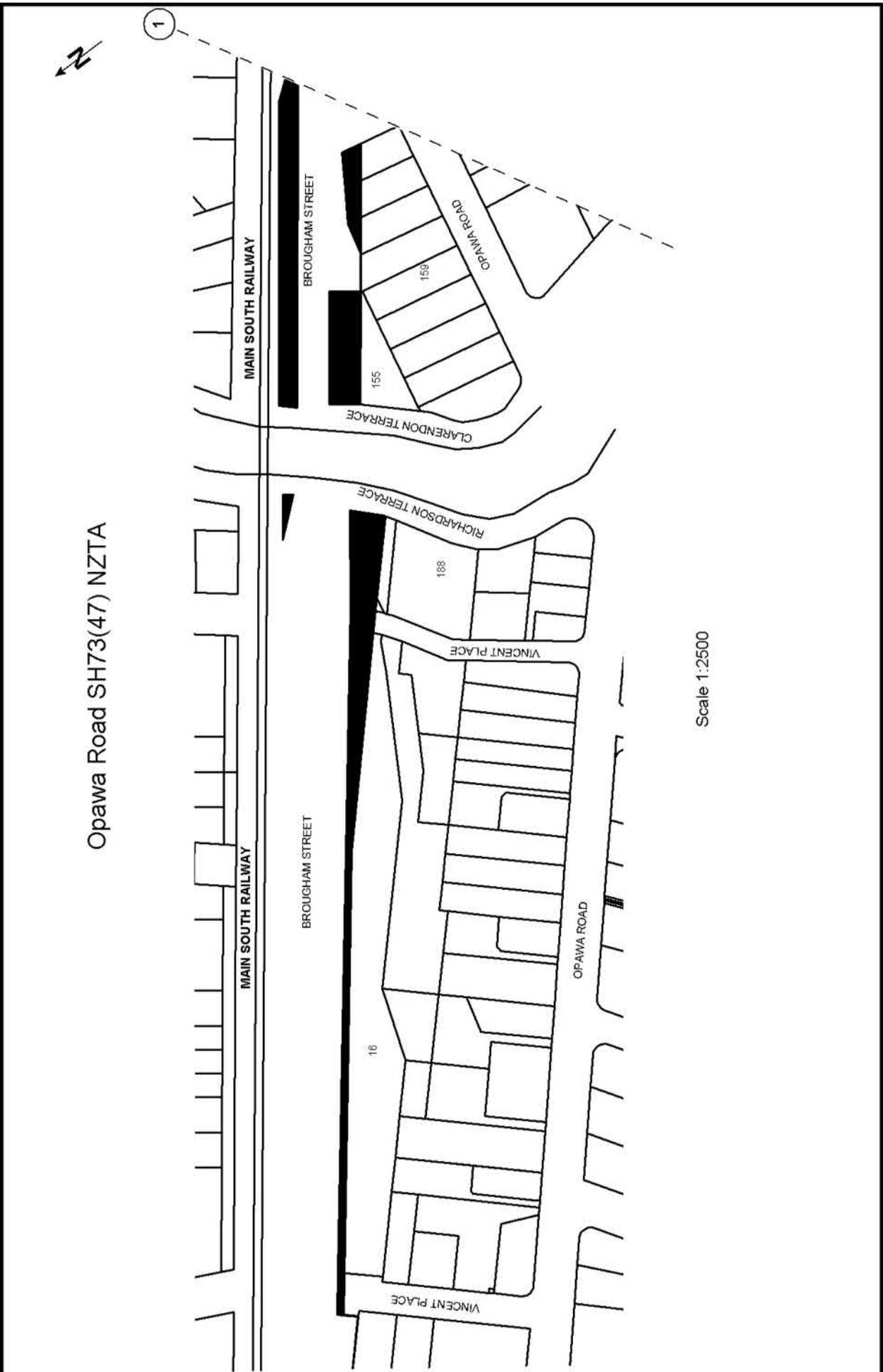
Updated 12 March 2012

Opawa Road SH74

(47 Opawa Road - unresolved submission PLCP/H153)

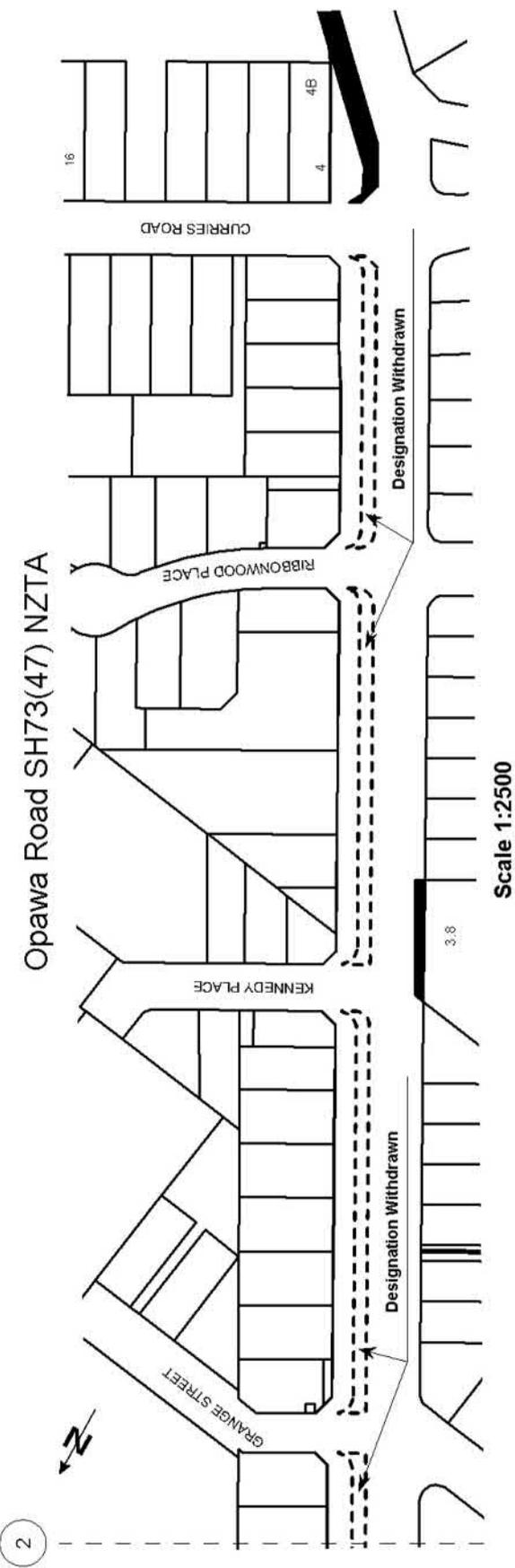
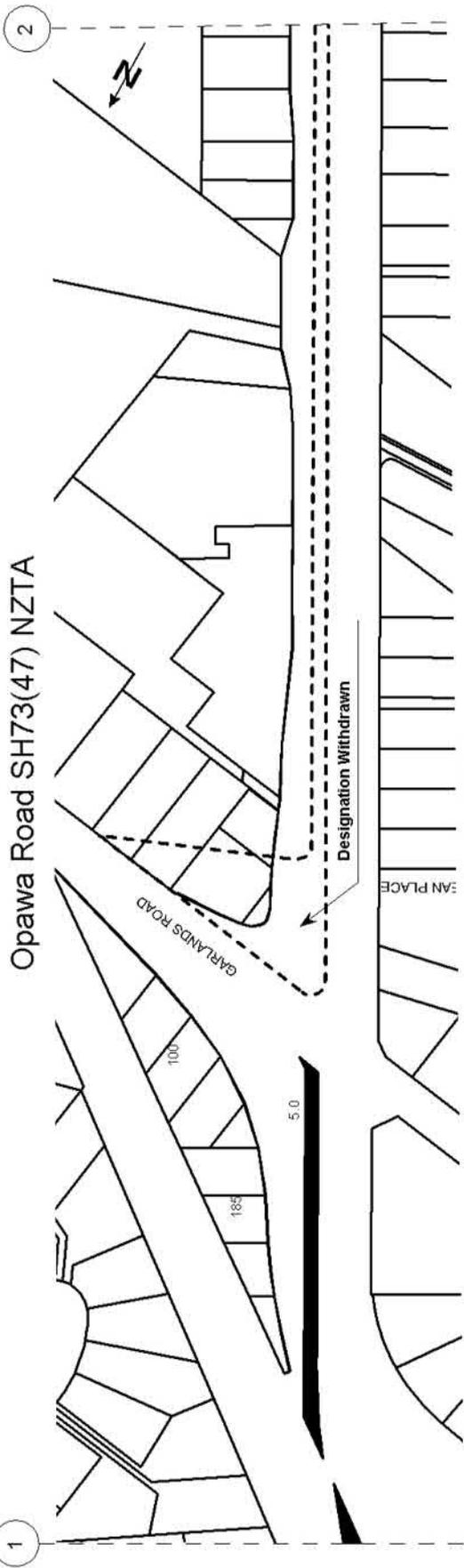
Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Opawa Road SH73(47) NZTA



Scale 1:2500

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

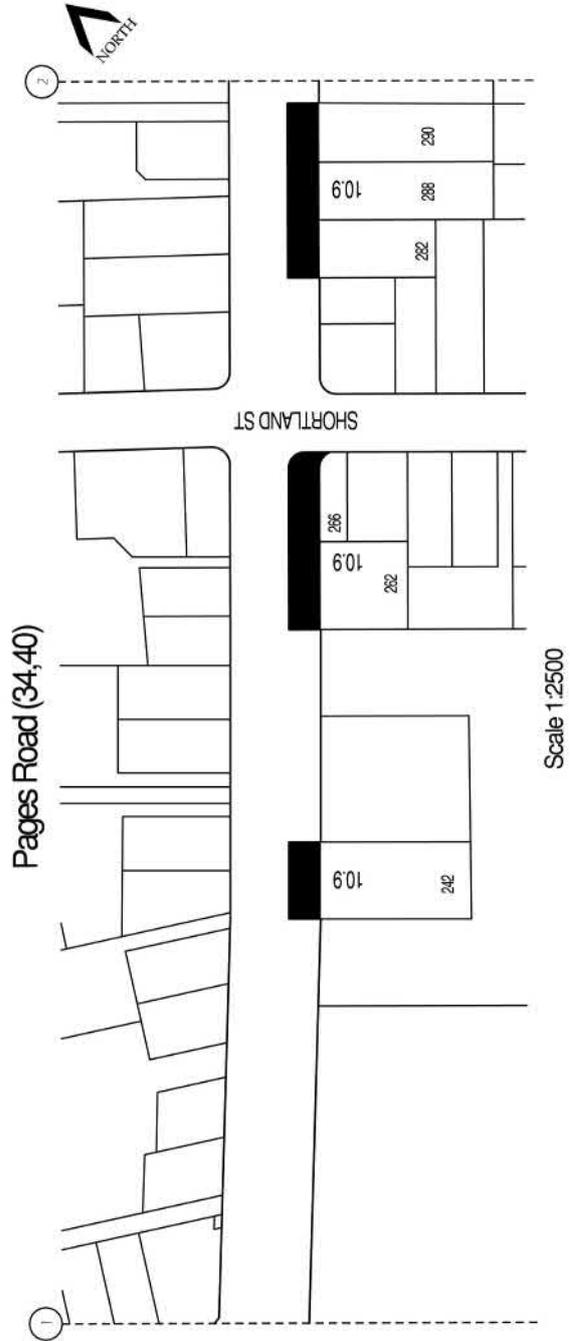
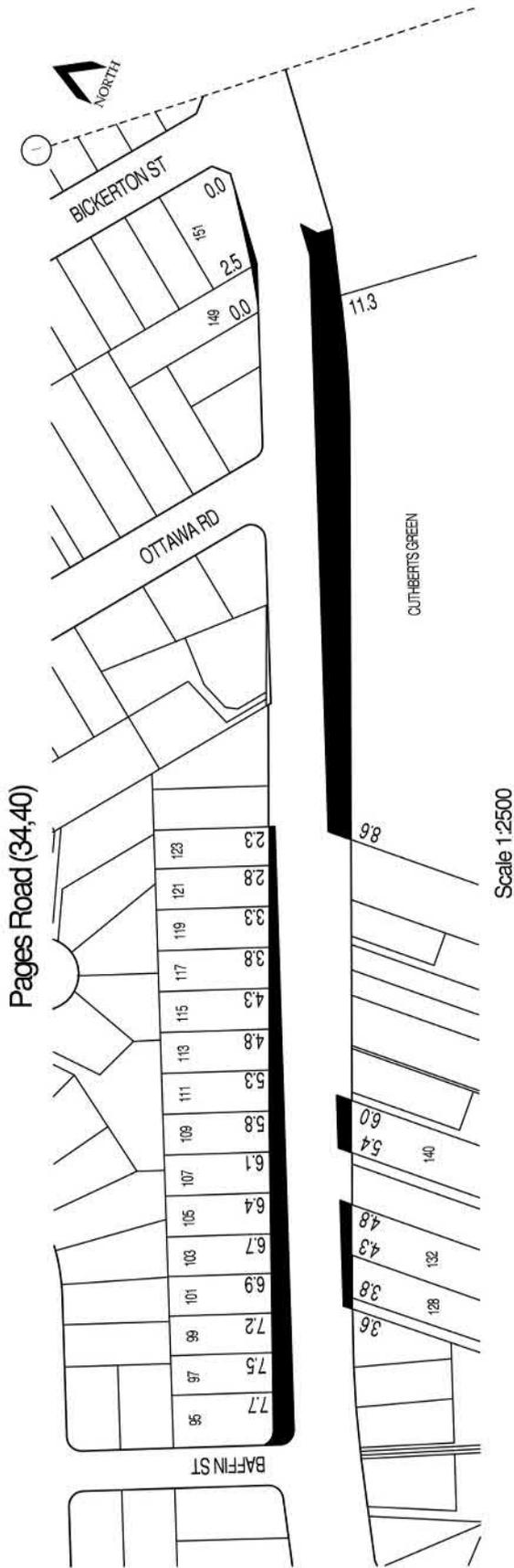


P

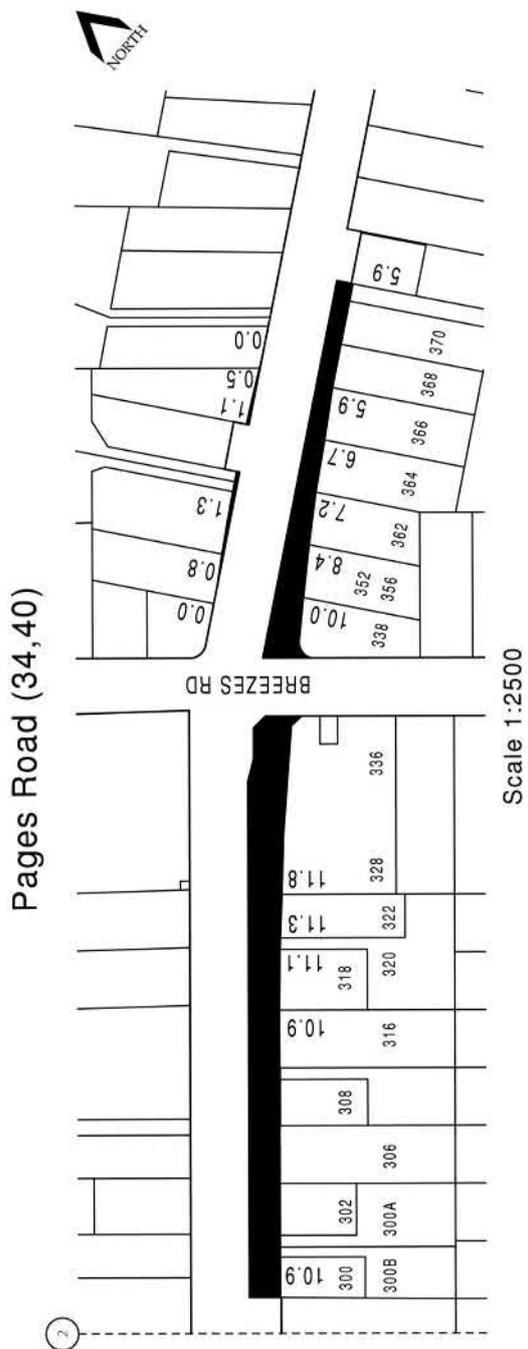
Updated 12 March 2012

Pages Road

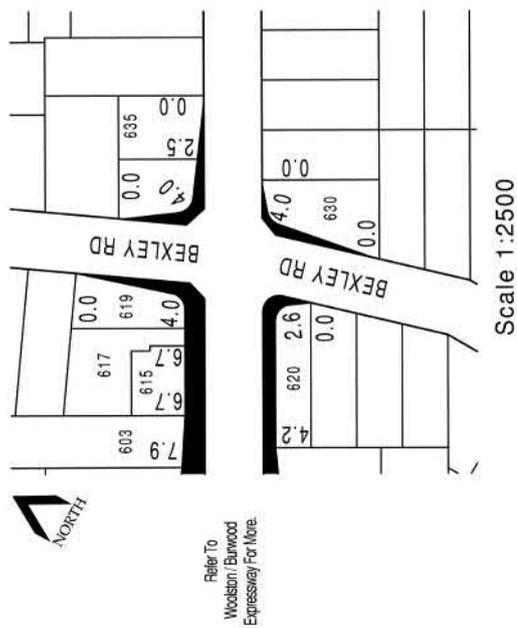
Appendix 2 - Roading Designations - NZTA, Christchurch City Council



Appendix 2 - Roading Designations - NZTA, Christchurch City Council



Pages Road (34)

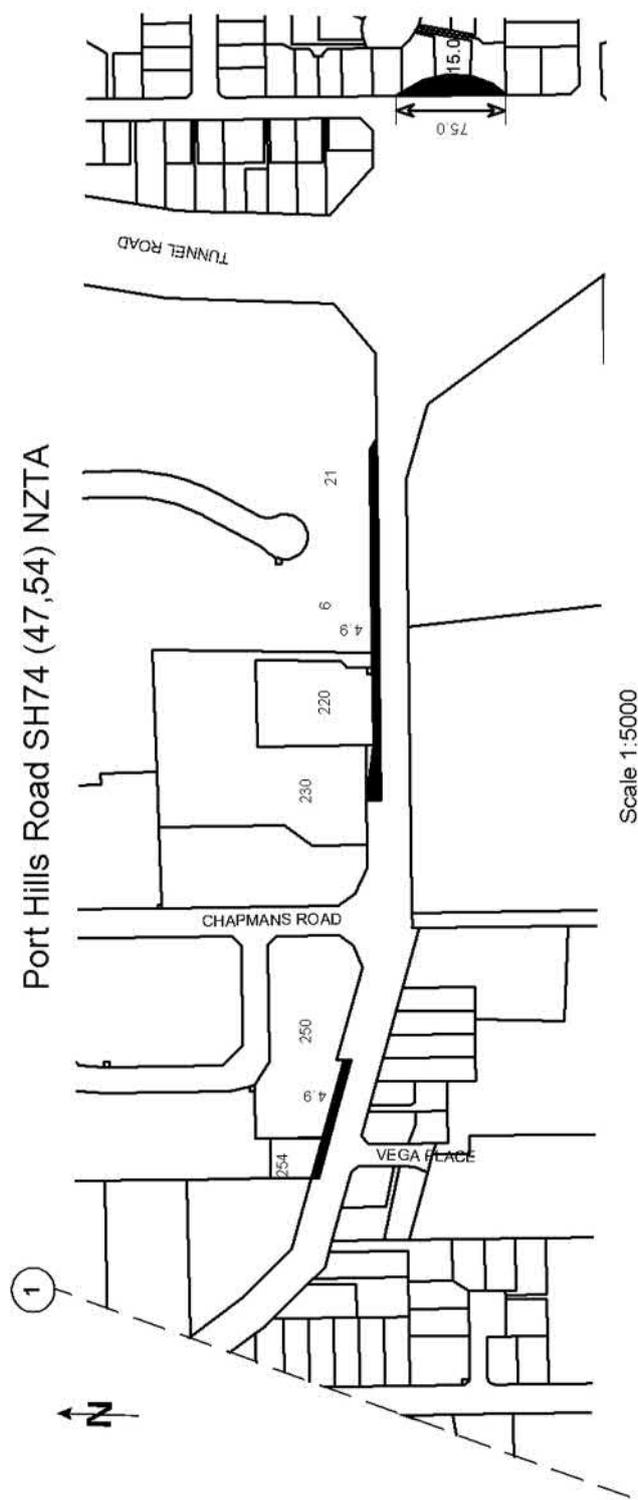
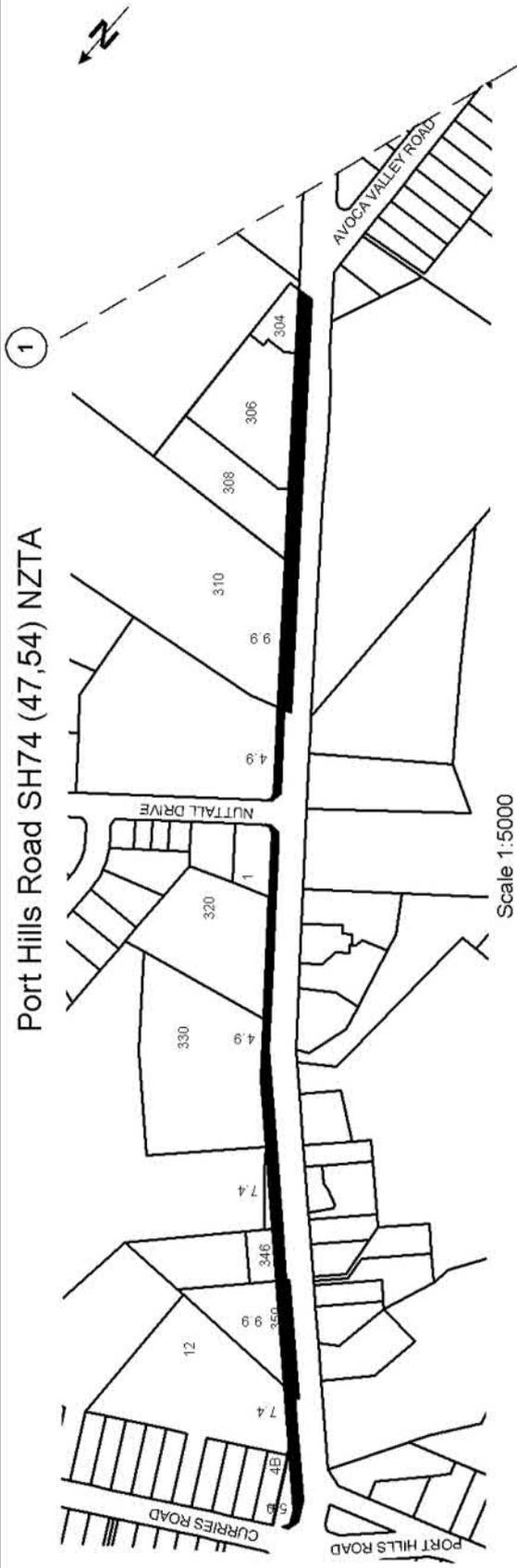


Refer To
Woodston/Burwood
Expressway For More.

Port Hills Road SH74

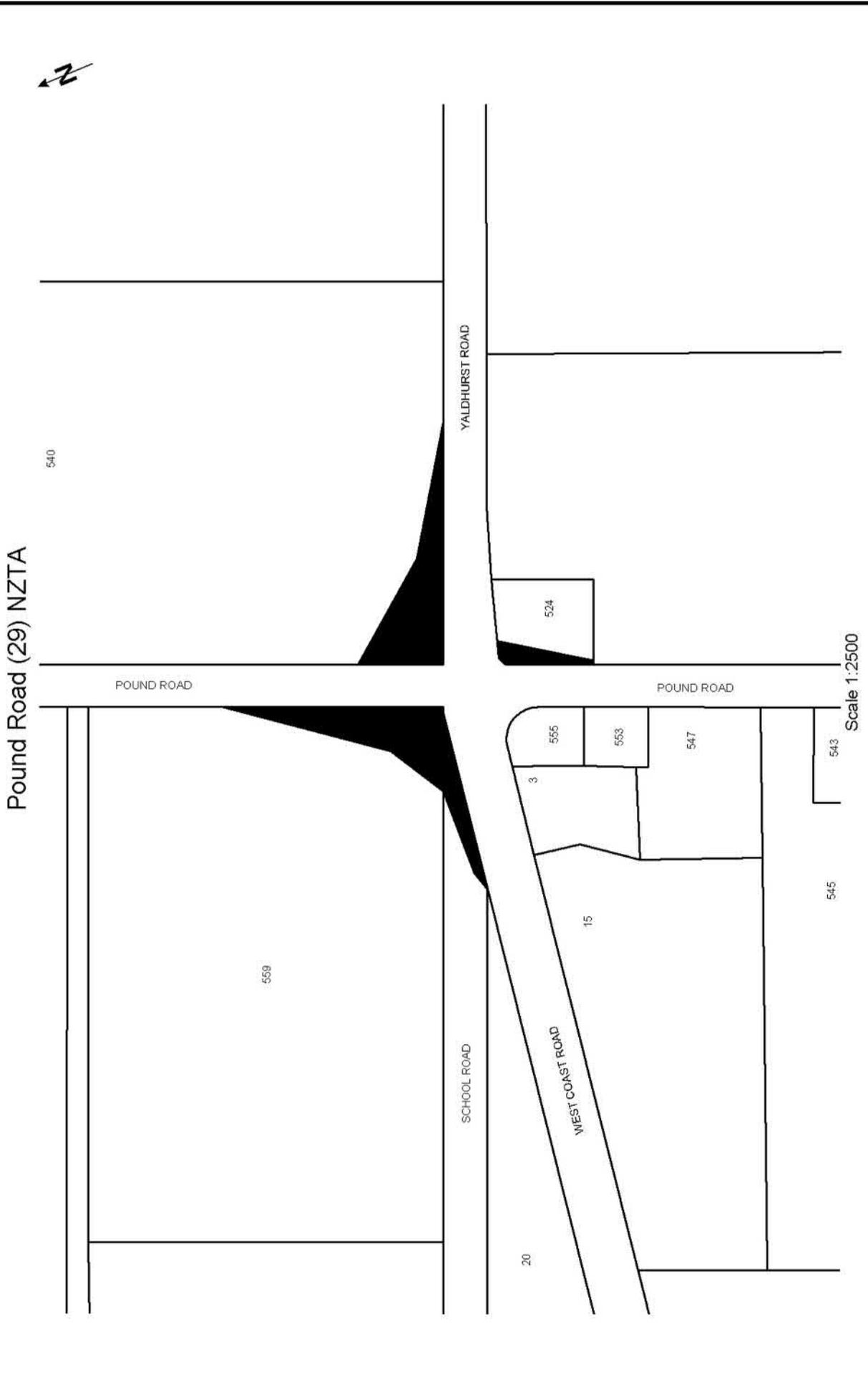
(54 Port Hills Road - unresolved submission PL/CP/H153)

Appendix 2 - Roading Designations - NZTA, Christchurch City Council



Pound Road / Yaldhurst Road Intersection - SH 73

Appendix 2 - Roading Designations - NZTA, Christchurch City Council



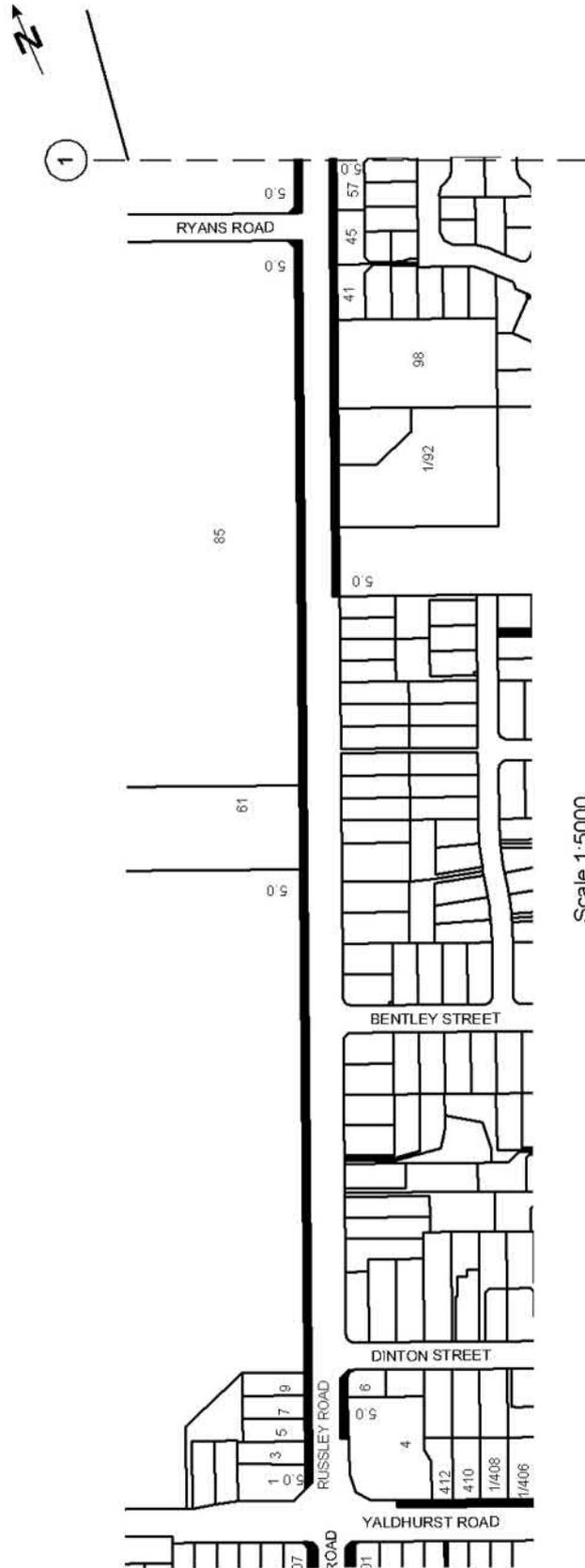
R

Updated 12 March 2012

Russley Road SH1

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

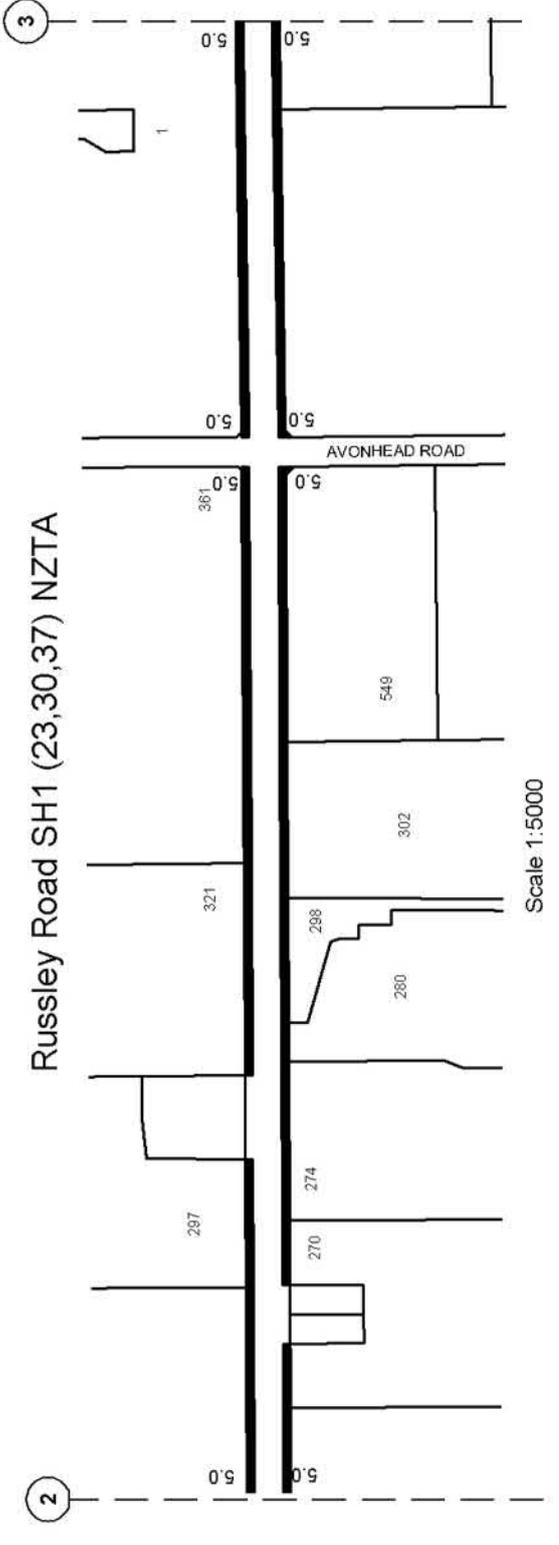
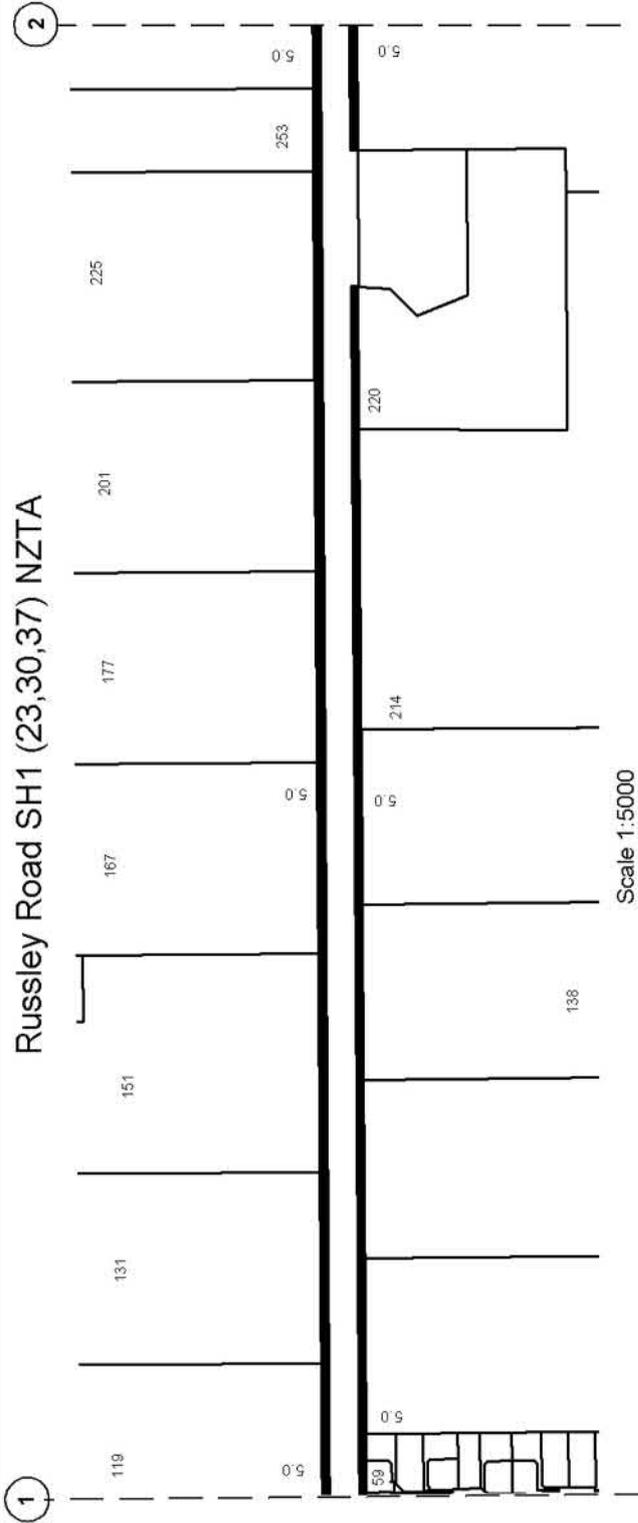
Russley Road SH1 (23,30,37) NZTA



Scale 1:5000

Russley Road SH1

Appendix 2 - Roading Designations - NZTA, Christchurch City Council



Russley Road SH1

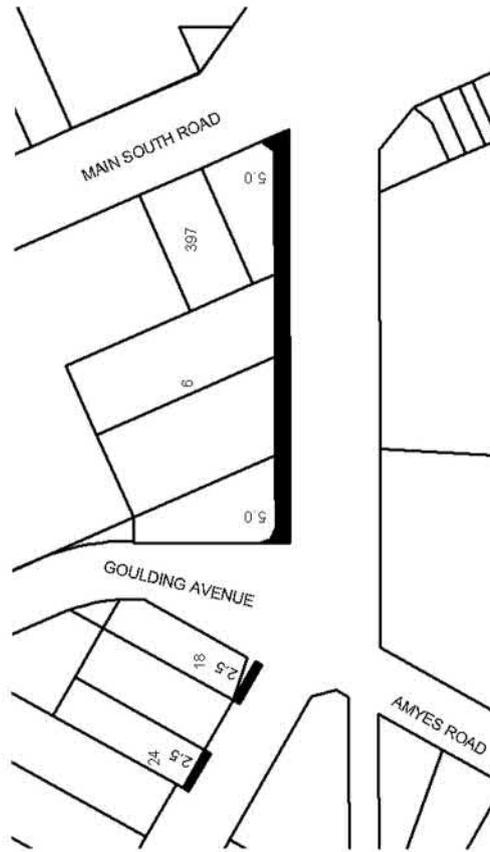
S

Updated 12 March 2012

Shands Road

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Shands Road (44)



Scale 1:2500

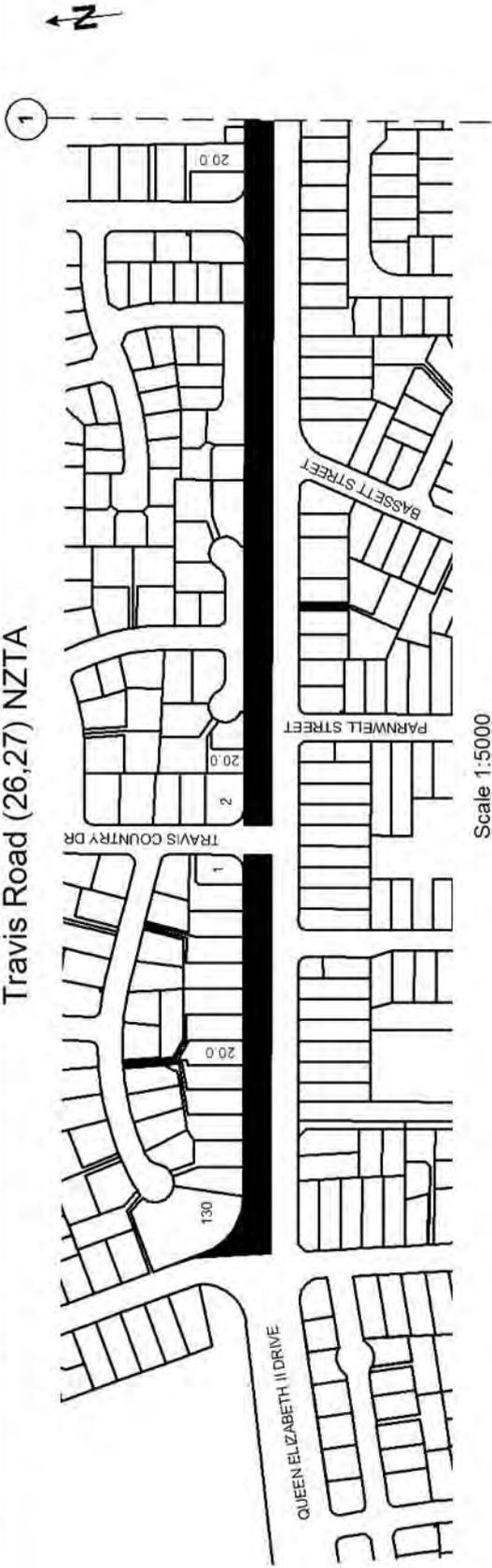
T

Updated 12 March 2012

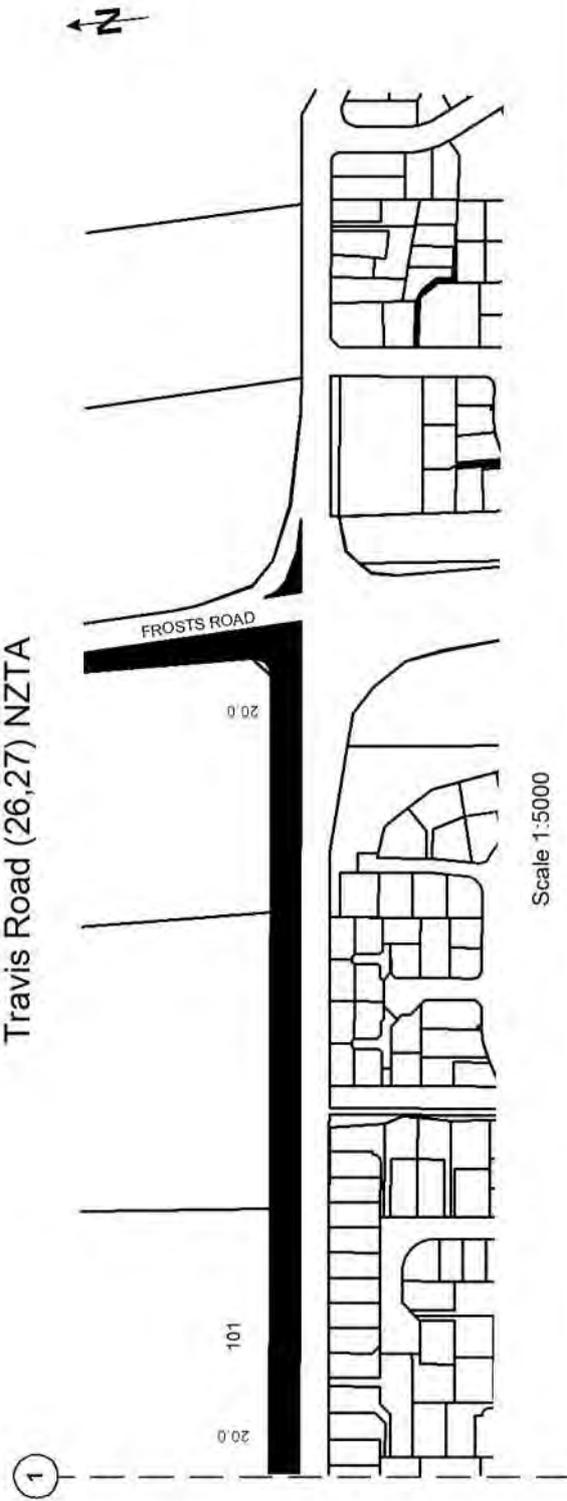
Travis Road

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Travis Road (26,27) NZTA



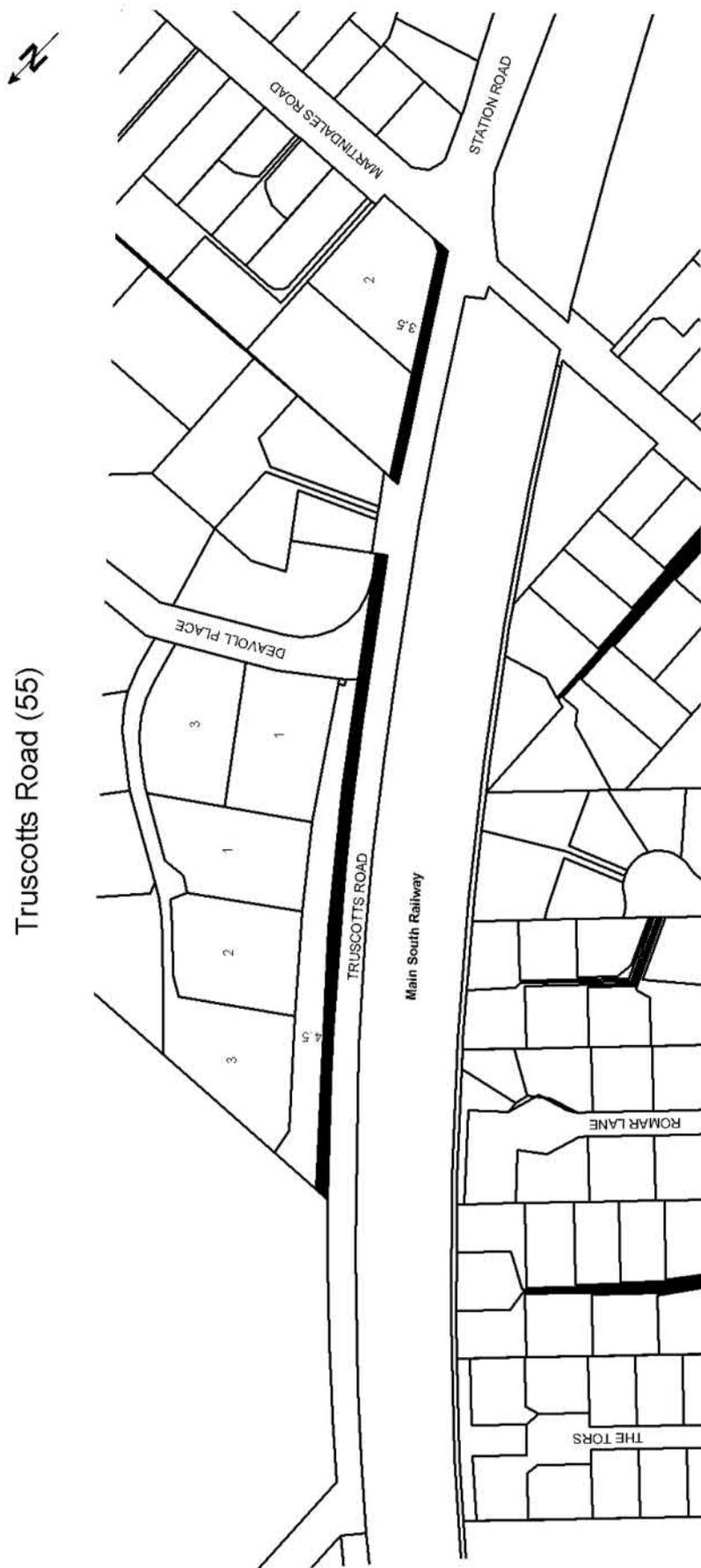
Travis Road (26,27) NZTA



Truscotts Road

Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Truscotts Road (55)



Scale 1:2500

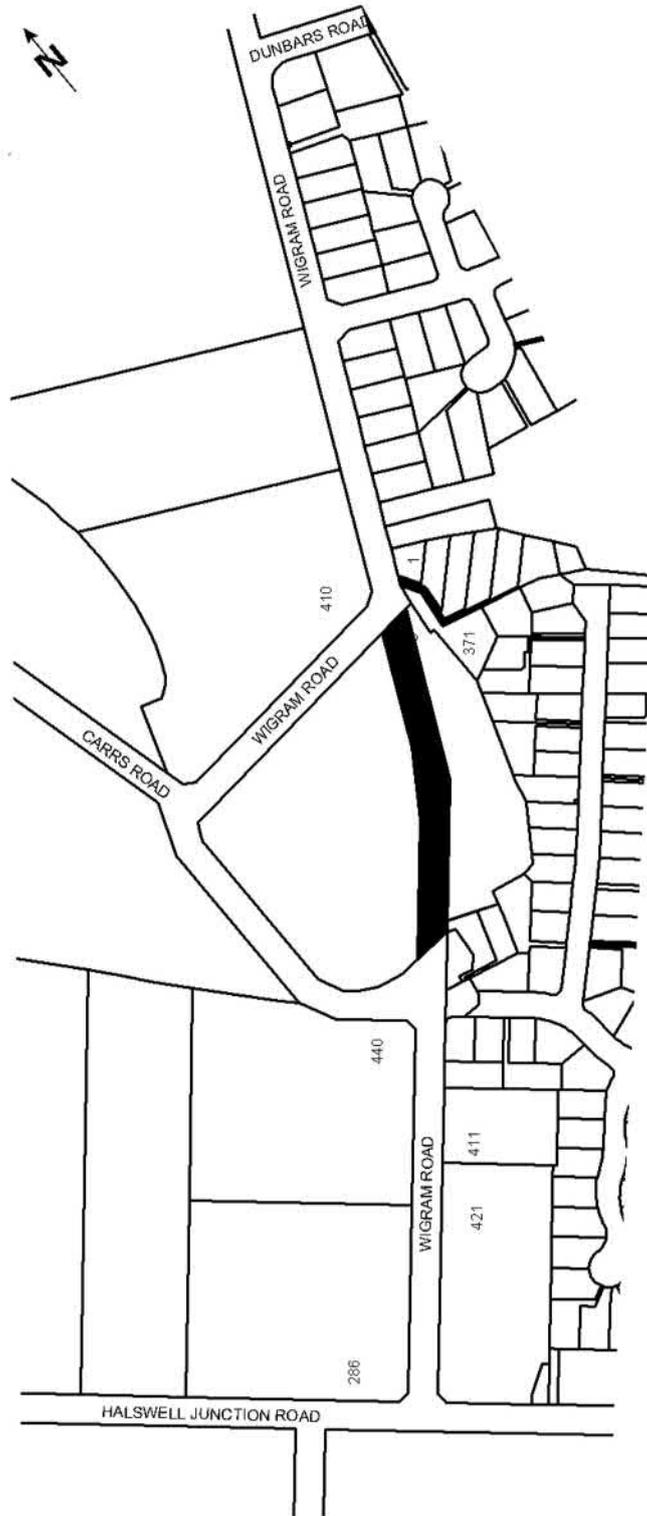
W

Updated 12 March 2012

Wigram Road

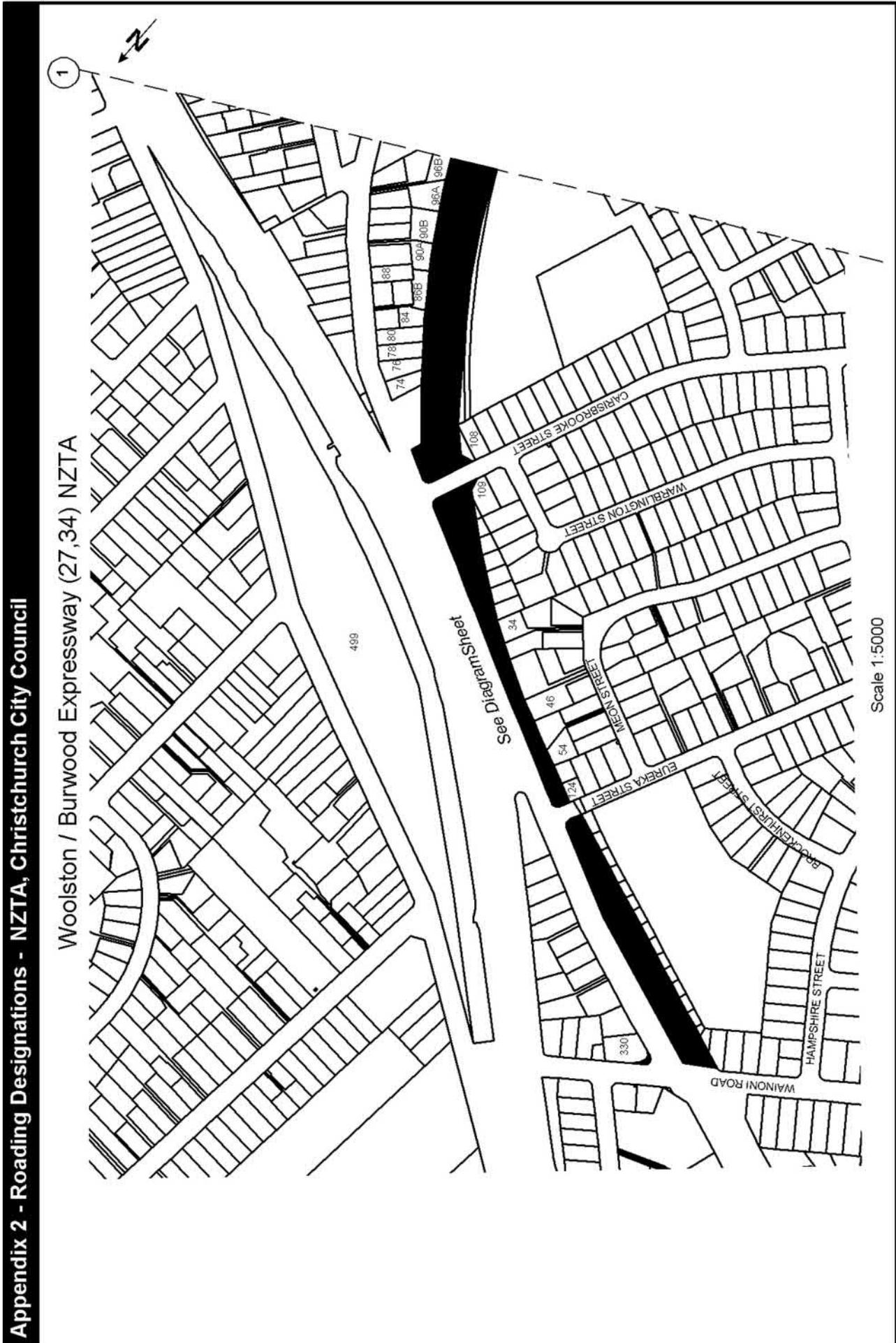
Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Wigram Road (51)



Scale 1:5000

Woolston / Burwood Expressway



Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Woolston / Burwood Expressway (27,34) NZTA

1



Scale 1:5000

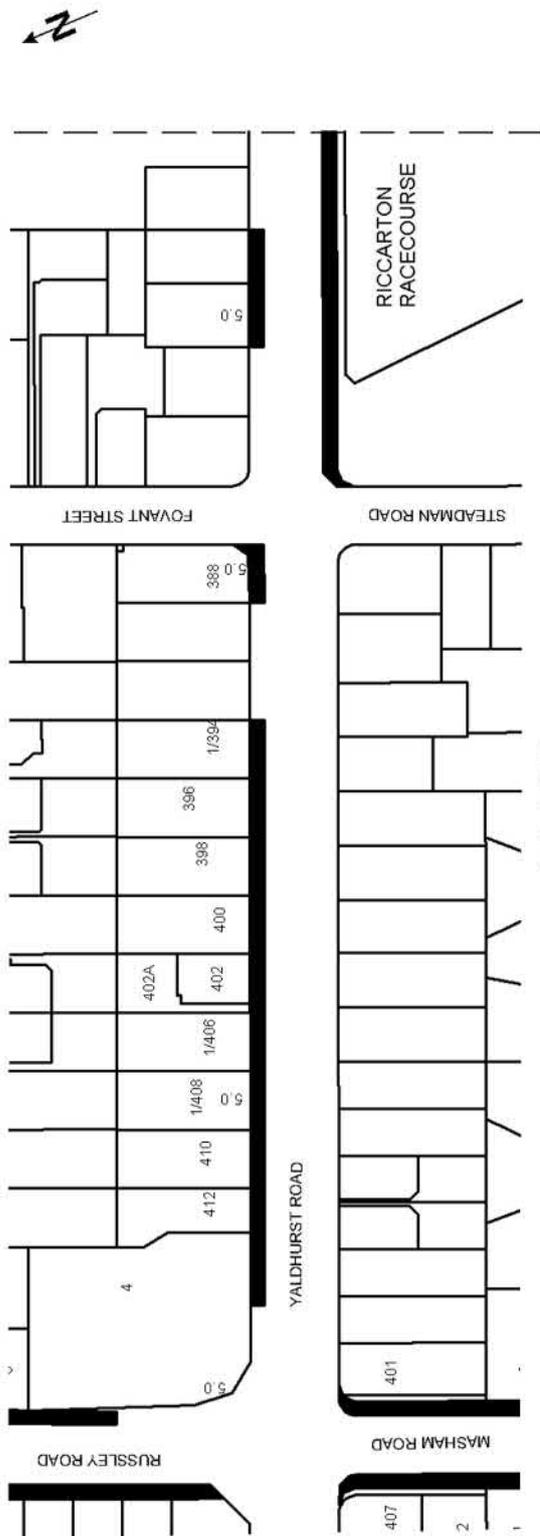
Y

Updated 12 March 2012

Yaldhurst Road

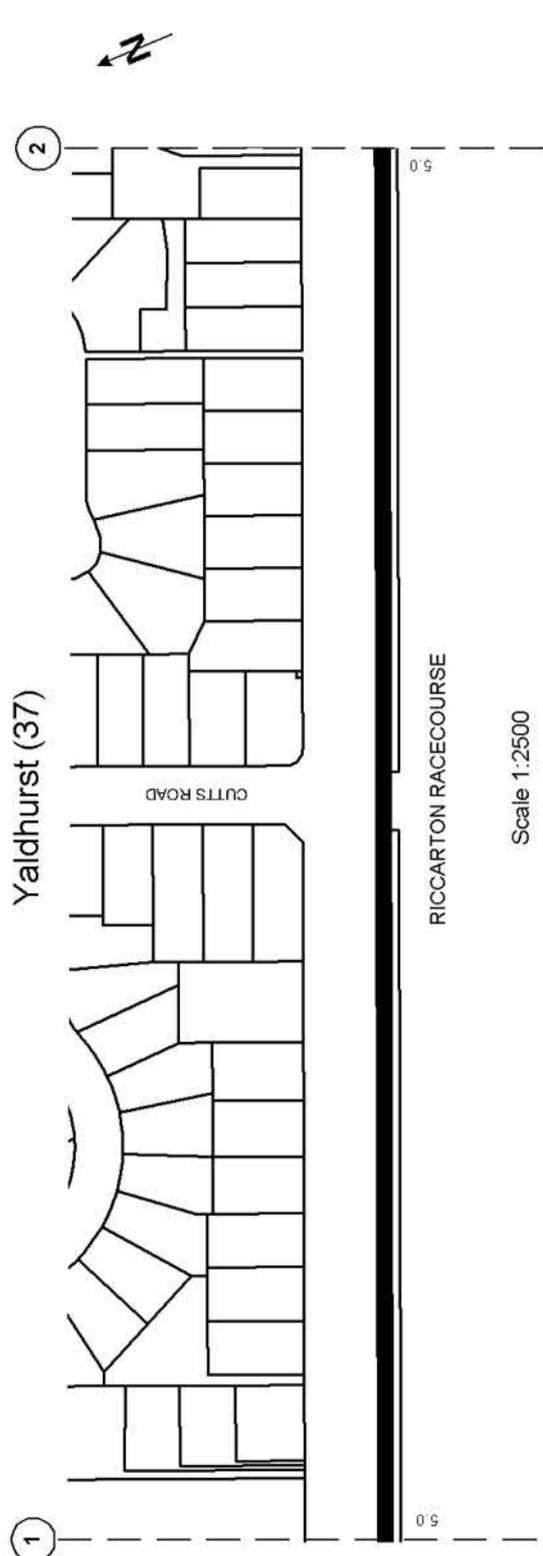
Appendix 2 - Roading Designations - NZTA, Christchurch City Council

Yaldhurst (37)



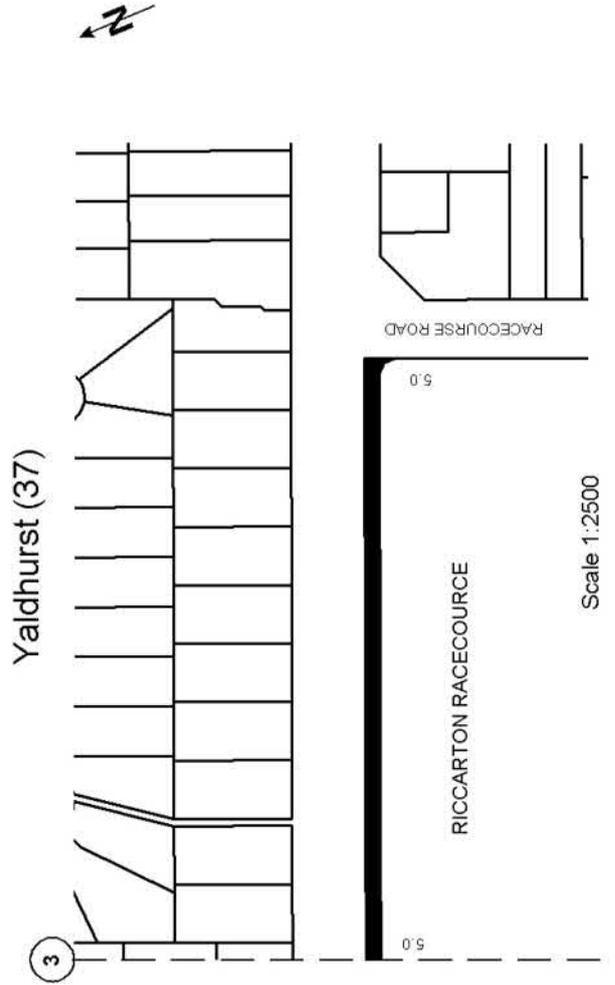
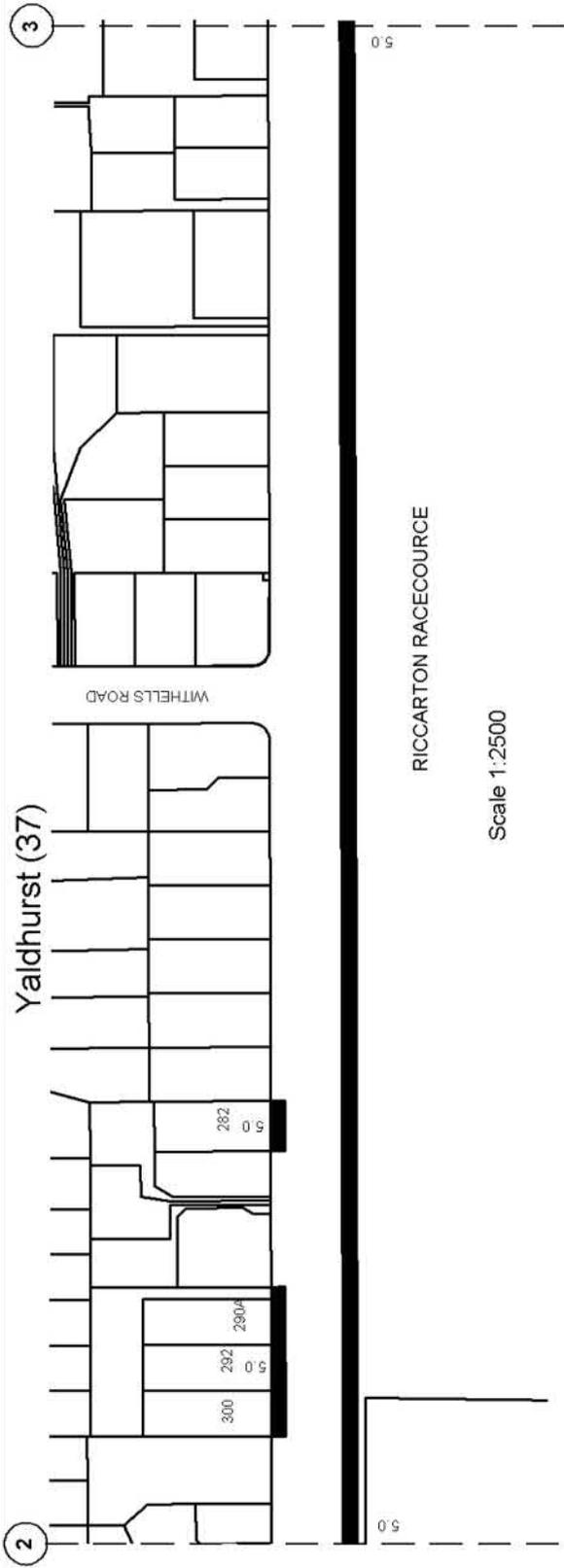
Scale 1:2500

Yaldhurst (37)



Scale 1:2500

Appendix 2 - Roading Designations - NZTA, Christchurch City Council



Appendix 3 deleted

Appendix 4 TVNZ transmission corridors clearance zone requirements

Updated 14 November 2005

Appendix 4 - TVNZ transmission corridors clearance zone requirements					
Gloucester Street to Mt Grey Path (restriction extends north to Bealey Avenue)			Gloucester Street to Sugar Loaf Path (restriction extends south to Moorhouse Avenue)		
Distance out from Gloucester Street (km)	Maximum height of obstruction A.M.S.L. (m)	Horizontal width of clearance zone centred on beam axis (m)	Distance out from Gloucester Street (km)	Maximum height of obstruction A.M.S.L. (m)	Horizontal width of clearance zone centred on beam axis (m)
0.0	27.5	15.0	0.0	29.5	7.0
0.1	29	15.0	0.1	37	7.0
0.2	29.5	15.0	0.2	42	7.0
0.3	30	15.0	0.3	48	7.0
0.4	30.5	15.0	0.4	52	7.0
0.5	31.5	15.0	0.5	58	7.0
0.6	32.5	15.0	0.6	63	7.0
0.7	33	15.0	0.7	68	7.0
0.8	34	15.0	0.8	73.5	7.0
0.9	35	15.0	0.9	78.5	7.0
1.0	36	15.0	1.0	83.5	7.0
1.1	37	15.0	1.1	88.5	7.0
1.2	38	15.0	1.2	93.5	7.0

Co-ordinates for centre of tower, Gloucester Street:

Starting point: : Northing 706553.55
 : Easting 293040.54

Bearings from centre of tower, Gloucester Street:

- to Mt Grey antenna: 350° 29' 28" (true)
- to Sugar Loaf antenna: 175° 21' 30" (true)

Note: The information in this Appendix should be used to interpret and clarify the position of the corridor as shown on Planning Map 39C.

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Part 13 Transport

Note

Updated 14 November 2005

Note: List of classified roads is contained in Part 8, Appendix 3

1.0 Statement

Updated 14 November 2005

Ease of accessibility for people and goods by all modes of transport to all parts of the city is essential to allow the city to function and develop without unnecessary restraint. Accessibility is dependent not only on the efficiency of the transport network but also the availability of convenient and safe parking and loading facilities.

The provision of adequate off-street parking and loading facilities for each activity is important to ensure that the safety and efficiency of the road is not adversely affected by vehicles manoeuvring on the street. The Plan contains rules requiring a minimum number of parking spaces to be provided depending on the activity. The number of spaces should provide for the normal daily requirements for staff and customers. Cycle parking is also required for each development recognising its importance as a means of transport in and around the city.

To control the proliferation and siting of property access there are rules which limit the number of access points, length and distance from intersections for each site, reflecting the roads planned function in the roading hierarchy. The standards give some protection to the efficiency and safety of the road by controlling where traffic can enter or leave a property. Protection is also given to pedestrians by limiting the maximum length of crossings. High traffic generators require particular controls due to the adverse effects these activities may have on the frontage road. Generally, the more vehicle movements an activity generates, the bigger the potential is for accidents to occur and congestion created. This is particularly true on arterial roads where vehicle numbers and speeds will be higher than on other roads in the hierarchy.

Environmental results anticipated

- (a) Improved accessibility city-wide for all road users through the provision of adequate off-street parking facilities available for use by staff and visitors.
- (b) Enhancement of visual amenity, particularly in local residential streets, and increased road safety and efficiency.
- (c) The establishment of vehicle parking, access and loading facilities that are effective, safe and efficient in meeting the needs of individual activities.

2.0 Rules

Updated 14 November 2005

Guide to using these rules

Step 1: Check whether the activity complies with all the development standards.

If not, application will need to be made for a resource consent, assessed as a discretionary activity, with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(The activity may also be specified as a controlled activity. A controlled activity cannot be declined, and can only be subject to conditions, with the exercise of the Council's discretion limited to the matter(s) subject to that standard.)

Then: If the activity complies with all the city rules and zone rules it is a permitted activity.

Note: Check whether the activity complies with all of the other city rules and zone rules for the zone in which the activity is proposed. If not, a resource consent will be required in respect to that rule(s) not complied with.

2.1 Categories of activities

Updated 14 November 2005

2.1.1 All activities

Updated 14 November 2005

- (a) Any activity which complies with all of the development standards under Clauses 2.2 and 2.3. shall be a **permitted activity** .
- (b) Any activity which does not comply with any one or more of the development standards under Clauses 2.2 or 2.3 shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.
- (c) Clarification of categories of activities

The standards may also specify that an activity is controlled (development standards) with the exercise of the Council's discretion limited to the matter subject to that standard.

2.1.2 Reference to other city rules and zone rules

Updated 14 November 2005

Attention is drawn to the provisions of the other city rules and zone rules which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

Particular attention is drawn to the provisions of the Special Purpose (Road) Zone in Part 8, Clause 4 and to designated roading works in Part 12 (Designated Activities).

Attention is also drawn to the landscaping requirements for parking areas included in the development standards for the appropriate zone.

Note , in respect of the Living TMB Zone the standards contained in Part 13, Transportation, do not apply. Refer to Part 2, development standard 2.2.17 and Appendix 3k of Part 2.

2.2 Development standards - Parking and loading

Updated 14 November 2005

Any application arising from non-compliance with Clauses 2.2.2, 2.2.5, 2.2.6, 2.2.8, 2.2.9, 2.2.10, 2.2.11, 2.2.12, and 2.2.16 will not require the written consent of other persons and shall be non-notified. In addition any application located within a comprehensive housing improvement area as identified on Planning Maps, that complies with the criteria for comprehensive housing improvements outlined in Part 2, Living Zones, that does not comply with 2.2.1 will not require the written consent of other persons and shall be non-notified.

2.2.1 Parking space numbers

Updated 14 May 2012

For any activity the owner, occupier or developer shall make provision for vehicle parking, for use by staff and visitors, in accordance with columns 2 and 3 of Tables 1a and 1b below, and in compliance with the dimensions in Appendix 1, except that in those areas listed in Appendix 2 a financial contribution may be made in lieu of part, or all, of the parking requirement.

Table 1a: Minimum Parking Required in Central City Zone

Area	Activity	Car parking spaces	Cycle parking spaces	Loading/unloading
Column 1	Column 2	Column 3	Column 4	Column 5
Core, Frame	All activities	1 space/400m ² GFA	1 space/200m ² GFA	As for other zones (see Table 1b)
West Fringe, East Fringe	All activities	1 space/200m ² GFA	1 space/200m ² GFA	As for other zones (see Table 1b)
City South	All activities except for retail activities and commercial services	As for other zones (see Table 1b) Visitors: 2.5 spaces/100m ² GLFA Staff: 0.5 spaces/100m ² GLFA	As for other zones (see Table 1b)	As for other zones (see Table 1b)

Clarification of Tables 1(a) and 1(b)

- The car parking requirements listed in Table 1(a) and (b) are categorised by activity. When calculating the overall parking requirements for a development the separation of areas into different activities will be required where the gross floor area of an activity (or public floor space or other such measurement that the standards for the relevant activity is based upon) exceeds 10% of the total gross floor space of the development. The total parking requirement for any development will be the sum of the parking requirements for each area.
- Where the parking requirement in Table 1(a) or (b) results in a fractional space, any fraction under one half shall be disregarded, except for staff car parking where any fraction under one half shall be counted as one space. Any fraction of one half or more shall be counted as one space including provision for visitors parking within the Living 3 and Living 4 Zones.
- Where an activity falls under the definition of more than one activity, then the higher parking requirement shall apply.
- Where an activity does not fall within a particular category, the activity which is closest in definition shall apply.
- Refer to Part 9, Clause 2.1 for the application of these tables to existing non-complying activities.
- Where the site only has frontage to required shopping frontages (indicated on Planning Map 39E) and all frontages are less than 40 metres wide then no loading bay is required.
- Full time equivalent student numbers in the Cultural 4 Zones shall be assessed annually as of 1 July, and shall be rounded to the nearest 100 FTE students. Any additional car parks required shall be provided within 12 months of the date of assessment. The overall parking requirement is inclusive of student hostel accommodation and student residential units. Note: Full-time equivalent student means the equivalent number of students based on the number of papers taken to complete a full time course in the normal time, divided by the actual number of students.
- A garageable space is a space that is large enough to enable a single garage to be established on that space at some time in the future. (Refer to rule 13-2.2.9(c) for dimensions.)

9. For an education activity the number of classrooms for the set-down parking space requirement shall be calculated on the basis of the actual number of classrooms proposed in excess of the number of classrooms existing as at 24 June 1995, less 10%. A classroom means any room used principally for regular teaching. To avoid any doubt, a classroom shall not include a school hall, gymnasium, library or administration facility. The set-down parking spaces only need to be physically provided on the site when at least 10 spaces are required due to the accumulated development that has occurred since any existing set-down spaces were required or since 24 June 1995, whichever is the later.

10. In calculating parking for the Business 8 zone, all other industrial activities that are not warehousing or distribution centres are to be calculated at the standard rate for general industrial activities. **(Plan Change 19 Decision)**

Table 1b. Minimum parking required in all other zones

Activity	Car parking spaces		Cycle parking spaces	Loading/unloading spaces
	Residents/visitors	Staff		
Column 1	Column 2	Column 3	Column 4	Column 5
Education Activities:				
Pre-schools and Primary	2.5 spaces per classroom for set-down	1 space/25 pupils	1 space/ 5 pupils	With 20 pupils or more, but less than 100: 1 99% car bay. With 100 or more pupils: 1 99% car bay/100 pupils + 1 HGV bay
Secondary	0.5 spaces per classroom for set-down 1 space/ per classroom for Year 11 (Form 5) and above	1 space/35 pupils	3 spaces/4 pupils	As per requirement for pre-schools and primary.
Tertiary Education and Research Activities				
Overall	20 spaces/100 FTE students	5.5 spaces/100 FTE students	25 spaces/100 FTE students	1 99% car bay/100 FTE students + 1 HGV bay
Student hostel accommodation	1 space/5 beds	1 space/20 beds	1 space/4 beds	1 99% car bay/100 beds + 1 HGV bay
Student residential units	As for residential activities			
Health facilities	3 spaces/professional staff or 2 spaces/consulting room, whichever is greater	1 space/professional staff + 1 space/2 other staff, or 1 space/consulting room, whichever is greater	1 space/professional staff	Nil
Hospitals	1 space/2 beds	5 spaces/3 beds	1 space/3 beds	1 HGV bay/50 beds
Industrial activities	1 space/800m ² GFA (1 space minimum)	11 spaces/800m ² GFA	1 space/300m ² GFA	1 HGV bay/1000 m ² GFA (1 space minimum)
Business 8 Zone Warehousing and Distribution Centres (Plan Change 19 Decision)	1 space/2000m ² GFA (1 space minimum)	4.5 spaces/1000m ² GFA	1 space/300m ² GFA	1 1 HGV bay/1000 m ² GFA (1 space minimum)

Offices Generally : (except Business 4T Zone)	5% of staff requirement (1 space minimum)	2.5 spaces/100m ² GFA	1 space/200m ² GFA	1 99% car bay/8000m ² GFA or part thereof + 1 HGV bay/8000m ² GFA (up to 16000m ² GFA), 1 HGV bay/20000m ² GFA after 16000m ² GFA
Business 4T Zone	5% of staff requirement (1 space minimum)	4 spaces/100m ² GFA	1 space/200m ² GFA	As per general requirement
Place of worship	1 space/10m ² PFA; or 1 space/10 seats (whichever is the greater)	10% of visitor requirements	1 space/50m ² PFA	1 99% car bay/200m ² PFA
Places of entertainment				
Generally:	1 space/10m ² PFA; or 1 space/10 seats (whichever is the greater)	10% of visitor requirements	1 space/50m ² PFA	1 99% car bay/200m ² PFA
Cinemas	2.5 spaces/10 seats	1 space/screen	1 space/50 seats	1 HGV bay/cinema complex
Theatres	3 spaces/10 seats	1 space/60 seats	1 space/60 seats	1 HGV bay
Museums and galleries	1 space/30m ² PFA	1 space/300m ² PFA	1 space/300m ² PFA	As per general requirement
Libraries	1 space/50m ² PFA	1 space/200m ² PFA	1 space/100m ² PFA	As per general requirement
Licensed clubrooms	(See restaurants and taverns)			
Gymnasias (for public, or private club use)	5 spaces/100m ² GFA	1 space/300m ² GFA	2 spaces/100m ² GFA	1 HGV bay/8000m ² GFA
Sports courts (for public, or private club use)	1 space/50m ² court area	1 space/200m ² court area	1 space/150m ² court area	Nil
Sports fields (for public, or private club use)	15 spaces/ha pitch area	1 space	10 spaces/ha pitch area	Nil
Swimming Pools (for public, or private club use)	1 space/10m ² pool area	1 space/200m ² pool area	1 space/10m ² pool area	1 HGV bay/2000m ² pool area
Reserves, public and private recreation facilities				
Open Space 1 Zone	Nil	Nil	Nil	Nil
Open Space 2 Zone	(See places of entertainment)	(See places of entertainment)	(See places of entertainment)	(See places of entertainment)

<p>Open Space 3, 3A and 3B Zones</p>	<p>Activities are discretionary with respect to this standard except for Jade Stadium where the following requirement applies: 430 parking spaces plus 1 space/10 additional seats where the capacity exceeds 39,000 seats</p>	<p>Activities are discretionary with respect to this standard except for Jade Stadium where the following requirement applies: 1 space/100 additional seats where the capacity exceeds 39,000 seats</p>	<p>Activities are discretionary with respect to this standard except for Jade Stadium where the following requirement applies: 1 space/50 additional seats where the capacity exceeds 39,000 seats</p>	<p>Activities are discretionary with respect to this standard except for Jade Stadium where the following requirement applies: 1 HGV space per 5,000 seats, except that all loading areas do not need to be available when an entertainment or sporting event is taking place at Jade Stadium</p>
<p>Open Space 3C Zone</p>	<p>8,520 spaces in total, 4,260 spaces to be most directly accessible from Curletts Road and 4,260 spaces to be most directly accessible from Wigram Road, as specified in the Development Plan, Part 6, Appendix 1</p>	<p>N/A</p>	<p>Nil</p>	<p>As specified in the Development Plan Part 6, Appendix 1</p>
<p>Residential activities Generally:</p>				
<p>All living zones including residential activities within Open Space 3D (Clearwater) Zone and except Living 3, 4A, 4B (Central City), 4C, G and Central City Edge Zones</p>	<p>Residents: 2 spaces (1 garageable)/unit + Visitors: 1 space/5 units</p>	<p>N/A</p>	<p>Nil</p>	

Living 3 Zone	Residents: 1 space (garageable) per unit, where that unit has less than 150m ² gross floor area and is located on a site that gains access solely from a Local Road, 2 Spaces (1garageable) per unit Otherwise + Visitors: No parking requirement for the 10 units, thereafter 1 space per 5 untis.	N/A	Nil	
Living 4A, 4B and 4C Zones	Residents: 1 garageable space per unit + Visitors: No parking requirement for the 10 units, thereafter 1 space per 5 untis.	N/A	Nil	
Living G (Yaldhurst) zone and Living G (East Belfast) and Living G (Prestons)	For a residential site of 400m ² or less only 1 car-parking space is required	N/A	Nil	As for living zones above
Living G (Awatea) and (Halswell West) Zone: For a site of Density A residential area only (Plan Change 67)	For a site of 400m ² or less: 1 car-parking space	N/A	Nil	
Living G (Wigram) Zone	For any site of 400m ² or less only 1 car-parking space is required except in the Density A or ATC sites in the Living G (Wigram) Zone where 1 car-parking space is required per residential unit.	N/A	Nil	As for living zones above
Living G (North West Belfast) Zone	For site of 400m ² or less only 1 car-parking space is required.			

All other zones	Residents: 1 garageable space/unit + Visitors: 1 space/5 units	N/A	Nil	As for living zones above
Food and beverage outlets	4 spaces/100m ² PFA for the first 150m ² PFA, 19 spaces/100m ² PFA thereafter	1 space/100m ² PFA (2 spaces minimum)	1 space/100m ² PFA	1 HGV bay/1000m ² PFA
Retail activities and commercial services				
Generally:	If GLFA less than 750m ² then 4 spaces/100m ² GLFA, otherwise: <ul style="list-style-type: none"> • 4.6 spaces/100m² GLFA for the first 20000m² GLFA, • 3.3 spaces/100m² GLFA for the next 10000m² GLFA, • 3.0 spaces/100m² thereafter • 3 spaces/100m² of any gross leasable outdoor display area 	0.5 spaces/100m ² GLFA	1 space/200m ² GLFA	1 HGV bay/1600m ² GLFA for the first 6400m ² GLFA 1 HGV bay/5000m ² GLFA thereafter
except for factory shops permitted by rule 5.3.1(a)(i), trade suppliers, yard based suppliers and second hand goods outlets in the B3 Zone; and for retailing in the Living 4C Zone (Avon Loop) on Lot 1 DP 72062 and part of Lot 2 DP 67014 with a 10 metre maximum building height limit as permitted by rules 4.2.15 and 4.4.5 in Part 2 of Volume 3	2.5 spaces/100m ² GLFA	0.5 spaces/100m ² GLFA	1 space/400m ² GLFA	1 HGV bay/1600m ² GLFA for the first 6400m ² GLFA, 1 HGV bay/5000m ² GLFA thereafter
Automotive and Marine supplier	1 space/100m ² gross site area + 3 spaces/motor vehicle workbay	1 space/200m ² gross site area	1 space/500m ² gross site area	
Motor servicing outlet	2.5 spaces/workbay	1 space/workbay	1 space/3 workbays	

2.2.4 Staff car parking

Updated 14 November 2005

All required staff car parking spaces shall be permanently marked and signed for the exclusive use of staff employed on the site. Staff parking may be relocated within the site.

2.2.5 Parking spaces for people with disabilities

Updated 14 November 2005

(a) All required parking areas shall include spaces for people with disabilities provided at the rate of 1 for up to 10 spaces provided, 2 for up to 100 spaces provided plus 1 more for every additional 50 spaces or part thereof.

(b) The dimensions of all spaces shall comply with the appropriate dimensions in **Appendix 1** .

2.2.6 Cycle parking

Updated 14 November 2005

(a) For any activity the owner, occupier or developer shall make provision for on-site covered cycle parking in accordance with column 4 of Tables 1a and 1b.

(b) The dimensions of all cycle parking shall comply with **Appendix 3** .

2.2.7 Loading areas

Updated 16 November 2009

(a) For any activity the owner, occupier or developer shall make provision for on-site loading areas in accordance with column 5 of Tables 1a and 1b.

(b) All required loading bays shall have the following minimum dimensions:

(i) HGV bay - 3.5m x 7.5m, with associated manoeuvre areas to accommodate a 90 percentile design two axle truck, as shown in **Appendix 6** ; or

(ii) 99% car bay - 3.5 x 6.0m, with associated manoeuvre areas to accommodate a 99% percentile design motor car, as shown in **Appendix 5** .

2.2.8 Manoeuvre areas

Updated 14 November 2005

All on-site manoeuvre areas shall be designed to accommodate at least a 90 percentile design motor car, as shown in **Appendix 4** , unless otherwise specified.

2.2.9 Parking spaces for residential activities

Updated 14 November 2005

(a) Garagable parking spaces for residential activities in any zone shall have the following minimum internal dimensions:

	Width	Depth
Single	3.1m	5.5m
Double	5.6m	5.5m

except where the parking spaces are provided in a multi-bay garage with no physical separation between spaces in which case they may be laid out in accordance with Appendix 1.

- (b) The minimum width of the entrance to a single garage shall be 2.4 metres.
- (c) All other parking spaces for residential activities shall have the following minimum dimensions:

Width 2.5m

Depth 5m

(d) The minimum widths of parking spaces shall be increased by 300mm where there is a permanent obstruction such as a wall on one side of the parking space. Where there is such an obstruction on both sides of a parking space the minimum width shall be increased by 600mm.

(e) The manoeuvre area to and from the site access to the parking space shall be designed to accommodate at least a 90 percentile design motor car as set out in **Appendix 4** .

(f) Where two parking spaces are required by Clause 2.2.1 for a residential activity (other than visitor spaces), they may be provided in tandem where on site manoeuvring is provided.

2.2.10 Parking area and access design

Updated 14 May 2012

All vehicular access to a site, shall be in accordance with the standards set out in Table 2 below.

(Plan Change 53 Decision)

Table 2 - Minimum requirements for private ways and vehicular access							
Activity	Potential number of units	Legal Width (m)	Formed Width (m)	Turning area	Passing area	Sealed and drained	Height (m) (4)
Residential	1 to 3	3.0	2.7	(1)	No	(2)	3.5
Residential	4 to 8	4.0	3.5	Yes	Yes	Yes	4.0
Residential (Living 3, 4A, 4B and 4C Zones)	4 to 8	3.5	3.0	Yes	Yes	Yes	4.0
Residential	9 to 15	6.0	5.0	Yes	Yes	Yes	4.0
Residential (Living 3, 4A, 4B and 4C Zones)	9 to 15	5.0	4.0	Yes	Yes	Yes	4.0
Other	All	6.0(5)	4.5	(1)	No	Yes	4.0
All	Service lanes	6.0	4.0	(3)	No	Yes	4.5
All	Pedestrian access - private	1.5	1.5	N/A	N/A	Yes	2.5
All	Cycle and accessways	4.0	2.0	N/A	N/A	Yes	2.5

Clarification of Table 2:

- (1) See Clause 2.2.13 for when turning area required.
- (2) See Clause 2.2.12(d).
- (3) Turning area required where the service lane has a blind end.
- (4) Height refers to the minimum clear height from the formed access.

- (5) Reducible to a minimum of 3.0 metres for one way access where no more than 30 vehicle movements occur in any hour.

Note : All service lanes, pedestrian accessways and cycle accessways are to be constructed to the standards specified in the Code of Urban Subdivision.

2.2.11 Gradient of parking areas

Updated 14 November 2005

The gradient for off-street parking surfaces for all non-residential activities, shall be no more than:

- (a) At 90 ° to the angle of parking - 1:16
(b) Parallel to the angle of parking - 1:20

2.2.12 Maximum gradients for access

Updated 14 May 2012

- (a) The maximum average gradient of any access shall be 1 in 6.
(b) The maximum gradient shall be 1 in 4 on any straight section and 1 in 6 around curves, the gradient being measured on the inside line of the curve.
(c) The maximum change in gradient without a transition shall be no greater than 8°.
(d) Where the gradient exceeds 1 in 10 the access is to be sealed with a non-slip surfacing to enable access in wet or icy conditions.
(e) In the Living 3 and Living 4 Zones, the maximum gradient of the ramp where it passes across a footpath shall be 3% or less.
(f) In the Living 3 and Living 4 Zones, where the ramp provides access to more than 6 car parking spaces the gradient of the first 4.5m as measured from the road boundary shall be no greater than 1 in 10.

2.2.13 On-site manoeuvring

Updated 14 November 2005

- (a) On-site manoeuvring shall be provided to ensure that no vehicle is required to reverse either onto or off a site where:
- (i) Any site has access to a major or minor arterial road (refer Part 8, Appendix 3); or
 - (ii) Any site has access to a collector road and requires three or more parking spaces; or
 - (iii) Any site containing a non-residential activity has access to a major arterial, minor arterial or collector road, other than within the Core and Frame of the Central City Zone; or
 - (iv) Any access to a site serves six or more parking spaces; or
 - (v) Any residential activity provides tandem parking.
- (b) Parking spaces shall be located so as to ensure that no vehicle is required to carry out any reverse manoeuvring when moving from any vehicle access to any required parking spaces.
- (c) Vehicles shall not be required to undertake more than one reverse manoeuvre when manoeuvring out of any required parking or loading space.

2.2.14 Queuing spaces

Updated 14 May 2012

Queuing space shall be provided on site for all vehicles entering or exiting a parking or loading area. The length of such queuing spaces shall be in accordance with Table 3 below. Where the parking area has more than one access the number of parking spaces may be apportioned between the accesses in accordance with their potential usage. Queuing space length shall be measured from the road boundary to the nearest vehicle control point or point where conflict with vehicles already on the site may arise, except that for residential development within the Living 3 and Living 4 Zones which is served by an access onto a Local Road, queuing space length shall be measured from the kerb face, or edge of the nearest traffic lane where no kerb is provided, to the nearest vehicle control point or point where conflict with vehicles already on the site may arise.

Notwithstanding the above, in Density A and ATC sites in the Living G (Wigram) Zone the required queuing space can extend into a local road or access lot of common property used for access or right of way. No queuing space shall extend beyond the kerb and onto the road carriageway.

Table 3 - Queuing space lengths

Number of parking spaces	Minimum queuing space length (m)	
	Residential Activities in the L3 and L4 Zones with access onto a Local Road ¹	In all other instances
1 - 20	6.7	5.5
21 - 50		10.5
51 - 100	11.7	15.5
101 - 150		20.5
151 or over	16.7	25.5

¹ Includes for vehicle queuing space plus a further 1.2m to allow pedestrians to pass a waiting vehicle

2.2.15 Illumination

Updated 14 November 2005

All parking and loading areas, (excluding those for residential activities), which are used at night shall be illuminated to a minimum maintained level of 2 lux, with high uniformity, during the hours of operation.

(Refer also to Part 11, Clause 2, Glare.)

2.2.16 Surface of parking and loading areas

Updated 14 November 2005

The surface of all parking, loading, and associated access areas (except parking areas for residential activities requiring less than three spaces) shall be formed, sealed and drained and parking spaces permanently marked.

2.3 Development standards - Site access

Updated 14 November 2005

2.3.1 Vehicle crossing design

Updated 14 November 2005

Vehicle access to any site from any road or service lane shall be by way of a vehicle crossing constructed, from the roadway to the road or service lane boundary of the site at the owner's or developer's expense. Access on state highways where the speed limit is 80 kph or greater must comply with the diagrams in Appendix 7.

2.3.2 Standards of vehicle crossings

Updated 14 November 2005

Vehicle crossings shall be constructed to the following minimum standards:

- (a) Standard vehicle crossings shall be provided to sites capable of containing no more than ten residential units or which generate no more than 100 vehicle movements per day.
- (b) Heavy duty vehicle crossings shall be provided for all other sites.

2.3.3 Length of vehicle crossings

Updated 12 September 2011

The maximum and minimum vehicle crossing lengths shall be as follows:

Activity	Length of crossing	
	Minimum	Maximum
Residential	3.5m	6m
Other	4m	9m

The length of a vehicle crossing shall be measured as the actual length of channel covers or the length of the fully dropped kerb.

Except that:

- Where a 5.7m wide neighbourhood road is provided in the Living G (Wigram) Zone as identified in Figure 3a in Appendix 3U/4 (Part 2, Volume 3, a minimum vehicle crossing length of 4m shall be provided. The length of the vehicle crossing shall be measured at the front boundary of the site and the actual length of channel covers or the length of the fully dropped kerb.

2.3.4 Minimum distance between vehicle crossings

Updated 14 November 2005

- (a) For sites with frontage to a road where the speed limit is 100km/h, the minimum spacing between successive accesses shall be 200 metres.
- (b) For all other sites the minimum distance between accesses on one site shall be:
 - (i) 7.5 metres for residential activities; and
 - (ii) 15 metres for all other activities.

2.3.5 Maximum number of vehicle crossings

Updated 14 November 2005

The maximum number of vehicle crossings permitted on each road frontage of any site or comprehensive development shall be in accordance with Table 4 below.

Table 4 - Maximum number of vehicle crossings

Frontage length (m)	Type of road frontage		
	Local and collector	Minor arterial	Major arterial
0 - 16	1	1	1
16 - 60	2	1	1
60 - 100	2	2	1
>100	3	2	2

2.3.6 Distances of vehicle crossings from intersections

Updated 14 November 2005

Any part of any vehicle crossing shall not be located closer to the intersection of any roads than the distances specified in **Table 5** below.

Table 5 - Minimum distances of vehicle crossings from intersections

Frontage road	Intersecting road type (Distance in metres)							
	Urban				Rural			
	Major arterial	Minor arterial	Collector	Local and service	Major arterial	Minor arterial	Collector	Local and service
Major arterial	60	45	30	25	265	265	170	170
Minor arterial	45	45	30	25	170	170	80	80
Collector	30	30	30	10	80	80	50	50
Local and service	15	15	15	10	80	80	50	50

- Distances shall be measured along the boundary parallel to the centre line of the roadway of the frontage road from the kerb line, or formed edge, of the intersecting road.
- Where the boundaries of a site do not allow the provision of any vehicle crossing whatsoever in conformity with the above distances, a single vehicle crossing may be constructed in the position which most nearly complies with the provisions of Table 5.
- Rural roads refer to those roads where the speed limit is 100km/hr. Urban roads refer to all other roads

Note: The classification of roads is contained in Part 8, Appendix 3.

2.3.7 Access for rural selling places

Updated 14 November 2005

In addition to complying with the other relevant site access requirements above all rural selling places shall provide acceleration and deceleration lanes, at the landowners or developers expense, in accordance with the following standards:

- On local and collector roads the roadway shoulder shall be widened and sealed up to 5 metres from the road centreline for a distance of 15 metres on either side of the vehicle crossing;
- On minor arterial roads the acceleration and deceleration lanes shall be designed and constructed in accordance with Appendix 7.

(Refer also to the provisions of Part 4, Clause 2.5.6)

2.3.8 High traffic generators

Updated 24 November 2011

(a) Any activity on a site which is not in the Central City Zone which generates more than 250 vehicle trips per day and/or provides more than 25 parking spaces (with the exception of the land within the Living 3 and Business 1 zone bounded by Madras Street, Canon Street, Packe Street and Purchas Street which is subject to the development plan contained in Part 3, Appendix 14) shall be a **discretionary activity** with the Council's discretion limited as follows:

- retail activities in B3, B3B, B4, BRP, Central City Edge, and Special Purpose (Wigram) (Area B) zones: matters associated with any traffic effects of the activity.
- other activities and other zones: matters associated with vehicular access.

(b) Any activity on a site in the Central City Zone which generates more than 250 vehicle trips per day and/or provides more than 25 parking spaces shall be a **controlled activity** with the exercise of the Council's discretion limited to vehicular access.

(c) Special Purpose (Landfill) Zone

Any activity which generates more than 250 vehicle trips per day shall be a non-notified controlled activity, with the exercise of the Council's control limited to vehicular access and any traffic effects:

- on the function and/or safety of the surrounding road network, and properties along the designated access routes illustrated in Appendix 7 of Volume 3 Part 8 Special Purpose (Landfill) Zone;
- on the surrounding activities in terms of noise, vibration and fumes of vehicles using the access; and
- of extra traffic generated by the activity on the amenity and safety of surrounding residential streets.

(Plan Change 66)

2.3.9 Special access provision - Edgware

Updated 14 November 2005

No vehicle access in the Business 2 Zone at Edgware (Planning Map 32) shall be permitted onto Sherborne Street.

3.0 Assessment matters for resource consents

3.1 General

Updated 14 November 2005

- (a) The matters contained in Part II and Section 104 and 105 of the Act apply to the consideration of all resource consents for land use activities.
- (b) In addition to the matters covered in (a) above, the Council shall also apply the relevant assessment matters, set out in Clause 3.2 below, to discretionary activities.

3.2 Assessment matters

Updated 14 November 2005

3.2.1 Parking space numbers; Availability of parking spaces; Parking area location; Staff car parking; Parking spaces for people with disabilities

Updated 14 May 2012

- (a) Whether the equivalent number of parking spaces can be provided on a separate site which:
 - (i) is sited within easy walking distance of the development; and/or
 - (ii) does not require people to cross arterial roads to gain access to the development, thereby compromising the safety of pedestrians and the function of the road;and/or
 - (iii) is clearly associated with the development through signage or other means; and/or
 - (iv) has a legal agreement bonding the parking to the development; and/or
 - (v) is surrounded by appropriate land use activities with which the carparking is compatible.
- (b) Whether the parking can be provided and maintained in a jointly used car parking area where the total number of parking spaces provided is equivalent to the sum of requirements for each use.
- (c) The extent to which the parking demand occurs at a different time from an existing land use, with which a parking area could be shared without adverse effects for on street parking and a legal agreement is entered into between the developers securing mutual usage of the parking areas.
- (d) Where the required number of off-street car parking spaces are not to be provided:
 - (i) the extent to which the nature of the particular activity is such that it will generate more or less parking and/or staff parking demand than is required by this Plan;
 - (ii) whether the required parking can physically be accommodated on the site;
 - (iii) the extent to which the traffic function and/or safety of the surrounding road network may be adversely affected by extra parked and manoeuvring vehicles on these roads;
 - (iv) the effect of vehicles parked on the street, on the amenity of adjoining land uses;
 - (v) whether the site is well served by public transport;

- (vi) where the development is located in a Living, Conservation, or Cultural Zone, the effect of the full provision of carparking spaces on the purposes of these zones and on their anticipated environmental outcomes;
- (vii) the cumulative effect of the lack of on-site parking spaces for the proposal in conjunction with other developments in the vicinity which are not providing the required number of parking spaces;
- (viii) the extent to which the reduction in parking will affect the ability of future activities on the site to meet the parking requirements;
- (ix) the extent to which the safety of pedestrians, particularly children, will be affected by being set down on-street.
- (x) whether any reduction in car parking is warranted because provision has been made for public recycling facilities within the car parking area.
- (xi) the extent to which alternative transport modes are provided for as part of a traffic management plan in association with the Jade Stadium site and the effectiveness of this provision.
- (xii) In the Living 3 and Living 4 Zones, whether a reduction in, or waiver or, the required on-site car parking will enable a significant improvement in the urban design, appearance, and amenity of the site and a more efficient site layout.
- (xiii) In the Living 3 and Living 4 Zones, whether the development is to be operated by a social housing agency, or similar organisation, that can demonstrate a lower than typical parking demand by occupants in similar complexes elsewhere in the City.

3.2.2 Cycle parking

Updated 14 November 2005

- (a) The extent to which alternative, secure, covered parking is available which is within easy walking distance of the development.
- (b) Whether the parking can be provided and maintained in a jointly used cycle parking area.

3.2.3 Loading areas

Updated 14 November 2005

- (a) The extent to which the nature of the particular activity will require loading facilities of a particular size, number and frequency of use.
- (b) Whether an off-street loading area can be safely and efficiently provided in conjunction with an adjacent development.
- (c) The extent to which the traffic function and/or safety of the surrounding road network may be adversely affected by extra parked and manoeuvring vehicles on these roads.

3.2.4 Manoeuvre areas

Updated 14 November 2005

- (a) Whether there would be any adverse effects on the safety and/or function of the frontage road.
- (b) Whether a lesser provision would potentially reduce the number of available parking spaces.
- (c) The extent to which the safety of pedestrians and other users of the site would be affected.

3.2.5 Parking spaces for residential activities

Updated 14 November 2005

(Refer to Clause 3.2.1 for assessment matters regarding a shortfall of parking.)

3.2.6 Gradient of parking area

Updated 14 November 2005

- (a) Whether any parking spaces for people with disabilities are affected.
- (b) The total number of spaces affected by the non compliance.
- (c) The extent of non compliance.
- (d) Whether the drainage facilities are adequately designed.

3.2.7 Parking area and access design; Maximum gradients for driveways

Updated 14 November 2005

- (a) Whether the driveway serves more than one site and the extent to which other users may be adversely affected.
- (b) The extent of any adverse effects on the safety and/or function of the frontage road.
- (c) The effect on the safety and security of people using the facility.
- (d) The extent to which the safety of pedestrians, (both on and off site) may be adversely affected.
- (e) The effect on the amenity and safety of neighbouring properties.

3.2.8 On-site manoeuvring

Updated 14 November 2005

- (a) Whether there would be any adverse effects on the safety and/or function of the frontage road.
- (b) The extent to which reversing vehicles will affect the safety of pedestrians, both on and off the site.
- (c) Whether the peak hours of traffic generation coincide with the peak flows and vehicle queues on the frontage road(s).
- (d) The number and type of vehicles using the parking or manoeuvre area.
- (e) Whether the required manoeuvre area can physically be accommodated on the site.

3.2.9 Queuing spaces

Updated 14 November 2005

- (a) Whether there would be any adverse effects on the safety and/or function of the frontage road.
- (b) The effect of queuing vehicles on the safety of pedestrians.
- (c) The extent to which the safe circulation of vehicles on the site will be affected.

3.2.10 Illumination

Updated 14 November 2005

- (a) The extent to which the facility is used during the hours of darkness.
- (b) Whether other light sources in the area give adequate light to provide security for users of the area.
- (c) Whether glare from the light source will adversely affect the safety of surrounding roads.

3.2.11 Surface of parking and loading areas

Updated 14 November 2005

- (a) The effect on the activities on other sites in the area in terms of noise and dust nuisance.
- (b) Whether mud, stone, gravel or other deleterious material will be carried onto public roads or footpaths.

3.2.12 Vehicle crossing design; Standards of vehicle crossings; Length of vehicle crossings; Minimum distance between vehicle crossings; Maximum number of vehicle crossings; Distances of vehicle crossings from intersections

Updated 12 September 2011

Length of vehicle crossings

- (a) The number of pedestrian movements and the number and type of vehicles using or crossing the vehicle crossing.
- (b) Whether the safety of pedestrians, particularly the aged and disabled will be compromised by the length of time needed to cross a wider driveway.
- (c) The ability for vehicles to use the access without adversely affecting the safety and/or efficiency of the frontage road.
- (d) The speed at which vehicles will be able to enter/exit the site and the effect on this on the safety of pedestrians and other road users.
- (e) Within a neighbourhood road within the Living G (Wigram) Zone, the impact of the road width and design on the maneuverability of vehicles to and from the site.

Minimum Distance Between Vehicle Crossings

- (f) Whether there is adequate alternative parking in the area.
- (g) The extent to which the safety of the road will be adversely affected by conflict between manoeuvring vehicles at the crossings.

Maximum Number of Crossings

- (h) The extent to which the extra crossing(s) will adversely affect the safety and efficiency of the road.
- (i) Any cumulative effects of the introduction of extra access points in conjunction with access for other activities in the vicinity.
- (j) Whether the physical form of the road will minimise the adverse effects of the extra access, for example the presence of a solid median to stop right hand turns.

Distances of vehicle crossings from intersections

- (k) The extent to which any extra conflict may be created by vehicles queuing across the vehicle crossing; confusion between vehicles turning at the crossing or the intersection; and the need for drivers to assimilate information thereby adversely concentration and affecting the safety of the road.
- (l) The extent to which the traffic generated by the site will adversely affect the frontage road, particularly at times of peak traffic flows on the road.

- (m) Whether the speed and volume of vehicles on the road will exacerbate the adverse effects of the access on the safety of road users.
- (n) Whether the geometry of the road will mitigate the adverse effects of the access.
- (o) The number and type of vehicles using the crossing.
- (p) The present, or planned, traffic controls at the intersection.
- (q) The proposed traffic mitigation measures such as medians, no right turn or left turn signs, or traffic calming measures.

3.2.13 Access for rural selling places

Updated 14 November 2005

- (a) Whether there would be any adverse effects on the safety and/or function of the frontage road.
- (b) Whether the speed of vehicles travelling on the frontage road is likely to exacerbate the adverse effects of the access on the safety of road users.
- (c) Whether the existing road width of the road is adequate to allow vehicles to pass slowing or turning vehicles safely.

3.2.14 High traffic generators

Updated 16 November 2009

- (a) The actual or potential level of vehicle, cycle, and pedestrian traffic likely to be generated from, and moving past, the proposed access point(s).
- (b) The extent to which the traffic using the access, either alone or in association with other nearby activities, will adversely affect the traffic function and/or the safety of the surrounding road network.
- (c) Whether the present and projected vehicle, cycle and pedestrian flows along the frontage road will exacerbate any adverse effects created by extra on-street parking and manoeuvring associated with the site.
- (d) The ability to gain access to an alternative road which has a lesser traffic function and the environmental impacts on that alternative road in respect of residential amenities where relevant.
- (e) The extent to which the noise, vibration and fumes of vehicles using the access would affect surrounding activities, particularly residences.
- (f) The adverse effects of extra traffic, particularly heavy vehicles, generated by the development on the amenity and safety of surrounding residential streets.
- (g) The extent to which the physical form of the frontage road may mitigate the adverse effects of the extra vehicle movements generated for example, the presence of a solid median to stop right hand turns.
- (h) Any cumulative effects of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.
- (i) Whether the speed of vehicles travelling on the frontage road is likely to exacerbate the adverse effects of the access on the safety of road users.
- (j) The proximity of the access to other high traffic generating landuse access points and intersections.
- (k) The extent to which any extra conflict may be created by vehicles queuing on the frontage road past the vehicle crossing.
- (l) The extent to which the traffic generated by the site will adversely affect the frontage road, particularly at times of peak traffic flows on the road.

- (m) Whether the adverse effects of the traffic could be minimised/mitigated by on-street traffic management measures including the installation of signals or pedestrian refuges or deceleration and acceleration lanes.
- (n) The actual or potential effects on the safety and efficiency of the state highway.
- (o) Whether the sight distances at the access are adequate to provide safe access/egress with reference to "Road and Traffic Standards Guidelines for Visibility at Driveways".
- (p) For retail activity in the B3, B3B, B4 and BRP zones, the relationship of parking, access and manoeuvring areas, including freight deliveries, in respect to the safety of pedestrians.

3.2.15 Special access provision - Edgeware

Updated 14 November 2005

The extent of any adverse effects on the safety and functioning of Sherborne Street as a State Highway.

4.0 Reasons for rules

4.1 Parking space numbers; Availability of parking spaces; Parking area location; Staff car parking; Parking spaces for people with disabilities

Updated 14 May 2012

Where an activity establishes on a site, or buildings are altered they are generally required to supply off street parking and loading areas for vehicles normally generated by the staff and visitors. This includes not only a requirement to provide parking spaces for cars, but also cycle parking and parking for people with disabilities. The provision of off street parking for each activity minimises the adverse effects on the safety and efficiency of the adjoining road network from parking and manoeuvring vehicles, and as a related matter, inconvenience and loss of amenity to surrounding residents from on street parking.

An exception has been made for Special Amenity Area (SAM) 24 where there is no requirement to provide offstreet carparking associated with residential activities. This is in recognition of the special streetscape of the area. Sites on local roads within the Living 3 Zones have also been identified as requiring a lower minimum parking standard per residential unit based on census data showing that one space per unit is adequate for accommodating the majority of parking needs in these zones. Living 3 sites with frontage to arterial and collector roads are, however, required to provide a minimum of two spaces per unit in recognition of the need to protect the safety and efficiency of the strategic road network.

The parking provision for disabled persons reflects the need to cater for a specific minority of the population dependent on vehicles and lacking mobility.

For most zones the parking requirements have been categorised under broad activity headings each of which generate different parking requirements. Surveys of the activity's parking generation provides a basis for the standard for calculating the number of parking spaces required for a development based on the activities involved. The parking standards for most activities have been set at a level which provides for the off street parking requirements for all but the busiest times of the year.

Although the parking standards involve listing categories of activities, the listing is based on a direct relationship with a particular effect - that of vehicle operation and carparking.

In the Living G (East Belfast) zone, sites with an area of 400m² or less are required to provide only one car parking space in recognition of their proximity to public transport routes and to encourage the use of alternative modes of transport and less reliance on cars.

The parking requirements for developments in the Central City Zone differ from the rest of the city recognising the difficulties in providing a significant number of car parking spaces on small and restricted sites, often developed to high building densities. There are also practical difficulties in policing the frequent changes in use which may have differing parking requirements within existing buildings.

The Council is conscious of the need to provide for the continued vitality of the central city, its role as the focus of public transport, and the provision of public carparking buildings through financial contributions. Accordingly, it is not always appropriate to require the full provision of off street parking needed to satisfy demand. In addition cultural, conservation and educational facilities often provide large areas of open space and high amenity values which would be lost if large areas were turned into formed carparking.

In some business zones in the city the Council will accept financial contributions of cash in lieu of the provision of parking from developers. The money received by the Council is used to acquire land and provide off street parking in the area. This provides for greater flexibility in developing small and restricted sites in existing commercial areas where there is a large number of individual titles and fully developed sections. Many areas of the city are not appropriate for cash contributions in lieu of parking as there is no appropriately zoned land which could be used to supply parking.

The range in contributions reflects the difference in values in the area and the Council's policy to support and encourage new development and redevelopment in the central city.

On site parking needs to be available for both staff, residents, and visitors to minimise the need for cars to park on the street adversely affecting their safety and efficiency.

The location of the parking areas should be such that their impact on any adjacent residential areas is minimal. This also includes access to the parking areas as the movement of vehicles in close proximity to living areas can be disruptive and adversely affect the amenity of the area.

Jade Stadium is a significant regional and national sporting and events facility that has traditionally generated high levels of parking demand for events, occasionally attracting up to 39,000 people. The Council acknowledges this and recognises that it is not always appropriate to require the full provision of off street parking needed to satisfy demand, particularly when little or no additional on-site parking capacity is available and the intermittent use of the site for large scale events. Any expansion to Jade Stadium that increases its capacity over 39,000 seats will therefore need to demonstrate measures that will mitigate any additional potential adverse parking related effects on surrounding residential and commercial activities.

4.2 Cycle parking

Updated 14 November 2005

Due to the many benefits which can accrue from the use of cycles, the Council actively encourages their use in and around the city. The provision of safe covered stands is just one means of encouraging people to use cycles as an alternative to the private motor vehicle

4.3 Loading areas; Manoeuvre areas; Parking spaces for residential activities; Gradient of parking areas

Updated 14 November 2005

The design of the parking and loading areas are based on 90-percentile design vehicles. The dimensions of these vehicles and their associated turning circle requirements are such that 90 percent of the vehicles in New Zealand comply with their requirements. Critical manoeuvre areas are designed to allow 99 percent of vehicles to use them. These areas are bounded by immovable objects such as walls and columns and it is therefore important to provide the space to allow vehicles to manoeuvre easily.

As with all activities the residential requirement for on-site parking helps to protect the safety and efficiency of the frontage roads by keeping parked and manoeuvring vehicles on the site. The minimum requirements for parking spaces and manoeuvre areas provides for 90% of motor cars and ensures a space which is accessible.

For the ease and safety of people using parking spaces, a maximum gradient is required. Once gradients begin to exceed those stated, access to and from cars becomes difficult and even parking on these grades feels less than comfortable.

4.4 Parking area and access design; Maximum gradients for access

Updated 14 November 2005

The requirement for access design is based on the number of units which can potentially be built on the sites serviced by the driveway. Within the urban area of Christchurch each household unit generates about ten vehicle trips per day. Therefore as the number of units increase the potential for vehicles meeting on the access increases and the number of pedestrians and cyclists increase. The length of the access also affects the design requirements with longer drives increasing the probability of vehicles meeting and passing or requiring to reverse out. The increased probability of meeting another vehicle, pedestrian or cyclist is reflected in the increased requirements for turning areas, passing bays and footpaths.

Where the gradients of accesses are too steep it becomes practically impossible for cars to use the facility. This is particularly true where wet or icy conditions may prevail, increasing the likelihood of cars not being able to gain access. A maximum change in gradient prevents the majority of cars from grounding and causing damage to the vehicle.

4.5 On-site manoeuvring

Updated 14 November 2005

On-site manoeuvring is required for all trade vehicles, all sites on arterial roads, rear sites and where a large number of vehicle movements onto and off a site are expected. This helps to protect the efficiency and safety of the roads by minimising the number of vehicles required to reverse onto or off a site, which is a cause of accidents at driveways. Major and minor arterial roads have the most protection applied to them as their function is to carry the largest volumes of traffic at the highest level of service.

4.6 Queuing spaces

Updated 14 November 2005

Queuing space lengths are required at the entrance to car parking areas to provide an area off the road for cars to queue while waiting for manoeuvring vehicles, or for a parking space. This protects the safety and efficiency of the frontage road from the effects of vehicles requiring to queue on the street, blocking traffic lanes. The safety of pedestrians is also paramount as cars queuing across the footpath can force pedestrians out onto the roadway. The length of the queuing space varies according to the number of parking spaces catered for in the parking area. This is because as the number of cars in the parking area increases the potential number of arrivals and departures rises, increasing the probability of vehicles having to queue.

4.7 Illumination

Updated 14 November 2005

Where car parking areas are used at night it is important to provide some lighting for the security of people using the area and the security of their vehicles. A lighting level of 2 lux is the minimum illumination recommended to provide this security, also recognising the need to ensure illumination is directed efficiently so as not to create adverse glare for any adjoining living zone properties or road users.

4.8 Surface of parking and loading areas

Updated 14 November 2005

The appropriate surfacing of parking and loading areas ensures that the neighbours are not adversely affected by dust and/or noise created by manoeuvring vehicles. These areas also require drainage to ensure that runoff does not cause inundation or scouring on the property or adjoining properties.

4.9 Vehicle crossing design; Standards of vehicle crossings

Updated 14 November 2005

Vehicle crossings for each site are required to ensure that the parking or loading area is used by people rather than parking or unloading on the street. A minimum standard of construction ensures that the crossing is built to the appropriate standard to withstand the loadings expected.

4.10 Length of vehicle crossings; Minimum distance between vehicle crossings

Updated 14 November 2005

The minimum and maximum lengths of vehicle crossings are controlled to protect pedestrian safety and allow the road to operate efficiently. A minimum width ensures that the vehicles using the crossing can do so without the need to cross the centreline when turning onto the crossing. Maximum widths are necessary to ensure that vehicles cannot cross the footpath at excessive speeds endangering pedestrians. A maximum also assists pedestrians by defining the area over which vehicles cross.

A minimum distance between vehicle accesses provides areas for vehicles to park on street and reduces the number of vehicle movements in one area. This provides for greater road safety due to the minimisation of conflicts in close vicinity to each other.

4.11 Maximum number of vehicle crossings

Updated 14 November 2005

The control of the number of access points differs according to the planned function of the road to which it applies. The major function of arterial roads is to provide for the safe and efficient movement of traffic, whereas local roads provide property access. It is therefore appropriate to impose stricter access controls on higher classified roads (which carry greater traffic volumes) to minimise the number of potential conflict points while still providing for access to developments.

4.12 Distance of vehicle crossings from intersections

Updated 14 November 2005

In order to simplify the driving task by reducing potential conflict points and areas of distraction there is a requirement to locate entrances at varying distances from intersections depending on the function of the road. Arterial roads typically carry the highest traffic volumes at higher operating speeds. Distances therefore need to be greater on these roads to allow for driver reaction times and also for longer queuing distances at intersections. It also reduces confusion for drivers who may not otherwise be able to tell whether an indicating vehicle is intending to turn at the driveway or the intersection.

4.13 Access for rural selling places

Updated 14 November 2005

Rural selling places normally seek to establish along busy rural roads which can impact directly on the safety and efficiency of these roads. To minimise the impact restrictions have been imposed as to where the stalls can set up and on the design of their accesses. Acceleration and deceleration lanes are required to allow vehicles to overtake cars which are entering or leaving the selling place.

4.14 High traffic generators

Updated 24 November 2011

This is a particularly important rule, which is fundamental to the planned effectiveness of roads within the roading hierarchy. High traffic generators (more than 250 vehicle movements per day or requiring the provision of 25 or more parking spaces) can have a major impact on arterial and inner city roads with the development of large retail and vehicle oriented land uses. The vehicle generation and potential associated adverse effects on the road network and surrounding land uses can be major if the siting is inappropriate or the access is not well located or designed. Therefore the roads in the city with the most important traffic functions (arterial roads) need to have the highest degree of protection. By requiring high traffic generators on these roads to be discretionary activities (or controlled within the Central City zone), each development can be considered in terms of its particular character, location, and levels of traffic effects and ways to mitigate these effects where possible, through the use of appropriate traffic management and design conditions. Most zones restrict the limit of discretion to matters associated with access. However, retail activities in the BRP, B3, B3B and B4 zones have retained a broader level of discretion, regarding any traffic effects. This acknowledges the dispersed location of these zones and the ability to undertake retail activity, which can generate potentially significant effects on the road network and surrounding landuses.

An exception from this rule has been provided for the land within the Living 3 and Business 1 zone bounded by Madras Street, Canon Street, Packe Street and Puchas Street which is subject to the development plan contained in Part 3, Appendix 14, as consideration of vehicular, cycle and pedestrian access matters is specifically provided for within the zone rules relating to development of this area.

Significant damage to Christchurch City occurred as a result of the earthquake of 4 September 2010 and its subsequent aftershocks. A large number of buildings and infrastructure need to be demolished and/or repaired. This has generated a need to dispose of a substantial quantity of earthquake waste, including building and construction material, silt and infrastructure waste. Since the landfill's closure in 2005, the number of trucks travelling to the landfill site have increased from zero up to an estimated 1,500 vehicles each day. As a non-notified controlled activity, any activity can be considered in terms of its levels of traffic effects on the surrounding road network in terms of function and/or safety, on residential streets in terms of amenity and safety, on surrounding activities in terms of noise, vibration and fumes along designated access routes illustrated in Appendix 7 of Volume 3 Part 8 Special Purpose (Landfill) Zone, and ways to mitigate these effects where possible, through the use of appropriate traffic management and design conditions.

4.15 Special access provision - Edgware

Updated 14 November 2005

This rule is intended to avoid the adverse effects of vehicle movements onto and off a relatively large extension to Business 2 Zone at Edgware. Sherborne Street forms part of the state highway network and significant business development of the site could adversely affect its safety and function if access for such development was permitted. The site has alternative access to Colombo Street.

Appendix 1 - Parking space dimensions

Updated 14 November 2005

Appendix 1 - Parking space dimensions

All required car parking spaces shall be laid out in accordance with Table 6 and attached diagram.

Manoeuvre areas shall be designed to accommodate the 90 percentile design motor car as set out in Appendix 4.

Critical manoeuvre areas such as aisles in or between major structures, or changes in grade shall be designed to accommodate the 99 percentile design motor car as set out in Appendix 5.

Table 6 - Car park dimensions

Type of user	Parking angle	Stall width (m) ⁽⁵⁾	Aisle ⁽⁷⁾	Stall depth (m) ⁽⁶⁾
Long term ⁽¹⁾	90° (Perpendicular)	2.4	6.2	5.4
	60°	2.4	4.9	5.4
	45°	2.4	3.9	5.4
	30°	2.1	3.1	5.4
Medium term ⁽²⁾	90°	2.5	5.8	5.4
	60°	2.5	4.6	5.4
	45°	2.5	3.7	5.4
	30°	2.3	3.0	5.4
Short term ⁽³⁾	90°	2.6	5.4	5.4
	60°	2.6	4.3	5.4
	45°	2.6	3.5	5.4
	30°	2.5	2.9	5.4
Disabled parking ⁽⁴⁾	All	3.6	8.0	5.4
All users	Parallel	2.5	3.7 (one way)	5.4
			5.5 (two way)	5.4

See the following diagram for car parking space layout

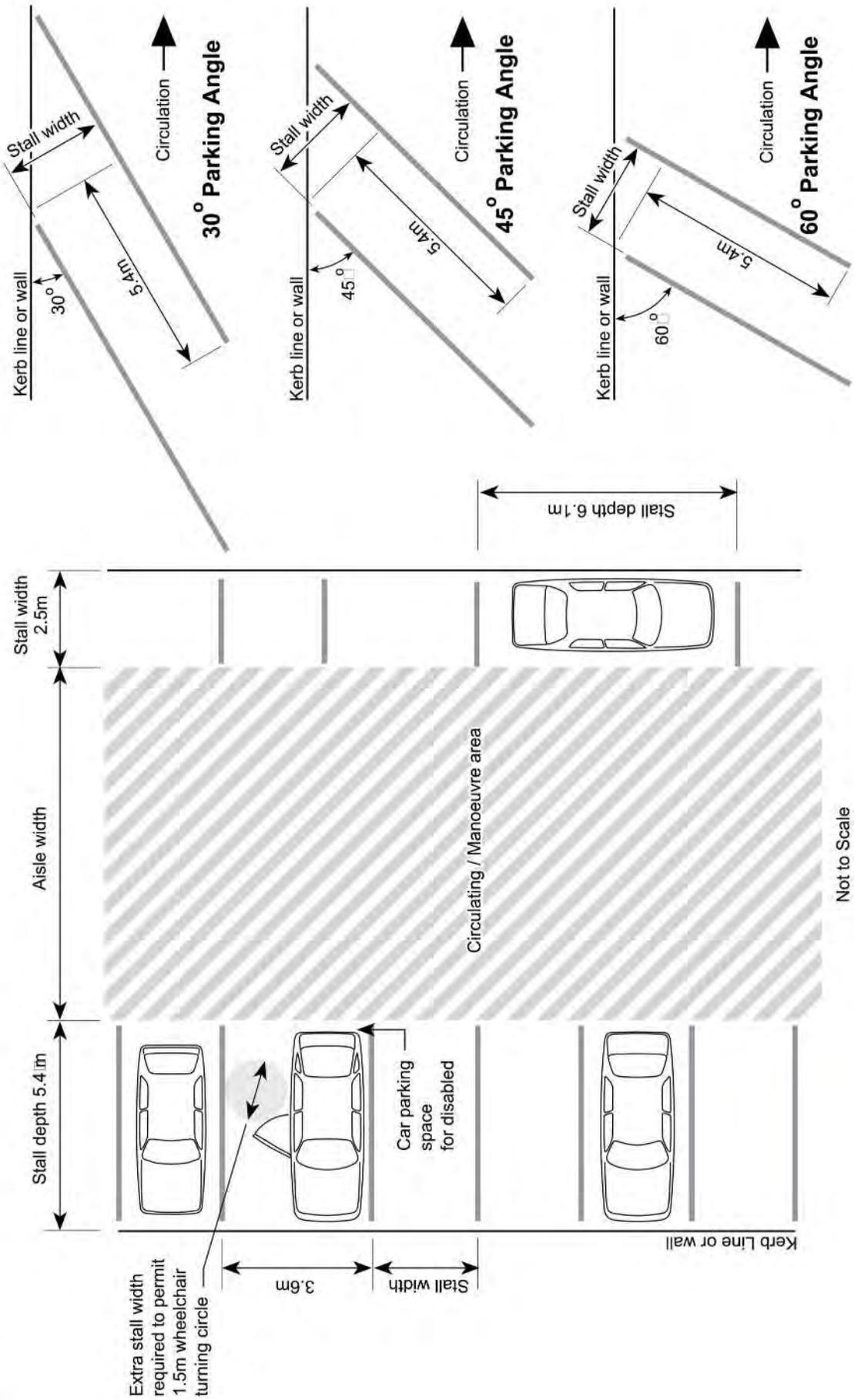
Notes:

- (1) Tenant, employee and commuter parking, universities (generally all day parking).
- (2) Long-term city and town centre parking, sports facilities, entertainment centres, hotels, motels, airport visitors (generally medium term parking).
- (3) Short-term city and town centre parking, shopping centres, department stores, supermarkets, hospitals and medical centres (generally short term parking and where children and goods can be expected to be loaded into vehicles).
- (4) Car parking spaces for people with disabilities shall be as close as practicable to the building entrance. The spaces shall be on a level surface and be clearly signed.
- (5) Stall widths shall be increased by 300mm where they abut obstructions such as a wall, column or other permanent obstruction.

- (6) 5.0m if low kerb allows overhang, but this overhang shall not encroach on required landscape areas.
- (7) Aisle widths are given for one way operation with forward entry to spaces. Two way aisles shall be 5.5m minimum. For two way operation only 90° parking will be permitted.

In addition design guidance for parking areas in buildings may be obtained from the New Zealand Building Code D1/AS1: Access Routes or Australian/New Zealand Standard Offstreet Parking, Part 1: Car Parking Facilities, AS/NZS 2890.1:2004.

Appendix 1. Parking space dimensions



Appendix 2 - Cash in lieu of parking

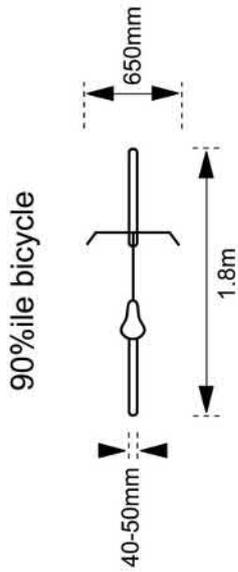
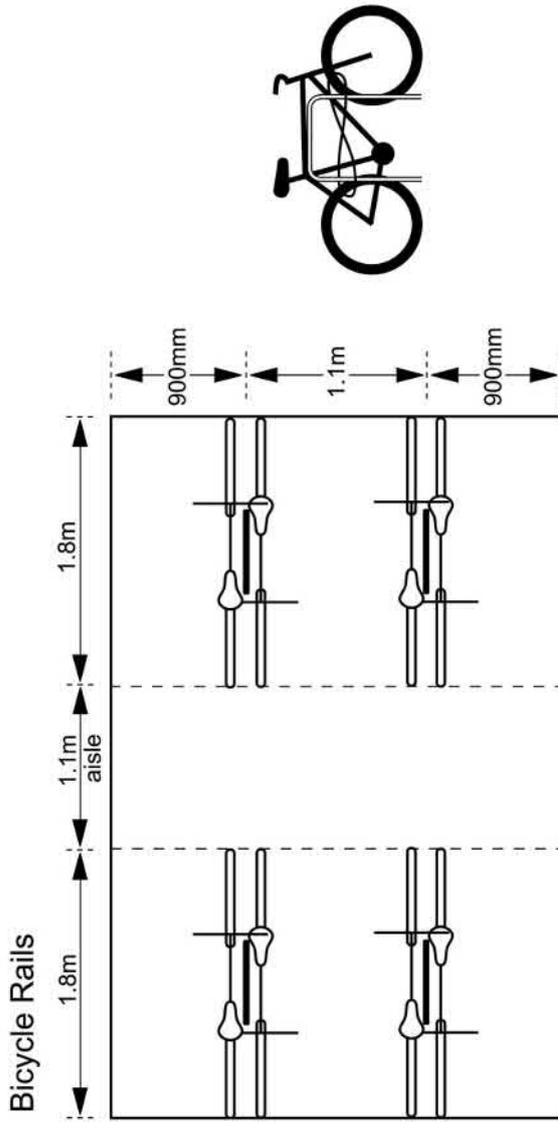
Updated 22 May 2006

Appendix 2 - Cash in lieu of parking		
A financial contribution by way of a cash payment may be made in lieu of part, or all, of the parking requirement in the following areas of the City:		
Area	Zone	Percentage of value required
Central City	Central City Edge	90%
Core Area	Central City	70%
Frame	Central City	90%
East Fringe	Central City	90%
West Fringe	Central City	90%
New Brighton	Business 2	100%
Papanui	Business 1	100%
Church Corner	Business 2	100%
Sydenham	Business 2	100%
<p>The basis of the cash payment in lieu of parking is to be :</p> <p>(a) The area of land per required parking space is to be 25m²;</p> <p>and</p> <p>(b) The rate at which cash in lieu is charged will be calculated at the current market value of the land. The market value of the land will be the average market value of the entire site on which the land is located;</p> <p>and</p> <p>(c) The funds obtained from the cash in lieu of parking shall be used solely and exclusively for providing parking in the area from where the funds are gathered.</p>		

Appendix 3 - Cycle parking dimensions

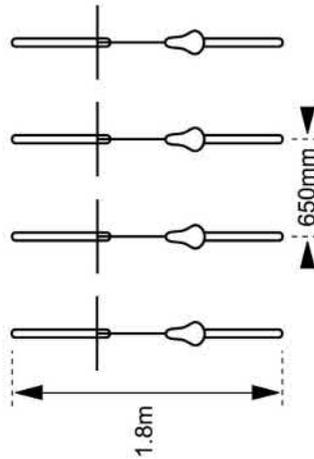
Updated 14 November 2005

Appendix 3 - Cycle parking dimensions

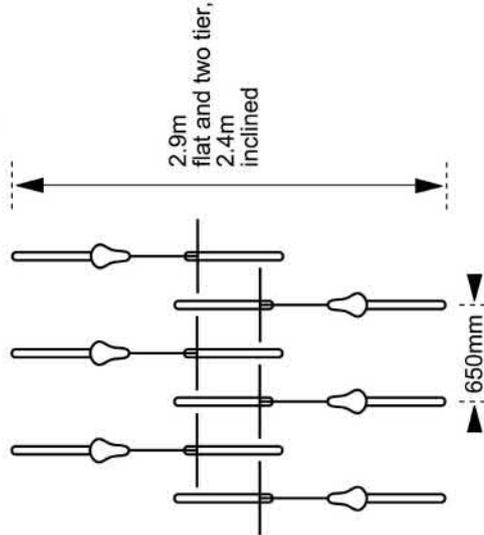


Bicycle Stands

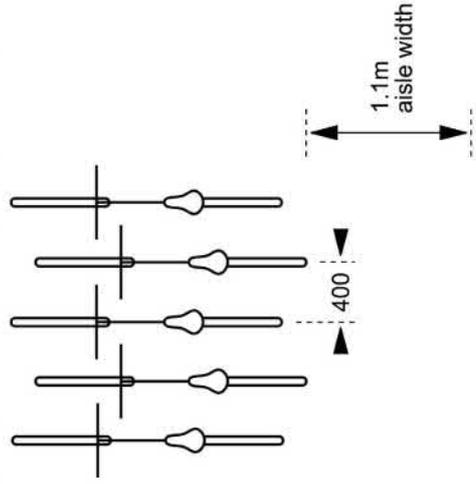
1. Standard spacing



2. Double sided - front wheels overlapped



3. Spacing with alternately staggered heights

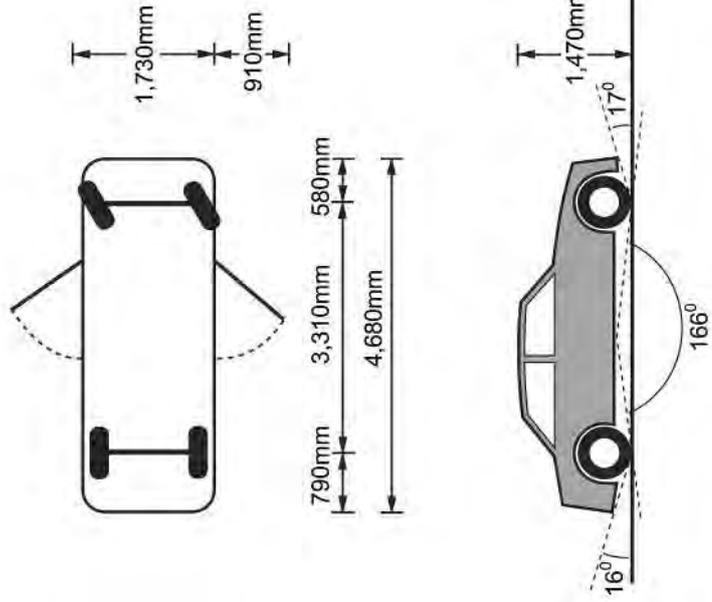
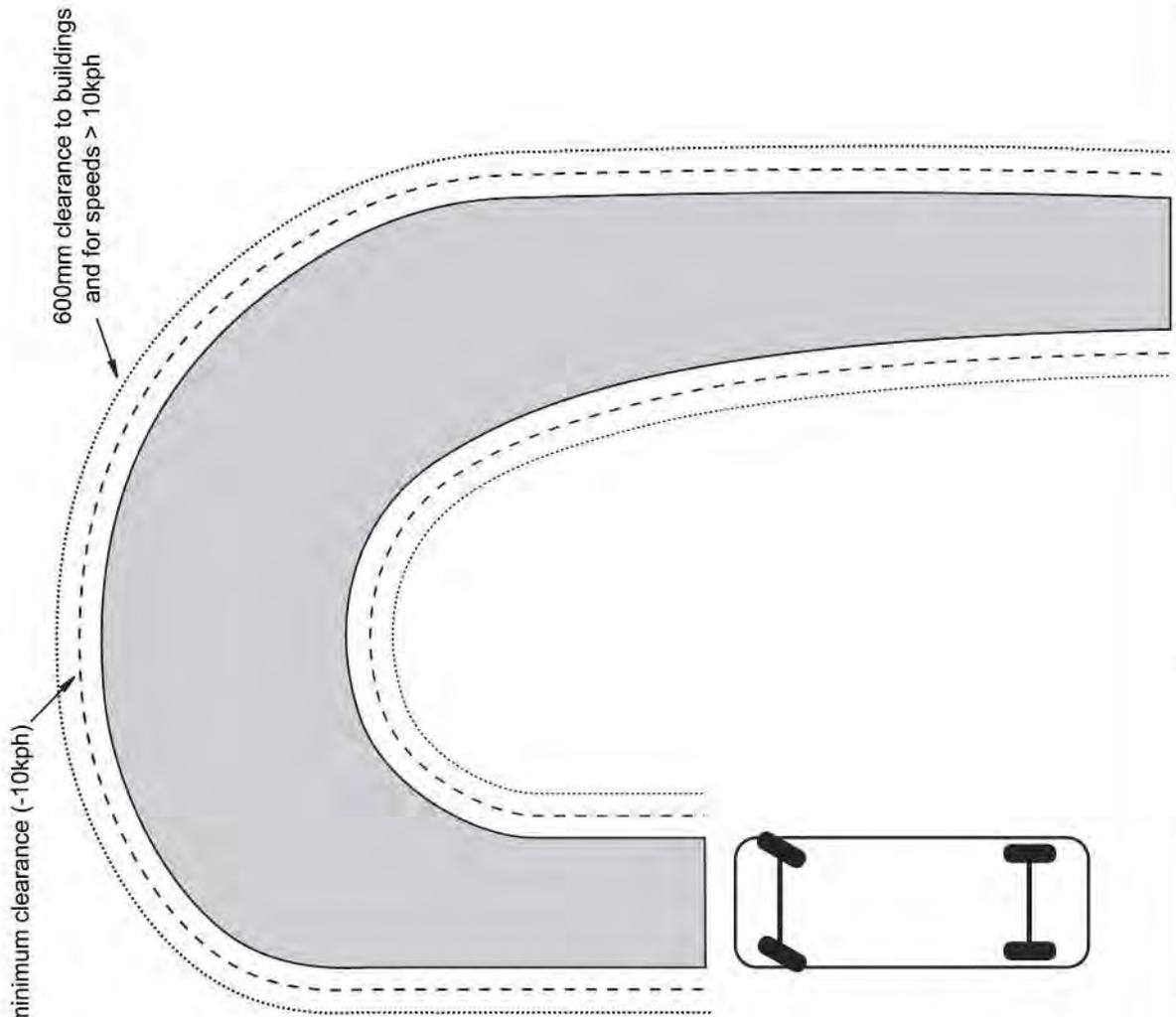


Scale 1:50

Appendix 4 - 90 percentile design motor car

Updated 14 November 2005

Appendix 4. 90 percentile Design Motor car

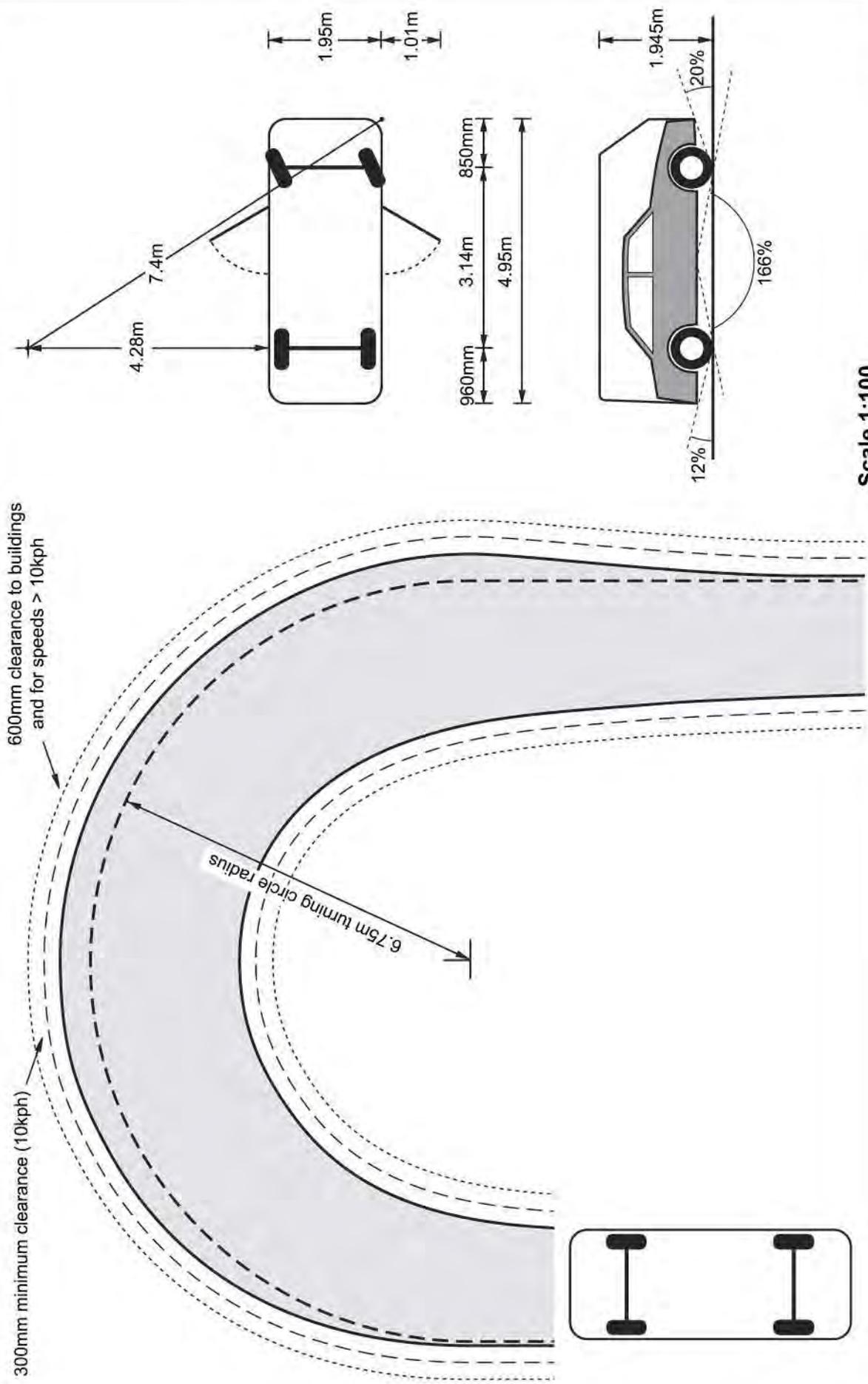


Scale 1:100

Appendix 5 - 99 percentile design motor car

Updated 14 November 2005

Appendix 5. 99 percentile design motor car

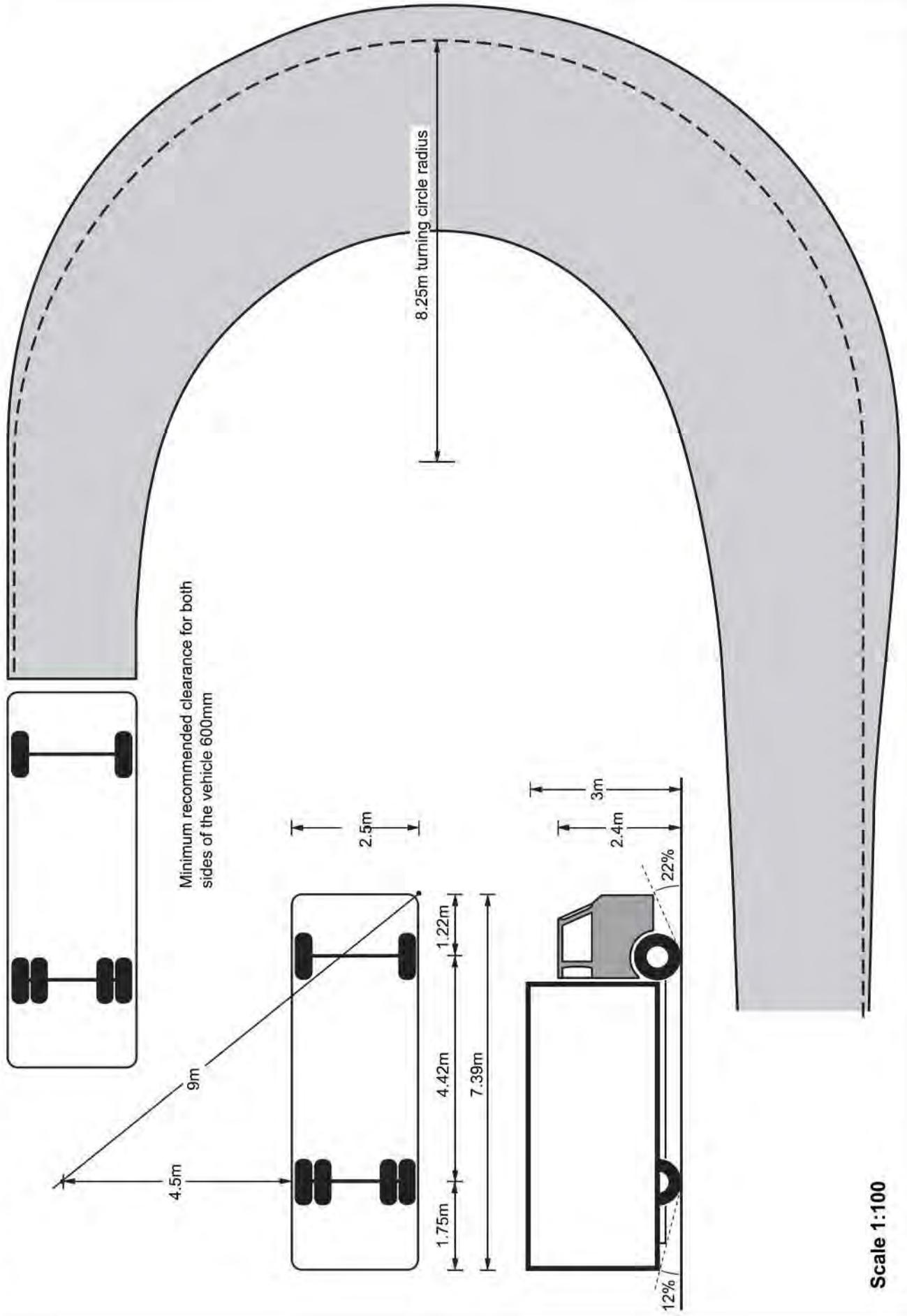


Scale 1:100

Appendix 6 - 90 percentile design 2 axle truck

Updated 16 November 2009

Appendix 6. 90 percentile design 2 axle truck



Scale 1:100

Appendix 7 - Design of acceleration and deceleration lanes

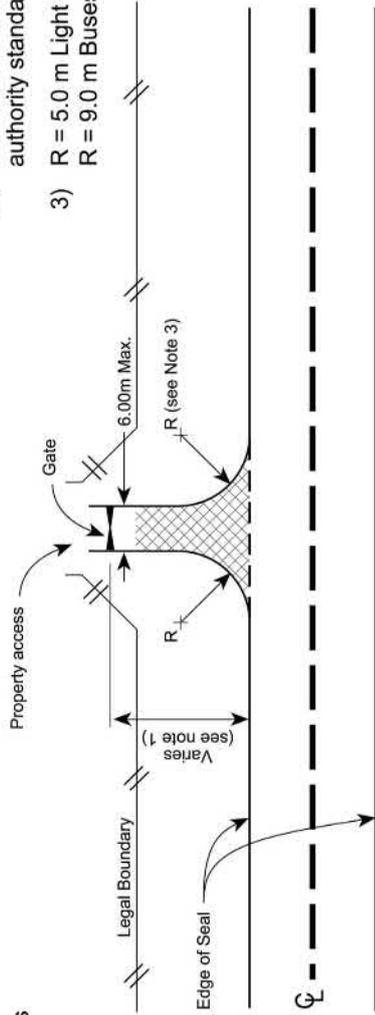
Updated 14 November 2005

Appendix 7 Acceleration and deceleration lanes

Crossing treatment for accesses on rural roads with traffic generation less than 30 vehicle movements per day.

Diagram not to scale

Seal Road Widening and Access

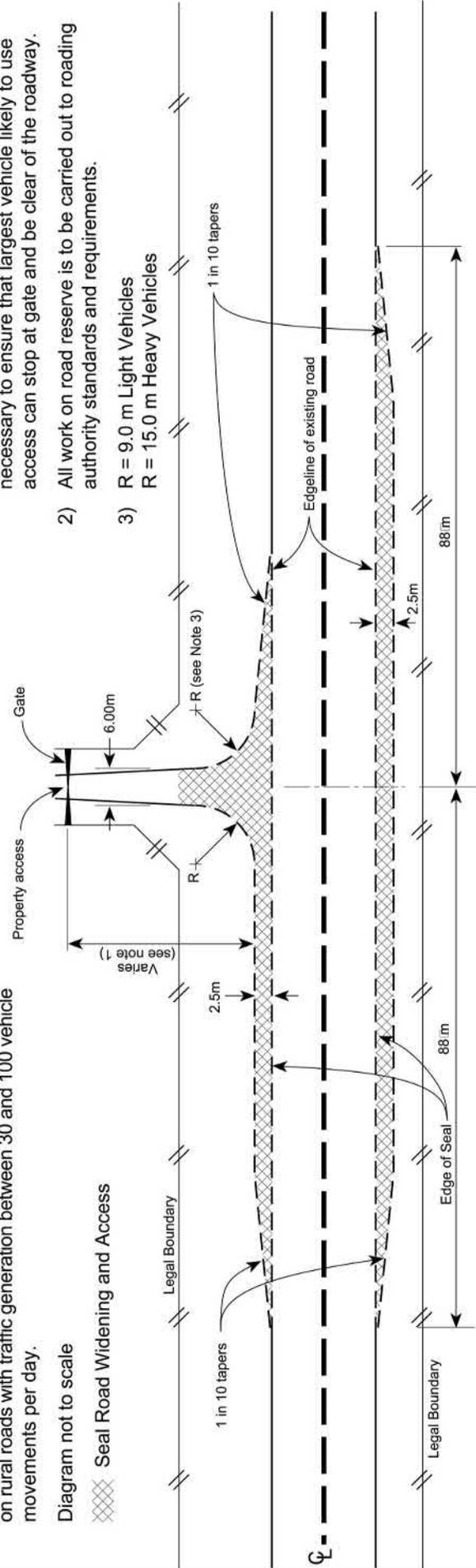


- NOTE: 1) Recess gateway and splay entrance fencing as necessary to ensure that largest vehicle likely to use access can stop at gate and be clear of the roadway.
- 2) All work on road reserve is to be carried out to roading authority standards and requirements.
- 3) R = 5.0 m Light Vehicles
R = 9.0 m Buses and Heavy Vehicles

Localised road widening and crossing treatment for accesses on rural roads with traffic generation between 30 and 100 vehicle movements per day.

Diagram not to scale

Seal Road Widening and Access



- NOTE: 1) Recess gateway and splay entrance fencing as necessary to ensure that largest vehicle likely to use access can stop at gate and be clear of the roadway.
- 2) All work on road reserve is to be carried out to roading authority standards and requirements.
- 3) R = 9.0 m Light Vehicles
R = 15.0 m Heavy Vehicles

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- 30.26 Reasons for Rules - Open Space 3D (Christchurch Golf Resort) Zone
- 30.27 Sites fronting Wigram Road
- 30.28 Sites fronting Quaifes Road
- 30.29 Control of stormwater, Provision of Public Transport, Rooding, Sanitary Sewer and Potable Water Supply - Living G (Halswell West) Zone
- 30.30 Residential allotment size and site density - residential activity.
- 30.31 Sites fronting Johns Road
- 30.32 Integrating development - Living G (North West Belfast) Zone
- 30.33 Urban Design - Living G (North West Belfast) Zone - Density A
- 30.34 Site Contamination - Living G (North West Belfast) Zone
- 30.35 Deferred Living G (Density C) - Local Purpose Reserve - Stormwater
- 30.36 Outline Development Plan for the Business 5 Zone (Sir James Wattie Drive Appendix 21) (Plan Change 54 Decision)
- Appendix 1 - Esplanade reserve and strip schedule
- Appendix 2 - Plant species for Living G (Halswell West) Zone
- Appendix 3 - Deleted
- Appendix 4 - Access standards
- Appendix 5 - New road standards
- Appendix 6 - Development plan (Brooklands - north of Harbour Road)
- Appendix 7 - Development plan (Brooklands - Beacon Street, vicinity of Dartford Street)
- Appendix 8 - Landscape strip requirement (Living HA - Richmond Hill)
- Appendix 8A - Plants suitable for Richmond Hill (Rule 17.2.3)
- Appendix 9 - Special provisions - Cashmere Stream/Worsleys Road
- Appendix 10 - Special Provisions - Moncks Spur

- Appendix 11 - Planting - Moncks Spur
- Appendix 12 - Styx Requirement
- Appendix 13 - Worsleys Road Realignment
- Appendix 14 - Cashmere and Worsleys - Spur Planting and Tracks around Area 4
- Appendix 15 - Cashmere / Hoon Hay / Worsleys Road Intersection

Part 14 Subdivision

Note

Updated 8 November 2006

1.0 Statement

Updated 14 May 2012

Control of the subdivision of land is one of the functions of a territorial authority under Section 31 of the Act. It is identified as a separate activity to land use through Section 11 of the Act, and in contrast to land use, the subdivision of land cannot be undertaken unless permitted by a rule in the plan.

Generally land use, rather than subdivision, generates "effects" on the environment, but the subdivision of land for purposes of land tenure can have marked effects on land use expectations. Subdivision acts as the framework for subsequent land use activities and more importantly, is often the framework for the provision of services to subsequent land uses. This is a critical factor, because the adequate provision of access, water, sewerage, open space and other requirements is essential to ensure development following subdivision does not have adverse impacts on the environment. The City Plan is based on the premise that there is a strong interrelationship between subdivision and land use.

Accordingly, the subdivision rules deal with a group of matters which include:

- Allotment sizes and dimensions, which are intimately linked to the achievement of land use rules relating to the management of resources and zone character, particularly in respect to residential densities and the sustainable management of rural land.
- Access and transportation.
- The provision of esplanades as required under the Act.
- Avoidance of natural or other hazards upon land development.
- The provision of open space and/or protection of natural features and trees as part of the process of land use change and intensification.
- The framework of utility services essential to health, quality of life and amenities - eg. power, water, sewage reticulation etc.
- Legal arrangements necessary to support and secure the provision of the framework of services required upon subdivision of land for subsequent land uses.

Environmental results anticipated

- (a) The achievement of the environmental outcomes for each zone through consistency between subdivision outcomes and the management of the effects of land use activities.
- (b) The provision of parcels of land which are of sufficient size in rural areas to be able to accommodate a variety of potential land uses and to avoid excessive costs in provision of services.
- (c) The provision of parcels of land which are of sufficient size to enable the establishment of buildings and the provision of space around buildings in a manner which reflects the desirable character of the different environments within the city.
- (d) The provision of an access network upon land development, which is safe, efficient and convenient, and which meets the needs of pedestrians, cyclists and motorists.

(e) The provision of utilities necessary to ensure the safety, health and convenience of subsequent residents or occupiers of land to be subdivided.

(f) The provision of utilities necessary to ensure subsequent land use development does not have adverse effects on the quality or quantity of surface and ground waters.

(g) Avoidance of subdivision that could result in land use activities which could exacerbate natural or other hazards, or expose future development to undue risk from such hazards.

(h) The secured protection of natural features, waterway margins and trees at the time of subdivision to maintain the quality of the environment, in anticipation of the likely land use changes upon subdivision.

(i) Provision of suitable of open space, in terms of nature, location and layout, to meet the needs of the likely occupiers of the land following subdivision and to mitigate any adverse visual effects of likely land use changes upon subdivision.

Guide to using these rules

All the subdivision rules are combined together and located in Part 14. Their format is somewhat different from other rules, being grouped by subject matter. **ALL SUBDIVISIONS REQUIRE A RESOURCE CONSENT.**

Step 1 Check what zone the subdivision is located within.

Step 2 Review the general provisions in Clause 2 and their categories in Clause 3 to understand the background to subdivision rules.

Step 3 Review the list of rules by subject matter (summarised below). Note that a subdivision may fall within any one or more levels of "status" under these rules.

	Controlled activity	Development Standard	Critical Standard	Prohibited activity
Allotment size, numbers and dimensions (cl 4)	Check	Check	Check	Check
Property access (cl 5)	Check	Check	Check	Check
Esplanades (cl 6)	Check	Check	n/a	Check
Hazards (cl 7)	Check	Check	n/a	Check
Water supply (cl 8)	Check	Check	n/a	n/a
Stormwater (cl 9)	Check	Check	n/a	Check
Sewerage (cl 10)	Check	Check	n/a	Check
Trade waste (cl 11)	Check	n/a	n/a	n/a
Energy (cl 12)	Check	Check	n/a	n/a
Telecommunications (cl 13)	Check	Check	n/a	n/a
Open space/recreation (cl 14)	Check	Check	n/a	n/a
Easements (cl 15)	Check	n/a	n/a	n/a
Building location (cl 16)	Check	n/a	n/a	n/a
Pres. of landscape conservation, trees (cl 17)	Check	Check	Check	Check

Step 4 If the proposed subdivision complies with all of the relevant critical and development standards and is not specified as a prohibited activity, it shall be a controlled activity, subject to conditions relating to any relevant matters set out in Clauses 4-30. **(Plan Change 67)**

Step 5 If the subdivision does not comply with any one or more of the relevant development standards in Clauses 4-10, 12, 14, 17-30 or the community standards in Clause 18 -29, application must be made for a resource consent, assessed as a discretionary activity, but only in respect to the matter(s) not complied with, except that any application for an activity under Rule 27.2.2 shall be assessed as a fully discretionary activity. **(Plan Change 67)**

Step 6 If the subdivision does not comply with any one or more of the relevant critical standards in Clauses 4, 5, 7 or 17-30, then application must be made for a resource consent, assessed as a non complying activity. **(Plan Change 67)**

Step 7 No application can be made for a subdivision which is a prohibited activity under the relevant provisions of Clauses 4, 6, 7 or 18 - 30.

Step 8 If the subdivision is being undertaken in conjunction with a land use proposal, any other relevant city rules or zone rules applicable to that activity should be checked.

Notes:

(1) Section 106 may apply to land to be subdivided, which is subject to existing or potential natural hazards, and the Council may decline consent to the subdivision in accordance with that section.

(2) A subdivision (whether complying with these subdivision rules or not) may result in a land use activity being in breach of other rules. (Example: A new lot boundary may pass close to an existing building, resulting in it not complying with setback, recession plane controls etc. This will necessitate a joint subdivision/land use consent.)

(3) Minimum allotment sizes are specified in clauses 4.3.1 - 4.3.7 as critical standards, which if not met, make a subdivision application non-complying. Note that there are also development standards for allotment sizes in some living zones (clause 4.2.1) which will make some allotment sizes discretionary. Note also the specified reductions and exemptions where a building commitment or other factors are involved as set out under clauses 4.3.8 - 4.3.12.

(4) Esplanade requirements are set out in clauses 6.2 and 6.3 and in column "A" of Appendix 1. Compliance with the width satisfies the standard but any reduction below this width, or any exemption from the provision requires a discretionary activity resource consent, which is restricted to esplanade matters.

2.0 General provisions

Updated 14 November 2005

The following provisions shall apply, where applicable, to all forms of subdivision of land.

2.1 Definition of subdivision of land

Updated 14 November 2005

The definition of the subdivision of land is set out in section 218, Resource Management Act, 1991.

Note: Changes to, or adjustments of any boundary of a fee simple title, or on a cross lease or unit title, the alteration to the outline of a building or unit, or the erection of new units or garages, or re-allocation of garages, or car spaces, or the alteration of any restricted user land, or common land, or common property, are deemed to be a subdivision requiring subdivision consent, and the relevant rules shall apply.

2.2 Relevant sections of the Act

Updated 14 November 2005

All applications are subject to the requirements set out in the Act, with particular reference to sections 106, 219, 220 and 230-237G.

2.3 Reference to other rules

Updated 14 November 2005

Attention is drawn to the provisions of any relevant zone rules and city rules for land use activities that may be associated with subdivisions. Should an activity not meet any one or more of those rules, then application for consent will also need to be made in respect to those rules.

The city rules which may be applicable include

Part 9 General city rules

Part 10 Heritage and amenities

Part 11 Health and safety

Part 12 Designated activities

Part 13 Transport

2.4 Code of practice for subdivisions

Updated 14 November 2005

Where there is mention in the rules to the code of practice, this means the Christchurch City Council Code of Practice. This code is separate from, and not part of the City Plan. It outlines requirements for engineering works and services to which the Council shall have regard in imposing any particular conditions of subdivision consent, (relating to the construction of new roads and/or access, and the installation of services).

2.5 Discharges of stormwater

Updated 14 November 2005

Any subdivision proposal to create 30 or more additional allotments from which the potential land uses will discharge collected stormwater to any surface water (except stock water or irrigation races) shall obtain a discharge permit, pursuant to section 15 of the Act, from the Canterbury Regional Council, prior to or in conjunction with a subdivision consent.

2.6 Legal road frontage

Updated 22 May 2006

All new allotments shall be provided with frontage to a legal road, or a road to be vested on the application, except where an application for subdivision consent or an application under Section 348 of the Local Government Act 1974 approves access to those lots without legal frontage via a right-of-way or access lot.)

2.7 Other legislation

Updated 22 May 2006

All applications shall comply with the relevant requirements contained in other acts and codes, with particular reference to the Building Act 1991, the Local Government Act 1974, the Christchurch District Drainage Act 1951.

2.8 Development contributions

Updated 22 May 2006

All applications for subdivision shall comply with the relevant requirements of the Council's Development Contributions Policy, prepared under the Local Government Act 2002. The Development Contributions Policy requires that development contributions in cash and/or land be paid to the Council for reserves, and network infrastructure for water supply, wastewater, roading and other transport, and surface water management

services. Development Contributions will be required to be paid prior to the issue of a certificate pursuant to Section 224 of the Resource Management Act. Works and services within a subdivision are not defined to be financial or development contributions and will be required to be undertaken as conditions of subdivision consent.

2.9 Consent notices

Updated 14 November 2005

Where there is any on-going condition of a subdivision consent, there shall be a consent notice pursuant to section 221 of the Act, registered against the Certificate of Title to the allotment to which the condition applies.

2.10 Subdivision consent before work commences

Updated 14 November 2005

Except where prior consent has been obtained to excavate or fill land pursuant to Part 9, Clause 5, or where a vegetation clearance consent has been obtained from the Regional Council, no work, other than investigatory work, involving the disturbance of the land, nor clearance of vegetation shall be undertaken until a subdivision consent has been obtained.

When the subdivision consent is granted, it shall be deemed to include consent to excavate or fill land and, except where specific vegetation is required to be preserved, vegetation clearance may commence.

2.11 Assessing resource consents

Updated 14 November 2005

Where the rules specify that the Council shall consider certain matters in regard to granting consent or imposing conditions, in the case of controlled subdivision activities the application will only be assessed in terms of possible conditions, and would only be declined pursuant to section 106 of the Act (natural hazards).

2.12 Suitability for proposed land use

Updated 14 November 2005

Where section 106 of the Act applies to any part of the land to be subdivided, or any part of the land contains contamination, it is the applicant's responsibility to provide all information relative to the potential hazard and to show the means whereby the land shall be made suitable for the proposed land use. Regard should be had to any information held on the Council's hazards register. The Council shall have regard to any appropriate proposals before issuing the subdivision consent, or declining approval pursuant to section 106.

2.13 Application of assessment matters

Updated 14 November 2005

Unlike other parts of the Statement of Rules, the assessment matters in this part of the rules do not follow the rules as a whole, but follow each separate subject matter set out in Clauses 4-17.

- (a) The matters contained in Part II and Sections 104 and 105 of the Act, apply to consideration of all resource consents.
- (b) The matters contained in section 106 of the Act apply, as relevant, to all subdivisions in respect of natural hazards.

(c) In addition to (a) and (b) above, the Council shall also apply the relevant assessment matters set out following each group of standards, to discretionary and controlled subdivision activities.

2.14 Clarification of subdivision rules

Updated 14 November 2005

Clauses 3-18, excluding the assessment matters in each of these clauses, comprise the rules in Part 14.

2.15 Consultation with Tangata Whenua

Updated 14 November 2005

The Council shall consult with Tangata Whenua upon any application being required under these rules where there are significant earthworks which could affect areas described in Part 10, Appendix 3, or adjacent to waterways and the coastline.

3.0 Categories of subdivision activities

3.1 Controlled (subdivision) activities

Updated 14 November 2005

Any subdivision which complies with all of the critical and development standards for subdivision activities shall be a **controlled activity** in respect to the matters specified in the subdivision rules, with the exercise of the Council's discretion limited to the matters specified in the subdivision rules.

3.2 Discretionary (subdivision) activities

Updated 12 March 2012

Any subdivision which complies with all of the critical standards for subdivision activities but does not comply with any one or more of the development standards shall be a discretionary subdivision activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard unless otherwise stated.

3.3 Non-complying (subdivision) activities

Updated 14 November 2005

Any subdivision which does not comply with any one or more of the critical standards for subdivision activities shall be a **non-complying subdivision activity**, except where specified as a **prohibited subdivision activity**.

3.4 Prohibited (subdivision) activities

Updated 14 November 2005

A subdivision shall be a prohibited activity and no resource consent shall be granted where specified in the following rules (critical standards, clauses 4, 5, 6, 7, 9 and 17).

3.5 Written consent for non-notification

Updated 1 November 2011

Except for any application made under Clause 20, any application for consent under the subdivision rules (other than non-complying subdivision activities) shall not require the written consent of other persons and shall be non-notified.

Any application for consent under the subdivision rules to create the title containing the Living TMB zone (other than non-complying subdivision activities) shall not require the written consent of other persons and shall be non-notified.

Any application for consent under the subdivision rules to create the Living TMB Zone shall not require the written consent of other persons and shall be non-notified.

3.6 Joint hearings

Updated 14 November 2005

Any application arising from non-compliance with land use rules in the zone standards caused by the proposed subdivision shall be considered jointly with the subdivision consent.

4.0 Allotment sizes and dimensions

4.1 Controlled activities - Allotment sizes and dimensions

Updated 14 November 2005

(a) Subdivision of land in any zone is a **controlled subdivision activity** where the proposed subdivision complies with all the applicable development and critical standards specified in Clauses 4.2 and 4.3 below, and elsewhere in Part 14.

(b) Where the subdivision is a **controlled subdivision activity**, the exercise of the Council's discretion in respect to Clause 4 shall be limited to allotment size and dimensions where the proposed subdivision creates allotments in zones not specified in Clauses 4.3.1 - 4.3.7, or where the allotment to be created is for access, a utility, road or reserve purposes.

4.2 Development standards - Allotment sizes and dimensions

Updated 14 November 2005

4.2.1 Allotment sizes

Updated 14 November 2005

Zone	Minimum Net Area
Living 1 Zone on Planning Map 52A allotments adjoining Milns Road and Sparks Road that are located opposite the Rural 2 Zone	1500m ²

4.2.2 Allotment dimensions

Updated 14 November 2005

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

Living 1, 1A, 1B, H, HA and HB Zones	16 x 18m
Living 2, 3, 4A, 4B, 4C Zones	13 x 16m
Open Space 3B Zones	As for zones specified in Clause 4.3.4

Notwithstanding the above, minimum allotment dimensions shall not apply to allotments created for access, utilities, roads and reserves.

4.2.3 Open Space 3B Zone - Privately owned open space

Updated 14 November 2005

All subdivision of land in the Open Space 3B Zone is a discretionary activity with the exercise of the Council's discretion limited to the number, scale, location and layout of allotments, and the effect of the subdivision on the visual amenity of the surrounding area.

(Refer also to critical standard, clause 4.3.4 (Open Space and Conservation Zones).)

4.2.4 Subdivision of sites containing protected buildings, places and objects

Updated 14 November 2005

Any subdivision of a site containing a protected building, place or object listed in Part 10, Appendix 1, shall be a discretionary activity, with the exercise of the Council's discretion limited to the effect on the heritage values of the listed heritage item or to its setting. This rule shall not apply to sites where the Council's approval has been given to a resource consent for the demolition or removal of the heritage item.

4.3 Critical standards - Allotment sizes and dimensions

Updated 14 November 2005

4.3.1 Minimum standards - Rural zones

Updated 14 November 2005

Every allotment to be created by a subdivision shall comply with the minimum standards specified for each zone below, **except**

- (i) as provided for in Clauses 4.3.9 - 4.3.13 below; and
- (ii) that three additional lots may be created from Lot 1 DP 79425 provided that these lots are in general accordance with the outline development plan in Part 4, Appendix 5. Note: Environment Court Decision C22/2005 requires that covenants preventing further subdivision are to be attached to each of the new lots.

Zone	Minimum net area
Rural 1, 4 and that part of the Rural 5 Zone west or north of Christchurch International Airport as shown in Part 4, Appendix 4	20ha
Rural H and 6	100ha
Rural 2, 3 and that part of the Rural 5 Zone east or south of Christchurch International Airport as shown in Part 4, Appendix 4	4ha
Rural Q	4ha
Rural 7 (Plan Change 66)	2ha

4.3.2 Minimum standards - Living zones

Updated 16 November 2009

Every allotment to be created by a subdivision shall comply with the minimum standards specified for each zone below except as provided for in Clauses 4.3.8, and 4.3.12.

(A)

Zone	Minimum net area	Minimum average net area (see interpretation clause in the next column)	Maximum net area	Interpretation of living zone minimum standards	References to other minimum standards under 4.3.2 that apply to each zone and prohibited activities (see (B) - (M) below)
LIVING 1 ZONE					
Living 1	450m ²	550m ²		The average area provisions shall only apply to subdivisions of more than three resultant allotments. Any lots greater than 900m ² in area shall be deemed to be 900m ² in area for averaging purposes.	Refer (B), Special Amenity Area 8, 8a and 8b refer (B) (a)
Living 1 as defined in Development Plan (West Wigram) Appendix 3r, Part 2	450m ²	550m ²	750m ²		Refer (M) West Wigram
LIVING 1 DEFERRED					
Living 1 Deferred on Planning Map 53A and defined in Appendix 3i, Part 2 (Cashmere and Worsleys)	4ha Refer to (F) (e)	Refer to (F) (e)		Refer to (F) (e)	Refer to (F) (e)
Living 1 Deferred on Planning Map 25A to the west of Philpotts Road and south of Winters Road	4ha Refer (F)(g)	Refer to (F) (g)		Refer to (F) (g)	Refer to (F) (g)
LIVING 1A ZONE					

Living 1A	450m ² Refer (C) (a) and (b)	550m ²		The average area provisions shall only apply to subdivisions of more than three resultant allotments. In the Living 1A Zone the minimum average area provisions of the Living 1 zone shall apply, except that allotments of 1500m ² and over which adjoin a rural zone or open space zone shall be excluded from the minimum average net area calculations.	Refer (C)
Living 1A Zone where the site adjoins the Rural 2, Rural 3, Rural 5 Zones	1500m ²				
LIVING 1A DEFERRED					
Living 1A Deferred on Planning Maps 44A, 45A, 51A and 52A and defined in Appendix 3h, Part 2 (North Halswell)	4ha Refer (F) (c)				Refer (F) (c)
Living 1A Deferred on Planning Map 53A and defined in Appendix 3i, Part 2 (Cashmere and Worsleys)	4ha Refer (F) (e)	Refer (F) (e)		Refer (F) (e)	Refer (F) (e)
LIVING 1B - 1F					
Living 1B	2000m ²				Refer (D)
Living 1D	1ha				

Living 1E in the area to the east of the 50 dBA Ldn noise contour line (refer Planning Map 17b)	1200m ²				
Living 1E in the area to the west of the 50 dBA Ldn noise contour line (refer Planning Map 17b)	2000m ²				
Living 1F Zone	4ha				
LIVING H ZONE					
Living H, except in the areas specified separately below	650m ²	750m ²		The average area provisions shall only apply to subdivisions of more than three resultant allotments. In the LH Zone, any allotment greater than 1200m ² in area shall be deemed to be 1200m ² in area for averaging purposes.	Refer (E)
Living H on Planning Map 55A for Lots 4 -8 DP19524, Lot 1 DP 16527 and Lots 1-6 DP 82040 (Moncks Spur Road)	800m ²	1000m ²		The average area provisions shall only apply to subdivisions of more than three resultant allotments.	
LIVING H DEFERRED					
Living H Deferred on Planning Map 53A and defined in Appendix 3i, Part 2 (Cashmere and Worsleys)	100ha Refer to (F) (e)	Refer to (F) (e)		Refer to (F) (e)	Refer to (F) (e)
LIVING HA ZONE					
Living HA, except in the areas specified separately below	1500m ²				Refer (G) (i)
Living HA on Planning Map 53A (Cashmere - Shalamar Drive)	850m ²	1500m ²		The minimum average shall be calculated by excluding all lots with a net area of 3,000m ² or greater.	Refer (G) (g)
Living HA on Planning Map 55A in the Low Density Subzone near Bridle Path Road	2500m ²				Refer (G) (d)

Living HA on Planning Map 55A fronting Bridle Path Road where an allotment adjoins any part of the Rural 7 Zone except Pt Lot 1 DP 5026, Lot 1 DP 56503 and Lot 1 DP 61783	3000m ²				Refer (G) (c)
Living HA on Planning Map 55A and defined in Appendix 3j, Part 2 (Bridle Path Road just south of the intersection with Port Hills Road) allotments within 90m of Bridle Path Road ⁽¹⁾ and all of Lot 2 DP 19560	850m ²				Refer (G) (e)
Living HA on Planning Map 55A and defined in Appendix 3j, Part 2 (Bridle Path Road just south of the intersection with Port Hills Road) allotments 90m or more from Bridle Path Road ⁽¹⁾	2500m ²				Refer (G) (f)
Living HA on Planning Map 56A (Richmond Hill)	750m ²	1000m ²		The minimum average shall be calculated by excluding lots with a net area of 2,000m ² or greater.	Refer (G) (b)
Living HA on Planning Map 59A and defined in Appendix 3d, Part 2 (Upper Kennedys Bush)	850m ²	1500m ²		The minimum average shall be calculated by excluding all lots with a net area of 3,000m ² or greater.	Refer (G) (a) and (h)
LIVING HA DEFERRED ZONE					
Living HA Deferred on Planning Map 59A (Kennedys Bush/Cashmere Road)	100ha Refer (F) (a)	Refer (F) (a)		Refer (F) (a)	Refer (F) (a)
Living HA Deferred 2008 Zone on Planning Map 59A (Kennedys Bush/Cashmere Road)	100ha Refer (F) (b)	Refer (F) (b)		Refer (F) (b)	Refer (F) (b)
Living HA Deferred on Planning Map 55A (Heathcote Valley)	2ha Refer (F) (d)	Refer (F) (d)		(Refer (F) de)	Refer (F) (d)
Living HA Deferred on Planning Maps 53A and defined in Appendix 3i, Part 2 (Cashmere and Worsleys)	100ha Refer to (F) (e)	Refer to (F) (e)		Refer to (F) (e)	Refer to (F) (e)

(1) The 90m from Bridle Path Road shall be measured at right angles to that Road

(1) The 90m from Bridle Path Road shall be measured at right angles to that Road

Living HA Deferred on Planning Map 55A (Moncks Spur/Mt Pleasant)	100ha Refer (F)(f)	Refer (F)(f)		Refer(F)(f)	Refer(F)(f)
LIVING HB ZONE					
Living HB, except in the area specified separately below	3000m ²				Refer (H) (b) and (c)
Living HB fronting Hyndhope Road on Planning Map 59A	1500m ²	3000m ²		The minimum average shall be calculated by excluding all lots with a net area of 6,000m ² or greater.	Refer (H) (a)
LIVING RS, RV AND TMB ZONES					
Living RS	1000m ²				
Living RV (Kainga)	600m ²				Refer (J)
Living RV (Riverlea)	500m ²			For existing "lots" in the Living RV at Riverlea identified on Plan S9984 in Appendix 2, Part 2 the minimum net area shall be 300m ² .	Refer (J)
Living TMB	Refer (L)				
LIVING 2, 3, 4A, 4B, 4C AND 5 ZONES					
Living 2	330m ²	350m ²		The average area provisions shall only apply to subdivisions of more than three resultant allotments. Any lots greater than 900m ² in area shall be deemed to be 900m ² in area for averaging purposes.	Special Amenity Areas 6, 12 and 14 Refer (K)
Living 3, 4A, 4B, 4C, 5	300m ²	350m ²		The average area provisions shall only apply to subdivisions of more than three resultant allotments. Any lots greater than 900m ² in area shall be deemed to be 900m ² in area for averaging purposes.	

Living 3 as defined in Development Plan (West Wigram) Appendix 3r, Part 2	300m ²	350m ²	400m ²		Refer (M) West Wigram
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(B) Living 1 Zone

(a) In Special Amenity Area 8, 8a, and 8b the following standards shall apply:

Minimum net area: 500m²

Minimum average net area: 550m²

(b) In comprehensive housing improvement areas the following standard shall apply:

Minimum average net area: 400m²

(c) Comprehensive housing improvement developments within the areas identified on the Planning Maps shall be completed in accordance with the plans attached to the approved land use consent before final subdivision approval.

(C) Living 1A Zone

Notwithstanding the minimum standards specified in (A) above, a subdivision activity shall be a prohibited activity for which no resource consent shall be granted in the following circumstances:

(a) In the Living 1A Zone on a site adjoining the Rural 3 Zone between the Main North Railway and Northern Arterial designation, north of Farquhars Road, (Redwood), where the subdivision would result in the creation of any allotments with a net area of less than 750m².

(b) Where the maximum number of additional allotments created by the subdivision of Part Lot 1 DP 52612 (CT 34C/688) and served solely by access from Kintyre Drive exceeds 200 allotments.

(D) Living 1B Zone

In the Living 1B Zone:

On the northern side of Heathcote village, the total number of additional allotments created in this part of the zone, since 24 June 1995, shall not exceed 30.

(E) Living H Zone

In those parts of the Living H Zone on Montgomery Spur identified in Part 2, Appendix 9, an allotment containing land within which no building shall be erected (see Part 2, Appx 9), will require a net area capable of containing a complying dwelling in the area not subject to the building restriction.

Notwithstanding the minimum standards specified in (A) above, a subdivision activity shall be a prohibited activity for which no resource consent shall be granted in the following circumstances:

(F) Living 1 Deferred, Living 1A Deferred, Living H Deferred, Living HA Deferred Zones

- (a) In the Living HA Deferred Zone on Planning Map 59A (Kennedys Bush/Cashmere Road) the standards applicable to Living HA (Upper Kennedy's Bush - refer to Appendix 3d, Part 2) shall apply from 1 January 2004 or from when a sewer outfall is available for the area, whichever is the later, except for the 100 allotment limit in Clause 4.3.2 (G)(h).
- (b) In the Living HA Deferred 2008 Zone on Planning Map 59A and defined in Part 2, Appendix 8 (Kennedys Bush/Cashmere Road) the standards applicable to Living HA (Upper Kennedy's Bush) (refer to Appendix 3d, Part 2) shall apply from 1 January 2008, except for 100 allotment limit in Clause 4.3.2 (G)(h). Provided however, that notwithstanding the above, a subdivision activity on or after the 1 January 2008 that does not comply with the standards for the Rural H Zone shall be a prohibited activity, for which no resource consent shall be granted, unless a legal instrument in favour of the Christchurch City Council is registered against the certificate of title/s of the land in Area A indicated in Appendix 8, Part 2, Volume 3, prohibiting any dwelling on that land.
- (c) The minimum standards for the Living 1A Deferred Zone at North Halswell (refer Appendix 3h, Part 2) shall be as for the Living 1A Zone after 8 May 2002 or the completion of the Southern Arterial between Curletts Road and Halswell Junction Road whichever is the sooner.
- (d) The minimum standards for the Living HA Deferred Zone on Planning Map 55A (Heathcote Valley) shall be as for the Rural 7 zone until new standards are incorporated via a variation or plan change in accordance with Part 2 Clause 3.1.3 to be publicly notified prior to or on 8 May 2002.
- (e) Any subdivision activity for allotments of less than 4ha. in the Living 1 Deferred and Living 1A Deferred zones, or less than 100ha. in the Living H Deferred or Living HA Deferred Zones, in Planning Maps 53A or 60A (between Worsleys and Cashmere spurs) and contained within the Development Plan Area defined in Appendix 3i, Part 2, shall be a prohibited activity for which no resource consent shall be granted unless the subdivision complies with (i) to (iv) below;
 - (i) The maximum number of residential lots and the potential number of residential units within the Development Plan Area defined in Appendix 3i, Part 2, is limited to 380. At the time of the first subdivision within the Development Plan Area each Living Zone Area identified in Appendix 3i, Part 2, shall be allocated a potential number of residential units so that the maximum within the Development Plan Area does not exceed 380. The allocation arrangement of the maximum potential number of residential units shall be protected by consent notice or memorandum of encumbrance, whichever is appropriate.
 - (ii) The land in the Land To Vest Areas in Appendix 3i, Part 2, is to vest in the Council in the first subdivision within the Development Plan Area. Only Areas A, B, D, E, F and G of the Land To Vest Areas may be regarded as part of the contribution towards any required development contribution for reserves, but only those portions not used for roads, stormwater management, or any other purpose that is necessary to service urban development.
 - (iii) The walking and cycling tracks indicated in Appendix 14, Part 14, are to be constructed to the satisfaction of the Council as part of the first subdivision within the Development Plan Area defined in Appendix 3i, Part 2.
 - (iv) If (i) to (iii) above have been complied with, the allotment size rules shall be as follows;
 - Living 1 Deferred - as for the Living 1 Zone
 - Living 1A Deferred - minimum net area of 1,000m²
 - Living H Deferred - as for the Living H zone (as applies to areas that are not specified separately)
 - Living HA Deferred - as for the Living HA zone (as applies to areas that are not specified separately).

Except that this rule shall not apply where the subdivision is to vest the land in the Council required in (ii) above and does not subdivide the Areas numbered 1 to 8 inclusive in Appendix 3i, Part 2, into more than one lot.

(Refer also to Clauses 5.3.5, 7.2.2 and 17.3.3, Part 14)

- (f) Any subdivision activity in the Living HA Deferred Zone on Planning Map 55A (Moncks Spur/Mt. Pleasant Road) resulting in an allotment of less than 100 ha shall be a prohibited activity for which no resource consent shall be granted if all of the following (i) to (vii) are not complied with. However, a minimum net area of 850m² and a minimum average net area of 1500m² (to be calculated by excluding all lots with a net area of 3,000m² or greater) shall apply if the subdivision complies with the following;

- (i) That a stormwater cost share area has been established for a catchment that includes the Development Area in Appendix 10, Part 14. Further, that the owners of the land in the Development Area in Appendix 10, Part 14, have paid or have entered into an agreement with the Council, secured by a bond that is registered against the Certificates of Title, to pay their share of the costs according to the established stormwater cost share scheme, to the satisfaction of the Council;
- (ii) All necessary land use and/or water consents for the stormwater system required in (i) above, include all landscaping, have been obtained;
- (iii) The land in the Land To Vest Area in Appendix 10, Part 14, is transferred into Council ownership.
- (iv) The gravelled tracks indicated in Appendix 10, Part 14, are constructed, and that public rights of way in gross are granted to the Council where the track passes through any land not vested in the Council, including access to Horizon Heights.
- (v) That the owners of the land in the Development Area in Appendix 10, Part 14, enter into an agreement with the Council, secured by a bond and registered against the Certificates of Title of the land contained within the Development Area in Appendix 10, Part 14, for the planting, irrigation and maintenance required in Clauses 9.3.1 and 17.3.2.
- (vi) That a restrictive covenant is entered into in favour of the Council, and is registered in the Certificates of Title of the land contained within the Development Area in Appendix 10, Part 14, requiring that only native plants whose genetic origin is from Banks Peninsula shall be planted in the Development Area within 10m of any boundary with the Land to Vest Area in Appendix 10, Part 14.
- (vii) The above requirements, and those in Clauses 9.3.1 and 17.3.2, are not to fulfil any reserve contribution requirements for the Living HA Deferred Zone.

(Refer also to Clauses 5.3.6, 9.3.1 and 17.3.2, Part 14)

This agreement is to be prepared by the landowners. Once the agreement is approved by the Christchurch City Council a legal instrument containing the requirements of the agreement shall be prepared by the Council at the cost of the landowners. The legal instrument shall be registered by the landowners against the Certificates of Title of the land contained in Appendix 3i, Part 2.

(Refer also to Clause 7.2.2 and Clause 5.3.4, Part 14)

- (g) In the Living 1 Deferred Zone to the west of Philpotts Road and south of Winters Road, the minimum standards shall be as follows:

Living 1 Deferred - as for the Living 1 Zone shall apply once on sewer outfall is available for this area except that,

- (i) The maximum number of residential allotments shall be 50 until such time as the sewer capacity increases.
- (ii) Land above the 14.3 metre contour is filled to a height within 100mm of 15.3 metres (relative to the CDB Datum).
- (iii) The extent of fill, including batter slopes, shall not extend beyond the zone boundary. Batter slopes shall not have a gradient angle steeper than 1:5.

(G) **Living HA Zone**

Notwithstanding the minimum standards specified in (a) above, a subdivision activity shall be a prohibited activity for which no resource consent shall be granted in the following circumstances:

- (a) In the Living HA Zone in the Upper Kennedys Bush area (see Part 2, Appendix 3d) where the subdivision would result in the creation of any allotments with a net area of less than 850m².
- (b) In the Living HA Zone on Planning Map 56A (Richmond Hill) where the subdivision would result in the creation of any allotments with a net area less than 750m².
- (c) In the Living HA Zone for any allotments adjoining the Rural 7 Zone on Planning Map 55A fronting Bridle Path Road (other than Pt Lot 1 DP 5026, Lot 1 DP 56503 and Lot 1 DP 61783) with a net area less than 3,000m².

- (d) In the Living HA Zone for any allotments in the Low Density Subzone on Planning Map 55A (near Bridle Path Road) with a net area less than 2,500m².
- (e) In the Living HA Zone on Planning Map 55A and defined in Appendix 3j Part 2 (Bridle Path Road just south of the intersection with Port Hills Road) any allotments within 90m of Bridle Path Road with a net area less than 850m². The 90m from Bridle Path Road shall be measured at right angles to that road.
- (f) In the Living HA Zone on Planning Map 55A and defined in Appendix 3j Part 2 (Bridle Path Road just south of the intersection with Port Hills Road) any allotment 90m or more from Bridle Path Road with a net area less than 2,500m². The 90m from Bridle Path Road shall be measured at right angles to that road.
- (g) In the Living HA Zone fronting Shalamar Drive on Planning Map 53A (Cashmere area) where the subdivision would result in the creation of any allotments with a net area of less than 850m².
- (h) In the Living HA (Upper Kennedys Bush) Zone where the subdivision would result in the number of allotments in the zone exceeding 100.
- (i) On all other sites in the Living HA Zone where the subdivision would result in the creation of any allotment with a net area of less than 1500m².

(H) Living HB Zone

Notwithstanding the minimum standards specified in (A) above, a subdivision activity shall be a prohibited activity for which no resource consent shall be granted in the following circumstances:

- (a) In the Living HB Zone fronting Hyndhope Road (Planning Map 59A) where the subdivision will result in the creation of allotments with a net area less than 1,500m².
- (b) In the Living HB Zone on Planning Map 60A (Worsleys Road) any subdivision of Lots 5, 6, 7 and Part Lot 8 DP 6658; Lot 1 DP 5468; Lots 24 & 25 DP 5567; and Part Lot 2 DP 2905 that does not comply with the standards for the Rural H Zone, unless a legal instrument has been entered into, and is registered against the title of Part Lot 2 DP 2905, ensuring that the vegetation within the Conservation 1 Zone on Part Lot 2 DP 2905 is to be protected, preserved and maintained in perpetuity according to good conservation management practice, including the exclusion of grazing animals from all parts of the Conservation 1 Zone that do not have a vegetation cover that is predominantly tussock.
- (c) On all other sites in the Living HB Zone where the subdivision would result in the creation of any allotments with a net area of less than 3000m².

(I) Special Purpose (Wigram) Zone

Notwithstanding the minimum standards specified in (A) above, a subdivision activity shall be a prohibited activity for which no resource consent shall be granted in the following circumstances:

In the Special Purpose (Wigram) Zone, within Area A as indicated in Appendix 10 to Part 8, Volume 3 of the Plan.

(J) Living RV Zone

Additional lots shall not be created:

- (a) In the Living RV Zone within 100m of the centre line of the primary stopbank as shown on the planning maps; or
- (b) In the Living RV Zone (Riverlea), unless appropriate legal arrangements have been made to ensure that for each new lot created, an existing residential unit, in the area known as Western Stewarts Gully and zoned Rural 1, will be demolished and the land returned to the owner or leasing authority on or before the conditions certificate is issued pursuant to Section 224 of the Act.

(K) Living 2 Zone

In Special Amenity Areas 6, 12 and 14 the following standards shall apply:

Minimum net area	450m ²
Minimum average net area	550m ²

(L) Living TMB Zone

- (a) The Living TMB Zone shall be held in one fee simple certificate of title.
- (b) Each allotment created within the Living TMB Zone shall be held by leasehold titles. Consent notices will be registered against these titles requiring them to be held for leasehold purposes.
- (c) The total number of allotments containing leasehold titles within the Living TMB Zone shall not exceed 18. Subdivision for more than 18 allotments within the Living TMB Zone shall be a prohibited activity.
- (d) Each leasehold allotment created within the Living TMB Zone shall have a net site area of no greater than 65m². Any subdivision creating leasehold titles within the Living TMB Zone that exceeds 65m² shall be a prohibited activity.
- (e) On initial subdivision of the existing allotment (that part of Lot 3 DP59234 contained within the Living TMB zone) a right of way on foot or bicycle easement in gross in favour of Christchurch City Council shall be created over the walking and/or bicycle track identified on the Development Plan (Living Taylors Mistake Bach Zone) see Part 2 Appendix 3k.

Note : In preparing and assessing subdivision applications rules 2.2.17 (b) and (c) of the Living Zones need to be taken into account.

(M) Living 1 (West Wigram) and Living 3 (West Wigram)

- (a) Subdivision shall be discretionary (restricted) activity where any proposed subdivision of land is not in general accordance with the development plan contained in Appendix 3r Part 2. General accordance with the development plan requires that the key elements of road layout, cross-section to Corsair Drive, stormwater retention basin and green space corridors achieves integration and connectivity with adjoining land.
- (b) Subdivision shall be a non-complying activity where the total number of allotments to be created by the subdivision of land contained in Appendix 3r, Part 2, exceeds 100 allotments. This rule shall cease to apply when the wastewater capacity constraints within the Christchurch City Council wastewater system have been overcome, and the Unit Manager - Asset and Network Planning (or equivalent Council Officer) is satisfied that there is capacity in the wastewater system for further development over the above 100 allotments.
- (c) Subdivision shall be a prohibited activity for which no resource consent shall be granted where provision is not made for the construction of the traffic signals at the intersection of Springs Road and Corsair Drive has occurred. The construction of traffic signals shall be at the expense of the landowner.
- (d) Subdivision shall be a prohibited activity for which no resource consent shall be granted where provision is not made for the construction, by the landowner, of the stormwater ponding basin as identified in Appendix 3r, Part 2.

4.3.3 Minimum standards - Business zones

Updated 31 August 2011

- (a) Every allotment to be created by a subdivision shall comply with the minimum standards specified for each zone below, **except** as provided for in Clauses 4.3.8, 4.3.12 and 4.3.13.

Zone	Minimum Net Area
Central City	250m ²
Business 1, 2, 2P	250m ²
Business 3, 3B, 4, 4P, 4T, Retail Park, 5, 8 (Plan Change 19 Decision)	500m ²
Business 6	
<ul style="list-style-type: none"> • where connection to a Council owned reticulated sanitary sewage disposal system is provided • where no connection to a Council owned reticulated sanitary sewage disposal system is provided 	<p>2500m²</p> <p>4ha</p>
Business 7	500m ²
<p>(b) In the Business 7 Zone, any proposed subdivision shall be a restricted discretionary activity with the Council's discretion limited to design and layout of the subdivision and the following parts of the Living G (Awatea) Outline Development Plan:</p> <ul style="list-style-type: none"> (i) Outline Development Plan (Awatea)(Appendix 3T, Part 2); (ii) Key Structuring Elements Layer Diagram (Appendix 3T(a), Part 2); (iii) Green Network Layer Diagram (Appendix 3T(i), Part 2); (iv) Blue Network Layer Diagram (Appendix 3T(iii) -(vi), Part 2; (v) Movement Network Layer Diagram (Appendix 3T(vii), Part 2. 	
<p>(c) In the Business 7 Zone, where subdivision is not in accordance with the Fixed Structural Elements Layer Diagram in Appendix 3T(a), Part 2, Volume 3, subdivision shall be a non-complying activity.</p>	
<p>(d) In the Business 7 Zone, subdivision shall be a non-complying activity where provision is not made for the disposal of waste water via the Christchurch City Council reticulated sanitary sewage disposal system. This rule shall cease to apply when the capacity constraints in the Christchurch City Council waste water system have been overcome, and the Unit Manager-Asset and Network Planning (or equivalent Council Officer) is satisfied that there is capacity in the reticulated waste water system for further development to occur.</p>	
<p>(e) Within the Business 4 Zone, the development of land in the area identified in the Outline Development Plan (Wigram) (Appendix 3U/1), Volume 3, Part 2) shall generally be in accordance with the following parts of the Outline Development Plan (Wigram):</p> <ul style="list-style-type: none"> i. Appendix 3U/1: Outline Development Plan ii. Appendix 3U/2: Key Structuring Elements iii. Appendix 3U/3: Layer Diagram – Green Network iv. Appendix 3U/4: Layer Diagram – Movement Network v. Appendix 3U/5: Layer Diagram – Blue Network 	

Note: Subdivision in the Business 7 Zone on Planning Maps 44A and 51A (Wilmers Road), may necessitate trunk sewer upgrading work in order to obtain a sewer outfall.

4.3.4 Minimum standards - Open space and conservation zones

Updated 16 November 2009

(a) Except as provided for in Clauses 4.3.4(b) and (c) below, there are no specified minimum allotment areas in any zone, other than the Open Space 3B Zone, but any subdivision shall only be for the purpose of creating allotments to be used for any activity allowed by the Plan or for which a resource consent is held, recreation or conservation purposes, permitted utilities or for boundary adjustments subject to Clause 4.1 **except that** in the Open Space 3B Zone, subdivision may be undertaken for other purposes to the following minimum standards:

Zone	Minimum standards
Open Space 3B (golf courses, Riccarton Racecourse and Wilding, Western, Kearneys, Rangers and Christchurch Parks)	As for Living 1 Zone
Open Space 3B (Addington Racecourse and Rugby Park)	As for Living 2 Zone
Open Space 3B (Jade Stadium)	As for Business 3B Zone
(Refer also to development standard, Clause 4.2.2 (Open Space 3B Zone))	

(b) Notwithstanding the provisions of Clause 4.3.4(a) above, no additional allotments shall be created in the Open Space 3C Zone within 150m of the boundary of the Bayer (NZ) Ltd site as shown on the planning maps. This rule shall not apply to allotments for utilities which are permitted activities in the zone.

(c) Notwithstanding the provisions of Clause 4.3.4(a) above, in Open Space 3D (Clearwater) Zone:

- (i) No subdivision shall take place within Resort Community Activity Area 2, Area 4, Area 5 or Area 6 shown on the Clearwater Outline Development Plan contained in Appendix 2 to Part 6 unless a Concept Plan has been lodged with and approved by the Council with respect to that Activity Area in accordance with Open Space Zone Development Standard 2.2.9.
- (ii) Subdivision within Resort Community Activity Area 2, Area 4, Area 5 or Area 6 that does not comply with a Concept Plan in respect of that area approved by the Council pursuant to 4.3.4(c)(i) and Open Space Zone Development Standard 2.2.9 shall be a discretionary activity.

4.3.5 Minimum standards - Cultural 3 and 4 Zones

Updated 14 November 2005

Zone	Minimum standards
Cultural 3	As for zones specified in Part 7, Clauses 3.6.1 and 3.6.2
Cultural 4 (College of Education)	As for Living 1 Zone
Cultural 4 (Canterbury University)	As for Living 2 Zone
Cultural 4 (Polytechnic-central city)	As for Central City Zone
Cultural 4 (Polytechnic-Sullivan Avenue)	As for Living 2 Zone

4.3.6 Minimum standards - Special purpose zones

Updated 14 November 2005

Zone	Minimum standards
Special Purpose (Hospital)	As for zones specified in Part 8 Clause 2.1
Special Purpose (Airport)	As for Business 4 Zone
Special Purpose (Ferrymead)	As for Rural 2 Zone

4.3.7 Minimum standards - All other zones

Updated 14 November 2005

There are no other specified minimum allotment areas and the provisions of Clause 4.1 apply.

4.3.8 Allotments with existing or proposed buildings

Updated 18 January 2010

Notwithstanding the provisions of Clauses 4.3.2 and 4.3.3, where an allotment is to be created after the erection of a building (to the extent that the exterior is fully closed in) on that allotment, or alternatively, where the subdivision consent is issued after, or at the same time as, the building consent for such a building, the minimum net area for an allotment in the following zones is as specified in the table below and the minimum net area and minimum average net area provisions specified in Clauses 4.3.2 and 4.3.3 shall not apply, provided that the building(s) comply with all the applicable development standards specified in:

- living zone rules (refer Part 2, clauses 2.2, 2.4, 3.2, 3.4, 4.2, and 4.4);
- business zone rules (refer Part 3, clauses 2.2, 3.4 and 4.2);
- special purpose zone rules (refer Part 8, clause 3.2);
- building adjacent to waterways (refer Part 9, clause 5.2); and
- parking, access and loading (refer Part 13, clauses 2.2 and 2.3);

and/or resource consents are obtained in relation to those conditions that are not complied with.

In the case of a building not yet erected, the applicant shall be bound to erect the building before obtaining a certificate under section 224 of the Resource Management Act 1991, and the subdivision consent shall have attached to it a condition to that effect.

Zone	Minimum net area
Living 1 (excluding comprehensive improvement developments within the areas identified on the planning maps) and 1A Zone	420m ²
Living H Zone (excluding Lots 4-8 DP 19524 and Lots 1 & 2 DP 16527 on Moncks Spur Road)	550m ²
Living 2 Zone and Living 3 Zone (SAM area 21 only)	300m ²
Living 3 Zone (except SAM area 21), 4A, 4B and 4C Zones	No limit
Central City Zone	No limit
All business zones, except Business 2P	No limit
Special Purpose (Airport) Zone	No limit
Special Purpose (Wigram) Zone	No limit
Open Space 3B Zone	As for zones specified in 4.3.4 above

except for

- (a) in the Living 1A Zone for front sites with frontage to Cavendish, Claridges or Yaldhurst Roads and Harewood Road opposite the Rural 5 Zone, and sites adjoining a Rural 3, Rural 5 or Open Space 2 Zone;
- (b) special amenity areas 8, 8a and 8b;
- (c) in the Living 2 Zone in special amenity areas 6, 12 and 14 where the minimum net area shall be 420m²
- (d) special amenity area 21 where the provisions of the Living 2 Zone shall apply;
- (e) in the Living 1, H and 2 Zones for any elderly persons housing unit with a gross floor area of less than 80m², there shall be no minimum net area for any allotment; and
- (f) in the Living 1A Zone for elderly persons housing units with a gross floor area of less than 65m², where the minimum net area shall be 150m².

(g) in the Living 1F Zone for any elderly persons housing unit with a gross floor area of less than 100m², there shall be no minimum net area for any allotment.

(h) in the Living 2 zone on 458-464 Ferry Road (as shown in Part 2, Appendix 12) there shall be no minimum net area.

Notwithstanding the above, minimum allotment sizes shall not apply to allotments created for access, utilities, roads and reserves purposes.

4.3.9 Rural zone boundary adjustments

Updated 14 November 2005

Notwithstanding the provisions of Clause 4.3.1, in any rural zone where there are two or more separately saleable existing allotments, which have separate certificates of title, any adjustment of the boundaries shall be such that the resultant allotments are not less than the size of the smaller/smallest that existed before subdivision or the minimum specified for the zone under Clause 4.3.1. The allotments need not be contiguous.

4.3.10 Living 1A, HA and HB Zone boundary adjustments

Updated 14 November 2005

Notwithstanding the provisions of Clause 4.3.2, in the Living 1A, HA and HB zones, where there are two or more separately saleable existing allotments, which have separate Certificates of Title, any adjustment of boundaries shall be such that no additional allotments are created and the resultant allotments are not less than the smaller/smallest that existed before subdivision or the minimum specified for the zone under Clause 4.3.2, whichever is the lesser.

4.3.11 Central City Zone boundary adjustments

Updated 14 November 2005

Notwithstanding the provisions of Clause 4.3.3, in the Central City Zone where there are two or more separately saleable existing allotments, which have separate Certificates of Title, any adjustment of boundaries shall be such that no additional allotments are created and the resultant allotments are not less than the smaller/smallest that existed before subdivision or the minimum specified for the zone under Clause 4.3.3, whichever is the lesser.

4.3.12 Amalgamation of land in a rural zone with land in a living zone

Updated 14 November 2005

Notwithstanding the provisions of Clause 4.3.1, an allotment may be amalgamated into one certificate of title with an adjoining allotment in a living zone, only where that part of the title in the living zone meets all the requirements for a separate allotment in that zone, and any existing or proposed land use meets all the requirements for the zone in which it is or will be wholly situated.

4.3.13 Access, utilities, roads and reserves

Updated 14 November 2005

Notwithstanding the provisions of Clauses 4.3.1 - 4.3.6, there shall be no minimum allotment areas in any zone, for allotments created for access, utilities, roads and reserves purposes.

4.3.14 Savings as to previous approvals

Updated 14 November 2005

Notwithstanding the provisions of Clauses 4.3.1 - 4.3.7.

(a) there shall be no minimum net area in any zone, for any fee simple title, or vacant parts of a fee simple title where there is/are existing cross lease(s) or company leases over other parts of such titles, or for proposed units on a unit development plan, where the creation of such sites had obtained subdivision consent before the date of the release of decisions on the District Plan (8 May 1999), or any fee simple title, cross lease, company lease or unit title which had its certificate of title issued before the date of the release of decisions on the District Plan (8 May 1999).

(b) where a certificate of compliance has been issued for a building and that certificate of compliance has not lapsed; or where a resource consent for a building has been granted prior to the date of the release of decisions on the District Plan (8 May 1999); and where an allotment is to be created after the erection of that building or the subdivision and building consents are issued in conjunction, the minimum area of the allotment shall be the area of the site of the building as approved by the certificate of compliance or resource consent.

4.3.15 Balance rural lots

Updated 14 November 2005

The provisions of Clause 4.3.1 shall not apply to the subdivision of any allotment that is also partly in another zone, when the Rural zoned portion is a balance lot in the subdivision of land in that other zone. This clause will not apply if the subdivision of the portion of the allotment in a zone other than Rural would be a non-complying subdivision in terms of the provisions of that other zone.

4.4 Assessment matters for resource consents

Updated 14 November 2005

In considering whether or not to grant consent or impose conditions in respect to allotment sizes and dimensions, the Council shall have regard to the following assessment matters.

- (a) Whether the allotment is of sufficient area and dimensions to provide for the intended purpose or land use, having regard to the relevant zone standards and any city rules for land uses.
- (b) Whether the proposed allotment/sizes and dimensions are sufficient for operational and maintenance requirements.
- (c) Whether the subdivision would have an adverse effect on the ability to protect listed heritage buildings, places or objects and their setting or surrounds, archaeological sites and the protection of listed trees.
- (d) The relationship of the proposed allotments and their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements.
- (e) In the case of subdivision in the Open Space 3B Zone, the extent to which the subdivision and subsequent land uses will affect the visual amenity and pleasantness of the surrounding residential environment and the opportunities available to retain land for open space and plantings.
- (f) In the case of a reduction in the minimum standards for allotment size whether any provision will be made for the secured protection of significant tree(s) or archaeological sites upon subdivision.
- (g) In the case of a subdivision creating new lots less than 1500m² adjoining Milns Road or Sparks Road that are located opposite the Rural 2 Zone the extent to which:
 - (i) The need for any increased building setback to accommodate landscape or enhance the rural-urban transition.
 - (ii) The quality and effectiveness of any landscaping and fencing proposed as it relates to the buildings, road frontage and adjacent rural frontage.
 - (iii) The extent to which the front of the site will remain dominated by garden planting and trees.

- (iv) The location, width and number of crossing points.
- (v) The ability to achieve a quality rural-urban interface by way of consent notices or covenants on the resulting allotment titles.

Note: A consent notice may be registered on the certificate of title, pursuant to clause 2.8, to any utility site, requiring enforcement of a condition that, in the event of the utility being removed, the utility site be amalgamated with an adjoining allotment unless it is a fully complying allotment for the respective zone.

5.0 Property Access

5.1 Controlled activities - Property access

Updated 14 November 2005

- (a) Subdivision of land in any zone is a controlled subdivision activity where the proposed subdivision complies with all of the applicable development and critical standards specified in Clauses 5.2 and 5.3 below, and with all the applicable development and critical standards elsewhere in Part 14.
- (b) Where the subdivision is a controlled activity the exercise of the Council's discretion in respect to Clause 5 shall be limited to the following matters where applicable: ...
 - the location, alignment and pattern of roading or service lanes;
 - the location and provision of access to allotments for vehicles and pedestrians;
 - the provision and location of accessways and cycleways;
 - road reserves and provision for future subdivision on adjoining land;
 - point strip agreements;
 - the standard of construction required for property access;
 - street lighting;
 - access lighting.

5.2 Development standards - Property access

Updated 30 September 2008

Note , in respect of the Living TMB Zone the following standards do not apply. Refer to Part 2, development standard 2.2.17 and Appendix 3k of Part 2.

5.2.1 Access (Private ways, access legs, and vehicular access on cross or company leases or unit titles)

Updated 14 May 2012

- (a) No access shall serve sites with a potential to accommodate more than 15 potential residential units.
- (b) All access to fee simple title allotments, cross or company leases, unit titles, or leased premises, shall be in accordance with the standards set out in the table below.
- (c) All access shall be constructed in accordance with the standards in Appendix 4.

(d) Within the Special Purpose (Wigram) Zone, rights-of-way may be created between sites in Areas A and B (shown on Appendix 10 to Part 8) and adjoining Area B.

Minimum requirements for access							
Activity	Potential No. of Units	Legal Width (m)	Formed Width (m)	Turning Area	Passing Area	Sealed and Drained	Height (m)
Residential	1 to 3	3.0	2.7	(1)	No	(2)	3.5
Residential	4 to 8	4.0	3.5	Yes	Yes	Yes	4.0
Residential (Living 3, 4A, 4B and 4C Zones)	4 to 8	3.5	3.0	Yes	Yes	Yes	4.0
Residential	9 to 15	6.0	5.0	Yes	Yes	Yes	4.0
Residential (Living 3, 4A, 4B and 4C Zones)	9 to 15	5.0	4.0	Yes	Yes	Yes	4.0
Other	All	6.0	4.5	Yes	No	Yes	4.0
All (Pedestrian Access-private)	-	1.5	1.5	N/A	N/A	Yes	2.5

Notes:

- (1) See Part 13, Clause 2.2.13 for when turning area required.
- (2) See Part 13, Clause 2.2.12 (d).
- (3) All pedestrian accessways are to be constructed to the standards specified in the Code of Practice.
- (4) Passing areas are not required when the potential number of units is less than 9, and the access is less than 51 metres long and the end of the access is visible from the road.
- (5) Height refers to the minimum clear height from the formed access.

5.2.2 Corner rounding and splays

Updated 14 November 2005

(a) All allotments at the intersection of roads in living and rural zones shall have the corner rounded to a radius to 5.5m and in business zones, Central City, except for sites adjoining Special Purpose (Pedestrian Precinct) Zones, and Special Purpose (Airport) Zones, shall have the corner of the allotment set back 3.5m along the frontage of each road.

(b) In the Central City Zone, a required corner splay may be limited in height to a level not less than 0.7m below the final designed frontage footpath surface, and not less than 3.5m height clearance.

(c) The corner roundings or splays shall be vested in the name of the Council and compensation shall be paid by the Council for the land where the rounding is not being provided as part of a new road.

5.2.3 Road and access naming

Updated 14 November 2005

(a) All new roads vested upon subdivision of land shall be given distinctive names not already in use with the area covered by the Christchurch City Council, and the name shall be approved by the City Council.

(b) Accesses shall be named where there are insufficient legal road numbers available to allocate to the proposed allotments, or where the access serves 10 or more potential residential units, and the name shall be approved by the City Council.

5.2.4 New roads

Updated 30 April 2011

All new roads shall be laid out, constructed and vested in accordance with the standards set out in Appendix 5, except that

(a) where the road is within the area of land to which the Outline Development Plan (Wigram) in Appendices 3U/1, Part 2, Volume 3 applies then, the cross-sections detailed in Appendix 3U/4 shall apply in place of the requirements of Appendix 5 should there be any conflict. For the purposes of interpretation any road identified in Appendix 3U/4 as a "Neighbourhood" or "Residential" road will generally be regarded as a Local – Urban with a VPD of <250.

5.2.5 Service lanes, cycle and pedestrian accessways

Updated 14 November 2005

Service lanes, cycle and pedestrian accessways shall be laid out and vested in accordance with the standards set out in the table below.

Service lanes, cycle and pedestrian accessways						
	Legal Width (m)	Formed Width (m)	Turning Area	Passing Area	Sealed and Drained	Height (m)
Service lanes	6.0	4.0	(1)	No	Yes	4.5
Cycle and accessways	4.0	2.0	N/A	N/A	Yes	2.5

Classification of Table: (1) Turning area required where the service lane has a blind end.

5.2.6 Kerb and channel construction - Living RS Zone

Updated 14 November 2005

No kerbs or channels shall be constructed in the Living RS (Brooklands/Spencerville) Zone.

5.2.7

Updated 31 October 2008

In that part of the Living 1 Zone at Styx Mill contained in Inset 'B' of Appendix 3f, Part 2, new roads into that area are limited to a road connection onto Glen Oaks Drive.

5.3 Critical standards - Property access

Updated 14 November 2005

Note, in respect of the Living TMB Zone the following standards do not apply. Refer to Part 2, development standard 2.2.17 and Appendix 3k of Part 2.

5.3.1 Road designations

Updated 14 November 2005

Where any existing frontage road is shown on the planning maps as being subject to designation for road widening purposes, provision shall be made to enable the Council to acquire such land, by separately defining the parcels of land. Where the Council is not in a position to acquire such parcels immediately, they shall be held in conjunction with adjoining land, with consent notices registered in accordance with Clause 2.8. Compensation shall be payable by the Council for the land at the time of acquisition.

5.3.2 Limited access roads

Updated 14 November 2005

Any road that has been declared a limited access road, shall not be used for legal road frontage to allotments for the purposes of subdivision. Any land adjoining such a proposed limited access road, shall be provided with alternative access unless the land has no practicable access to another road.

Roads which have been declared limited access roads under Part IV of the New Zealand Transport Agency Act 1989 are subject to separate procedures under that Act.

5.3.3 Road gradients

Updated 14 November 2005

No new road shall be laid out or constructed with a gradient on any part of its length steeper than 1 in 6. Where such new roads are curved, the gradient shall be measured on the inside kerb alignment.

5.3.4 Special roading and access requirements for Brooklands

Updated 22 May 2006

New roads and vehicular accessways are to be provided in the Living RS zone adjoining the Conservation 1A zone in accordance with the development plans in Part 14, Appendix 4, Brooklands (north of Harbour Road), and Appendix 7, Brooklands (Beacon Street, vicinity of Dartford Street).

5.3.5 Cashmere and Worsleys

Updated 16 November 2009

Any subdivision activity for allotments of less than 4ha. in the Living 1 Deferred and Living 1A Deferred zones, or less than 100ha. in the Living H Deferred or Living HA Deferred zones, on Planning Maps 53A and 60A (between Worsleys and Cashmere Spurs) and contained within the Development Plan Area defined in Appendix 3i, Part 2, shall be a prohibited activity for which no resource consent shall be granted unless the subdivision complies with (i) to (iv) below;

- (i) There is no access for any Living zoned lot onto Shalamar Drive and a point strip is provided to the Council to ensure that this is the case.
- (ii) For any land being subdivided in Areas 6 and 8 in Appendix 3i, Part 2, practical vehicle access and services are provided that meet the Property Access and other services provisions of Part 14 for at least 7 residential units on each of the adjoining Living HB zoned lots. Provision for a contribution from the owners of the adjoining Living HB zoned lots may be established through the inclusion of point strip agreements, for payment to the owners of the point strip.
- (iii) For any land being subdivided in Areas 3, 4, 5, 6, 7, 8, 9 in Appendix 3i, Part 2, Worsleys Road is realigned in accordance with the "Required Roads" indicated in Appendix 3i, Part 2, and in Appendix 13, Part 14. Road access to Worsleys Road for any of those Areas is limited to the "Required Roads" indicated in Appendix 3i, Part 2, and in Appendix 13, Part 14. Further, that all necessary resource consents have been obtained for the "Required Roads".
- (iv) Neither the number of allotments, nor the potential number of residential units, shall exceed 250 within the Development Plan Area defined in Appendix 3i, Part 2, unless the Hoon Hay, Cashmere and Worsleys Roads have been realigned to form a "cross-road" intersection and that intersection has been

signalized, in accordance with Appendix 15, Part 14, or as otherwise agreed by the Council. Further, that an inflation adjusted bond is entered into with the Council, or bank guarantee provided to the Council, requiring payment to the Council when subdivision approval is granted for the number of allotments or potential number of residential units to exceed 250 within the Development Plan Area defined in Appendix 3i, Part 2, for the full cost of this intersection work, unless such bond or bank guarantee has already been provided through an earlier subdivision. Should, for any reason, this intersection work not be undertaken by a subdivision applicant and the Council undertakes it, only the actual cost of that work will be required to be paid to the Council if a bank guarantee has been provided, or any excess refunded if a bond has been paid.

Except that this rule shall not apply where the subdivision is to vest the land in the Council required in Clause 4.3.2 (F)(e)(ii), Part 14, and does not subdivide the Areas numbered 1 to 8 inclusive in Appendix 3i, Part 2, into more than one lot.

(Refer also to Clause 4.3.2(F)(e), 7.2.2, and 17.3.3, Part 14)

5.3.6 Moncks Spur/Mt. Pleasant Road

Updated 14 November 2005

Any subdivision activity in the Living HA Deferred Zone on Planning Map 55A (Moncks Spur/Mt. Pleasant Road) resulting in an allotment of less than 100 ha shall be a prohibited activity for which no resource consent shall be granted unless;

- (a) the point strip at the southern end of Horizon Heights (Lot 7, DP 64814) has been dedicated as road, and
- (b) the subdivision includes the formation, and vesting in the Council, of a continuous through road from Mt. Pleasant Road between the intersections with Moncks Spur Road and Major Hornbrook Road) to Horizon Heights, which complies with the standards of Part 14 for a Local - Urban road, unless such a through road has already been constructed and vested in the Council.

5.3.7 Special roading and access requirements - Musgroves site

Updated 15 March 2010

In the Business 4 zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 and shown in Part 3, Appendix 10, the development shall be in accordance with the provisions of the outline development plan requiring that there shall be:

- (i) No more than two road access points from the Musgroves site, one of which must be to Wigram Road and one to the future Aidanfield Drive extension along the site's south-western boundary.
- (ii) Road access points between the parameters specified in the Part 3, Appendix 10 development plan.
- (iii) No road frontage / direct vehicle access to Wigram Road or Aidanfield Drive extension from any property within the site.
- (iv) An intersection of Wigram Road and the internal site road incorporating:
 - separate left and right turn lanes to and from the site designed in accordance with Appendix 10, page 3 diagram.,
 - allowance for possible future bus stop facilities.

provided that

- the works involving separate left and right turn lanes to and from the site will be carried out at the time of the first subdivision application or the first new activity establishing on the site prior to subdivision consent, and

- all intersection improvements, internal roading and footpath works shall be carried out at the cost of the developer or their successor/s in title.
- (v) An internal site road connecting the Wigram Road and Aidanfield Drive extension access points. As an interim measure, creation of a cul de sac, no more than 250 metres in length, is permitted at Stage 1 of the development provided that the internal site road is completed at Stage 2 of that development and linked to Aidanfield Drive extension when that extension is constructed.
- (vi) Provision for a 10m corner splay for a future roundabout at the intersection of Wigram Road and Aidanfield Drive extension.
- (vii) Other than as provided for under (v) above no cul de sacs within the site longer than 150 metres.
- (viii) Footpaths and amenity strips provided along Wigram Road, Aidanfield Drive extension and internal road frontages.

5.4 Assessment matters for resource consents

Updated 22 May 2006

In considering whether or not to grant consent or impose conditions in respect of property access, the Council shall have regard to the following assessment matters:

- (a) Whether the frontage road is of sufficient width to cater for the expected traffic generated by the possible land uses that will be established on the allotments being created, having regard to the provisions of Clause 5.2.6 and the number of vehicle movements and/or carparks in association with the possible land uses.
- (b) Any impact of roading and access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties.
- (c) The application of the requirements of section 106(1)(c) of the Act to any subdivided allotment.
- (d) The need for all properties be provided with means of vehicular access unless topography of the ground prevents such access.
- (e) The practicality of providing vehicular access, and the need for provision to be made elsewhere for vehicles associated with the land uses to be established on the allotments, with such vehicle provision located in complying locations.
- (Where the vehicle garaging space is located remote from the allotment to which it is allocated, this may be required to be bound to the parent title, with consent notices registered, pursuant to clause 2.8. Where such circumstances occur, pedestrian access to the allotment shall be provided.)
- (f) The provisions of the roading hierarchy, the account taken of pedestrian movement, provision of space for cyclists, amenity values of the street and opportunities for tree planting in the open space of the road way to enhance the character and identity of the neighbourhood.
- (g) Any indications on the planning maps or development plans of the roading network, required through-roads, pedestrian accessways, cycleways and service lanes; the need to provide cycleways in circumstances where the roading network does not supply sufficient or direct cycle routes through the locality; and the need to provide roads, pedestrian access roads and cycle ways linking other areas or facilities and between existing streets, reserves and shopping centres.
- (h) The degree to which proposed new roads make adequate provision for vehicle movements, carparking and property access.
- (i) Where any new road provides or could provide a benefit to another property, the need for the Council to enter into an agreement with the subdivider that permits the creation of point strips, to be vested as legal road when the adjoining benefiting owner pays a fair share of the cost of providing that road to the subdividing owner via the Council. The amounts to be paid will vary depending on the costs involved in each

individual circumstance and each will be subject to individual agreements held by the Council and available on request for inspection. The benefiting owner will be informed of the cost at the time of the point strip creation. The contribution values will be adjusted annually on 30 June each financial year, in accordance with the Construction Cost Index, beginning on 30 June 1996.

(Such agreements may necessitate in the registration of consent notices pursuant to clause 2.8.)

- (j) The provisions of the Council's Code of Practice for Subdivision.
- (k) Whether any adverse effects can be compensated for by formation of the access to a higher standard than that required by Appendix 2.
- (l) The need to provide alternative access for carparking and vehicle loading in business zones and the Central City Zone by way of vested service lanes at the rear of properties having regard to alternative means of access and performance standards for activities within such zones.
- (m) Any need to require subdividers to enter into agreements that will enable the Council to require the future owners to form and vest roads when other land becomes available.

(Consent notices shall be registered on such certificates of title pursuant to clause 2.8.)

- (n) The need to provide for appropriate standards of street lighting and access lighting having regard to the classification of the road or the access.
- (o) The need to remove or relocate existing fences, when road widening is vested in the Council in order that future owners do not come to believe that the widening is still part of their allotment.
- (p) Any need to increase road widths to enable the accommodation of swales for stormwater soakage for subdivision of North Halswell, East Halswell and the Styx Mill Block (refer Part 2, Appendices 3h, 3g and 3f).
- (q) The need for alternative unpaved pedestrian access for recreational use to be provided where subdivision on the Port Hills results in the previously unpaved roads on the Hills being formed and sealed.
- (r) Any impact of subdivision works on sites or areas of significance to Tangata Whenua, particularly on waterways, the coastline, or significant areas shown in Part 10, Appendix 3.
- (s) The effect of any proposed kerbs or channels on the subsoil drains and soakage chamber systems utilised for stormwater drainage in the Brooklands/Spencerville area.
- (t) The likely adverse effects of kerbs and channels on the rural village character of Brooklands/Spencerville.

Note: Development contributions for network infrastructure for roading and other transport services may be required under the Council's Development Contributions Policy.)

6.0 Esplanade reserves, strips, access strips and additional land

6.1 Exemptions from provision of esplanade reserve, strip, or additional land

Updated 14 November 2005

6.1.1 Reserves, strips or additional land not required

Updated 14 November 2005

In any zone, where a proposed allotment is to be less than 4 hectares, either with frontage to a river (as defined in section 230 (4) of the Act) or has frontage to the coastal marine area and the planning maps for the locality, or Appendix 1, do not indicate a requirement to:

- (a) vest land for an esplanade reserve; or
- (b) create an esplanade strip; or
- (c) vest additional land; or
- (d) increase the width of a strip,

then section 230 of the Act (requirement for esplanade reserves or esplanade strips) shall not apply to the subdivision consent.

6.1.2 Minor boundary adjustments

Updated 14 November 2005

Where the proposed subdivision activity is for either:

- (a) a minor boundary adjustment to an existing cross lease or unit title due to the increase in the size of the allotment by alterations to the building outline or the addition of an accessory building or an alteration in the net site area by not more than 10% of the original net site area; or
- (b) a minor boundary adjustment to the fee simple to a property involving an alteration to a boundary amounting to not more than 10% of the original allotment area;

then, notwithstanding that the planning map indicates esplanade provisions apply, section 230 of the Act shall not apply to the subdivision consent.

6.1.3 Road designations and public utilities

Updated 14 November 2005

Where the proposed subdivision activity arises solely due to land being acquired for any road designation, or an allotment is to be created only for a public utility, then notwithstanding that the planning maps indicate esplanade provisions apply section 230 of the Act shall not apply to the subdivision consent.

6.1.4 Additional land

Updated 14 November 2005

Where any allotment of any size, in any zone adjoins land to which section 236 of the Act applies, then Clauses 6.1.1, 6.1.2, 6.1.3, if applicable, shall apply to the subdivision consent, otherwise Clauses 6.2, 6.3 and 6.4 shall have full effect.

6.1.5 Disposal of land not required for road

Updated 22 May 2006

Where any land to which section 345 of the Local Government Act 1974 applies, then where applicable, Clause 6.1.1 shall apply to the disposal of such land, otherwise Clauses 6.2 and 6.3 shall have full effect.

6.2 Controlled activities - Esplanades

Updated 14 November 2005

6.2.1 Esplanades and strips

Updated 14 November 2005

Subdivision of land in any zone is a controlled subdivision activity with the exercise of the Council's discretion limited to the provision of esplanade reserves, strips and access strips, where the proposed subdivision complies with all of the applicable development and critical standards in Clauses 6.3 and 6.4 below and with all of the applicable critical and development standards elsewhere in Part 14; unless Clause 6.1 applies, when a width not less than that shown in column A of Appendix 1, is proposed to be vested or reserved along the waterbody frontage or in the case of additional land, along the boundary of the existing reserve.

6.2.2 Access strips

Updated 14 November 2005

Where the subdivision of land in any zone is a controlled activity, the exercise of the Council's discretion shall also be limited to the provision of access strips to or from an esplanade reserve or strip, where applicable.

6.3 Development standards - Esplanades

Updated 14 November 2005

6.3.1 Esplanade reserve, strip or additional land

Updated 14 November 2005

Where the planning map of the locality of the subdivision shows a requirement to make provision for esplanade purposes, then the width shall not be less than that shown in "column A" of the esplanade reserve schedule in Appendix 1, and either:

- (a) an esplanade reserve shall vest in the Council; or
- (b) where Appendix 1 identifies an esplanade strip, this shall be created pursuant to section 232 of the Act; or
- (c) where section 236 of the Act applies to the land comprised in the subdivision either (a) or (b) above as applicable shall apply.

6.4 Critical Standards

Updated 14 November 2005

6.4.1 Cashmere Stream/Worsleys Road

Updated 14 November 2005

Subdivision of any land in the Living 1 zone identified in Appendix 9, Part 14 that results in allotments with a minimum net area of less than 4 ha shall be a prohibited activity for which no resource consent shall be granted unless;

- (a) a 20 metres wide esplanade reserve is to be vested in the Council for the entire length of Cashmere Stream as identified in Appendix 9, Part 14, and
- (b) a public right of way in gross is to be granted to the Council between Worsleys Road and the northern end of the esplanade reserve as indicated in Appendix 9, Part 14.

This rule shall not apply once the esplanade reserve and right of way required in (a) and (b) above have been created.

6.5 Vesting ownership of land in the coastal marine area or the bed of a river

Updated 14 November 2005

In accordance with section 237A, any part of the land contained in the title to which this Section applies, forming the bed of a river or within the coastal marine area, shall vest in the Council or the Crown as appropriate.

6.6 Assessment matters for resource consents

Updated 14 November 2005

In considering whether or not to grant consent or impose conditions in respect of esplanade reserves, esplanade strips or access strips the Council shall have regard to the following assessment matters.

- (a) The purposes for the creation of esplanade reserves or strips set out in section 229 of the Act, and the provisions of section 6 of the Act.
- (b) The appropriateness of creating an esplanade reserve or strip in circumstances where public safety is a matter for consideration.
- (c) The appropriateness of esplanade provision where:
 - (i) the subdivision is a minor boundary adjustment;
 - (ii) the subdivision is for minor additions to existing cross lease or unit titles; or
 - (iii) is a reallocation of accessory buildings to different units; or
 - (iv) is necessary because garages are erected in locations shown on earlier survey plans for an existing cross lease or unit title.
- (d) The variation or cancellation of esplanade strip documentation in accordance with section 234 of the Act.
- (e) Any impact of subdivision works on sites or areas of significance to Tangata Whenua shown in Part 10, Appendix 3, or on waterways and the coastline.

7.0 Natural and other hazards

7.1 Controlled activities - Natural and other hazards

Updated 31 January 2011

(a) Subdivision of land in any zone is a **controlled subdivision activity** where the proposed subdivision complies with the critical standards in Clause 7.2 below, and with all of the applicable critical and development standards elsewhere in Part 14.

(b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 7 shall be limited to the following matters where applicable:

- Erosion
- Flooding and inundation
- Landslip
- Rockfall
- Alluvion
- Avulsion
- Unconsolidated fill
- Soil contamination
- Subsidence

7.2 Critical standards - Natural and other hazards

Updated 31 January 2011

7.2.1 Coastal flooding and erosion

Updated 31 January 2011

Any subdivision which will create additional allotments shall be a non-complying activity within the South Brighton Coastal Management Area (SBCMA 1 and SBCMA 2) or within the Conservation 1A Zone south of Tern Street on Planning Map 49A.

7.2.2 Cashmere and Worsleys

Updated 16 November 2009

Any subdivision activity allotments of less than 4ha. in the Living 1 Deferred and Living 1A Deferred zones, or less than 100ha. in the Living H Deferred or Living HA Deferred zone, on Planning Maps 53A or 60A (between Worsleys and Cashmere spurs) and contained within the Development Plan Area defined in Appendix 3i, Part 2, shall be a prohibited activity for which no resource consent shall be granted unless the subdivision complies with (i) to (xi) below;

(i) The first subdivision within the Development Plan Area defined in Appendix 3i, Part 2, includes an executed agreement between the Council and the land owners within the Development Plan Area of Appendix 3i, Part 2, as to the excavation of the Land to Vest Areas and the filling of the Living Deferred

zones in that appendix, and the landowners are bound to implement their obligations under the agreement, including any matters relating to staging. The design shall comply with the following requirements.

- (ii) Any excavation and filling shall be such that there will be no reduction in the existing potential storage volume of water that is able to be retained within the Development Plan Area, prior to any Living zone development, in a 0.2% annual exceedance probability event (1 in 500 year return period storm event) up to the existing Worsleys Road minimum centreline level of RL 18.89m (Christchurch City Council Drainage Datum). The design shall also accommodate additional storage for any additional stormwater that could be discharged from the development of the Living zones and roads in such a 0.2% annual exceedance probability event.
- (iii) All land in Living zone allotments in the subdivision shall be filled to a level no lower than 250mm above the water level in a 0.5% annual exceedance probability event (1 in 200 year return period storm event) for the design required above.
- (iv) All roads are filled so that the crown of the road is no lower than RL 18.7m (Christchurch City Council Drainage Datum), except for the realigned Worsleys Road required in Clause 5.3.5 (iii), Part 14. The crown of Worsleys Road shall be no lower than RL 18.89m (Christchurch City Council Drainage Datum).
- (v) The side slopes of all areas filled or excavated in accordance with (i) to (iv) above shall not exceed an angle of 1 in 5.
- (vi) The fill to achieve (i) and (v) above shall be taken from the Land To Vest Areas B, C and F in Appendix 3i, Part 2, to the extent necessary to ensure that there is no reduction in the minimum storage volume of water required in (ii) above. If the agreement in (i) above makes provision to increase the storage volume of water retained beyond the minimum required in (ii) above, any additional fill required to achieve this may be obtained from other sources. All cost for any such additional fill will be borne by the Council, unless otherwise agreed.
- (vii) All filled and excavated areas which are not paved shall be grassed, or otherwise planted as directed by the Council where grass is unsuitable for the conditions, before the end of the next planting season.
- (viii) Unless otherwise agreed by the Council, all roads within the Land To Vest Area C identified in Appendix 3i, Part 2, shall have bridges or culverts of sufficient size to enable the land to act as a single water retention area, based on the stormwater retention design on which the agreement in (i) above is based. A minimum cross-section wetted area totaling 15m^2 shall be provided below the road where it crosses Worsleys Stream.
- (ix) The historic stone-walled drain identified in Appendix 3i, Part 2, shall be protected.
- (x) First flush stormwater treatment facilities are provided and are located within the Living zones, inless otherwise agreed by the Council.
- (xi) All earthworks in respect of the above requirements shall ensure that in the Land To Vest Areas in Appendix 3i, Part 2:
 - that there is a continuous downward slope to the network of drains, except where permanent ponds are specifically agreed to by the Council; and
 - that the minimum land level shall not be below RL 16.5m (Christchurch City Council Drainage Datum)

Except that this rule shall not apply where the subdivision is to vest the land in the Council required in Clause 4.3.2(F)(e)(ii), Part 14, and does not subdivide the Areas numbered 1 to 8 inclusive in Appendix 3i, Part 2, into more than on lot.

(Refer to Claise 4.3.2(F)(e), 5.3.5, and 17.3.3, Part 14)

7.2.3 Cashmere Stream/Worsleys Road

Updated 14 November 2005

Subdivision of any land in the Living 1 zone identified in Appendix 9, Part 14 that results in allotments with a minimum net area less than 4 ha shall be a prohibited subdivision activity for which no resource consent shall be granted unless the subdivision includes:

- (a) works within the Rural 2 zone identified in Appendix 9, Part 14 accommodating, to the satisfaction of the Council,
 - (i) compensatory water storage on site for any filling that is below the 18.3 contour (Christchurch City Council datum), including any filling required in (d) below, and
 - (ii) all stormwater from any development of the Living 1 zone identified in Appendix 9, Part 14, that would result from a 2% Annual Exceedence Probability (50 year Average Recurrence Interval) rainfall event;
- (b) the Rural 2 zoned land identified in Appendix 9 Part 14, required to achieve (a) above being planted by the landowners to form a continuous plant cover dominated by native plants, to the satisfaction of the Council, once the works in (a) above are completed;
- (c) the vesting of all the land in the Rural 2 zone identified in Appendix 9, Part 14 in the Council as a Local Purpose reserve (Public Utility), except where vested as esplanade reserve in accordance with clause 6.4.1, Part 14;
- (d) all allotments in the Living 1 zone identified in Appendix 9, Part 14, being filled so that the final ground level for all parts of all allotments is no lower than 50 mm below the level of water in Cashmere Stream resulting from a 0.2% Annual Exceedence Probability (500-year Average Recurrence Interval) rainfall event. Further, all allotments shall be filled so that the natural fall of the land is at a gradient not less than 1: 500 towards Worsleys Road; and
- (e) that all the requirements in (a) to (d) above are to be completed prior to the Council issuing a certificate for the subdivision under section 224 of the Act.

This rule shall not apply if all the requirements in (a) to (d) above are already completed.

7.3 Assessment matters for resource consents

Updated 31 January 2011

In considering whether or not to grant consent or impose conditions (or decline consent pursuant to section 106 of the Act) in respect of natural or other hazards, the Council shall have regard to the following assessment matters.

- (a) Any information held on the Council's hazards register.
- (b) Whether the land is within 100m of the primary or secondary stopbank south of the Waimakariri River, and information obtained from the Canterbury Regional Council .
- (c) Information obtained by suitably qualified experts, whose investigations are supplied for subdivision applications.
- (d) Potential adverse effects on other land that may be caused by the subdivision or anticipated land use activities.
- (e) In relation to inundation from any source, Council shall have regard to the following factors:
 - (i) the effects of any proposed filling being undertaken to avoid inundation and the consequential effects on the natural drainage pattern and adjoining land;
 - (ii) flood plain management measures proposed;
 - (iii) the erection of sea walls and their environmental effects;
 - (iv) any proposed boundary drainage to protect surrounding properties;

- (v) the adequacy of existing outfalls and any need for upgrading;
 - (vi) any need for retention basins to regulate the rate and volume of surface run-off.
- (f) In relation to erosion, falling debris or slippage, the need for ongoing conditions aimed at avoiding, remedying or mitigating future potential adverse effects, and any need for registration of consent notices on the allotment's certificate of title, pursuant to Clause 2.8.
- (g) In relation to subsidence, the provision of suitability certificates, such as NZS 4431, or if not appropriate, the setting of ongoing conditions, with consent notices registered on the certificates of title, pursuant to Clause 2.9.
- (h) In relation to contaminated sites, any soil tests establishing suitability, and methods to avoid, mitigate or remedy the effects, including removal to approved disposal points.
- (i) In relation to land filling and excavation operations, the following factors:
- (i) the effects on surrounding properties in terms of dust nuisance, visual detracting, or the potential height of buildings on filled land;
 - (ii) any adverse impacts on the natural pattern of surface drainage both on and outside the site;
 - (iii) the type of and placement of fill material in terms of its potential for contamination of land or water, or potential subsidence;
 - (iv) mitigation, or avoidance, of adverse effects caused by siltation affecting neighbouring properties;
 - (v) remedies necessary during emergencies;
 - (vi) the rules contained in Part 9, Clause 5, relating to filling and excavation of land;
 - (vii) the impact of filling or excavation on ecological values, surface water quality, and access along waterways;
 - (viii) any beneficial effects in terms of waterway enhancement.
- (j) Any impact of subdivision works on sites or areas of significance to Tangata Whenua shown in Part 10, Appendix 3, or on waterways and the coastline.

8.0 Water supply

8.1 Controlled subdivision activities - Water supply

Updated 14 November 2005

(a) Subdivision of land in any zone is a **controlled subdivision activity** where the proposed subdivision complies with all the development standards in Clause 8.2 below, and with all of the applicable critical and development standards elsewhere in Part 14.

(b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 8 shall be limited to the following matters where applicable:

- The supply of water to every allotment being created on the subdivision for respective land uses.
- Water supplies for fire fighting purposes.
- The standard of water supply infrastructure installed in subdivisions, and the adequacy of existing supply systems outside the subdivision.

8.2 Development standard - Water supply

Updated 14 November 2005

All new allotments shall be provided with the ability to connect to a safe potable water supply with an adequate capacity for the respective potential land uses, except where the allotment is for a utility, road, reserve or access purposes, by means of one of the following:

- (i) the Council's urban reticulated system via a service main; or
- (ii) a Council controlled restricted flow rural type water supply for domestic purposes; or
- (iii) where no reticulated water supply is available, the ability to provide an individual water supply on the respective allotment. Where necessary, a water permit shall be obtained by the individual subdivider for each of the allotments within the proposed subdivision, from the Canterbury Regional Council;

8.3 Assessment matters for resource consents

Updated 22 May 2006

In considering whether or not to grant consent or impose conditions in respect of water supply, the Council shall have regard to the following assessment matters.

- (a) Where there is no Council reticulated urban water supply or a Council restricted flow rural type water supply available for connection, whether it would be appropriate to allow a private restricted flow rural type water supply system; such supply being always available and of a safe potable standard.
- (b) The suitability of the proposed water supply for fire fighting purposes. (The Council may obtain a report from the Chief Fire Officer)
- (c) The provisions of the code of practice in respect of installation of all necessary water supply pipe lines, and ancillary equipment necessary for the subdivision, including extensions to existing supply systems, and including mains, sub-mains, service and fire hydrants.
- (d) Whether it may be necessary to provide new reservoirs, pumping stations, rising mains, wells or pumping units, within the subdivision.

- (e) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public water supply utility required to be provided.
- (f) Any impact of subdivision works on sites or areas of significance to Tangata Whenua shown in Part 10, Appendix 3, or on waterways and the coastline.

Note: Development contributions for network infrastructure for water supply services may be required under the Council's Development Contributions Policy.

9.0 Stormwater disposal

9.1 Controlled subdivision activities - Stormwater disposal

Updated 22 May 2006

(a) Subdivision of land in any zone is a **controlled subdivision activity** where the proposed subdivision complies with all the development standards in Clause 9.2 and the critical standards in Clause 9.3 below, and with all of the applicable critical and development standards elsewhere in Part 14.

(b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 9 shall be limited to the following matters where applicable:

- control of water-borne contaminants, litter and sediments;
- the capacity of existing and proposed stormwater disposal systems;
- the effectiveness and environmental impacts of any measures proposed for mitigating the effects of stormwater runoff;
- the location, scale and construction of stormwater infrastructure;
- any financial contributions required in respect of stormwater disposal, other than existing cost sharing area contributions.

9.2 Development standard - Stormwater disposal

Updated 14 November 2005

9.2.1

Updated 14 November 2005

All allotments shall be provided within their net area with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.

9.2.2

Updated 14 November 2005

Where the means of disposal of collected stormwater will be by way of piping to an approved outfall, each new allotment shall be provided with a piped outfall laid at least 600mm into the net area of the allotment. This includes land allocated on a unit title, cross lease or company lease.

9.2.3

Updated 14 November 2005

In area B of the Special Purpose (Wigram) Zone, the means of disposing stormwater into the Heathcote Catchment shall be by systems such as swales, retention ponds and soakage.

9.2.4

Updated 14 November 2005

In the Living 1B Zone on the northern side of Heathcote village, at the time of subdivision within the zone, the waterway enhancement and green corridors shown on the development plan for this area (refer Part 2 Living Zones Appendix 3I) shall be vested in the Council in general accordance with the layout shown on the development plan.

9.2.5

Updated 15 March 2010

In the Business 4 zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 and shown in Part 3, Appendix 10, the stormwater disposal shall be based on a first flush and detention basin system designed in accordance with the development plan shown in Part 3, Appendix 10.

9.3 Critical Standard - Stormwater disposal

Updated 14 November 2005

9.3.1 Moncks Spur/ Mt. Pleasant Road

Updated 14 November 2005

Any subdivision activity in the Living HA Deferred Zone on Planning Map 55A (Moncks Spur/Mt. Pleasant Road) resulting in an allotment of less than 100 ha shall be a prohibited activity for which no resource consent shall be granted unless the following are complied with;

(a) That the stormwater system to be established for the stormwater cost share area that is the subject of Clause 4.3.2 (H)(g)(i) is operational to the satisfaction of the Council with sufficient capacity for all the potential stormwater runoff from a 5% Annual Exceedence Probability (20 year Average Recurrence Interval) rainfall event from the whole area being proposed to be subdivided in any application, if developed to its residential potential, in addition to existing stormwater from other parts of the stormwater cost share area that is the subject of Clause 4.3.2 (H)(g)(i) and the potential stormwater from any approved subdivision consents within that area that have not been surrendered in accordance with Section 138 of the Act.

(b) Where the subdivision of land proposes to discharge stormwater into the Stormwater Catchment Planting Area identified in Appendix 10, Part 14, that Stormwater Catchment Planting Area is transferred into Council ownership and with a minimum width of 10m either side of the gully invert, except where indicated otherwise in Appendix 10, Part 14. Further, the whole of that Stormwater Catchment Planting Area (including any part previously transferred into Council ownership in accordance with Clause 4.3.2 (H)(g)(iii) is planted and irrigated in accordance with the following standards;

(i) All plants are of one of the species listed in Appendix 11, Part 14, and are to be plants whose genetic origin is from Banks Peninsula. The plant species selected shall be consistent with the Planting Zones specified in that appendix.

(ii) Planting is at the densities specified in the Spacings column of Appendix 11, Part 14, and shall be consistent with the Plant Priority indicated in that appendix.

(iii) All plants are provided with irrigation from a piped water system connected to the Council reticulated water supply.

A planting and irrigation plan for the Stormwater Catchment Planting Area complying with the standards in (i) to (iii) above, and specifying numbers of plants, is included in any subdivision application

(c) That;

(i) the planting and irrigation in (b) above is established for at least 12 months prior to the Council issuing a certificate in accordance with Section 224(c) of the Act and that the planting and irrigation are maintained, including sufficient water being supplied to the plants, for 3 years thereafter.

(ii) a bond is entered into with the Council sufficient to ensure that the planting, irrigation and maintenance requirements of (i) above occur.

9.4 Assessment matters for resource consents

Updated 31 January 2011

In considering whether or not to grant consent or impose conditions in respect of stormwater disposal, the Council shall have regard to the following assessment matters.

- (a) Compliance with any regional rules relating to any water or discharge permits required under the Act.
- (b) The provisions of the Council's code of practice.
- (c) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.
- (d) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.
- (e) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.
- (f) In the case of any subdivision in the Living 1B Zone on the northern side of Heathcote village, the need to make provision for open natural waterways systems through the zone accommodating drainage from the upper parts of the Heathcote Valley.
- (g) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.
- (h) Where an existing outfall is not capable of accepting increased run-off the adequacy of proposals and solutions for disposing of run-off.
- (i) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.
- (j) The necessity to provide on-site retention basins to prevent any increases in stormwater discharges from areas to be developed, and avoiding any consequent increases in downstream peak discharges or flooding.
- (k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse affects.
- (l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.
- (m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain a gravity outfall; the practicality of obtaining easements through adjoining owners land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.
- (n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.
- (o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.
- (p) For any stormwater outfall pipeline passing through a reserve, the prior consent of the Council, and the need for an appropriate easement.

Where necessary, consent notices shall be registered on certificates of title to the appropriate allotment, pursuant to clause 2.8 where allotments adjoin any waterway, preventing the filling or excavation or the

erection of buildings in accordance with the distances set out in Part 9, Clause 5. (Filling, excavation and building adjacent to waterways).

- (q) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.
- (r) Any need to increase road widths to enable the accommodation of swales for stormwater soakage.
- (s) Any indications on development plans of stormwater issues or works relevant to the area.
- (t) Any impact of subdivision works on sites or areas of significance to Tangata Whenua shown in Part 10, Appendix 3, or on waterways and the coastline.
- (u) The benefits and appropriateness of providing on-site stormwater retention for the purposes of flood flow attenuation, reduction in flood peaks, and sediment containment.

Note: Development contributions for network infrastructure for surface water management services may be required under the Council's Development Contributions Policy.

10.0 Sanitary sewage disposal

10.1 Controlled activities - Sanitary sewage disposal

Updated 14 November 2005

(a) Subdivision of land in any zone is a **controlled subdivision activity** where the proposed subdivision complies with all the development standards in Clause 10.2, and with all of the applicable critical and development standards elsewhere in Part 14.

(b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 10 shall be limited to the following matters where applicable:

- the method of sewage disposal where a Council owned reticulated system is not available;
- the capacity of, and impacts on, the existing reticulated sewage disposal system;
- the location, capacity and environmental effects of the proposed sanitary sewage system;

10.2 Development standard - Sanitary sewage disposal

Updated 14 November 2005

(a) All allotments in rural, living, business, and cultural zones, the Central City, Special Purpose (Airport), Special Purpose (Rail), Special Purpose (Wigram) and Special Purpose (Hospital) Zones, shall be provided with a means of disposing of sanitary sewage within the net area of the allotment, except where the allotment is for a utility, road, reserve or access purposes.

(b) Where an allotment is situated within the urban reticulated area, each new allotment shall be provided with a piped outfall connected to a Council owned reticulated system and laid at least 600mm into the net area of the allotment.

(Allotments include additional vacant sites on cross lease or unit titles.)

10.3 Assessment matters for resource consents

Updated 22 May 2006

In considering whether or not to grant consent in respect to sanitary sewage disposal, the Council shall have regard to the following assessment matters.

- (a) The capacity, availability, and accessibility of the reticulated system to serve the proposed subdivision.
- (b) The installation of all new reticulation, and the provisions of the code of practice.
- (c) Whether the existing sanitary sewage disposal system, to which the outfall will be connected, has sufficient capacity to service the subdivision.
- (d) The ability to provide a reticulated system with a gravity outfall, and where it is impracticable to do so, the feasibility of alternative individual pump connections (with private rising mains), or new pumping stations, complete pressure, or vacuum systems.

(Council consent to install private rising mains within legal roads will be required under the Local Government Act.)

(e) Where a reticulated system is not available, or a connection is impractical, provision of septic tanks or other disposal systems in accordance with regional rules or a discharge permit issued by the Canterbury Regional Council.

(f) Where a reticulated system is not immediately available but is likely to be in the near future, the appropriateness of temporary systems.

(Consent notices may be registered against Certificates of Title pursuant to rule 2.8 requiring individual allotments to connect with the system when it does become available.)

(g) Provision made by the applicant for monitoring mechanisms to ensure contaminants are not discharged into the environment from septic tank or other disposal systems, together with any consent notices to ensure compliance.

(h) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public sewage utility for sanitary sewage disposal purposes required to be provided.

(i) Any impact of subdivision works on sites or areas of significance to Tangata Whenua shown in Part 10, Appendix 3, or on waterways and the coastline.

Note: Development contributions for network infrastructure for wastewater services may be required under the Council's Development Contributions Policy.

11.0 Trade waste disposal

11.1 Controlled activity - Trade waste disposal

Updated 14 November 2005

(a) Subdivision of land in any business zone and the Special Purpose (Airport), Special Purpose (Rail) and Special Purpose (Wigram) Zones is a **controlled subdivision activity** where the proposed subdivision complies with all of the applicable critical and development standards elsewhere in Part 14.

(b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 11 shall be limited to the disposal of trade waste where applicable.

11.2 Assessment matters for resource consents

Updated 22 May 2006

In considering whether or not to impose conditions in respect of trade waste disposal, the Council shall have regard to the following assessment matters.

(a) Whether any proposal to create allotments for any business activity or other activity generating trade wastes will have the potential to discharge to a suitable outfall system.

(b) Whether the volume or type of trade waste generates a need for appropriate disposal to be provided.

(c) Where a reticulated system is not available, the obtaining of necessary permits from the Canterbury Regional Council in conjunction with the subdivision consent.

(d) The provisions of the Council's Code of Practice for Subdivision in respect of the installation of trade waste sewers.

(e) The need for a local purpose reserve to be set aside and vested in the Council as a site for any trade waste disposal services to be provided.

Note: Development contributions for network infrastructure for wastewater services maybe required under the Council's Development Contributions Policy.

12.0 Energy supply

12.1 Controlled activities - Energy supply

Updated 14 November 2005

(a) Subdivision of land in any zone is a **controlled subdivision activity** where the proposed subdivision complies with the development standard in Clause 12.2 below, and with all of the applicable critical and development standards elsewhere in Part 14.

(b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 12 shall be limited to the following matters, where applicable:

- the adequacy and standard of any electrical utility system;
- the adequacy and standard of any gas utility system.

Notes:

(1) In the event that the gas network operator ceases the supply of gas, all installations shall be removed from the bulk supply site and pipelines securely sealed.

(2) Where a gas supply is proposed as an alternative form of energy, the necessary land use consent for a bulk gas supply tank on a separate allotment, shall be obtained.

(A consent notice may be registered on the certificate of title, pursuant to clause 2.8. to the bulk supply site requiring enforcement of any conditions relating to gas supplies, and in the event that the operator ceases supply that the bulk supply site be amalgamated with an adjoining allotment, unless it is a fully complying allotment for the respective zone.)

12.2 Development standard - Energy supply

Updated 14 November 2005

All allotments shall be provided with the ability to connect to an electrical supply system, at the boundary of the net area, except where the allotment is for a utility, road, reserve or access purposes. An ability to connect to an electrical supply system at the boundary of the net area of an allotment shall constitute an electrical supply at the boundary of the net area of an allotment, or a duct installed from the boundary of the net area of an allotment to an approved electricity supply within 50m; except that, where an allotment is located within a rural zone, it shall have an electrical supply system of adequate capacity available for future connection located within the legal road at the frontage of the allotment.

12.3 Assessment matters for resource consents

Updated 14 November 2005

In considering whether or not to impose conditions in respect of energy supply, the Council shall have regard to the following assessment matters.

(a) Where the subdivision involves the construction of new roads or formed rights of way, the installation of an extended reticulation system (at the subdividers cost) having regard to the provisions of the code of practice.

(b) The adequacy of the proposed reticulated system to be installed by the subdivider.

(c) Where the proposed system will serve other land which is not part of the subdivision, whether the network operator is providing sufficient capacity as initially installed and the cost of such provision.

(Upgrading or cost sharing will be solely a matter for the network operator.)

(d) Where a gas supply is proposed the gas network operator shall be responsible for the installation of all pipelines and their future maintenance, in line with the provisions of the Council's code of practice.

(e) The need for a local purpose reserve to be set aside as a site for any public utility required to be provided.

13.0 Telecommunications

13.1 Controlled activities - Telecommunications

Updated 14 November 2005

(a) Subdivision of land in any zone is a **controlled subdivision activity** where the proposed subdivision complies with the development standard in Clause 13.2 below, and with all of the applicable critical and development standards elsewhere in Part 14.

(b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 13 shall be limited to the adequacy and standard of proposed telecommunications installations, where applicable.

13.2 Development standard - Telecommunications

Updated 14 November 2005

All allotments shall be provided with the ability to connect to a telecommunications system at the boundary of the net area. An ability to connect to a telecommunications system at the boundary of the net area of an allotment shall constitute a telecommunications system at the boundary of the net area of an allotment, or a duct installed from the boundary of the net area of an allotment to an approved telecommunications system within 50m; except that, where an allotment is located within a rural zone, it shall have a telecommunications system of adequate capacity available for future connection located within the legal road at the frontage of the allotment.

13.3 Assessment matters for resource consents

Updated 14 November 2005

In considering whether or not to grant consent or impose conditions in respect to telecommunications, the Council shall have regard to the following assessment matters.

(a) Where the subdivision involves construction of new roads or formed rights of way, the installation of an extended reticulation system (at the subdivider's cost) having regard to the code of practice.

(b) Where the proposed system will serve other land which is not part of the subdivision, whether the network operator is providing sufficient capacity as initially installed, and the cost of such provision.

(Upgrading or cost-sharing will be solely a matter for the network operator.)

14.0 Provision of land for open space and recreation

Updated 22 May 2006

14.1 Controlled activities - Land for open space and recreation

Updated 22 May 2006

(a) Subdivision of land in any zone, is a controlled subdivision activity where the proposed subdivision complies with all of the applicable critical and development standards elsewhere in Part 14, except that in any Open Space, Cultural, SP (Hospital) Zones this clause shall only apply where any land is subdivided for residential purposes.

(b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 14 shall be limited to the location and layout of any land to be provided for reserves for open space and recreation purposes and any requirements for the formation of that land prior to it vesting in the Council, where applicable.

14.2 Assessment matters for resource consents

Updated 22 May 2006

In considering whether or not to impose conditions in respect of the provision of land for open space and recreation, the Council shall have regard to the following assessment matters.

(a) The extent to which the provision of land for open space and/or conservation is consistent with the objectives and policies of the Plan relating to the provision and diversity of open spaces and recreational facilities or the provision of any development plan applying to a specific area.

(b) Any impact of subdivision works on sites or areas of significance to Tangata Whenua shown in Part 10, Appendix 3, or on waterways and the coastline.

(c) The need for land to be set aside and vested in the Council as a reserve for open space and/or recreation where it will provide for one or more of the following:

- a relatively flat, useful area of land for a local neighbourhood park, accessible to the user population and of a size (at least 2-3,000 sq m) adequate to accommodate children's play equipment, substantial tree plantings and open space;
- a linkage or potential linkage along or to significant natural features, or between other areas of public open space and community facilities;
- protection or enhancement significant mature trees, significant areas of indigenous vegetation, margins of waterways or other significant natural features;
- protection or enhancement historic or cultural features of significance to the City's population;
- a usable area of open space for planting as visual relief from a built or highly developed environment; and/or
- a flat usable area of land for district sports fields, accessible with full road frontage and a size (at least 4ha) adequate to accommodate at least two sports fields, tree planting and other open space. To accommodate sports clubs, at least 4ha, ideally more, would be needed.

(d) The need for any requirements for the formation of that land prior to it vesting in the Council, such as any requirements for the leveling or grassing of the land.

Note: Development contributions for reserves may be required under the Council's Development Contributions Policy.

15.0 Easements for any purpose

15.1 Controlled activities - Easements

Updated 14 November 2005

- (a) Subdivision of land in any zone is a **controlled subdivision activity** where the proposed subdivision complies with all of the applicable critical and development standards elsewhere in Part 14.
- (b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 15 shall be limited to the provision of easements where applicable.

15.2 Assessment matters for resource consents

Updated 14 November 2005

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

- (a) Easements in gross where a service or access is required by the Council.
- (b) Easements to meet network operator requirements.
- (c) Easements in respect of other parties in favour of nominated allotments or adjoining certificates of title.
- (d) Service easements, whether in gross or private purposes, with sufficient width to permit maintenance, repair or replacement. Centre line easements shall apply when the line is privately owned and unlikely to require upgrading.
- (e) The need for easements for any of the following purposes:
- private ways, whether mutual or not;
 - stormwater, sanitary sewer, water supply, electric power, gas reticulation;
 - telecommunications;
 - party walls and floors/ceilings.
- (f) Easements in gross in favour of the Council adjoining banks of rivers or streams not subject to an esplanade reserve or strip.
- (g) The necessity for stormwater easements passing through esplanade reserves where drainage will be to the frontage river.

16.0 Building locations

16.1 Controlled activities - Building location

Updated 14 November 2005

- (a) Subdivision of land in any zone is a **controlled subdivision activity** where the proposed subdivision complies with all of the applicable critical and development standards elsewhere in Part 14.
- (b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 16 shall be limited to the location of buildings where applicable.

16.2 Assessment matters for resource consents

Updated 14 November 2005

In considering whether or not to impose conditions in respect of the location of buildings, the Council shall have regard to the following assessment matters.

- (a) The local ground conditions or the situation applying to the subdivision allotment and the suitability of the site of the building.
- (b) Whether or not development on an allotment should be restricted to parts of the site. (Where building locations are to be restricted, a consent notice shall be registered in accordance with Clause 2.8).
- (c) Where a parcel of land which may be subject to inundation is not necessarily to be filled, the establishment of minimum floor heights for buildings in order to mitigate damage.

17.0 Preservation of vegetation and landscape, and land set aside for conservation purposes

17.1 Controlled activities - Preservation of vegetation, landscape and conservation values

Updated 14 November 2005

- (a) Subdivision of land in any zone is a **controlled subdivision activity** where the proposed subdivision complies with all the development and critical standards set out in Clauses 17.2 and 17.3 below, and elsewhere in Part 14.
- (b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 17 shall be limited to the protection of vegetation and landscape features (other than notable or heritage trees listed in Part 10, Appendix 4) or land to be set aside for the preservation of conservation values where applicable.

17.2 Development standard - Preservation of vegetation, landscape and land set aside for conservation purposes

Updated 14 November 2005

17.2.1

Updated 14 November 2005

Any notable tree listed in Part 10, Appendix 4 or land to be set aside for the preservation of conservation values shall be preserved and a consent notice shall be registered in accordance with Clause 2.8. This consent notice shall require the continual preservation as an on-going condition of approval to the allotment containing such notable trees or vegetation or the vesting of the land containing the conservation values.

17.2.2 Development Plan - Upper Worsleys Spur

Updated 14 November 2005

The gully areas shown on the Development Plan for the upper part of the Living HB zone on Worsleys Spur as shown in Part 2, Appendix 3m, shall be planted and maintained in native tree species indigenous to the area, except where left to regenerate by maintaining existing nursery plant cover of broom or gorse.

17.2.3 Landscape Strip - Living HA Zone - Richmond Hill

Updated 30 September 2008

Within that part of the Richmond Hill Living HA Zone as shown in Part 14, Appendix 8, a landscaping strip with a minimum width of 3m shall be provided along the zone boundary. Any planting required by this rule shall be in accordance with the plant list contained in Appendix 8a. These matters will be the subject of a consent notice placed on the title at time of subdivision.

17.2.4 Tree protection - Outline Development Plan - North West Belfast

Updated 14 May 2012

Any trees, including any notable trees listed in Part 10, Appendix 4, growing along Devondale Driveway (68 Johns Road) and identified in Part 14, Appendix 3X/2(b) shall be preserved, and a consent notice shall be registered in accordance with Clause 2.9, Part 14. This consent notice shall require the continual preservation of the trees as an on-going condition of approval to any allotment containing any of these trees.

(Refer also to Rule 4.2.4, Part 14, Rules 2.3.1 and 2.3.2, Part 10)

17.3 Critical standard - Preservation of vegetation and landscape

Updated 14 November 2005

17.3.1

Updated 14 November 2005

Any heritage tree, listed in Part 10 Appendix 4, shall be preserved and a consent notice shall be registered in accordance with rule 2.8, requiring continual preservation as an ongoing condition of approval to the allotment containing such trees.

17.3.2 Landscape Strip - Moncks Spur/Mt. Pleasant Road

Updated 14 November 2005

Any subdivision activity within an Area Requiring Landscape Planting Strip identified in Appendix 10, Part 14, shall be a prohibited activity for which no resource consent shall be granted unless;

(a) a landscape strip within a minimum depth of 6m is planted and irrigated, in accordance with the following standards, within the Rural Hills zone along all parts of the boundary with the Area Requiring Landscape Planting Strip, as indicated in Appendix 10, Part 14;

(i) All plants are of one of the species listed in Appendix 11, Part 14, and are to be plants whose genetic origin is from Banks Peninsula. The plants species selected are consistent with the Planting Zones specified in that appendix.

(ii) Planting is at the densities specified in the Spacings column of Appendix 11, Part 14, covering all parts of the required landscape strip, and are consistent with the Plant Priority indicated in that appendix.

(iii) All plants are to be provided with irrigation from a piped watering system connected to the Council reticulated water supply.

(b) A planting and irrigation plan complying with the standards in (a) above, and specifying numbers of plants, is included in any subdivision application

(c) The planting and irrigation system approved in (b) above is completed within 12 months of the granting of subdivision consent and the planting and irrigation is maintained, with sufficient water supplied to the plants, for 3 years thereafter.

17.3.3 Styx

Updated 31 October 2008

Unless already completed, any subdivision in the Living 1 Zone at Styx Mill contained in Inset 'B' of Appendix 3f, Part 2, shall include the removal of the shelterbelt located in Glen Oaks Drive that adjoins that zone, at the expense of the applicant.

17.3.4 Planting Requirements - Cashmere and Worsleys

Updated 16 November 2009

Any subdivision activity for allotments of less than 4ha. in the Living 1 Deferred and Living 1A Deferred zones, or less than 100ha. in the Living H Deferred or Living HA Deferred zones, on Planning Maps 53A or 60A (between Worsleys and Cashmere spurs) and contained within Development Plan Area defined in Appendix 3i, Part 2, shall be a prohibited activity for which no resource consent shall be granted unless the subdivision complies with (i) to (iv) below;

- (i) For any land being subdivided in Areas 1 or 2 in Appendix 3i, Part 2, trees are planted within those Areas along the entire boundary in Area C in Appendix 3i, Part 2. The trees may be planted in the amenity strip of any road constructed on that boundary. Along any part of the boundary with Area C where the trees are not planted within land that is to be vested in the Council as road, a continuous strip of land containing the trees shall be vested in the Council with a width starting at the boundary with Area C and extending into Area 1 or 2 to a point at least 4 metres past any of the trees. The trees shall be of native species that will eventually exceed 10m in height, the number planted shall be equivalent to a minimum of one tree for every 20m of boundary length with Area C in Appendix 3i, Part 2, or part thereof, and shall be planted no closer than 5m apart and no further than 20m apart.
- (ii) For any land being subdivided in Area 2 in Appendix 3i, Part 2, trees are planted within Area B in Appendix 3i, Part 2, within 20m of the boundary between the two Areas for the entire length of the boundary. The trees shall be of native species that will eventually exceed 15m in height, the number planted shall be equivalent to a minimum of one tree per $6m^2$ of the area within 20m of the boundary, and shall be planted no closer than 3m apart and no further than 10m apart. The trees shall be planted no closer than 4m to the boundary between Area 2 and Area B.
- (iii) For any land being subdivided in Area 4 in Appendix 3i, Part 2, the "Planting Areas" indicated in Appendix 13, Part 14, shall be planted. All plants are to be of the species identified in Appendix 11, Part 14. They are to be plants whose genetic origin is from Banks Peninsula. At least one tree of a species that will eventually exceed 10m in height shall be planted for every $25m^2$ of area required to be planted, or part thereof. However, no tree shall be planted closer than 10m to the boundary of a Living zoned lot. The plant species selected shall be consistent with the Planting Zones specified in that appendix. The planting is to be at the densities specified in the Spacings columns of Appendix 11, Part 14.
- (iv) All planting required in (i) to (iii) above shall be maintained for a period of 5 years. A bond shall be paid to, or a bank guarantee shall be entered into with, the Council to ensure the planting and the maintenance of the planting occurs.

Except that this rule shall not apply where the subdivision is to vest the land in the Council required in Clause 4.3.2(F)(e)(ii), Part 14, and does not subdivide the Areas numbered 1 to 8 inclusive in Appendix 3i, Part 2, into more than one lot.

(Refer also to Clauses 4.3.2(F)(e), 5.3.5, and 7.2.2, Part 14)

17.4 Assessment matters for resource consents

Updated 22 May 2006

In considering whether or not to impose conditions in respect of the preservation of vegetation and landscape and conservation values, the Council shall have regard for the following assessment matters.

- (a) Whether any landscape features or vegetation on the site are of a sufficient amenity value that they should be retained.

(Where landscape vegetation or trees are required to be preserved, a consent notice shall be registered in accordance with Clause 2.8.)

(b) The need for a reserve to be set aside and vested in the Council to preserve any natural feature or vegetation or conservation values on the site.

(c) The impact of subdivision and building development in part of the Living HB Zone on Worsleys Spur as shown in Part 2, Appendix 3m, on the natural character of the rural Port Hills landscape in the upper Worsleys Spur, if the gullies are not managed so as to result in the eventual regeneration of native species.

(d) In regard to the landscaping strip required in the LHA Zone at Richmond Hill:

(i) The extent to which species not permitted by Appendix 6a, are not of local genetic origin.

(ii) The extent to which species not permitted by Appendix 6a would generate adverse visual impacts due to the inability to soften and screen development and buildings.

(iii) The height, age and location of planting and their ability to soften and screen development and buildings.

(iv) The extent to which the site is visible from Sumner and the likely consequences on outlook from these sites of any reduction in landscaping standards or screening.

(v) Any aspects of the proposal which may compensate for reduced landscaping, including the nature of planting or materials used and the location of parking or materials used and the location of parking, manoeuvring or storage areas.

(vi) The relative importance of landscaping and screening on the site, taking account of the visual quality of the surrounding environment.

(vii) The effect of any reduction in tree planting provision, particularly in respect to the visual character of car parking areas and building scale.

Note: The Council's Development Contributions Policy provides for the consideration of remissions from the development contribution requirements for reserves in specific circumstances where a subdivision provides for the retention of vegetation/trees, or natural, ecological or habitat values.

18.0 Subdivision in the Living G (Yaldhurst) Zone

Updated 8 November 2006

18.1 Development Standards

Updated 8 November 2006

18.1.1 Commercial activity area

Updated 8 November 2006

The Business 2 zone subdivision rules shall apply to subdivision within the area shown as Commercial on the Outline Development Plan in Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3.

18.1.2 Residential site density - residential activities

Updated 8 November 2006

Any subdivision for residential activity shall provide for a mix of residential densities, from within the following site sizes, generally in locations as shown on Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3.

Each residential unit shall be contained within its own separate site. Where the terms 'High Density (A) or (B)', 'Medium Density', or 'Low Density' are used they shall have the meanings set out below:

'High Density (A)' residential site:	average lot size: to be contained within a range of 275m ² to 325m ² . Minimum net site area of 250m ² .
'High Density (B)' residential site:	average lot size: to be contained within a range of 450m ² to 500m ² . Minimum net site area of 330m ² .
'Medium Density' residential site:	average lot size: to be contained within a range of 600m ² to 650m ² . Minimum net site area of 550m ² .
'Low Density' residential site:	Minimum net site area of 800m ² .

18.1.3 Density Range Consent Notices

Updated 8 November 2006

Consent notices shall be required to attach to all titles created in or immediately adjoining High Density (A) or (B) sites, specifying which density range each site is in.

18.1.4 Residential site limit

Updated 21 September 2007

Notwithstanding the standards referred to above, subdivision shall be a restricted discretionary activity where the number of additional allotments to be created by the subdivision of Lot 2 DP 74182 CT 42D/627, Lot 3 DP 26717 CT 12K/606 and Lot 1 DP 52576 CT 31F/1272 or any legal title derived from these titles, and motor vehicle access is serviced solely by access from Buchanans Road, exceeds 300 allotments. The Councils discretion shall be restricted to the safety, efficiency and sustainability of the internal and external road network and the ability to achieve a bus route via Yaldhurst Road.

18.1.5 Road and access - residential and other activities

Updated 8 November 2006

A subdivision to create a site adjacent to Yaldhurst Road shall not have vehicle access to Yaldhurst Road other than via the Intersection marked (A) as shown on Appendix 3N Development Plan (Yaldhurst) Part 2, Volume 3, that intersection to be located a minimum distance of 600m to the west of the intersection between Yaldhurst and Russley Roads. Any application arising from this clause shall be limited notified with New Zealand Transport Agency as the sole affected party, unless New Zealand Transport Agency have provided their written approval for the proposal in which case the application shall be non-notified.

18.2 Community Standards

Updated 8 November 2006

18.2.1 Conformity with outline development plan

Updated 21 September 2007

(a) Any proposed subdivision shall be in accordance with the following parts of the Yaldhurst Development plan:

- (i) Outline Development Plan (Appendix 3N, Part 2, Volume 3); and associated Key principles and Key structuring elements (Appendix 3N.1 Part 2, Volume 3);
- (ii) Layer Diagrams Movement network (Appendix 3Q, Part 2, Volume 3); and associated Key principles;
- (iii) Layer Diagram Green network (Appendix 3O, Part 2, Volume 3); and associated Key principles;
- (iv) Layer Diagram Blue network (Appendix 3P, Part 2, Volume 3); and associated Key principles;

And shall not frustrate the achievement of the following mix of residential sites within the Living G (Yaldhurst) zone:

2%-5% at either 'High Density (A)' or 'High Density (B)' within the Mixed Business / Residential (Community Footprint) area

25%-35% at 'High Density (A)' residential sites

25%-30% at 'High Density (B)' residential sites

30%-40% at 'Medium Density ' residential sites

5%-10% at 'Low Density' residential sites

(b) For any subdivision that does not accord with the density location provisions shown in Appendix 3N Development Plan (Yaldhurst) Part 2, Volume 3, details shall be provided to show alternative locations on other land where the applicant is the registered proprietor, where compliance with the overall density provisions of Appendix 3N Development Plan (Yaldhurst) Part 2, Volume 3, for this zone are to be otherwise achieved provided that the following sub paragraphs (i), (ii), (iii), (iv) and (v) are met:

- (i) the subdivision is in accordance with the Layer diagrams and Key principles referred to in (a) (ii) to (iv) above.
- (ii) where any High Density residential development is proposed in locations other than those indicated for each activity on Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3, it shall also demonstrate a relationship with an adjoining open-space/reserve area to provide associated amenity.
- (iii) any 'other activity' proposed to be located within an area other than those identified on Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3, as either 'Commercial' or 'Community footprint', shall derive vehicle access solely from the 'Primary Link Road' within the zone.
- (iv) a consent notice or other mechanism such as a memorandum of encumbrance to secure the achievement of the densities in alternative locations shall be registered on the title of the land concerned.
- (v) any application under paragraph (b) shall be accompanied by a land use consent for development on the proposed new lots which shall be processed jointly with the subdivision consent application.

18.3 Critical Standards

Updated 8 November 2006

18.3.1 Allotment sizes - Residential activity

Updated 8 November 2006

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

Low density	15m x 18m
Medium density	10m x 10m
High density (a) or (b)	6m x 8m

18.3.2 Residential site number limit

Updated 21 September 2007

Notwithstanding the standards referred to above, subdivision shall be a prohibited activity for which no resource consent shall be granted where the number of additional allotments to be created by the subdivision of Part Lot 1 DP 52612 (CT 34/688) or any legal title derived from this title exceeds 200 allotments and motor vehicle access is necessarily serviced solely by access from Kintyre Drive.

18.4 Information to be supplied with subdivision consent

Updated 8 November 2006

- (a) Information that illustrates how the proposed subdivision accords with the Yaldhurst Outline Development Plan and in particular:
- (i) Outline Development Plan (Appendix 3N, Part 2, Volume 3); and Key structuring elements (Appendix 3N.1 Part 2, Volume 3);
 - (ii) Layer Diagrams Movement network (Appendix 3Q, Part 2, Volume 3); and associated Key principles;
 - (iii) Layer Diagram Green network (Appendix 3O, Part 2, Volume 3); and associated Key principles;
 - (iv) Layer Diagram Blue network (Appendix 3P, Part 2, Volume 3); and associated Key principles;
- (b) Information that illustrates how the staging and location of key infrastructure generally accords with the Yaldhurst Outline Development Plan and in particular:
- (i) Outline Development Plan (Appendix 3N, Part 2, Volume 3); and Key structuring elements (Appendix 3N.1 Part 2, Volume 3);
 - (ii) Layer Diagrams Movement network (Appendix 3Q, Part 2, Volume 3); and associated Key principles;
 - (iii) Layer Diagram Green network (Appendix 3O, Part 2, Volume 3); and associated Key principles;
 - (iv) Layer Diagram Blue network (Appendix 3P, Part 2, Volume 3); and associated Key principles;
- (c) Information to show that staging takes account of the need to prevent clogging of soakage basins with sediments associated with construction.
- (d) Location of high (A) or (B) density sites, and/or medium density sites.
- (e) Information that illustrates the proposed subdivision accords with the mix of densities identified in Clause 18.2.1 Volume 3 Part 14 or how that mix of densities will be achieved on land within the applicants control on subsequent subdivision applications.
- (f) Information detailing any previous consent notice or notices and or memorandum or memoranda of encumbrance registered on the title of the land pursuant to Clause 18.2.1(b)(iv) Volume 3 Part 14.
- (g) Information that illustrates on a site plan what density range (Low Medium, or High Density (A) or (B)) each site is in.
- (h) Location of high voltage transmission lines in relation to the overall proposal and information to demonstrate how the proposed development avoids, remedies or mitigates adverse effects on the existing

transmission lines, on public safety (eg: risk of electrocution) and / or on visual amenity, including any relevant correspondence from the owner of those lines. This information should include the following:

- (i) The location and orientation of building platforms on any lots created where part of the lot may be under or adjacent to high voltage transmission lines;
 - (ii) Measures taken to ensure mandatory safe separation distances between transmission lines and the ground and / or any associated support structures are maintained;
 - (iii) Measures taken to ensure physical access to the infrastructure is maintained.
- (i) Measures taken to reduce dust emissions (if any)

18.5 Assessment matters for subdivision in the Living G (Yaldhurst) zone

Updated 8 November 2006

(A) Quality

The extent to which the proposal will be in accordance with the Urban Design Principles Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3.

(B) Connectivity

The extent to which the proposal will be in general accordance with the Layer Diagrams Movement Network (Appendix 3Q, Part2, Volume 3); and the Key principles associated with those diagrams.

(C) Access to outdoor space

The extent to which the proposal will be in general accordance with the Layer Diagram Green Network (Appendix 3O, Part 2, Volume 3) and the Key principles associated with that diagram.

(D) Street Trees

- (i) The extent to which trees are proposed to be accommodated within the legal road reserve
- (ii) The provision of trees intended to provide a high level of visual amenity
- (iii) The provision of trees which recognise the context and scale of the area in which they are located and the significance of the road in the roading hierarchy.
- (iv) Consideration of bird habitat in relation to bird strikes issues.

(E) Stormwater

- (i) Measures adopted so as to ensue the protection of ground water quality including treatment of discharges from roads and sealed car parking areas.
- (ii) The extent to which alternative treatments may be available.
- (iii) The contribution made to the visual amenity of the immediate area.
- (iv) The ability to capture and treat stormwater on site, having regard to the need to avoid the creation of unwanted bird-attracting habitats.
- (v) The extent to which the proposal will be in general accordance with the Layer Diagram Blue Network (Appendix 3P, Part 2, Volume 3) and the Key Principles associated with that diagram.
- (vi) The extent to which consideration has been given to the staging of subdivision so as to ensure that soakage basins do not become clogged during site works to give effect to a subdivision consent.
- (vii) The extent to which the proposal will be in general accordance with any Living G (Yaldhurst) Surface Water Management System Operation and Maintenance Management Plan.

(F) Energy efficiency

The extent to which passive solar access can be achieved.

(G) Street Scene

- (i) The extent to which lot design and orientation will allow buildings to address the street.
- (ii) The extent to which consideration has been given to the potential use of back lanes for vehicle access in subdivision layout.

(H) Relationship To Transmission Lines

(i) The degree to which the subdivision design seeks to minimise adverse effects between existing transmission lines and new development, including making provision for maintenance of lines, vehicular access to lines and ensuring safe separation distances. In particular:

- (a) Buildings and structures, or any part of a building or structure, should not be located within 8.5m vertically and 20.0m horizontally of the conductors on each of the Islington - Papanui A and B and the Addington - Islington A and B transmission lines. The distances specified must include allowance for maximum conductor swing and sag.
- (b) Should any part of a building or structure need to be constructed within the restricted area described in (i) above, a certificate from a suitably qualified electrical engineer should be supplied to the Council and the owner of the line(s) concerned, to confirm that the buildings or structures comply with the minimum safe distances specified in Table 3 of NZECP 34:2001.
- (c) Buildings and structures, or any part of a building or structure should not be located within 9 metres of the closest visible edge of any high voltage line support structure foundation.
- (d) All machinery and mobile plant to be operated on site should at all times be located so as to maintain a minimum clearance distance of 4 metres from the conductors of each of the Islington - Papanui A and B and the Addington - Islington A and B Transmission lines.
- (e) No buildings, structures and vegetation should be located so as to preclude existing vehicle access to the existing transmission line support structures.
- (f) The extent and mode of earthworks to ensure that appropriate safeguards are in place to avoid contact with or flashovers from the lines, that any dust emissions are minimised, that existing ground clearance separation distances are not reduced and that any works will not create potential adverse effects on the stability of support structures. In particular:
 - (g) No excavation or other interference with land should occur:
 - At a depth greater than 300mm within 6 metres of the outer edge of visible foundations of transmission line support structures; or
 - At a depth greater than 3 metres, between 6 metres and 12 metres of the outer edge of the visible foundation of transmission line support structures; or
 - In such a way as to create an unstable batter in proximity to transmission line support structures.
 - (h) Excavated or other material should not be deposited under or near each of the Islington - Papanui A and B and the Addington - Islington A and B Transmission lines so as to reduce the vertical separation distance from the ground to the conductors to a distance less than:
 - 6.5 metres vertically, across or along driveways or on any other land traversable by vehicles;
 - 5.5 metres vertically, on land not traversable by vehicle due to inaccessibility; and
 - 3 metres in any distance other than vertical on all land.

- (i) The extent and location of stormwater flows and devices should ensure that tower foundations or access to the transmission towers is not compromised.
- (j) Whether trees and/or landscaping areas have been selected and located to ensure that the height and spread of vegetation at its maturity will comply with the requirements of the Electricity (Hazards from Trees) Regulations 2003.

(ii) It should also be noted that compliance must be achieved with the New Zealand Electrical Code of Practice NZECP 34:2001 (or its successor) and with the Electricity (Hazards from Trees) Regulations 2003. Where a subdivision creates an allotment within 20m of any of the conductors on an existing high voltage transmission line, Consent Notices may be sought, in relation to ensuring compliance with safe separation distances as outlined in the assessment criteria above. Prior consultation with Transpower New Zealand Limited is advised.

(I) Alteration to road layout for safe access to and from Masham Road, Kintyre Drive, Neathwest Avenue and Buchanans Road

(i) the extent and cost of works and land required to alter the existing road layout, on the following roads and intersections, to accommodate safe and efficient movements of all road users along and through these roads and intersections.

- (a) the Masham Road/Kintyre Drive intersection;
- (b) Kintyre Drive;
- (c) the Kintyre Drive, Neathwest Avenue intersection;
- (d) Neathwest Avenue;
- (e) Buchanans Road along the full frontage of the development including but not limited to:
 - seal widening to achieve on road traffic lanes and cycle lanes in both directions
 - kerb and channel or swale system on the development side of Buchanans Road
 - footpath or shared footpath/cycleway where it is not included within the development land
 - bus stop area if required on the development side of Buchanans Road
 - additional seal widening to provide a flush median on Buchanans Road for secondary and tertiary intersection
 - additional seal widening to provide a right turn lane into the development and a right turn acceleration lane out on Buchanans road for the spine road.

(J) Intersection of the Primary (Spine) Route and Buchanans Road

The extent of land required to be vested as local purpose reserve to enable a possible one lane roundabout at this intersection.

(K) Location of High Density (A) and (B) sites

The extent to which High Density (A) and (B) sites are located so as to provide convenient access to a potential public transport route and wherever possible in close proximity to: a reserve, and/or retail or community facilities; and / or be within a 400 metre radius of any of the above.

(L) Mix of Densities

The extent to which the application:

- (i) meets the density ranges and mixes specified in Rule 18.2.1 Part 14 Volume 3.

(ii) specifies which density ranges the site is within (thereby defining which development standards are to apply to the site. Note: for clarity and certainty the Council can impose a consent notice or memorandum of encumbrance to this effect.

(M) Access to State Highway

In the Living G (Yaldhurst) zone, the extent to which direct access on to State Highway 73 other than access in accordance with Appendix 3Q Development plan (Yaldhurst) Part 2, Volume 3 would result in adverse effects on the safety or efficiency of the State Highway.

Volume 3 : Part 14 Subdivision : 18.5 Assessment matters for subdivision in the Living G (Yaldhurst) zone

19.0 Subdivision in the Living G (East Belfast) Zone

Updated 12 March 2012

19.1 Application of Rules

Updated 12 March 2012

19.1.1

Updated 12 March 2012

Where part of the open space areas, include the Kaputone Open Space Corridor are not required by the Council for public open space the land shall then be treated as a continuation of the immediately adjacent Density Area and standards for that Density Area shall apply unless otherwise stated in consent notice under Section 221 of the Resource Management Act (or similar mechanism) for that land.

19.1.2

Updated 12 March 2012

Where any part of the Northern Arterial Designation is uplifted the Density Area C rules shall apply unless otherwise stated in a consent notice under Section 221 of the Resource Management Act (or similar mechanism) for that land.

19.2 Deferment

Updated 12 March 2012

19.2.1

Updated 12 March 2012

In the Living G (East Belfast) Zone the standards applicable to the Rural 3 Zone shall apply until a footpath has been constructed on the southern side of Belfast Road between the railway line and Blakes Road.

19.3 Development Standards

Updated 12 March 2012

19.3.1 Residential site density - residential activity

Updated 12 March 2012

In accordance with subclauses (a) to (c) below any subdivision for residential activity shall provide for a mix of residential densities from within a range of average site sizes, and for a minimum number of residential sites within Blocks A to D as shown on Appendix 3s Outline Development Plan (East Belfast), Part 2, Volume 3 and shall not frustrate the achievement of a minimum net residential density of 15 averaged over the whole of the Living G (East Belfast) Zone:

a) Each residential unit shall be contained within its own separate site. Where the terms 'Density Area A', 'Density Area B' or 'Density Area C' are used they shall have the meanings set out below:

Density Area (A)	Average lot size: to be contained within a range of 220m ² to 325m ² . Minimum net site area of 200m ² .
Density Area (B)	Density Area (B) Average lot size: to be contained within a range of 350m ² to 450m ² . Minimum net site area of 330m ²
Density Area (C)	Density Area (C) Average lot size: to be contained within a range of 550m ² to 700m ² . Minimum net site area of 450m ²

Except where densities have been permitted to be transferred obtained as part of a resource consent under Critical Standard 19.4.1(c).

b) Notwithstanding the above the average and minimum allotment sizes do not apply to residual lots or allotments created for access, utilities, roads, open space and/or reserves.

(c) The minimum number of residential sites within Blocks A to D shall be:

Block A	75 residential sites
Block B	147 residential sites
Block C	203 residential sites
Block D	217 residential sites

Except that:

i. If one Block has been fully developed and has achieved a greater number of residential sites than shown above, the minimum number of sites for the remaining Blocks can be proportionately reduced.

ii. If the net residential density area within a Block changes, the requirement for a minimum number of residential sites within the Block shall be proportionately changed.

Note: The Block labels do not indicate the order in which subdivision or development shall proceed.

19.3.2 Density range consent notices - residential activities

Updated 12 March 2012

Consent notices shall be required to attach to all titles created specifying which density range each residential site is within.

19.3.3 Allotment Size within the Buffer Area - other activities

Updated 12 March 2012

a) Any allotment to be created by subdivision within the buffer area shown on the Outline Development Plan (Appendix 3s, Part 2, Volume 3) shall have a minimum net site area of 330m².

b) Notwithstanding the above the minimum allotment size does not apply to residual lots or allotments created for access, utilities, roads, open space and/or reserves.

19.3.4 Stormwater drainage swales and water basins

Updated 12 March 2012

Creation of stormwater drainage swales and water basins in the Living G (East Belfast) zone shall be a restricted discretionary activity with Council's discretion limited to:

a) The efficient and effective operation of the stormwater system as part of the Draft Styx Integrated Catchment Management Plan for the Belfast Area, thereby ensuring a complete treatment train for rain waters.

Compliance with the Blue Network Layer Diagram (Appendix 3s/2); and

b) The need to maximise open space and pedestrian/cycle access opportunities in the locations shown on the Green Network Layer Diagram (Appendix 3s/1).

Note: The ODP plans show indicative stormwater management areas and, as such, the ODP allows a degree of flexibility whereby subsequent subdivision and development plans may include refined stormwater management areas (in terms of location, boundaries and areas) so as to reflect the outcome of any future agreements with the Council and/or any advances in the design of stormwater management areas that may result in a smaller area being required.

19.3.5 Walkable blocks

Updated 12 March 2012

The length of any one urban development block (the area of land enclosed by public space or streets) shall not exceed 250m. Refer to Policy 11.8D(i), Section 11, Volume 2 for a diagram showing how to measure urban development blocks.

Note: this rule does not apply to urban development blocks that abut the northern arterial or rail corridor designations.

19.4 Critical Standards

Updated 12 March 2012

19.4.1 Conformity with outline development plan

Updated 12 March 2012

a) Any subdivision shall be in accordance with the following parts of the Outline Development Plan (East Belfast):

- i. The Outline Development Plan (Appendix 3s, Part 2, Volume 3);
- ii. The Green Network Layer Diagram (Appendix 3s/1);
- iii. The Blue Network Layer Diagram (Appendix 3s/2) ;
- iv. The Movement Network Layer Diagram (Appendix 3s/3).

Except that:

Where any part of the Northern Arterial Designation is uplifted the Density Area C rules shall apply unless otherwise stated in a consented notice under Section 221 of the Resource Management Act (or similar mechanism) for that land. Any subdivision shall provide for the extension of the "park edge" road around the perimeter of the residential sites and for the extension of the local roads to intersect with the "park edge" road.

Where the stormwater management areas are refined (in terms of location, boundaries and areas) so as to reflect the outcome of any future agreements with the Council and/or any advances in the design of stormwater management areas that may result in a smaller area being required.

Where altering the location of residential density areas as provided for in Clause 19.4.1(c) below:

b) Any subdivision shall not frustrate the achievement of the following minimum mix of residential sites within the Living G (East Belfast) zone:

Density Area A	10%
Density Area B	35%
Density Area C	35%

c) For any subdivision that does not achieve the residential densities in the locations shown in Appendix 3s, Outline Development Plan (East Belfast), Part 2, Volume 3 details shall be provided to show alternative locations for that density on other land where the applicant is the registered proprietor, where compliance with the overall density provisions of Appendix 3s, Outline Development Plan (East Belfast), Part 2, Volume 3 are to be otherwise achieved provided that the following sub-paragraphs (i), (ii), (iii), (iv) and (v) are met:

- i. The subdivision is in accordance with the Network Layer Diagrams and associated objectives and policies contained in Appendix 3s/1, 3s/2 and 3s/3, Part 2, Volume 3.
- ii. Both of the sites involved are adjacent to other land with the same net area requirements as the new net area requirement proposed for each site, or are separated by a road no greater than a local road.
- iii. Where any Density Area A residential development is proposed for alternative location(s) to those identified in Appendix 3s, Outline Development Plan (East Belfast), Part 2, Volume 3, it shall also be located within 200m walking distance from an open space/reserve area and either a public transport route or the local centre.
- iv. A consent notice or other mechanism such as a memorandum of encumbrance to secure the achievement of the densities in alternative location(s) within the zone shall be registered on the Title of the land on which that density will be required.
- v. Any application under paragraph (c) shall be accompanied by a land use consent application for development on the proposed new lot(s) at the alternative location, which shall be processed jointly with the subdivision consent application.

19.4.2 Allotment dimensions - Residential activities

Updated 12 March 2012

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

'Density Area A'	6m x 8m
'Density Area B'	10m x 10m
'Density Area C'	15m x 18m

Notwithstanding the above, minimum allotment dimensions shall not apply to allotments created for access, utilities, roads, open space and/or reserves.

19.4.3 Neighbourhood Reserves

Updated 12 March 2012

The total amount of land within the Living G (East Belfast) Zone that the Council is required to accept for neighbourhood reserve purposes shall be limited to the areas shown as 'Spring Grove Reserve' and 'Local Centre Reserve' as shown on Appendix 3s - Outline Development Plan (East Belfast), which shall not be used for stormwater detention.

19.4.4 Staged Development

Updated 12 March 2012

(a) The Council shall not issue a section 224 RMA certificate for any residential subdivision at the Living G (East Belfast) until such time as a footpath has been constructed on the southern side of Belfast Road between the railway line and Blakes Road;

and

(b) Residential lots at the Living G (East Belfast) Zone shall be limited to the areas identified s Stage 1 on Appendix 3s/3a, Part 2, Volume 3 until such time as a pedestrian and cycle connection across the railway line at Thompsons Road to the west has been approved, constructed and commissioned or until such time as financial provision has been made for these works within the Council's Capital Works Programme and Development Contribution Policy, whichever is the earlier;

and

(c) No more than:

(i) 200 residential allotments shall be created until such time a Blakes Road (from Belfast Road to Radcliffe Road) has been upgraded to a minimum 9m wide scaled carriageway or until such time as financial provision has been made for these works within the Council's Capital Works Programme and Development Contribution Policy, whichever is the earlier.

19.4.5 Information to be supplied with subdivision consent for development within the Living G (East Belfast) Zone

Updated 12 March 2012

(a) Information that illustrates how the proposed subdivision, and location of key infrastructure accords with the Outline Development Plan Living G (East Belfast) Appendix 3s Part 2 Volume 3 and in particular:

- i. The Outline Development Plan (East Belfast) (Appendix 3s)
- ii. The Green Network Layer Diagram (Appendix 3s/1)
- iii. The Blue Network Layer Diagram (Appendix 3s/2)
- iv. The Movement Network Layer Diagram (Appendix 3s/3)

(b) Information to show how development will take account of sediment and erosion control measures associated with construction and any adverse effects on ground and surface water quality of Kaputohe Stream.

(c) Information that illustrates how the proposed subdivision accords with the mix of densities identified in Part 14, Clause 19.4.1(b), or how that mix of densities will be achieved on land within the applicants control on subsequent subdivision applications.

(d) Information that illustrates on a site plan what Density Area (A, B or C) each residential lot is in.

(e) Information detailing any previous consent notice or notices and or memorandum or memoranda of encumbrance registered on the Title of land pursuant to Clause 19.4.1(c) Part 14, Volume 3.

(f) Measures to reduce dust emissions (if any) during construction of the subdivision.

19.5 Assessment matters for subdivision in the Living G (East Belfast) Zone

Updated 12 March 2012

Design and Configuration

The extent to which the proposal accords with the Outline Development Plan for Living G (East Belfast) Appendix 3s Part 2, Volume 3 and the Urban Design Objectives and Policies under Section 11, Objective 11.7, Volume 2.

Connectivity

The extent to which the proposal accords with the Movement Network Layer Diagrams (Appendix 3s/3, Part 2, Volume 3), and the Movement Network objectives and policies under Section 11, Objective 11.7, Volume 2.

Access to outdoor space

The extent to which the proposal is in accordance with the Green Network Layer Diagram (Appendix 3s/2, Part 2, Volume 3).

Street Trees

- (a) The extent to which trees are proposed to be accommodated within the legal road reserve;
- (b) The provision of trees which recognise the context and scale of the area in which they are located and the significance of the road in the roading hierarchy; and
- (c) The provision of trees intended to provide a high level of visual amenity.

Stormwater

- (a) The extent to which the proposal will be in accordance with the Blue Network Layer Diagram and the objectives and policies under Section 11, Objective 11.7, Volume 2.
- (b) The extent to which consideration has been given to the staging of subdivision so as to ensure that soakage basins do not become clogged during site works to give effect to a subdivision consent.
- (c) Measures adopted so as to ensure the protection of ground and surface water quality of the Kaputohe Stream including treatment of discharges from roads and sealed areas, and to avoid remedy or mitigate any downstream flooding effects.
- (d) The contribution made to the visual amenity of the immediate area.

Street Scene

The extent to which lot design and orientation will allow buildings to address the street, any open space areas or reserves adjacent to or opposite the lot.

Mix of Densities and Site Density

The extent to which the application:

- (a) Achieves the overall minimum net residential density required by Polycy 11.7.A(i)(c) (noting that the net residential density does not need to be achieved at every stage of subdivision, provided that it is achieved overall), and a mix of residential densities specified in Part 14, 19.4.1(b).
- (b) Specifies which density area and block each site is within (thereby identifying which development standards apply to the site).
- (c) Contributes to enabling the most sustainable use of the land and to creating a compact urban area which is effectively and efficiently served by strategic infrastructure.

Location of Density Area A Sites

The extent to which 'Density Area A' sites are located so as to provide convenient access to potential public transport routes and wherever possible are in close proximity to the open space network and/or a reserve, the local centre and/or community focal points.

Allotment Sizes within the Buffer Area

- (a) Whether the proposed allotment is of sufficient size for operational, maintenance, access and parking requirements.
- (b) The extent to which the proposal relates to and is compatible with the pattern of the adjoining subdivision.

Integrated Public Transport Provision

The extent to which the proposal will support public transport services anticipated by the Movement Network Layer Diagram in Appendix 3s/3 Part 2 Volume 3.

Spring Grove

- (a) The extent to which any proposal retains and protects the present driveway alignment;
- (b) The extent to which a new driveway avoids passing in the front of the dwelling (on the north west aspect), in order to retain the continuity of the current landscape setting and the house;
- (c) Provision of appropriate buffer distances between the south-east lot boundary and the house if this area is intended to be used for parking in future; and
- (d) The extent to which any proposal provides for the retention of the domestic outbuilding (garage, wash house, billard room etc) and water tower in terms of the location of lot boundaries.

Volume 3 : Part 14 Subdivision : 19.5 Assessment matters for subdivision in the Living G (East Belfast) Zone

20.0 Subdivision in the Living G (Awatea) Zone

Updated 11 July 2011

20.1 Development Standards, Community Standards and Critical Standards - Special Area A.

Updated 11 July 2011

The following development standards, community standards and critical standards do not apply to Special Area A. The corresponding Density B rules for the Living G (Wigram) Development Area as a set in Part 14, section 22 apply to Special Area A.

20.2 Development Standards

Updated 11 July 2011

20.2.1 Business 1 Commercial Area

Updated 11 July 2011

The Business 1 Zone subdivision rules shall apply to subdivision within the area shown as Business 1 Commercial Area on the Outline Development Plan (Awatea) (Appendix 3T, Part 2)

20.2.2 Residential allotment size and site density - residential activities

Updated 11 July 2011

Any subdivision for residential activity shall provide for a mix of allotment sizes and densities, from within the following site sizes, in locations as shown on the Outline Development Plan (Awatea)(Appendix 3T, Part 2). Where the terms 'Density A, Density B or Density C' are used they shall have the meanings set out below:

'Density A' residential area	Average lot size to be contained within a range of 280m ² to 325m ² Minimum net site area of 200m ² Maximum net site area of 350m ²
'Density B' residential area	Average lot size to be contained within a range of 650m ² to 700m ² Minimum net site area of 450m ² Maximum net site area of 800m ²
'Density C' residential area	Average lot size to be contained within a range of 800m ² to 850m ² Minimum net site area of 750m ² Maximum net site area of 900m ²

20.3 Community Standard

Updated 11 July 2011

20.3.1 Conformity with Outline Development Plan - Density A Residential Area. Comprehensive subdivision and associated land use development

Updated 11 July 2011

Any proposed subdivision shall be accompanied by comprehensive building and allotment design information detailing the nature, character, scale and form of development associated with proposed allotments and shall be a restricted discretionary activity with the Councils' discretion limited to design, layout of the subdivision and associated development, and the following parts of the Living (G) Awatea Outline Development Plan:

- (i) Outline Development Plan (Awatea) (Appendix 3T, Part 2);
- (ii) Key Structuring Elements Layer Diagram (Appendix 3T(a), Part 2);
- (iii) Green Network Layer Diagram (Appendix 3T(i), Part 2);
- (iv) Blue Network Layer Diagram (Appendix 3T(ii), Part 2);
- (v) Movement Network Layer Diagrams (Appendix 3T(iii)-(vi), Part 2);
- (vi) Tangata Whenua Layer Diagram (Appendix 3T(vii), Part 2).

For the purpose of this rule, "associated land use development" means:

- Buildings, including accessory buildings;
- Driveways and entrances;
- Fences and gates;
- Landscaping
- Pedestrian paths and entrances;
- Shared access ways and lanes;
- Outdoor living areas;
- On-site car parking;
- Lighting;
- Service areas;
- Utilities.

20.3.2 Conformity with Outline Development Plan - All other subdivision

Updated 11 July 2011

Any proposed subdivision, other than that to which 20.3.1 applies, shall be a restricted discretionary activity with the Council's discretion limited to design and layout of the subdivision and the following parts of the Living G (Awatea) Outline Development Plan:

- (i) Outline Development Plan (Awatea)(Appendix 3T, Part 2);
- (ii) Key Structural Elements Layer Diagram (Appendix 3T(a), Part 2);
- (iii) Green Network Layer Diagram (Appendix 3T(i), Part 2);
- (iv) Blue Network Layer Diagram (Appendix 3T(ii), Part 2);

(v) Movement Network Layer Diagrams (Appendix 3T(iii) - (vi), Part 2)

(vi) Tangata Whenua Layer Diagram (Appendix 3T(vii), Part 2)

Refer also to critical standard for conformity with Outline Development Plan provision - Clause 20.4.2

20.3.3 Special Interface Area

Updated 11 July 2011

In addition to 20.3.2 any proposed subdivision that abuts Carrs Reserve in the Special Interface Area, as shown on Appendix 3T - Outline Development Plan (Awatea) shall provide for a local road directly abutting, but not on, Carrs Reserve so that a local road extends the entire length of the Special Interface Area with a connection to the Movement Network.

20.4 Critical Standards

Updated 11 July 2011

20.4.1 Allotment sizes - Residential activity

Updated 11 July 2011

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

Density C	16m x 16m
Density B	10m x 10m
Density A	6m x 8m

20.4.2 Conformity with Outline Development Plan

Updated 11 July 2011

Notwithstanding Rule 20.3, any subdivision not in accordance with the Fixed Structural Elements Layer Diagram (Appendix 3Ta, Part 2) shall be a non-complying activity.

20.4.3 Residential allotment size

Updated 11 July 2011

Notwithstanding Rule 20.2.2, any subdivision for residential activity where the minimum and maximum allotment sizes are not met or the average lot size is not within the range specified in that rule for the location to which the development applies, as shown on the Outline Development Plan (Awatea) (Part 2, Appendix 3T), shall be a non-complying activity.

20.4.4 Sites fronting Wigram Road and Awatea Road

Updated 11 July 2011

For those sections of Wigram Road and Awatea Road subject to the limited accesses constraint as identified on the Outline Development Plan (Awatea) (Part 2, Appendix 3T), no subdivision shall create allotments having direct vehicle access onto them. Vehicle access shall be via the internal roading layout as identified on the Outline Development Plan (Awatea) (Part 2, Appendix 3T), or alternative road.

20.4.5 Control of stormwater

Updated 11 July 2011

Any subdivision shall collect, treat and dispose of its own stormwater in accordance with the Blue Network Layer Diagram, Appendix 3T(ii) in Part 2.

20.4.6 Provision of public transport

Updated 11 July 2011

Any subdivision not designed and constructed so as to enable public transport bus movements and does not provide bus stops and passenger shelters at approximate locations shown in the Public Transport Diagram, Appendix 3T(v), Part 2, shall be a non-complying activity.

20.4.7 Sanitary Sewer and Potable Water Supply

Updated 11 July 2011

Subdivision shall be a non-complying activity where provision is not made for the following:

- (i) the disposal of waste water system via the Christchurch City Council waste water system; and
- (ii) connection to a potable water supply via the Christchurch City Council urban reticulated system via a service main.

This rule shall cease to apply when the capacity and servicing constraints in the Christchurch City Council waste water system and water service main have been overcome, and the Unit Manager-Asset and Network Planning (or equivalent Council Officer) is satisfied that there is capacity in the reticulated waste water system for further development to occur and further development can be adequately provided with a safe, potable water supply.

20.4.8 Carrs Road Kart Club

Updated 11 July 2011

For land identified as 'Density B' residential area on the Outline Development Plan (Awatea) (Part 2, Appendix 3T), located south of the Christchurch Southern Motorway, subdivision shall be a non-complying activity in the event that Carrs Road Kart Club continues to operate from its current site.

20.4.9 Site Contamination

Updated 11 July 2011

The subdivision of land for residential activity shall be a restricted discretionary activity with the Council's discretion limited to health and safety, adequacy of site investigation, mitigation and remediation.

Note 1: The investigation of individual building lots shall be carried out in accordance with the Ministry for the Environment's Contaminated Land Management 9 Guidelines or any relevant National Environmental Standard for assessing and managing contaminant in or on land. An investigation shall also be carried out to evaluate the extent and potential effects to health and safety of occupants caused by landfill gas migration from other land.

These investigations shall be carried out by persons with recognised expertise and experience. In the event that land contamination is identified or landfill gas is detected at levels which require remedial and/or site management measures to be undertaken to make the land suitable for its intended purpose, such measures shall be undertaken and recorded, and copies of the investigation and remediation/site management reports shall accompany the subdivision and/or building consent application.

Note 2: This clause does not apply where the site has been investigated by way of a subdivision consent application in accordance with this rule and a subdivision consent has been granted with or without conditions regarding the necessary land mitigation and/or remediation measures.

20.4.10 Information to be supplied with subdivision consent

Updated 11 July 2011

(a) Information that illustrates how the proposed subdivision accords with Living G(Awatea) Outline Development Plan and in particular:

- (i) Outline Development Plan (Awatea)(Appendix 3T, Part 2);
- (ii) Fixed Structural Elements Layer Diagram (Appendix 3T(a), Part 2);
- (iii) Green Network Layer Diagram (Appendix 3T(i), Part 2);
- (iv) Blue Network Layer Diagram (Appendix 3T(ii), Part 2);
- (v) Movement Network Layer Diagrams (Appendix 3T(iii) - (vi), Part 2)
- (vi) Tangata Whenua Layer Diagram (Appendix 3T(vii), Part 2)

(b) Information that illustrates how the staging (if proposed) and location of key infrastructure generally accords with the Living G(Awatea) Outline Development Plan and in particular:

- (i) Outline Development Plan (Awatea)(Appendix 3T, Part 2);
- (ii) Fixed Structural Elements Layer Diagram (Appendix 3T(a), Part 2);
- (iii) Green Network Layer Diagram (Appendix 3T(i), Part 2);
- (iv) Blue Network Layer Diagram (Appendix 3T(ii), Part 2);
- (v) Movement Network Layer Diagrams (Appendix 3T(iii) - (vi), Part 2)
- (vi) Tangata Whenua Layer Diagram (Appendix 3T(vii), Part 2)

(c) Information to show that staging takes account of the need to prevent clogging of soakage basins with sediments associated with construction.

(d) Location of high, medium and low density sites.

(e) Measures to be taken to reduce dust emissions (if any).

(f) Information identifying appropriate remedial and/or site management measures to be put in place to make the land suitable for residential purposes in the event that soil contamination is identified.

(g) For comprehensive subdivision and associated land use development in Density A residential areas, building design information detailing how buildings are to satisfy the assessment matters detailed in 20.14, Level 2 Density A Areas.

(h) Information identifying appropriate remedial and/or site management measures for contamination or landfill gas intrusion to be put in place to make the land suitable for the intended purposes.

20.5 Assessment matters for subdivision in the Living G (Awatea) Zone

Updated 11 July 2011

General matters

General matters set out expectations for design of new residential development. They provide an assessment framework for consenting officers and expert advisers when considering resource consent applications.

General matters allow for assessment to be undertaken of each development on a case by case basis. This allows flexibility of design while controlling developments to avoid poor design. It is expected that as a minimum, developments will fulfil the matters that are 'shoulds', except where some competing or conflicting design objectives arise, in which case compromises may have to be made between assessment matters to achieve a better overall balance of development outcomes.

Under each section heading, where appropriate, a brief explanation provides additional information on meaning and intent behind the assessment matters. Applicants are also encouraged to provide written and graphic evidence of their design rationale to accompany site specific proposals.

There are two levels of assessment matters - the first level applies to all Density A, B and C applications - the second applies to all Density A applications.

Any proposal shall be assessed against the extent to which the development achieves the following principles in clauses below.

20.5.1 Level 1 - All Density Areas

Updated 11 July 2011

20.5.1.1 Design and Layout

Updated 11 July 2011

- (a) The extent to which subdivision can accommodate the land use and built form and layout anticipated for the land in the Living G (Awatea) Zone in Part 2, Volume 3 of the City Plan and the Living G (Awatea) policies at Part 11, Volume 2 of the City Plan.
- (b) The extent to which the orientation, size and shape of allotments enables appropriate housing forms to establish that are reflective of the density area in which they are located.
- (c) The extent to which the orientation, size and shape of allotments is sympathetic to the presence of listed heritage items and seeks to engage or to include that item in the overall design.
- (d) The extent to which the orientation, size and shape of allotments establishes a connectivity with prominent vistas and view shafts.
- (e) The extent to which crime prevention through environmental design (CPTED) principles have been included in the design, orientation, size and shape of allotments, the provision of hard and soft landscaping, and the location of street lighting.
- (f) The extent to which the overall design, orientation, size and shape of allotments encourages the minimisation of energy use.
- (g) The ability to minimise the impact of access and garages on the streetscape through subdivision design. In higher density areas to minimise the extent of vehicle crossings and/or garages that face the street and to maximise building frontage and on-street parking regard should be had to:
 - avoiding the extensive use of rear lots which require an additional access leg;
 - the use of rear lanes (via access lots, rights of way or legal road) particularly for narrow terrace housing lots.
 - The use of shared access (via access lots or rights of way).
- (h) The application of appropriate lot dimensions and sizes to prevent the creation of sausage flats with long monotonous facades.
- (i) Avoiding the widespread use of culs de sac. Any cul de sac should be short and relatively straight.
- (j) Street blocks should be no longer than 240 metres to maximise the permeability of the Movement Network, particularly in relation to pedestrian movements.

- (k) The ability of subdivision to add to the diversity of housing types as appropriate for the Density Area.
- (l) The extent to which road frontage along the boundary, or parts of the boundary, of Carrs Reserve can be provided by legal road. (Note: for the purposes of this assessment matter the Christchurch Southern Motorway is not a road frontage.)
- (m) The extent to which the average allotment size, within the average range specified in rule 20.2.2, in the subdivision application will contribute to the overall minimum yield from the Awatea block of 15 households a hectare.
- (n) where soil contaminants or landfill gas are detected at levels which justify remediation or management of the site to protect the health and safety of the occupiers:
 - The risk to health or safety of any persons.
 - Suitability of remedial and/or site management measures to be undertaken to make the site suitable for the intended purposes.
 - Suitability of remedial and/or site management measures to ensure the protection of ground water quality during the remediation process.

20.5.1.2 Connectivity

Updated 11 July 2011

The extent to which the proposal will be in general accordance with the Movement Network Layer Diagram (Appendix 3T(iii), Part 2) and Cycle Network Diagram (Appendix 3T(iv), Part 2) and Public Transport Diagram (Appendix 3T(v), Part 2).

20.5.1.3 Rooding

Updated 11 July 2011

- (a) The extent to which the roading layout supports a functional hierarchy of streets.
- (b) The extent to which the roading layout achieves a well connected and highly permeable movement network.
- (c) The extent to which the roading layout integrates in a practical and functional manner with the adjoining existing road network on proposed or concurrent subdivision consent applications.
- (d) The extent to which the proposed cross sections contribute toward achieving a speed environment that is compatible with each street's function.
- (e) The extent to which space is provided for cyclists and cycling is encouraged by the cross section design.
- (f) The account taken of pedestrian movement and continuity of walking facilities within the development.
- (g) The extent to which the roading layout supports walking to bus stops and/or key community facilities.
- (h) The opportunities for tree and amenity planting provided and the extent to which amenity features have been incorporated into each street.
- (i) The appropriateness of the legal road width to accommodate the proposed cross-section design.
- (j) The ability of the legal road width to accommodate a future change in the function of the street (where applicable).
- (k) The ability of the street to accommodate public transport services and the provision of bus stops.
- (l) The extent to which new roads

20.5.1.4 Access to public open space

Updated 11 July 2011

The extent to which the proposal will be in general accordance with the Green Network Layer Diagram (Appendix 3T(i), Part 2).

20.5.1.5 Street Trees

Updated 11 July 2011

- (a) The extent to which trees are proposed to be accommodated within the legal road reserve.
- (b) The provision of trees intended to provide a high level of visual amenity.
- (c) The provision of trees which recognise the context and scale of the area in which they are located and the significance of the road in the roading hierarchy.

20.5.1.6 Street Trees

Updated 11 July 2011

- (a) Measures adopted so as to ensure the protection of ground-water quality including treatment of discharges from roads and sealed car parking areas.
- (b) The extent to which alternative treatments may be available.
- (c) The contribution made by the stormwater facilities' layout and design to the visual amenity of the immediate area.
- (d) The ability to capture and treat stormwater on site.
- (e) The extent to which the proposal will be in general accordance with the Blue Network Layer Diagram (Appendix 3T(ii), Part 2).
- (f) The extent to which consideration has been given to the staging of subdivision so as to ensure that soakage basins do not become clogged during site works required to give effect to a subdivision consent.
- (g) The extent to which the proposal will be in general accordance with any Living G(Awatea) Surface Water Management System Operation and Maintenance Management Plan and/or any relevant Integrated Catchment Management Plan.
- (h) The extent to which the proposal incorporates stormwater management infrastructure to provide appropriately for the control of stormwater during the period of construction.
- (i) The extent to which the proposal incorporates stormwater management infrastructure to control stormwater management system anticipated by the Blue Network Layer Diagram (Appendix 3T(ii), Part 2).

20.5.1.7 Street Scene

Updated 11 July 2011

- (a) The extent to which lot design and orientation will allow buildings to address the street.
- (b) The extent to which consideration has been given to the potential use of back lanes for vehicle access in subdivision layout.

20.5.1.8 Location of High Density Sites

Updated 11 July 2011

The extent to which High Density sites are located to provide convenient access to a potential public transport route and wherever possible in close proximity to: a reserve, and/or retail or community facilities; and/or be within a 400 metre radius of any of the above.

20.5.1.9 Mix of Densities

Updated 11 July 2011

The extent to which the application:

- (a) meets the density ranges and mixes specified in Part 2, Appendix 3T - Outline Development Plan (Awatea).
- (b) specifies which density range the site is within.

20.5.1.10 Sanitary Sewer

Updated 11 July 2011

In the Living G (Awatea) Zone, the extent to which the subdivision will necessitate the construction of more than one waste water pumping station within the development area.

20.5.1.11 Contaminated Sites

Updated 11 July 2011

Suitability of remediation and/or mitigation measures to adequately deal with site contamination.

20.5.1.12 Unanticipated Discovery of Archaeological Sites

Updated 11 July 2011

The extent to which the requirement for an unanticipated discovery of archaeological sites protocol should be included in any subdivision consent for sites works associated with the consent - for example Transit Accidental Discovery Protocol (Opus 2007 Appendix 4).

20.5.2 Level 2 - Density A Areas

Updated 11 July 2011

For comprehensive subdivision and associated land use development in Density A residential areas, the extent to which building and site development will achieve the following in the clauses below:

20.5.2.1 Site and Context

Updated 11 July 2011

- (a) Developments should consider local environmental conditions including but not limited to the position of the sun and prevailing winds.
- (b) Developments are encouraged to support prominent vistas and view shafts.
- (c) Developments are encouraged to provide a high degree of passive surveillance.

Explanation

Proposals will need to demonstrate how the development responds to constraints and opportunities within and beyond the site. Developments should consider amenity for residents, neighbours and the wider community.

Christchurch's climate is temperate with distinctive weather patterns (e.g. prevailing winds and cool, damp winters). Building design should respond to these conditions to ensure comfort for residents. Building design should allow for utilisation of passive solar energy.

On the flat topography of Christchurch, view shafts and vistas to prominent features such as the Port Hills, Southern Alps and Central City skyline create reference points that contribute to the visual amenity of residents.

In higher density residential areas, in particular in respect of shared accessways and lanes, consideration should be given to the provision of passive surveillance. This can be achieved by locating first floor dwellings, windows, and balconies that overlook accessways and lanes.

20.5.2.2 Relationship with street, lanes and public open spaces

Updated 11 July 2011

- (a) Buildings should be oriented toward the street and positioned closed to the road boundary.
- (b) Active areas of buildings, such as habitable rooms and entrances should, in addition to the requirement to be placed along the street frontage (Rule 8.2.17, Part 2, Volume 3), also face the adjacent public open spaces where applicable, particularly at ground level.
- (c) Buildings should have pedestrian entrances that are identifiable, well articulated and directly accessible from the street, or in the case of rear units, shared accessways.
- (d) Facades of buildings facing the street should have a high degree of glazing that is evenly distributed.
- (e) Fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views.
- (f) Fences should complement the building design.
- (g) Building design and location provide opportunities for passive surveillance particularly in relation to shared accessways and lanes.

Explanation

Boundary treatments have an impact on adjacent streets and public open spaces. A coordinated approach to buildings, landscaping and boundary edges is important to help set the overall appearance for the neighbourhood. It is also important that developments enhance the definition of the street through the continuity of the building edge and height to promote a sense of enclosure and to establish a comfortable, well-structured public space. Minor modulation and variance of the building frontage is acceptable to retain site features or avoid architectural monotony, provided that the overall continuity of the frontage is not compromised.

The positioning of main entrances and primary activities (e.g. habitable rooms) along streets and public open spaces increases pedestrian safety, visual interest and social interaction. This is most effective at ground level where views and access points are most direct. Large windows and balconies will maximise the opportunities for surveillance of the street, lanes and public open spaces. Generally a minimum of 25% glazing across these building frontages is envisaged.

Near streets, lanes and public open spaces, front fences, walls and gates should discourage illegitimate entry but maximises surveillance and safety. The location of fully private outdoor living spaces or dense planting along road boundaries and reserves is discouraged at ground level to promote greater community ownership and responsibility of these public spaces.

Fences should complement the development and the use of inappropriate materials like razor wire or broken glass is not acceptable.

20.5.2.3 Corner sites

Updated 11 July 2011

- (a) Buildings on corner sites should orientate toward all adjacent streets and public open spaces and emphasise these corners.
- (b) Pedestrian entrances are encouraged to be located along main pedestrian routes.

Explanation

Poor building location and design at street corners can undermine the overall structure and legibility of an urban area. Poor building location and design of buildings at corner sites can result in visual imbalance and disinterest of built form when forming a relationship with multiple street frontages. Corner sites are important as they orientate people and aid decision making for those moving around a neighbourhood, particularly when viewed across a public open space or at the end of a street.

Primary pedestrian entrances should be located along main pedestrian routes linking to key destinations to help improve their safety and vitality of these routes.

20.5.2.4 Building form and articulation

Updated 11 July 2011

- (a) Buildings should be of a domestic scale.
- (b) Buildings in series should avoid excessive repetition of building forms.
- (c) Buildings should avoid facades and elevations whose length or bulk is visually excessive or blank.
- (d) Roofs should be designed to limit continuous ridgelines and to minimise the visual bulk of a building.
- (e) The separation of buildings on sites is encouraged to reduce perceived building bulk.
- (f) Architectural features and a variety of materials and colours are encouraged to provide human scale and visual interest.

Explanation

Accepting a variety of building styles, developments should have facade lengths and separation between buildings that create and maintain a high degree of amenity. Overly repetitive building forms should be avoided with the design of each building creating a distinctive and varied environment.

Blank facades, particularly those facing the street or open spaces, can be avoided through the addition of architectural features (i.e. entrance porches, bay windows, and shade screens) which provide relief, texture or colour. Architectural features, integrated roofs and landscaping can all contribute to breaking up and softening the visual bulk of a development. Separating large buildings to allow views through sites can make new development less intrusive, particularly for neighbours. A general rule for the maximum length of a building facade is 15m before a recess of at least two metres or separation of buildings is needed.

Developments are encouraged to use high quality, durable materials and fixings. Use of these materials and fixings will contribute to reduced maintenance costs and responsibilities for residents and foster a sense of ownership by residents.

20.5.2.5 Landscaping and site amenity

Updated 11 July 2011

- (a) Car parking, garages, side boundaries, shared accessways, lanes and service areas should be softened by landscaping.

- (b) Lighting, planting, fences and other structures on sites and shared accessways, lanes and service areas should be designed to maximise safety of occupants and visitors.
- (c) The distribution of landscaping throughout the site and provision for larger vegetation is encouraged.
- (d) Landscaped design is encouraged to use locally appropriate plants, including those that minimise water and maintenance requirements, promote biodiversity and healthy ecosystems.
- (e) For lanes and shared accessways, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximising occupants' safety and providing opportunities for passive surveillance.
- (f) Landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views and should contain species that are able to reach a size, at maturity, that would require the plant's removal to maintain amenity on the site.

Explanation

Safety is a key consideration throughout developments and should conform to Crime Prevention Through Environmental Design (CPTED) principles. A clear hierarchy of spaces, from public through to private, with well defined transitions between them and no "left-over" spaces, needs to be established in developments.

Fencing and soft and hard landscaping should be designed in a way that does not prevent informal surveillance of lanes, common or public areas and maintains clear sightlines by avoiding blind corners, hiding places or dark recesses.

Lighting for safety and amenity purposes should be an integral part of the development and be carefully designed and positioned to light all common areas and building entrances without creating a nuisance for adjoining properties. A balanced landscape coverage adds to the Garden City image and the visual outlook of residents and neighbours. Vegetation softens building bulk and boundary fencing, breaks up large paving areas and improves screening for privacy. Use of deeper planting borders allows for larger vegetation, including trees.

Use of locally appropriate plants is encouraged to enhance the neighbourhood character and to establish planting which is robust and easily maintained within local climatic conditions. The use of locally sourced native plants is encouraged to promote biodiversity. Plant species should be carefully chosen to ensure that their size at maturity does not create adverse on site amenity effects such as overdominance and overshadowing of buildings and restricting views from living areas onto the street.

20.5.2.6 Outdoor Living Spaces

Updated 11 July 2011

- (a) Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- (b) Private outdoor living spaces, including balconies and terrace, should link directly to main living areas within the residential unit.

Explanation

The sensitive location and screening of outdoor living spaces, including balconies and terraces, is important to maximise the solar aspect and shelter from predominant winds.

It is important that outdoor living spaces are accessible and complementary to the main living areas in each unit. Linking outdoor and indoor living areas together encourages their use, improves outlook and provides greater flexibility for smaller private spaces.

Where communal spaces are provided, they should be easily accessible from each unit, while minimising disturbance to adjacent residents. Where possible, they should offer an area of open space that is sited and developed to provide a positive amenity outlook for residents.

Communal spaces should be of a size and dimension that is appropriate to the total number of residential units and residents in the development and incorporate facilities that make them attractive, inviting and safe to use (e.g. outdoor seating area, barbecue area, play area, tennis court), while being cost-effective to manage and to maintain.

20.5.2.7 Service Areas and Utilities

Updated 11 July 2011

Service areas should be positioned in a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.

- (a) Rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
- (b) Building service such as external accessways and mechanical, electrical and communications equipment should be integrated within the building to minimise their visual impact, particularly from streets or public open spaces.
- (c) Storage space should be easily accessible to residents.

Explanation

Service areas (e.g. clothes lines, wheelie bin storage) are often unsightly and can generate adverse noise and odours. The screening or location of these areas away from primary views, along with consideration for containment of noise and odours, is important. The configuration of these areas should enable site facilities that are adequately sized, have a practical use and are conveniently located to each residential unit and service providers.

Any service facilities close to a street or public open space, and which cannot be placed elsewhere, need to be concealed or of a complementary design to building and streetscape to minimise their visual impact.

Other building service elements (e.g. drainage pipes, lift plant) can add to the visual clutter of developments and should be integrated within the overall building design or screened, yet allow for servicing access and future additions. This includes external stairs and access decks which should generally be avoided.

Elements which could be added post-completion (i.e. satellite dishes, heat exchangers) should be allowed for through provision of communal facilities at the outset of development or via appropriate provision of space for these additions at a later stage.

The provision of storage space should accommodate a range of recreational and maintenance equipment, particularly those related to children's toys, sports equipment, bicycles and gardening tools, and be positioned as close to their end use as possible.

20.5.2.8 Residential Amenity

Updated 11 July 2011

- (a) The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
- (b) Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living spaces and the private outdoor living space of other units in the same development.
- (c) Developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households.

Explanation

All residential units should provide a high standard of amenity with regard to size, purpose, layout, acoustic insulation and privacy. This includes the configuration of balconies to minimise views between upper level residential units and down to ground level private spaces.

Residential accommodation in the City needs to cater for a diversity of living types in order to maintain a variety of housing choice and the vitality of the City. This mix of unit sizes could include studio or one bedroom units through to multi bedroom units in detached, semi-detached, terraced or apartment housing types.

20.5.2.9 Treatment of Lanes

Updated 11 July 2011

- (a) Define the identity of, and entrance to, a lane through both landscaping and built form elements such as location, residential dwellings close to the street or where they are visible from the street.
- (b) Provision of shared vehicle and pedestrian access with no defined footpath.
- (c) Variation in lane clearway through design by tightening, extending and terminating views within a lane.
- (d) Provision of permanent passive surveillance for all parts of the lane.
- (e) Establish a consistent character for a lane with complementary architectural features on the lane and adjacent buildings.

Explanation

The purpose of providing residential units in close proximity to lane entrances is to provide a gatekeeper function, promote activity and provide passive surveillance in the lane. The use of landscaping can also act as a visual cue clearly defining the lane's identity and entrance.

Sharing the space between pedestrians and vehicles by not defining footpaths or carriageways promotes awareness of each other's presence in a confined space. This has the effect of reducing vehicle speeds and improving pedestrian safety on lanes.

Variation in the design of lanes provides visual interest and can be achieved through variation in width, the location of the elements and landscaping textures thereby ensuring the lanes are not viewed on the same vertical plane or appear overly long.

A safe streetscape can be achieved through design that considers the composition of garages, lofts, carports, uncovered spaces, entrance ways, lighting and landscaping. Design should avoid areas on lanes and accessways that are not subject to passive surveillance from overlooking first floor dwellings or studio windows and by providing sufficient transparency from private yards to laneways.

An interesting streetscape can be established through the use of a limited range of complementary architectural features, for example garage doors, fences and paving. They could be constructed of varying materials to suit each residential unit design and provide variation to the laneway.

21.0 Subdivision in the Business 7 (Wilmers Road) Zone

Updated 11 July 2011

21.1 Site Contamination and Landfill Gas

Updated 11 July 2011

The subdivision on any land in the Business 7 Zone shall be a restricted discretionary activity with the Council's discretion limited to health and safety, adequacy of site investigation, mitigation and remedial action.

Note 1:

The investigation of individual building lots shall be carried out in accordance with the Ministry for the Environment's Contaminated Land Management guidelines or any relevant National Standard for assessing and managing contaminants in or on land. An investigation shall also be carried out to evaluate the extent and potential effects of landfill gas to the health and safety of occupiers of the site and of other land. These investigations shall be carried out by persons with recognised expertise and experience.

In the event that soil contamination is identified or landfill gas is detected at levels which require remedial and/or site management measures to be undertaken to make the land suitable for the intended purposes, the measures shall be undertaken and recorded, and copies of the investigation and remediation/site management reports shall accompany the resource consent application.

Note 2:

This clause does not apply where land contamination has been investigated by way of a subdivision consent application in accordance with Clause 21.1 Site Contamination and a subdivision consent has been granted with or without conditions regarding the necessary mitigation and/or remediation measures.

Assessment Matters:

Where soil contaminants or landfill gas are detected at levels which justify remediation or management of the site to protect the health and safety of the occupiers:

- The risk to health and safety of any persons
- Suitability of remedial and/or site management measures to be undertaken to make the site suitable for the intended purposes.
- Suitability of remedial and/or site management measures to ensure the protection of ground water quality during the remediation process.

22.0 Subdivision in the Living G (Wigram) Zone

Updated 30 April 2011

22.1 Development Standards

Updated 30 April 2011

22.1.1 Town Centre

Updated 30 April 2011

The Business 1 Zone subdivision rules shall apply to subdivision within the area shown as Town Centre on the Outline Development Plan in Appendix 3U/1 Development Plan (Wigram), Part 2, Volume 3. Rule 22.2.1(a) will also apply to land in the Town Centre.

22.1.2 Residential site density - residential activity

Updated 30 April 2011

Any subdivision for residential activity shall provide for a mix of residential densities from within the following site sizes, generally in the locations as shown on Appendix 3U/1 Outline Development Plan (Wigram), Part 2, Volume 3.

Where the terms 'Density A', 'Density B' and 'Density C' are used they shall have the meaning set out below:

Density A residential site:	A minimum net area of 200m ² and maximum net area of 250m ²
Density B residential site:	A minimum net area of 250m ² and maximum net area of 450m ²
Density C residential site:	A minimum net area of 450m ² and maximum net area of 750m ²

Each residential unit shall be contained within its own separate site except in Density A areas where a strata title or residential unit is proposed to be erected above another residential unit in the manner detailed in subclause 6 of the definition in Part 1, Volume 3.

Notwithstanding the above, the minimum net areas shall not apply where an allotment is to be created after the erection of a building (to the extent that the exterior is fully closed in) on that allotment, or alternatively, where the subdivision consent is issued after, or at the same time as, the building consent for such a building and all necessary landuse consent are obtained. In the case of a building not yet erected, the applicant shall be bound to erect the building before obtaining a certificate under section 224 of the Resource Management Act 1991, and the subdivision consent shall have attached to it a condition to that effect.

22.1.3 Density Range Consent Notices

Updated 30 April 2011

(i) Consent notices shall be required to attach to all titles created in or immediately adjoining Density ATC, Density A and Density B sites, specifying which density range each site in.

22.1.4 Sites fronting Wigram Road

Updated 30 April 2011

Any subdivision shall not create sites that hve direct vehicular access to Wigram Road other than via the intersections identified as 'A' on the Outline Development Plan, Appendix 3U/1, Part 2, Volume 3

22.2 Critical Standards

Updated 30 April 2011

22.2.1 Conformity with Outline Development Plan - General

Updated 30 April 2011

a) The subdivision of this land shall be in general accordance with the following parts of the Outline Development Plan (Wigram):

- i. Appendix 3U/1: Outline Development Plan
- ii. Appendix 3U/2: Key Structuring Elements
- iii. Appendix 3U/3: Layer Diagram – Green Network
- iv. Appendix 3U/4: Layer Diagram – Movement Network
- v. Appendix 3U/5: Layer Diagram – Blue Network

Except that smaller neighbourhood parks identified in Appendix 3U/3 – Layer Diagram - Green Network are not required to be provided.

(b) And shall achieve the following minimum mix of residential sites within the Living G (Wigram) zone:

Density A	10%
Density B	20%
Density C	40%

(c) For any subdivision that does not accord with the density location provisions shown in Appendix 3U/1 (Part 2, Volume 3) details shall be provided to show alternative locations on the other land where the applicant is the registered proprietor, and on which compliance with the overall density provisions of the Outline Development Plan (Appendix 3U/1, Part 2, Volume 3) for this zone are to be otherwise achieved provided that the following subparagraphs are met:

- i. the subdivision is in accordance with the provisions of Appendix 3U/3 to 3U/5 and key principles referred to in 3U/1 and 3U/2 (Part 2, Volume 3).
- ii. Where any Density A, B or C residential development is proposed in locations other than those indicated for each activity on Appendix 3U/1 Outline Development Plan (Wigram) Part 2, Volume 3, it shall also demonstrate a relationship with a neighbouring open-space/reserve area to provide associated amenity.
- iii. a consent notice or other mechanism such as a memorandum of encumbrance to secure the achievement of the densities in alternative locations shall be registered on the title of the land concerned.
- iv. any application under paragraph (ii) shall be accompanied by a land use consent for development on the proposed new lots which shall be processed jointly with the subdivision consent application.

22.2.2 Allotment sizes - residential activity

Updated 30 April 2011

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

Density C	15m x 18m
Density B	10m x 10m
Density A	6m X 8m

Notwithstanding the above, minimum allotment dimensions shall not apply to allotments created for access, utilities, roads and reserves.

22.2.3 Control of stormwater

Updated 30 April 2011

Any subdivision shall:

- (a) Control its own stormwater in accordance with the Blue Network in Appendix 3U/5, Part 2 Volume 3;
- (b) Link with the other stormwater systems shown on the Blue Network; and
- (c) Applications for the necessary consents from the Regional Council must be lodged before or contemporaneously with any subdivision application.

22.2.4 Provision of public transport

Updated 30 April 2011

Any subdivision shall be designed and constructed so as to enable public transport bus movements, bus stops and passenger shelters at the approximate locations shown in Appendix 3U/4: Layer Diagram – Movement Network (Part 2 Volume 3).

22.2.5 Open Space

Updated 30 April 2011

All open space areas – including roads, paths, cycleways, swales and other storm water treatment train areas including storm water ponds and passive open space (subject to covenants or consent notices) shall be:

- (i) As shown on the Green and Blue Network plans; and
- (ii) Notated with the proposed future ownership and method of securing to their open space purpose.

Except that reserves identified in Appendix 3U/3: Layer Diagram as smaller neighbourhood Parks are not required to be provided.

22.2.6 Sanitary Sewer

Updated 30 April 2011

Subdivision shall be a non-complying activity where provision is not made for the disposal of waste water system via the Christchurch City Council waste water system. This rule shall cease to apply when the capacity and servicing constraints within the Christchurch City Council waste water system and water service main have been overcome, and the Unit Manager-Asset and Network Planning (or equivalent Council Officer) is satisfied that there is capacity in the reticulated waste water system for further development to occur.

22.3 Information to be supplied with subdivision consent

Updated 30 April 2011

- (a) Information that illustrates how:
 - (i) the proposed subdivision; and
 - (ii) the location of key infrastructure

accords with the Outline Development Plan Wigram and in particular:

- Appendix 3U/1: Outline Development Plan (Wigram)
 - Appendix 3U/2: Key Structuring Elements
 - Appendix 3U/3: Layer Diagram – Green Network
 - Appendix 3U/4: Layer Diagram – Movement Network
 - Appendix 3U/5: Layer Diagram – Blue Network
- (b) The policies in Part 11.7, Volume 3 are achieved.
 - (c) The location of Density ATC, A, B and C sites.
 - (d) The allocation of building height areas in the special building height area.
 - (e) Information that illustrates the proposed subdivision accords with the mix of densities identified in Clause 22.2.1, Volume 3 Part 14, or how that mix of densities will be achieved on land within the applicants control on subsequent subdivision applications.

- (f) Information detailing any previous consent notice or notices and or memorandum or memoranda of encumbrance registered on the title of the land pursuant to Clause 22.2.1(c)(iv), Volume 3 Part 14.
- (g) Information that illustrates on a site plan what density range (i.e. Density ATC, A, B or C) each lot is in.
- (h) Measures taken to reduce dust emissions (if any).

22.4 Assessment matters for subdivision in the Living G (Wigram) zone

Updated 30 April 2011

Design and Layout

- (a) The extent to which the orientation, size and shape of allotments enables appropriate housing forms to establish reflective of the density area in which they are located.
- (b) The extent to which the orientation, size and shape of allotments establishes a connectivity with prominent vistas and view shafts.
- (c) The extent to which crime prevention through environmental design (CPTED) principles have been included in the design, orientation, size and shape of allotments, the provision of hard and soft landscaping, and the location of street lighting.
- (d) The extent to which the overall design, orientation, size and shape of allotments encourages the minimisation of energy use.
- (e) The extent to which subdivision can accommodate the landuse and built form and layout anticipated for the land in the Living G (Wigram) Zone at Part 2, Volume 3 of the City Plan and the Living G (Wigram) Policies at Part 11, Volume 2.
- (f) The ability to minimise the impact of access and garages on the streetscape through subdivision design. In higher density areas to minimise the extent of vehicle crossings and/or garages and/or parking that face the street and to maximise building frontage and on-street parking, regard should be had to:
 - avoiding the extensive use of rear lots which require an additional access leg;
 - the use of rear lanes (via access lots, rights of way or legal road) particularly for narrow terrace housing lots.
 - The use of shared access (via access lots or rights of way).
- (g) The application of appropriate lot dimensions and sizes to prevent the creation of sausage flats with long monotonous facades.
- (h) Avoiding the widespread use of cul de sacs. Any cul de sacs should be short and relatively straight.
- (i) The design of residential street blocks should be no longer than 250 metres to maximize the permeability of the movement network, particularly in relation to pedestrian movements.
- (j) The ability of subdivision to accommodate to the diversity of housing types as appropriate for the density area.
- (k) The ability of subdivision to accommodate mixed use development including retail, commercial, community, civic and residential uses in the town centre.

Quality

The extent to which the proposal will be in accordance with the Outline Development Plan (Wigram), Structuring Elements and Layer Diagrams at Appendix 3U/1 to 5, Part 2, Volume 3.

Connectivity

- (a) The extent to which the proposal will be in general accordance with Appendix 3U/4: Layer Diagram – Movement Network, Part 2, Volume 3.
- (b) Whether it is appropriate and/or desirable to establish a shared cycle and pedestrian path on one side of Wigram Boulevard (in addition to an on-road cycle lane) in a manner which mitigates any conflict with existing or likely future vehicle crossings and/or side roads.

Access to outdoor space

The extent to which the proposal will be in general accordance with Appendix 3U/3: Layer Diagram – Green Network.

Street Trees

- (a) The extent to which trees are proposed to be accommodated within the legal road reserve
- (b) The provision of trees intended to provide a high level of visual amenity
- (c) The provision of trees which recognise the context and scale of the area in which they are located and
- (d) the significance of the road in the roading hierarchy.

Stormwater

- (a) Measures adopted so as to ensure the protection of ground water quality including treatment of discharges from roads and sealed car parking areas.
- (b) The extent to which alternative treatments may be available.
- (c) The contribution made to the visual amenity of the immediate area.
- (d) The extent to which the proposal will be in general accordance with Appendix 3U/5: Layer Diagram – Blue Network.
- (e) The extent to which consideration has been given to the staging of subdivision so as to ensure that soakage basins do not become clogged during site works to give effect to a subdivision consent.
- (f) The extent to which the proposal incorporates storm water management infrastructure to appropriately control storm water until connection is made to the wider storm water management system anticipated by Appendix 3U/5: Layer Diagram – Blue Network.
- (g) The efficient and effective operation of the stormwater system as part of the integrated catchment management plan for the South West Christchurch Area thereby ensuring a complete treatment train for rainwater
- (h) Maximising open space and pedestrian/cycle access opportunities in the locations where the Blue Network and Green Network are to be provided jointly (Appendix 3U/3 and 3U/5).

Energy Efficiency

The extent to which passive solar access can be achieved.

Street Scene/Public Realm

- (a) The extent to which lot design and orientation will allow buildings to address and provide natural surveillance to the street and public open spaces.
- (b) The extent to which consideration has been given to the potential use of back lanes for vehicle access in subdivision layout.

Location of Density A sites

- (a) The extent to which Density A sites are located so as to provide convenient access to a potential public transport route and wherever possible in close proximity to: a reserve, and/or retail or community

facilities; and / or be within a 400 metre radius of any of the above. Any Density A site proposed on land not identified as such in the Outline Development Plan in Appendix 3U/1 shall be located near open space and be within walking distance of the town centre or a public bus stop.

Mix of Densities

(a) The extent to which the application meets the density ranges and mixes specified in Rules 18.1.3, and 18.2.1A(b) Part 14 Volume 3.

Sanitary Sewer

(a) The need to provide a reticulated sewer to development.

Sites fronting Wigram Road

(a) the ability of the road network to safely and efficiently accommodate additional vehicle access points onto Wigram Road.

Tangata Whenua and Cultural Values

(a) The ability of the subdivision and development to recognise values significant to tangata whenua and identified in the Christchurch City Council South West Area Plan.

(b) The need to notify developers of their obligations under the Historic Places Act 1993 in case an unknown archaeological site is inadvertently uncovered.

(c) Other tangata whenua related objectives, policies, rules and methods within the City Plan and any Iwi Management Plan.

The Design of the Road between the School and Sports Park

(a) Ensuring that the road between the School Site and the Sports Park provides a legible and attractive delineation between the landuses, opens up a large block of land, maximizes surveillance opportunities to the school and sports park, maintains accessibility and provides safe pick up and drop off areas (if required).

(b) The ability of the road design to meet the needs of the school, including those relating to traffic calming and safe pedestrian access between the school and sports park.

50m Amenity Setback from the B5 Zone

(a) The ability of open space and road within the 50m amenity setback to the south of the Business 5 Zone to provide and protect the amenity of the residents to the South of the Parkhouse Road extension and also the users of the road and Wigram Park.

(b) The form and design of landscaping within the 50m amenity setback to buffer the visual appearance of the Business 5 Zone and avoid reverse sensitivity issues in terms of visual amenity of nearby residential activity.

(c) The ability of the open space for the landscape strip to provide a screen to the Business 5 Zone.

Urban Design for the Density A and Density ATC sites

(a) The ability of subdivision and development to recognise the urban design principles contained within Goal 7 'Residential Neighbourhood' within the South West Area Plan (2009).

Residential site density - residential activity

The extent to which the application:

(a) achieves the overall net residential density required by Policy 10.3.5(a) (noting that the net residential density requirement does not need to be achieved at every stage of the development, provided it is achieved overall) and the mix of densities specified in Part 14, Volume 3, Clause 22.1.2.

23.0 Subdivision in the Business 5 Zone (Sir James Wattie Drive) (Plan Change 54 Decision)

Updated 29 June 2012

23.1 Development Standards (Plan Change 54 Decision)

Updated 29 June 2012

(a) Within the Business 5 Zoned land covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) the subdivision of land shall be in accordance with the Outline Development Plan landscape areas, plant species, road, pedestrian and cycleway layout and provision for stormwater.

Within the Business 5 Zoned land covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) the establishment and maintenance of planting within the landscape setback areas from Shands Road and Marshs Road shall be required as a condition of subdivision consent.

Any development not in accordance with the Outline Development plan will be a restricted discretionary activity with the exercise of the Council's discretion limited to the relevant matters with which the development does not comply.

(b) With respect to any subdivision within the transmission line corridors on the Outline Development Plan (Sir James Wattie Drive - Part 3, Appendix 21):

No allotment shall be created within the transmission line corridors other than an allotment to provide for a network utility (for example stormwater), that does not allow for a building that complies with Clauses 4.4.7 and 4.4.8 Volume 3 Part 9.

23.2 Assessment Matters (Plan Change 54 Decision)

Updated 29 June 2012

When considering an application for subdivision within the transmission line corridors shown on the Outline Development Plan (Sir James Wattie Drive - Appendix 21), the Council shall reserve its control over:

- (i) the extent to which the subdivision design mitigates the effects on the lines, for example through the location of roads and reserves under the line, or lot layout.
- (ii) the ability for maintenance and inspection of the transmission line, including ensuring access for the same.
- (iii) the extent to which the design and development will minimise risk or injury and/or property damage from such lines.
- (iv) the extent to which potential adverse effects including visual impact are mitigated, for example through the location of building platforms and landscape design.
- (v) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).
- (vi) The outcomes of any consultation with the affected utility operator.

24.0 Subdivision in the Living G (Prestons) Zone

Updated 1 November 2011

Note: All other subdivision rules in Part 14 of Volume 3 of the City Plan apply to the Living G (Prestons) Zone except where they conflict with the following rules:

24.1 Development Standards

Updated 1 November 2011

24.1.1 Urban Village / Commercial, Commercial and Commercial A & B Areas

Updated 1 November 2011

The Business 2 Zone subdivision rules shall apply to subdivision within the area shown as Urban Village/Commercial, Commercial and Commercial A & B on the Outline Development Plan in 3V/1 Development Plan (Prestons) Part 2, Volume 3.

24.1.2 Residential site density - residential activities

Updated 1 November 2011

Subdivision for residential activity shall provide for a mix of residential densities, from within the following site sizes, generally in location as shown on Appendix 3V/2 Density Layer Diagram (Prestons) Part 2 Volume 3.

(a) Each residential unit shall be contained within its own separate site. Where the terms 'Density A, Density B, Density C or Density D are used they shall have the meaning set out below:

' Density A' residential site:	A minimum net area of 200m ² and a maximum net area of 250m ² .
' Density B' residential site:	A minimum net area of 450m ² and a maximum net area of 500m ² .
' Density C' residential site:	A minimum net area of 600m ² and a maximum net area of 650m ² .
' Density D' residential site:	A minimum net area of 800m ² and a maximum net area of 1000m ² .

24.1.3 Density Range Consent Notices

Updated 1 November 2011

Consent notices shall be required to attach to all titles created in or immediately adjoining Density A or Density B sites, specifying which density range each site is in.

24.1.4 Creation of Public Open Space

Updated 1 November 2011

(a) The subdivision of land to create public Open Space (including in the green links), linear park, Neighbourhood Parks and other reserves) shall be in general accordance with the locations identified on Appendix 3V/5 Green Network Layer Diagram (Prestons) Part 2, Volume 3; and

(b) The total amount of land within the Living G (Prestons) Zone that the Council is required to accept for reserve purposes shall be limited to the areas shown as ' Neighbourhood Park' and 'Domain' on Appendix 3V/5 Green Network Layer Diagram (Prestons) Part 2, Volume 3, which shall not be used for stormwater detention; and

(c) All areas shown as 'Green Links/Linear Park' and 'Neighbourhood Park' on Appendix 3V/5 Green Network Layer Diagram (Prestons) Part 2 Volume 3 shall be accessible to the public (whether vested in Council or not).

24.2 Community Standard

Updated 1 November 2011

24.2.1 Conformity with outline development plan

Updated 1 November 2011

(a) All subdivision in the Living G (Prestons) Zone shall be a controlled activity to ensure development is in accordance with the following:

- (i) The Outline Development Plan (Appendix 3V/1); and associated Key principles
- (ii) The Density Layer Diagram (Appendix 3V/2); and associated Key principles
- (iii) The Movement Network Layer Diagrams (Appendix 3V/3 (i) - (iv)); and associated Key principles
- (iv) The Blue Network Layer Diagram (Appendix 3V/4); and associated Key principles
- (v) The Green Network Layer Diagram (Appendix 3V/5); and associated Key principles

And shall not frustrate the intention that development should ultimately yield a minimum of 2200 residential units within the following mix of residential density ranges across the Living G (Prestons) Zone as a whole:

'Density A' within the Urban Village/Commercial, Commercial and Commercial A & B areas a minimum of 2%

'Density A' a minimum of 20%

'Density B' a minimum of 20%

'Density C' a minimum of 20%

'Density D' a minimum of 2%

(b) Any proposed development that does not achieve the residential densities set out in the locations shown in the Density Layer Diagram (Appendix 3V/2) (Prestons) Part 2, Volume 3, shall be a discretionary activity provided alternative locations are provided within the zone which ensure that the total area of each density type indicated in Density Layer Diagram (Appendix 3V/2) (Prestons) Part 2 Volume 3, is maintained, and the alternative location is land where the applicant is the registered proprietor, subject to the following requirement:

- (i) the densities being transferred shall directly adjoin the same density in another location (separated by no road greater than a local road);
- (ii) for Density A sites and for residential activities in the Urban Village, they are located within 500m of the following:
 - A public transport route
 - Public open 'green' space such as a playground, local park or The Domain (note - for the purpose of this clause 'public open green space' includes green links and the linear parks but does not include roads)
 - Activity centres, such as the Prestons Road Village or Commercial areas
- (iii) the transfer involves land in which the developer is the registered proprietor of all the land involved. In such cases consent notices shall be attached to that land.

24.2.2 Staged Development - residential and other activities

Updated 1 November 2011

(a) No non-residential activities and not more than 400 residential allotments shall occur in the Living G Prestons Zone until upgrades of the Marshland Road/Mairehau Road, Marshland Road/Prestons Road, Mairehau Road/Burwood Road, and Lower Styx Road/Marshland Road intersections (including traffic signals) in accordance with Figure.1,.2,.3 and .5 (respectively), as shown on Appendix 3V/7 (i)-(v) have commenced.

(b) No more than:

(i) 1700 residential allotments within the areas identified as 'Density Area A-D' sites and 'Urban Village/Commercial'; and

(ii) 7200m² of non-residential activities (comprising of 4000m² for a supermarket and 3200m² for other non-residential activities) within the areas identified as 'Urban Village / Commercial', 'Commercial' and 'Commercial A & B' in Appendix 3V/1 Outline Development Plan (Prestons) Part 2, Volume 3.

shall occur until such time as

- construction of the Northern Arterial and the 4-laning of QEII Drive between Main North Road and Innes Road together with either the Northern Arterial extension or the Hills Road extension has commenced;
- the Mairehau Road/Burwood Road intersection is upgraded in accordance with Figure .4 as shown in Appendix 3V/7(i)-(v).
- the portion of the main primary road (as shown on Appendix 3V/1 - Outline Development Plan (Prestons) linking Prestons Road to Mairehau Road in the Living G (Prestons) Zone is open to traffic.

Note: the 7,200m² of non-residential development referred to in this sub-clause is inclusive of existing commercial activities contained within the Living G (Prestons) Zone (as at 27 March 2010). For the purposes of this rule, the Northern Arterial is defined as being one of the New Zealand Transport Agency Roads of National Significance, and is a new road extending the existing Christchurch Northern Motorway from just north of Belfast (Chaney's) to connect with QEII Drive. The scheme also includes an extension being progressed by Christchurch City Council from QEII Drive to Cranford Street. The Hills Road Extension is a Christchurch City Council roading scheme, extending Hills Road from Innes Road to join QEII Drive east of Philpotts Road.

24.2.3 Linear Park Road frontage

Updated 1 November 2011

The north/south linear park shown on Appendix 3V/3(i)-(iv) shall be provided throughout its length with frontage to a through road or roads.

24.3 Critical Standards

Updated 1 November 2011

24.3.1 Allotment sizes - Residential activity

Updated 1 November 2011

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

Density A	6m x 8m
Density B and C	10m x 10m
Density D	15m x 18m

24.3.2 Control of Stormwater

Updated 1 November 2011

Any subdivision shall:

- (a) Control its own stormwater in accordance with the blue network in Appendix 3V/4 Blue Network Layer Diagram (Prestons), Part 2 Volume 3;
- (b) Link with the other stormwater systems shown on the blue network; and
- (c) Applications for the necessary consents from the Canterbury Regional Council (CRC) must be lodged before or contemporaneously with any subdivision application.
- (d) No piped stormwater mains are to be employed unless it can be shown to the satisfaction of Christchurch City Council engineering staff that swale drainage is not feasible.

24.3.3 Provision of public transport

Updated 1 November 2011

Any subdivision shall be designed and constructed so as to enable public transport bus movement in accordance with Appendix 3V/3(i) - (iv) Movement Network Layer Diagram (Part 2 Volume 3).

24.3.4 Staged Development

Updated 1 November 2011

- (a) As part of the application for resource consent for any subdivision creating the first residential or non-residential allotment within the Living G (Prestons) Zone, the applicant must, either prior to or concurrently with the subdivision application:
 - (i) provide a comprehensive plan which shows the overall system for all activities allowed by the entire Living G (Prestons) Zone;
 - (ii) establish an approved wastewater system, both within the Living G (Prestons) Zone and as required beyond the zone to service the Living G (Prestons) Zone for all residential and commercial activities applied for which is consistent with (i) above;
 - (iii) establish a reticulated drinking water supply for all residential and commercial activities applied for.

24.3.5 Access to Mairehau Road

Updated 1 November 2011

No direct vehicle access granted to Mairehau Road.

- (a) any secondary road (as identified on Appendix 3V/1 - Outline Development Plan (Prestons) until such time as the portion of the main primary road (as shown on Appendix 3V/1 - Outline Development Plan (Prestons) linking Prestons Road to Mairehau Road in the Living G (Prestons) Zone is open to traffic; or
- (b) any residential allotment

24.3.6 Heritage and Archaeological matters in the Living G (Prestons) Zone

Updated 1 November 2011

As part of the application for any resource consent application for any subdivision which involves the area identified as 'Dunlop House Heritage / Residential' in Appendix 3V/1 Outline Development Plan (Prestons) Part 2, Volume 3 (either as an allotment or balance area), the applicant must, either prior to or concurrently

with the subdivision application, provide a Conservation Plan pertaining to the future use and maintenance of Dunlop House and associated objects, structures and landscaping.

Note: For the purpose of this rule, "Dunlop House" means the building listed in Appendix 1, Part 10, Volume 3 as "Two storey wooden colonial residence" located at 46 Lower Styx Road (Lot 1 DP6532)

24.4 Information to be supplied with subdivision consent

Updated 1 November 2011

(a) Information that illustrates how the proposed subdivision accords with the Prestons Outline Development Plan and in particular:

- (i) The Outline Development Plan (Appendix 3V/1); and associated Key principles
- (ii) The Density Layer Diagram (Appendix 3V/2); and associated Key principles
- (iii) The Movement Network Layer Diagrams (Appendix 3V/3 (i) -(iv)); and associated Key principles
- (iv) The Blue Network Layer Diagram (Appendix 3V/4); and associated Key principles
- (v) The Green Network Layer Diagram (Appendix 3V/5); and associated Key principles

(b) Information that illustrates how the staging and location of key infrastructure generally accords with the Prestons Outline Development Plan and in particular:

- (i) The Outline Development Plan (Appendix 3V/1); and associated Key principles
- (ii) The Density Layer Diagram (Appendix 3V/2); and associated Key principles
- (iii) The Movement Network Layer Diagrams (Appendix 3V/3 (i) -(iv)); and associated Key principles
- (iv) The Blue Network Layer Diagram (Appendix 3V/4); and associated Key principles
- (v) The Green Network Layer Diagram (Appendix 3V/5); and associated Key principles

(c) Location of Density A, B, C and D sites.

(d) Information that illustrates the proposed subdivision accords with the mix of densities identified in Clause 24.2.1, Volume 3 Part 14 or how the mix of densities will be achieved on land within the applicant's control on subsequent subdivision applications.

(e) Information detailing any previous consent notice or notices and or memorandum or memoranda of encumbrance registered on the title of the land pursuant to Clause 24.2.1(b)(iii) Volume 3 Part 14.

(f) Information that illustrates on a site plan what density range (Density A, Density B, Density C or Density D) each site is in.

24.5 Assessment matters for subdivision in the Living G (Prestons) Zone

Updated 1 November 2011

(A) Quality

The extent to which the proposal will be in accordance with the Urban Design Principles Appendix 3V/1 Outline Development Plan (Prestons) Part 2 Volume 3

(B) Connectivity

The extent to which the proposal will be in general accordance with the Layer Diagrams Movement network (Appendix 3V/3(i) - (iv) Part 2 Volume 3); and the Key principles associated with those diagrams.

(C) Access to outdoor space

- (a) The extent to which the proposal will be in general accordance with the Layer Diagram Green Network (Appendix 3V/5 Part 2 Volume 3) and the Key Principles associated with that diagram.
- (b) Whether appropriate provision is made for the ongoing maintenance of any open space areas not vested in the Council.
- (c) The appropriate of any mechanism proposed to ensure that open space areas not vested in the Council are available for public access.

(D) Street Trees

- (a) The extent to which trees are proposed to be accommodated within the legal road reserve.
- (b) The provision of trees intended to provide a high level of visual amenity.
- (c) The provision of trees which recognise the context and scale of the area in which they are located and the significance of the road in the roading hierarchy.
- (d) Consideration of bird habitat in relation to bird strike issues.

(E) Stormwater

- (a) Measures adopted so as to ensure the protection of ground-water quality including treatment of discharges from roads and sealed car parking areas.
- (b) The extent to which alternative treatments may be available.
- (c) The contribution made to the visual amenity of the immediate area.
- (d) The extent to which the proposal will be in general accordance with the Layer Diagram Blue Network (Appendix 3V/4 Part 2 Volume 3) and the Key Principles associated with that diagram.
- (e) The ability to provide on-site storage and / or treatment of stormwater from impervious surface (roofs, roads and other hardstanding) where there is to be discharge to water.
- (f) The extent to which on-site stormwater discharge to ground has been investigated as a stormwater treatment option.
- (g) The extent to which developers have chosen suitable technologies from the 'On-Site Stormwater Management Guideline' (New Zealand Water Environment Research Foundation (2004)) (NZWERF) and 'Waterways, Wetlands and Drainage Guide' (Christchurch City Council (Copyright 2003)) best management practices for which proven design methods and performance exist. Any deviation from this list of approved technologies shall only be with approval of Christchurch City Council engineering officers.

(F) Energy efficiency

The extent to which passive solar access can be achieved

(G) Street Scene

- (a) The extent to which lot design and orientation will allow buildings to address the street.
- (b) The extent to which consideration has been given to the potential use of the back lanes for vehicle access in subdivision layout.

(H) Location of Density A sites and residential activities in the Urban Village

The extent to which Density A sites and residential activities in the Urban Village are located so as to provide convenient access within a 500 metre radius of:

- A potential public transport route; and/or

- Public open space such as a playground, local park or The Domain; and/or
- Retail, commercial or community facilities.

(I) Mix Densities

The extent to which the application:

- (a) meets the density ranges and mixes specified in rule 24.2.1 Part 14 Volume 3.
- (b) specifies which density range the site is within (thereby defining which development standards are to apply to the site). Note: for clarity and certainty the Council can impose a consent notice or memorandum of encumbrance to this effect.

(J) Intersection Safety

The extent to which any Primary or Secondary Road, as illustrated on Appendix 3V/3(i)-(iv) Movement Network, that connects to either Mairehau Road, Lower Styx Road, Prestons Road or Marshland Road provides for the safety of road users.

(K) Staged Development in the Living G (Prestons) Zone

For activities not in accordance with rule 24.2.2:

- The nature and degree of any adverse effect arising on the transport network from the proposal that:
 - deviates from the design of specific intersection upgrades set out in Appendix 3V/7(i)-(v)
 - exceeds the number of residential or non-residential activities anticipated as maximums before specific transport network upgrades are commenced.
- The extent to which any deviation from the design of specific intersection upgrades set out in Appendix 3V/7(i)-(v) may improve the safety and efficiency of the local transport network, including Marshland Road, and its intersections with Prestons Road, Burwood Road Mairehau Road and Lower Styx Road.

(L) Linear Park Road Frontage

For subdivision applications not in accordance with rule 24.2.3, the extent to which the subdivision will maintain an appropriate level of public surveillance of, and a safe environment within, the linear park.

25.0 Subdivision in the B4 zone at Kennaway Park

Updated 30 April 2011

25.1 Development Standards

25.1.1 Outline Development Plan

Updated 30 April 2011

Within the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) the subdivision of land shall be in general accordance with the Outline Development Plan, Network Matters, Landscape Plan and Plant Species List contained in Appendix 9.

Within the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) landscaping, being the establishment and maintenance of planting and legal public pedestrian/cycle access, in general accordance with the Landscaping Plan and Plant Species List (contained within Volume 3 Appendix 9) shall be required as a condition of subdivision consent.

Any development not in general accordance with the Outline Development Plan, Landscape Plan and Plant Species List will be a restricted discretionary activity, with the exercise of the Council's discretion limited to the relevant matter(s) to which the development does not comply.

26.0 Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

26.1 Community Standards: Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

26.1.1 Conformity with outline development plan

Updated 15 August 2011

(i) Subdivision of up to 141 residential allotments within the Open Space 3D (Christchurch Golf Resort) Zone shall be a restricted discretionary activity with the Council's discretion restricted to those matters listed in assessment criteria clause 19.3.

The application shall not require the written consent of other persons and shall be non-notified.

(ii) Subdivision of between 141 and 150 residential allotments within the Open Space 3D (Christchurch Golf Resort) Zone shall be a restricted discretionary activity with the Council's discretion restricted to those matters listed in assessment criteria clause 19.3.

The application shall not require the written consent of other persons and shall be non-notified.

26.2 Critical Standards: Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

26.2.1 Number of allotments

Updated 15 August 2011

(i) The number of residential allotments in the Resort Community Activity Area shall not exceed 150.

26.2.2 Sequencing of Development

Updated 15 August 2011

(i) Prior to the signing of a certificate by the Council, under s224 of the Act, for the 71st residential allotment in the Resort Community Activity Area as shown on the Outline Development Plan for the Open Space 3D (Christchurch Golf Resort) Zone:

- the golf course and the wetlands within the golf course shall have been constructed and planted in accordance with Part 6, Rule 2.2.11; and
- a Concept Plan for the adjoining Conservation 3 Zone shall be lodged with and approved by Council. This plan shall make provision for a public access track, indicate the species, layout and density of indigenous planting proposed and a bridge providing for public access across the Styx River; and
- a legal instrument securing public pedestrian access over the access track identified in the Concept Plan has been registered against the head title; and
- 50% of the planting identified in the Concept Plan for the Conservation 3 Zone approved by Council shall be completed; and
- a legal instrument securing public access for the purpose of a bridleway from the Styx River to Spencerville Road, as shown on the Outline Development Plan in Appendix 5 has been registered against the head title.

(v) Prior to the signing of a certificate by the Council under s224 of the Act for the 120th residential allotment in the Resort Community Activity Area as shown on the Outline Development Plan for the Open Space 3D (Christchurch Golf Resort) Zone;

- All of the planting identified in the Concept Plan approved by Council shall be completed; and
- The public access track and bridge across the Styx River and the bridleway from the Styx River to Spencerville Road shall be constructed.

26.3 Assessment Matters for Subdivision in the Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

(a) The extent to which the layout of the roads aligns with the indicative road layout and position of access points shown in the Outline Development Plan in Part 6, Appendix 5.

(b) The extent to which the layout of the proposed residential allotments conform with the Outline Development Plan in Part 6, Appendix 5.

(c) Whether the location of building platforms are fully contained within the boundaries of the Resort Community and Academy Activity Areas.

(d) The size and shape of residential allotments within the Resort Community Activity Area.

(e) The provision made for pedestrian and cycle linkages between the Resort Community Activity Area and the Academy Activity Area.

(f) The proposed landscape treatment of roads.

(g) The effects on amenity values of the adjoining Rural Zone from the increased density of built form as a result of the subdivision of more than 141 residential allotments.

27.0 Outline Development Plan Business 8 Zone Islington - Additional Controls (Plan Change 19 Decision)

Updated 31 August 2011

27.1 Development Standards

Updated 31 August 2011

(a) Any application for subdivision of land in the Business 8 Zone which creates new lots of business purposes with a boundary to Pound Road shall be accompanied by a landscape plan for the area of the new lots located within 10m of the Pound Road boundary. The landscape plan shall detail the plant species, irrigation, weed control and replacement of dead and diseased plants.

(b) With respect to any subdivision within the transmission line corridors shown on the Outline Development Plan, Part 3, Appendix 18, Business 8, Islington.

No allotment shall be created within the transmission line corridors other than an allotment to provide for a network utility (for example stormwater), that does not allow for a building that complies with Clause 4.4.7 and 4.4.8, Volume 3 Part 9.

(Plan Change 19 Decision)

27.2 Assessment Matters

Updated 31 August 2011

(a) The use of conditions to require the progressive remediation of contaminated land, and in particular to ensure that any remediation plan takes into account the historic landfill.

(b) The use of conditions to require a financial contribution, towards the extension of Halswell Junction Road, linking to the central spine road shown on the Outline Development Plan, Part 3, Appendix 18 and through to Pound Road.

(c) When considering an application for subdivision within the transmission line corridors shown on the Outline Development Plan, Part 3, Appendix 18, the Council shall reserve its control over:

(i) the extent to which the subdivision design mitigates the effects on the lines, for example through the location of roads and reserves under the line, or lot layout.

(ii) the ability for maintenance and inspection of the transmission line, including ensuring access for the same.

(iii) the extent to which the design and development will minimise risk or injury and/or property damage from such lines.

(iv) the extent to which potential adverse effects including visual impact are mitigated, for example through the location of building platforms and landscape design.

(v) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).

(vi) The outcomes of any consultation with the affected utility operator.

(d) With respect to the landscape treatment of the Pound Road frontage:

(i) The use of conditions to require implementation of the planting plan along the full frontage of Pound Road prior to the issue of a Section 224 certificate.

(ii) The extent to which the proposed landscape treatment will be effective in softening and / or screening any future buildings and creating a quality rural/urban interface as viewed by users of Pound Road and occupiers of the adjoining Open Space and Rural Zones:

(iii) The extent to which the proposed landscape treatment includes a mix of canopy specimen trees and underplanting;

(iv) The number and spacing of specimen trees. In general this should comply with the minima criteria set out in Volume 3, Part 3, Clause 5.2.7(b);

(v) The extent to which the proposed landscape design will ultimately achieve a consistent and high quality landscape treatment along the entire Business 8 Zone frontage of Pound Road. In general this shall include:

- The use of evergreen species;
- Adoption of a sustainable planting and maintenance plan which minimises energy inputs such as irrigation and fertiliser;
- A planting pattern and species choice that it is simple and bold so as to provide design continuity and consistency;
- The use of plants that are readily available;
- The use of plants that are adapted to local soils, namely Templeton soil type;
- The use of plants that are naturally drought and disease resistant;
- A planting pattern and density of plants that will result in a landscape outcome that is aesthetically pleasing with no avoidable gaps;
- That the trees are able to attain sufficient height to soften the appearance of buildings.

(Plan Change 19 Decision)

28.0 Subdivision in the Living G (Halswell West) Zone

Updated 1 November 2011

28.1 Development Standards

Updated 1 November 2011

28.1.1 Business 1 Area

Updated 1 November 2011

The Business 1 Zone subdivision rules shall apply to subdivision in the area shown as Business 1 Area on the Outline Development Plan (Halswell West) (Appendix 3W, Part 2).

28.1.2 Residential allotment size and site density - residential activities

Updated 1 November 2011

Any subdivision for residential activity shall provide for a mix of allotment sizes and densities, from the following site sizes, in locations as shown on the Outline Development Plan (Halswell West)(Appendix 3W, Part 2). Where the terms 'Density A'; 'Density B' or 'Density C' are used they shall have the meanings set out below:

'Density A' residential area	Average lot size to be contained in a range of 200m ² to 250m ² Minimum net site area of 150m ² Maximum net site area 300m ²
'Density B' residential area	Average lot size to be contained in a range of 275m ² to 325m ² Minimum net site area of 200m ² Maximum net site area 450m ²
'Density C' residential area	Average lot size to be contained in a range of 525m ² to 575m ² Minimum net site area of 450m ² Maximum net site area 800m ²

Each residential unit shall be contained within its own separate site.

28.1.3 Halswell Junction Road Roundabouts

Updated 1 November 2011

Despite anything in Part 8 Rule 4.5.1 any subdivision in Living G (Halswell West) Zone, as shown on the Outline Development Plan in Appendix 3W to Part 2 Living Zones, that includes an intersection to be constructed on Halswell Junction Road leading into the Living G (Halswell West) Zone other than in the form of a roundabout having two (2) approach lanes on each leg of Halswell Junction Road shall be a restricted discretionary activity with the Council's discretion limited to the design of the intersection

28.2 Community Standard

Updated 1 November 2011

28.2.1 Conformity with Outline Development Plan - Density A Residential Area. Comprehensive subdivision and associated land use development

Updated 1 November 2011

Any proposed subdivision shall be accompanied by comprehensive building and allotment design information detailing the nature, character, scale and form of development associated with proposed allotments and shall be a restricted discretionary activity with the Councils' discretion limited to design, layout of the subdivision and associated development, and the following parts of the Living G (Halswell West) Outline Development Plan:

- (i) Outline Development Plan (Halswell West) (Appendix 3W);
- (ii) Marker Buildings and Focal Points (Appendix 3W(a));
- (iii) Movement Network Layer Diagram (Appendix 3W(b));
- (iv) Blue Network Layer Diagram (Appendix 3W(c));
- (v) Green Network Layer Diagram (Appendix 3W(d));
- (vi) Reticulation Network Layer Diagram (Appendix 3W(e)); and
- (vii) Tangata Whenua Layer Diagram (Appendix 3W(f)).

For the purpose of this rule, associated land use development means:

- Buildings, including accessory buildings;
- riverways and entrances;
- Fences and gates;
- Landscaping;
- Pedestrian paths and entrances;
- Shared access ways and lanes;
- Outdoor living areas;
- On-site car parking;
- Lighting
- Service areas;
- Utilities.

28.2.2 Conformity with Outline Development Plan - All other subdivision

Updated 1 November 2011

Any proposed subdivision, other than that to which 28.2.1 applies, shall be a restricted discretionary activity with the Councils' discretion limited to design and layout of the subdivision and the following parts of the Living G (Halswell west) Outline Development Plan:

- (i) Outline Development Plan (Halswell West) (Appendix 3W);
- (ii) Marker Buildings and Focal Points (Appendix 3W(a));
- (iii) Movement Network Layer Diagram (Appendix 3W(b));

- (iv) Blue Network Layer Diagram (Appendix 3W(c));
- (v) Green Network Layer Diagram (Appendix 3W(d));
- (vi) Reticulation Network Layer Diagram (Appendix 3W(e)); and
- (vii) Tangata Whenua Layer Diagram (Appendix 3W(f)).

28.2.3 Intersection Spacing - Collector Roads

Updated 1 November 2011

Notwithstanding Rule 28.2.2 above the spacing of intersections along the Collector Roads as identified on the Movement Layer Diagram (Appendix 3W(b)) shall be a restricted discretionary activity with the Council's discretion limited to traffic safety and the design and layout of the subdivision.

Refer also to critical standard for conformity with Outline Development Plan provision - Clause 28.3.2

28.3 Critical Standards

Updated 1 November 2011

28.3.1 Allotment sizes - Residential activity

Updated 1 November 2011

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

Density C 16m x 16m

Density B 10m x 10m

Density A 6m x 8m

28.3.2 Residential allotment size and site density

Updated 1 November 2011

Notwithstanding Rule 28.1.2 any subdivision for residential activity where the minimum and maximum allotment sizes are not met or the average lot size is not in the range specified in that rule for the location to which the development applies, as shown on Outline Development Plan (Halswell West) (Appendix 3W, Part 2), shall be a non-complying activity.

28.3.3 Sites fronting Quaifes Road and Halswell Junction Road

Updated 1 November 2011

For those sections of Quaifes Road and Halswell Junction Road subject to the limited access constraint as identified on the Outline Development Plan (Halswell West) (Appendix 3W, Part 2), no subdivision shall create an allotment having direct vehicular access to this road. Vehicular access shall be via the internal roading layout as identified on the Outline Development Plan (Halswell West) (Appendix 3W, Part 2), or alternative road.

28.3.4 Control of stormwater

Updated 1 November 2011

Any subdivision shall control its own stormwater in accordance with the Blue Network Layer Diagram, Appendix 3W(b), Part 2.

28.3.5 Provision of public transport

Updated 1 November 2011

Any subdivision not designed and constructed so as to enable public transport bus movements and which does not provide bus stops and passenger shelters at approximate locations shown in the Movement Network Layer Plan Appendix 3W(b), Part 2, shall be a non-complying activity.

28.3.6 Sanitary Sewer and Potable Water Supply

Updated 1 November 2011

Subdivision shall be a non-complying activity where provision is not made for the following:

- (i) the disposal of waste water system via the Christchurch City Council waste water system; and
- (ii) connection to a potable water supply via the Christchurch City Council urban reticulated system via a service main.

This rule shall cease to apply when the capacity and servicing constraints in the Christchurch City Council waste water system and water service main have been overcome, and the Unit Manager-Asset and Network Planning (or equivalent Council Officer) is satisfied that there is capacity in the reticulated waste water system for further development to occur and further development can be adequately provided with a safe, potable water supply.

28.3.7 Site Contamination

Updated 1 November 2011

Any subdivision of land for residential purposes shall include an assessment which identifies and confirms the nature of any contamination of the land in question as well as specifying what remediation actions are required to ensure that the land is suitable for residential occupation.

28.4 Information to be supplied with subdivision consent

Updated 1 November 2011

(a) Information that illustrates how the proposed subdivision, staging and the location of key infrastructure accords with the Living G (Halswell West) Outline Development Plan and in particular:

- (i) Outline Development Plan (Halswell West) (Appendix 3W);
- (ii) Marker Buildings and Focal Points (Appendix 3W(a));
- (iii) Movement Network Layer Diagram (Appendix 3W(b));
- (iv) Blue Network Layer Diagram (Appendix 3W(c));
- (v) Green Network Layer Diagram (Appendix 3W(d));
- (vi) Reticulation Network Layer Diagram (Appendix 3W(e)); and
- (vii) Tangata Whenua Layer Diagram (Appendix 3W(f)).

(b) Information to show that staging takes account of the need to prevent clogging of soakage basins with sediments associated with construction.

- (c) Location of high, medium and low density sites.
- (d) Measures to be taken to reduce dust emissions (if any).
- (e) For comprehensive subdivision and associated land use development in Density A residential areas, building design information detailing how buildings are to satisfy the assessment matter (I) detailed in 28.5 Design and Layout.

28.5 Assessment matters for subdivision in the Living G (Halswell West) Zone

Updated 1 November 2011

General matters

General matters set out expectations for design of new residential development. They provide an assessment framework for consenting officers and expert advisers when considering resource consent applications.

General matters allow for assessment to be undertaken of each development on a case by case basis. This allows flexibility of design whilst controlling developments to avoid poor design. It is expected that as a minimum, developments will fulfil the matters that are 'shoulds', except where some competing or conflicting design objectives arise, in which case compromises may have to be made between assessment matters to achieve a better overall balance of development outcomes.

Under each section heading a brief explanation provides additional information on meaning and intent behind the assessment matters. Applicants are also encouraged to provide written and graphic evidence of their design rationale to accompany site specific proposals.

Any proposal shall be assessed against the extent to which the development achieves the following principles:

Level 1 – All Density areas

Design and Layout

- (a) The extent to which subdivision can accommodate the land use and built form and layout anticipated for the land in the Living G (Halswell West) Zone in Part 2, Volume 3 of the City Plan and the Living G (Halswell West) policies at Section 11, Volume 2 of the City Plan.
- (b) The extent to which the orientation, size and shape of allotments enables appropriate housing forms to establish that are reflective of the density area in which they are located.
- (c) The extent to which the orientation, size and shape of allotments establishes a connectivity with prominent vistas and view shafts.
- (d) The extent to which crime prevention through environmental design (CPTED) principles have been included in the design, orientation, size and shape of allotments, the provision of hard and soft landscaping, and the location of street lighting.
- (e) The extent to which the overall design, orientation, size and shape of allotments encourages the minimisation of energy use.
- (f) The ability to minimise the impact of access and garages on the streetscape through subdivision design. In higher density areas to minimise the extent of vehicle crossings and/or garages that face the street and to maximise building frontage and on-street parking regard should be had to
 - avoiding the extensive use of rear lots which require an additional access leg;
 - the use of rear lanes (via access lots, rights of way or legal road) particularly for narrow terrace housing lots.
 - The use of shared access (via access lots or rights of way).

- (g) The application of appropriate lot dimensions and sizes to prevent the creation of sausage flats with long monotonous facades.
- (h) Avoiding the widespread use of cul de sacs. Any cul de sacs should be short (no more than 150 metres) and relatively straight.
- (i) Street blocks should be no longer than 240 metres to maximize the permeability of the Movement Network, particularly in relation to pedestrian movements.
- (j) The ability of subdivision to add to the diversity of housing types as appropriate for the Density Area.
- (k) The extent to which the average allotment size, within the average range specified in rule 28.1.2, in the subdivision application will contribute to the overall minimum yield from the Halswell block of 15 households a hectare.

Connectivity

- (a) The extent to which the proposal will be in general accordance with the Movement Network Layer Diagram (Appendix 3W(b), Part 2).

Roading

- (a) The extent to which the roading layout supports a functional hierarchy of streets.
- (b) The extent to which the roading layout achieves a well connected and highly permeable movement network.
- (c) The extent to which the roading layout integrates in a practical and functional manner with the adjoining existing road network and the road network on proposed or concurrent subdivision consent applications.
- (d) The extent to which the proposed cross sections contribute toward achieving a speed environment that is compatible with each street's function.
- (e) The extent to which space is provided for cyclists and cycling is encouraged by the cross section design.
- (f) The account taken of pedestrian movement and continuity of walking facilities within the development.
- (g) The extent to which the roading layout supports walking to bus stops and/or key community facilities.
- (h) The opportunities for tree and amenity planting provided and the extent to which amenity features have been incorporated into each street.
- (i) The appropriateness of the legal road width to accommodate the proposed cross-section design.
- (j) The ability of the legal road width to accommodate a future change in the function of the street (where applicable).
- (k) The ability of the street to accommodate public transport services and the provision of bus stops.
- (l) The extent to which new roads make adequate provision for vehicle movements, car parking and property access.
- (m) The extent to which stormwater management features such as rain gardens, swales, trapped sumps, first flush basins, wetlands or wet ponds are incorporated into the road stormwater treatment design.

Access to public open space

- (a) The extent to which the proposal will be in general accordance with the Green Network Layer Diagram (Appendix 3W(d), Part 2).

Street Trees

- (a) The extent to which trees are proposed to be accommodated within the legal road reserve
- (b) The provision of trees intended to provide a high level of visual amenity
- (c) The provision of trees which recognise the context and scale of the area in which they are located and the significance of the road in the roading hierarchy.
- (d) The provision of appropriate indigenous trees from, Part 14, Appendix 2 - Plan species for Living G (Halswell West) Zone; to achieve a balance of at least 50% indigenous street trees within the zone.

Stormwater

- (a) Measures adopted so as to ensure the protection of ground-water quality including treatment of discharges from roads and sealed car parking areas.
- (b) The extent to which alternative treatments may be available.
- (c) The contribution made to the visual amenity of the immediate area.
- (d) The ability to capture and treat stormwater on site and the extent to which features such as swales, rain gardens and permeable surfaces are incorporated to reduce stormwater generated from sites.
- (e) The extent to which the proposal will be in general accordance with the Blue Network Layer Diagram (Appendix 3W(c), Part 2).
- (f) The extent to which consideration has been given to the staging of subdivision so as to ensure that soakage basins do not become clogged during site works required to give effect to a subdivision consent.
- (g) The extent to which the proposal will be in general accordance with any Living G (Halswell West) Surface Water Management System Operation and Maintenance Management Plan and/or any relevant Integrated Catchment Management Plan.
- (h) The extent to which the proposal incorporates stormwater management infrastructure to provide appropriately for the control of stormwater during the period of construction.
- (i) The extent to which the proposal includes features to control and manage the establishment of populations of biting aquatic insects, including the use of management plans.
- (j) The extent to which the proposal incorporates stormwater management infrastructure to control stormwater appropriately until connection is made to the wider stormwater management system anticipated by the Blue Network Layer Diagram (Appendix 3W(c), Part 2).

Street Scene

- (a) The extent to which lot design and orientation will allow buildings to address the street.
- (b) The extent to which consideration has been given to the potential use of back lanes for vehicle access in subdivision layout.
- (c) The extent to which any proposed subdivision provides for visual screening of sites between the intersections with Halswell Junction Road opposite McTeigues Road and the north-western edge of the zone from the Business 7 Zone and the future extension of the Christchurch Southern Motorway.

Location of High Density sites

- (a) The extent to which High Density sites are located to provide convenient access to a potential public transport route and wherever possible in close proximity to: a reserve, and/or retail or community facilities; and / or be within a 400 metre radius of any of the above.

Mix of Densities.

- (a) The extent to which the application:
- (b) Meets the density ranges and mixes specified.

- (c) Specifies which density range the site is within.

Sanitary Sewer

- (a) In the Living G (Halswell West) Zone, the extent to which the subdivision will necessitate or lead to the construction of more than one waste water pumping station within the development area.

Contaminated Sites

- (a) Suitability of remediation measures to remediate site contamination.

Unanticipated Discovery of Archaeological Sites

- (a) The extent to which the requirement for an unanticipated discovery of archaeological sites protocol should be included in any subdivision consent for site works associated with the consent - for example Transit Accidental Discovery Protocol (Opus 2007 Appendix 4).
- (b) For comprehensive subdivision and associated land use development in Density A residential areas, the extent to which building and site development will achieves the following:

Tangata Whenua cultural values

- (a) The ability of the subdivision and development to recognise values significant to Ngai Tahu and identified in the Christchurch City Council South West Area Plan.
- (b) The need to notify developers of their obligations under the Historic Places Trust Act 1993 in case an unknown archaeological site is inadvertently uncovered, and the earthworks consent.
- (c) The extent to which the application provides for other tangata whenua related objectives, policies, rules and methods within the City Plan and other relevant iwi management plans.

Level 2 - Density A areas

For comprehensive subdivision and associated land use development in Density A residential areas, the extent to which building and site development will achieve the following:

(1) Site and context

- (a) Developments should consider local environmental conditions included but not limited to the position of the sun and prevailing winds.
- (b) Developments are encouraged to support prominent vistas and view shafts.
- (c) Developments are encouraged to provide a high degree of passive surveillance.

Explanation

Proposals will need to demonstrate how the development responds to constraints and opportunities within and beyond the site. Developments should consider amenity for residents, neighbours and the wider community.

Christchurch's climate is temperate with distinctive weather patterns (e.g. prevailing winds and cool, damp winters). Building design should respond to these conditions to ensure comfort for residents. Building design should allow for utilisation of passive solar energy.

On the flat topography of Christchurch, view shafts and vistas to prominent features such as the Port Hills, Southern Alps and Central City skyline create reference points that contribute to the visual amenity of residents.

In higher density residential areas, in particular in respect of shared access ways and lanes, consideration should be given to the provision of passive surveillance. This can be achieved by locating first floor dwellings, windows and balconies that overlook access ways and lanes.

(2) Relationship with street, lanes and public open spaces

- (c) Buildings should be oriented toward the street and positioned close to the road boundary.
- (b) Active areas of buildings, such as habitable rooms and entrances should, in addition to the requirement to be placed along the street (Rule 11.2.17, Part 2, Volume 3), be placed along the street and public open spaces, particularly at ground level.
- (c) Buildings should have pedestrian entrances that are identifiable, well articulated and directly accessible from the street or, in the case of rear units, shared access ways.
- (d) Facades of buildings facing the street should have a high degree of glazing that is evenly distributed.
- (e) Fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views.
- (f) Fences should complement the building design.
- (g) Building design and location provide opportunities for passive surveillance particularly in relation to shared access ways and lanes.

Explanation

Boundary treatments have an impact on adjacent streets and public open spaces. A coordinated approach to buildings, landscaping and boundary edges is important to help set the overall appearance for the neighbourhood. It is also important that developments enhance the definition of the street through the continuity of the building edge and height to promote a sense of enclosure and establish a comfortable, well-structured public space. Minor modulation and variance of the building frontage is acceptable to retain site features or avoid architectural monotony, provided that the overall continuity of the frontage is not compromised.

The positioning of main entrances and primary activities (e.g. habitable rooms) along streets and public open spaces increases pedestrian safety, visual interest and social interaction. This is most effective at ground level where views and access points are most direct. Large windows and balconies will maximise the opportunities for surveillance of the street, lanes and public open spaces. A minimum of 25% glazing across these building frontages is a rule of thumb.

Near streets, lanes and public open spaces, front fences, walls and gates should discourage illegitimate entry but maximise surveillance and safety. The location of fully private outdoor living spaces or dense planting along road boundaries and reserves is discouraged at ground level to promote greater community ownership and responsibility of these public spaces.

Fences should complement the development and avoid inappropriate materials like razor wire or broken glass.

(3) Corner sites

- (a) Buildings on corner sites should orientate toward all adjacent streets and public open spaces and emphasise these corners.
- (b) Pedestrian entrances are encouraged to be located along main pedestrian routes.

Explanation

Poor building location and design at street corners can undermine the overall structure and legibility of an urban area. Poor building location and design of buildings at corner sites can result in visual imbalance and disinterest of built form when forming a relationship with multiple street frontages. Corner sites are important as they orientate people and aid decision making for those moving around a neighbourhood, particularly when viewed across a public open space or at the end of a street.

Primary pedestrian entrances should be located along main pedestrian routes linking to key destinations to help improve their safety and vitality.

(4) Building form and articulation

- (a) Buildings should be of a domestic scale
- (b) Buildings in series should avoid excessive repetition of building forms.
- (c) Buildings should avoid façades and elevations whose length or bulk is visually excessive or blank.
- (d) Roofs should be designed to limit continuous ridgelines and minimise the visual bulk of a building.
- (e) The separation of buildings in sites is encouraged to reduce perceived building bulk.
- (f) Architectural features and a variety of materials and colours are encouraged to provide human scale and visual interest.

Explanation

Accepting a variety of building styles, developments should have façade lengths and separation between buildings that create and maintain a high degree of amenity. Overly repetitive building forms ought to be avoided with the design of each building creating a distinctive and varied environment.

Blank facades, particularly those facing the street or open spaces, can be avoided through the addition of architectural features (i.e. entrance porches, bay windows and shade screens) which provide relief, texture or colour. Architectural features, integrated roofs and landscaping can all contribute to breaking up and softening the visual bulk of a development. Separating large buildings to allow views through sites can make new development less intrusive, particularly for neighbours. A rule of thumb for the maximum length of a building façade is 15 metres before a recess of at least two metres or separation of buildings is needed.

Developments are encouraged to use high quality, durable materials and fixings. Use of these materials and fixings will contribute to reduced maintenance costs and responsibilities for residents and foster a sense of ownership by residents.

(5) Landscaping and site amenity

- (a) Car parking, garages, side boundaries, shared access ways, lanes and service areas should be softened by landscaping.
- (b) Lighting, planting, fences and other structures on sites and shared access ways, lanes and service areas should to be designed to maximise safety of occupants and visitors.
- (c) The distribution of landscaping throughout the site and provision for larger vegetation is encouraged.
- (d) Landscape design is encouraged to use locally appropriate plants, including those that minimise water and maintenance requirements, promotes biodiversity and healthy ecosystems.
- (e) For lanes and shared access ways, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximising occupants safety and providing opportunities for passive surveillance.
- (f) In the Wetland Parks and along Knights Stream as illustrated on the Green Network Appendix 3U(d) all planting should be selected from the species included on Part 14 Appendix 2 - Plant Species for Living G (Halswell West) Zone.
- (g) In the Urban Riparian, Suburban Riparian, Civic and Neighbourhood Parks as illustrated on the Green Network Appendix 3W(d) at least 60% of planting should be selected from the species included on Part 14 Appendix 2 - Plant Species for Living G (Halswell West) Zone.
- (h) Landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views and should not contain species that are able to reach a size at maturity that would require the plant's removal to maintain amenity on the site.

Explanation

Safety is a key consideration throughout developments and should conform to Crime Prevention Through Environmental Design (CPTED) principles. A clear hierarchy of spaces, from public through to private, with well defined transitions between them and no “left-over” spaces, needs to be established in developments.

Fencing and soft and hard landscaping should be designed in a way that does not prevent informal surveillance of lanes, common or public areas and maintains clear sightlines by avoiding blind corners, hiding places or dark recesses.

Lighting for safety and amenity purposes should be an integral part of the development that is carefully designed and positioned to light all common areas and building entrances without creating a nuisance for adjoining properties. A balanced landscape coverage adds to the Garden City image and the visual outlook of residents and neighbours. Vegetation softens building bulk and boundary fencing, breaks up large paving areas and improves screening for privacy. Use of deeper planting borders allows for larger vegetation, including trees.

Use of locally appropriate plants is encouraged to enhance the neighbourhood character and establish planting which is robust and easily maintained in local climatic conditions. The use of locally sourced native plants is encouraged to promote indigenous biodiversity.

(6) Outdoor Living Spaces

- (a) Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- (b) Private outdoor living spaces, including balconies and terraces, should link directly to main living areas in the residential unit.

Explanation

The sensitive location and screening of outdoor living spaces, including balconies and terraces, is important to maximise the solar aspect and shelter from predominant winds.

It is important that outdoor living spaces are accessible and complementary to the main living areas in each unit. Linking outdoor and indoor living areas together encourages their use, improves outlook and provides greater flexibility for smaller private spaces.

Where communal spaces are provided, they should be easily accessible from each unit, while minimising disturbance to adjacent residents. Where possible, they should offer an area of open space that is sited and developed to provide a positive amenity outlook for residents.

Communal spaces should be of a size and dimensions that is appropriate to the total number of residential units and residents in the development and incorporate facilities that make them attractive, inviting and safe to use (e.g. outdoor seating area, barbecue area, play area, tennis court), while being cost-effective to manage and maintain.

(7) Service Areas and Utilities

Service areas should be positioned in a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.

- (a) Rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
- (b) Building services such as external access ways and mechanical, electrical and communications equipment should be integrated in the building to minimise their visual impact, particularly from streets or public open spaces
- (c) Storage space should to be easily accessible to residents.

Explanation

Service areas (e.g. clothes lines, wheelie bin storage) are often unsightly and can generate adverse noise and odours. The screening or location of these areas away from primary views, along with consideration for containment of noise and odours, is important. The configuration of these areas should enable site facilities

that are adequately sized, have a practical use and are conveniently located to each residential unit and service providers.

Any service facilities in close proximity to a street or public open space , which cannot be placed elsewhere, need to be concealed or of a complementary design to building and streetscape to minimise the visual impact.

Other building service elements (e.g. drainage pipes, lift plant) can add to the visual clutter of developments and should be integrated within the overall building design or screened, yet allow for servicing access and future additions. This includes external stairs and access decks which should generally be avoided.

Elements which could be added post-completion (i.e. satellite dishes, heat exchangers) should be allowed for through provision of communal facilities at the outset of development or via appropriate provision of space for these additions at a later stage.

The provision of storage space should accommodate a range of recreational and maintenance equipment, particularly those related to children's toys, sports equipment, bicycles and gardening tools, and be positioned as close to their end use as is possible.

(8) Residential Amenity

- (a) The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
- (b) Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space and the private outdoor living space of other units in the same development.
- (c) Developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households.

Explanation

All residential units should provide a high standard of amenity with regard to size, purpose, layout, acoustic insulation and privacy. This includes the configuration of balconies to minimise views between upper level residential units and down to ground level private spaces.

Residential accommodation in the City needs to cater for a diversity of living types in order to maintain a variety of housing choice and the vitality of the City. This mix of unit sizes could include studio or one bedroom units through to multi bedroom units in detached, semi-detached, terraced or apartment housing types.

(9) Treatment of Lanes

- (a) Define the identity of, and entrance to, a lane through both landscaping and built form elements such as location residential dwellings close to the street or where they are visible from the street.
- (b) Provision of shared vehicle and pedestrian access with no defined footpath.
- (c) Variation in lane clearway through design by tightening, extending and terminating views in a lane.
- (d) Provision of permanent passive surveillance for all parts of the lane.
- (e) Establish a consistent character for a lane with complementary architectural features on the lane and adjacent buildings.

Explanation

The purpose of providing residential units in close proximity to lane entrances is to provide a gatekeeper function, promote activity and provide passive surveillance in the lane. The use of landscaping can also go act as a visual cue clearly defining their identity and entrance.

Sharing the space between pedestrians and vehicles by not defining footpaths or carriageways promotes awareness of each other's presence in a confined space. This has the effect of reducing vehicle speeds and improving pedestrian safety in lanes.

Variation in the design of lanes provide visual interest and can be achieved through variation in width, the location of the elements and landscaping textures thereby ensuring they are not viewed on the same vertical plane or appear overly long.

A safe streetscape can be achieved through design that considers the composition of garages, lofts, carports, uncovered spaces, entrance ways, lighting and landscaping. Design should avoid areas on lanes and access-ways that are not subject to passive surveillance from overlooking first floor dwellings or studio windows and by providing sufficient transparency from private yards to laneway.

An interesting streetscape can be established through the use of a limited range of complementary architectural features, for example garage doors, fences, and paving. They could be constructed of varying materials to suit each residential unit design and provide variation to the laneway.

Volume 3 : Part 14 Subdivision : 28.5 Assessment matters for subdivision in the Living G
(Halswell West) Zone

29.0 Subdivision in the Living G (North West Belfast) zone

Updated 14 May 2012

Note: All other subdivision rules in Part 14 of Volume 3 of the City Plan apply to the Living G (North West Belfast) zone except where they conflict with the following rules.

Note: The Spine road at Living G (North West Belfast) does not have collector road status.

29.1 Development Standards

Updated 14 May 2012

29.1.1 Commercial activity area

Updated 14 May 2012

The Business 1 zone subdivision rules shall apply to subdivision within the area shown as Business 1 on the Densities and Key Infrastructure Plan in Appendix 3X/1(a) (North West Belfast) Part 2 Volume 3.

29.1.2 Residential site density - residential activities

Updated 14 May 2012

Subdivision for residential activity shall provide for a mix of residential densities, from within the following site sizes, generally in locations as shown on Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast) Part 2 Volume 3.

Each residential unit shall be contained within its own separate site. Where the terms 'Density A; 'Density B', or 'Density C' are used they shall have the meanings set out below:

Density A residential site : to be contained within a range of 220m² to 325m². Minimum net site area of 200m².

Density B residential site : average lot size: to be contained within a range of 600m² to 650m². Minimum net site area of 550m².

Density C residential site : average lot sizes to be contained with a range of 2000m² to 5000m². Minimum net site area of 2000m²

29.1.3 Density Range Consent Notices

Updated 14 May 2012

Consent notices shall be required to attach to all titles created in or immediately adjoining high density sites, specifying which density range each site is in.

29.1.4 Development of land adjacent to the Devondale Drive, as marked in red on the Outline Development Plan in Appendix 3X/1, Part 2, Volume 3 shall be subject to:

Updated 14 May 2012

- (i) a site boundary setback of 15 metres from the Devondale Driveway; and

- (ii) the area within the setback shall be of high amenity design with:
 - (a) consistent design of permeable fences; and
 - (b) the placement of key trees and shrubs within the setback within this 15m [Driveway] setback, where the lot is Density C and east of the Devondale Driveway.

29.1.5 Bypass Corridor Concept Plan Area

Updated 14 May 2012

(i) Prior to any subdivision development within the area shown as the Bypass Corridor Development Area in Appendix 3X/1(a) Densities and Key Infrastructure Plan (Northwest Belfast), Part 2, Volume 3, a concept plan shall be submitted to the Council.

The concept plan shall specify:

- (a) the alignment of the Western Belfast Bypass as confirmed as final by a NZTA Notice of Requirement; and
- (b) areas of density to give effect to rule 29.1.2; and
- (c) appropriate setbacks from the Western Belfast Bypass Corridor for noise attenuation purposes; and
- (d) stormwater attenuation; and
- (e) roads, cycle and pedestrian routes; and
- (f) areas of open space

And shall as closely as practicable give effect to the Outline Development Plan and layer diagrams (Appendix 3X/1-4, Part 2, Volume 3), whilst taking into account the limitations imposed by the Western Belfast Bypass. The Council shall consult with the NZTA on the relevant Concept Plan details as outlined in sub-clauses (a), (c), (d) and (e) below.

The concept plan shall be assessed as a controlled activity with the Council's control restricted to:

- (a) the integration of land use with the alignment of the Western Belfast Bypass as confirmed as final by a NZTA Notice of Requirement; and
- (b) areas of density to give effect to rule 29.1.2; and
- (c) appropriate setbacks from the Western Belfast Bypass Corridor for noise attenuation purposes; and
- (d) stormwater attenuation; and
- (e) roads, cycle and pedestrian routes; and
- (f) areas of open space

(ii) Upon approval of the concept plan pursuant to rule 29.1.5(i) it shall substitute the development shown within the Bypass Corridor Concept Plan Area on Appendix 3X/1-4, Part 2, Volume 3 and all applicable Living G (North West Belfast) objective policy and rule provisions in this Plan shall be read as applying to the development within the concept plan.

29.2 Community Standards

Updated 14 May 2012

29.2.1 Conformity with outline development plan - All areas except Density A

Updated 14 May 2012

(a) Any proposed subdivision to create an allotment or allotments for residential units shall be a controlled activity with the Council's discretion limited to the following parts of the Living G (North West Belfast) Outline Development Plan;

(i) Density and Key Infrastructure Plan (Appendix 3X/1(a) and (b), Part 2, Volume 3); and associated policies 11.1.17 to 11.1.27 inclusive (Section 11, Volume 2), and structuring policies (Clause 1.20, Part 2, Volume 3);

(ii) Green Network Layer Diagram (Appendix 3X/2, Part 2, Volume 3); and associated key Green Network policy 11.1.18 (Section 11, Volume 2);

(iii) Blue Network Layer Diagram (Appendix 3X/3, Part 2, Volume 3), and associated Blue Network policy 11.1.19 (Section 11 Volume 2);

(iv) Movement Network Layer Diagrams (Appendix 3X/4 - 4(g), Part 2, Volume 3); and associated Movement Network policies 11.1.20(a) - (f) (Section 11, Volume 2), and structuring policies (Clause 1.20, Part 2, Volume 3).

Note: See also Volume 3, Part 2, Rule 12.4.6 - Special setback provisions - residential and other activities

(b) And shall achieve the following mix of residential sites within the Living G (North West Belfast) zone:

2% - 5% at 'Density A' with the Business 1 Zone

40% - 60% at 'Density A'

20% - 30% at 'Density B'

<2% at 'Density C'

The balance shall be Density B.

Note: See also Volume 3, Part 14, Rule 29.1.2 - Residential site density - residential activities

(c) Any subdivision that does not accord with the density location provisions shown in Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast), Part 2, Volume 3, shall be a discretionary activity and details shall be provided to show alternative locations on other land where the applicant is the registered proprietor. The Council's discretion shall be limited to:

(i) whether the subdivision is in accordance with the Layer diagrams and Objectives and Policies referred to in (a) (ii) to (iv) above.

(ii) Whether, where any Density A residential development is proposed in locations other than those indicated for such activity on Appendix 3X/1(a) Densities and Key Infrastructure plan (North West Belfast) Part 2 Volume 3, it demonstrates a relationship with an adjoining open-space/reserve area to provide associated amenity.

(iii) the imposition of a consent notice or other mechanism such as a memorandum of encumbrance to secure the achievement of the densities in alternative locations shall be registered on the title of the land concerned.

(iv) any application under this paragraph shall be accompanied by a land use consent for development on the proposed new lots which shall be processed jointly with the subdivision consent application.

29.2.2 Conformity with Outline Development Plan - Density A Residential Area

Updated 14 May 2012

(a) Any proposed subdivision to create an allotment or allotments shall have accompanying it comprehensive building and allotment design information detailing the nature, character, scale and form associated with the proposed allotments and shall be a restricted discretionary activity with the Council's discretion limited to urban design and the following parts of the Living G (North West Belfast) Outline Development Plans:

- (i) Density and Key Infrastructure Plan (Appendix 3X/1(a) and (b), Part 2, Volume 3); and associated policies 11.1.17 to 11.1.27 inclusive (Section 11, Volume 2), and structuring policies (Clause 1.20, Part 2, Volume 3);
- (ii) Green Network Layer Diagram (Appendix 3X/2, Part 2, Volume 3); and associated key Green Network policy 11.1.18 (Section 11, Volume 2);
- (iii) Blue Network Layer Diagram (Appendix 3X/3, Part 2, Volume 3), and associated Blue Network policy 11.1.19 (Section 11 Volume 2);
- (iv) Movement Network Layer Diagrams (Appendix 3X/4 - 4(g), Part 2, Volume 3); and associated Movement Network policies 11.7.20(a) - (f) (Section 11, Volume 2), and structuring policies (Clause 1.20, Part 2, Volume 3).

For the purpose of this rule, associated land use development means:

Buildings, including accessory buildings;

Driveways and entrances;

Fences and gates;

Landscaping;

Pedestrian paths and entrances;

Shared access ways and lanes;

Outdoor living areas;

On-site car parking;

Lighting

Service areas;

Utilities.

Note: See also Volume 3, Part 2, Rule 12.4.6 - Special setback provisions - residential and other activities

(b) And shall achieve the following mix of residential sites within the Living G (North West Belfast) zone:

2% - 5% at Density A with the Business 1 Zone

40% - 60% at Density A

<2% at Density C

The balance shall be Density B.

(c) Any subdivision that does not accord with the density location provisions shown in Appendix 3X/1(a) Density and Key Infrastructure Plan (North West Belfast) Part 2 Volume 3, shall be a discretionary activity and details shall be provided to show alternative locations on other land where the applicant is the registered proprietor The Council's discretion shall be limited to:

- (i) whether the subdivision is in accordance with the Layer diagrams and Policies referred to in (a) (i) to (iv) above;

- (ii) Whether, where any Density A residential development is proposed in locations other than those indicated for such activity on Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast), Part 2, Volume 3, it demonstrates a relationship with an adjoining open-space/reserve area to provide associated amenity;
- (iii) the imposition of a consent notice or other mechanism such as a memorandum of encumbrance to secure the achievement of the densities in alternative locations shall be registered on the title of the land concerned;
- (iv) any application under this paragraph shall be accompanied by a land use consent for development on the proposed new lots which shall be processed jointly with the subdivision consent application.

29.2.3 Creation of Stormwater Drainage Swales

Updated 14 May 2012

Creation of stormwater drainage swales and water bodies in the Living G (North West Belfast) zone shall be a restricted discretionary activity with the Council's discretion limited to:

- (a) the efficient and effective operation of the stormwater system as part of a complete treatment train from rainfall to discharge to the Waimakariri River (or its tributaries);
- (b) compliance with Appendix 3X/3, Part 2, Volume 3 (the Blue Network) and associated objectives and policies (Volume 2, Section 11.1);
- (c) the extent to which the design, layout and plant species proposed have been undertaken and selected having consideration to the operations of the Christchurch International Airport and the need to minimise potential bird strike; and
- (d) the need to maximise open space in the locations as shown on the Outline Development Plan layer diagrams (Appendix 3X, Part 2 Volume 3).

29.2.4 Site Contamination

Updated 14 May 2012

The subdivision of land for residential activity shall be a restricted discretionary activity with the Council's discretion limited to health and safety, adequacy of site investigation, mitigation and remediation.

NOTE 1: The investigation of individual building lots should be carried out in accordance with the Ministry of the Environment's Contaminated Land Management 9. Guidelines or any relevant National Environmental Standard for assessing and managing contaminants in soil. An investigation shall also be carried out to evaluate the extent and potential effects to health and safety of occupants caused by landfill gas migration from other land. These Investigations should be carried out by persons with recognised expertise and experience. In the event that soil contamination is identified or landfill gas is detected at levels which require remedial and/or site management measures to be undertaken to make the land suitable for its intended purpose, such measures shall be undertaken and recorded, and copies of the investigation and remediation/site management reports shall accompany the building consent application.

29.3 Critical Standards

Updated 14 May 2012

29.3.1 Allotment sizes - Residential activity

Updated 14 May 2012

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

Density C	15m x 18m
Density B	10m x 10m
Density A	6m x 8m

29.3.2 Sanitary Sewer

Updated 14 May 2012

Any subdivision shall:

- (1) not create the need for more than one wastewater pumping station, whether temporary or permanent, within the entire Living G (North West Belfast) Zone; and
- (2) the wastewater pumping station shall only be located within the area legally described as Lots 1-4, 6,7,9 - 11 DP 48672, Lot 5 DP 56012; and
- (3) link to the one wastewater pumping station approved by the Council.

29.3.3 Residential site density

Updated 14 May 2012

Notwithstanding Rule 29.1.2, any development for residential activity where the average lot size is larger than the higher of the range specified in that rule for the location to which the development applies, as shown on Appendix 3X/1(a) Density and Key Infrastructure Plan (North West Belfast), Part 2, Volume 3, shall be a non-complying activity unless the development complies with 29.2.1(c) and a consent notice is registered in accordance with Rule 29.2.1 (c)(iii).

29.3.4 Sites fronting Johns Road

Updated 14 May 2012

- (a) Any subdivision shall not create sites that have direct vehicular access to Johns Road other than via intersections identified as A2 and A3 on the Density and Key Infrastructure Plan in Appendix 3X/1(a), Part 2, Volume 3 while, between Groynes Drive and Main North Road, Johns Road is defined as a major arterial road in this Plan and the Plan Change changing the status from Major Arterial is beyond challenge or until the state highway status of this part of Johns Road is revoked, whichever occurs the earlier.
- (b) For the intersections shown as X and Y on Appendix 3X/1(a) Density and Key Infrastructure Plan:
 - (i) A single intersection is to be formed either directly on the Richill Street intersection with Main North Road or in the vicinity of one of the two locations marked as X on Darroch Street, at a safe distance from the intersection of Darroch Street and Main North Road, in consultation with the relevant road controlling authority;
 - (ii) Any intersection formed in the location marked as Y on Appendix 3X/1(a) Outline Development Plan shall be left in, left out only and shall be designed in consultation with the relevant controlling authority.

29.3.5 Development of Area 4

Updated 14 May 2012

- (a) Notwithstanding the standards referred to above, subdivision in Area 4, as identified on Appendix 3X/1(b) - Area 4, Part 2, Volume 3, shall be a non-complying activity unless a formed and operational road connection is provided from Main North Road either on the existing Richill Street Main North Road intersection or within the dotted area shown as X on Darroch Street at a safe distance from the Darroch Street Main North Road intersection as identified on the Density and Key Infrastructure Plan in Appendix

3X/1(a) Part 2 Volume 3 to the primary (spine) route (identified on the Density and Key Infrastructure Plan in Appendix 3X/1(a) Part 2 Volume 3) formed as part of the development of Stage 1 within Area 1.

(b) Except that: this clause shall not apply to a subdivision designed to create the road connection between the points described in 29.3.5(a).

29.3.6 Site access

Updated 14 May 2012

Subdivision shall be a non-complying activity where allotments are created which access the Living G (North West Belfast) Zone by other than the intersections marked on the Density and Key Infrastructure Plan in Appendix 3X/1(a), Part 2, Volume 3. This rule shall only apply to Johns Road between Groynes Drive and Main North Road while Johns Road is defined as a major arterial road in this Plan or until the state highway status of this part of Johns Road is revoked, whichever occurs the earlier.

29.3.7 Control of stormwater

Updated 14 May 2012

Any subdivision shall:

- (a) control its own stormwater in accordance with the blue network set out in Appendix 3X/3 Blue Network and associated policy 11.1.9, Section 11, Volume 2;
- (b) link with the other connected stormwater systems shown on the blue network set out in Appendix 3X/3 Blue Network and associated policies in Clause 1.20, Part 2, Volume 3, and policy 11.1.9, Section 11, Volume 2; and
- (c) applications for the necessary consents from the Canterbury Regional Council must be lodged before or contemporaneously with any subdivision application.

29.3.8 Provision of public transport

Updated 14 May 2012

Any subdivision shall be designed and constructed so as to enable public transport bus movements in accordance with, and shall provide bus stops and passenger shelters at the approximate locations shown on, the Public Transport Network set out in Appendix 3X/4 - 4(g) - Movement Network Layer Diagrams: Road Network, Cycle Network, Pedestrian Network, Public Transport Network, Part 2, Volume 3.

29.3.9 Reserves

Updated 14 May 2012

(1) A minimum area of (2/3 x 200 m x 30 m) = 0.4 ha with an average width of 30m shall be shown as reserve on Lot 4 DP 51436:

- (a) orientated north-south so as to provide walking and cycle access from the subdivision to Sheldon Park from the North West Belfast Living G Zone (as defined in Appendix 3X, Part 2, Volume 3);
- (b) connecting to the Main North Road/Johns Road intersection; and
- (c) contiguous at its northern end to Lot 1 DP 365398 so as to contribute to the open space line shown on Appendix 3X/2(a) - Green Network Layer Diagram, Part 2, Volume 3.

(2) A minimum area of 0.3 ha with a minimum width of 30m shall be shown as reserve on Lot 1 DP 365398:

- (a) orientated north-south so as to enable walking and cycle access from the subdivision across Main North Road and/or Johns Road to Sheldon Park from the North West Belfast Living G Zone;
 - (b) contiguous at its southern end with Lot 4 DP 51436 so as to contribute to the open space line shown on Appendix 3X/2(a) - Green Network Layer Diagram, Part 2, Volume 3.
- (3) Other reserves shall be created in the approximate locations shown on the Green Network Layer Diagram.
- (4) Unless there is no open space (other than another reserve) within 400 metres then the reserve shall be contiguous to that other open space.

29.3.10 Open Space

Updated 14 May 2012

- (1) All roads, paths, and cycle ways (subject to covenants or consent notices) shall be as shown on Appendix 3X/4 - 4(g) - Movement Network Layer Diagrams, Part 2, Volume 3.
- (2) Recreation and passive open space areas shall be as shown on Appendix 3X/2(a) - Green network Layer Diagram, Part 2.
- (3) All swales and other stormwater treatment train areas including stormwater ponds shall be as shown on Appendix 3X/3 - Blue Network Layer Diagram, Part 2.
- (4) Local Purpose Reserves for stormwater shall not be situated on the areas of open space identified in 29.3.9(1) and (2) without the written consent of the General Manager Asset and Network Planning (or future equivalent) of Christchurch City Council.

29.3.11 Deferred Living G (Density C) - Local Purpose reserve - Stormwater

Updated 14 May 2012

Should the areas, or part of the areas, identified on the Living G (North West Belfast) Zone Outline Development Plan (Appendix 3X/2(a), Part 2, Volume 3) as Local Purpose Reserve - Stormwater not be vested in Council, any application for a residential Density C use of the land shall not be required to be publicly notified under section 95A RMA. The limited notification provisions of section 95B RMA shall still apply.

29.3.12 Information to be supplied with subdivision consent

Updated 14 May 2012

- (1) Information that illustrates how -
- (a) the proposed subdivision; and
 - (b) the location of Densities and key infrastructure accords with the North West Belfast Density and Key Infrastructure Plan and in particular:
 - (i) Density and Key Infrastructure Plan (Appendix 3X/1(a) - Part 2, Volume 3); and associated key policies (Volume 2, Section 11.1).
 - (ii) Layer Diagram Green network; (Appendix 3X/2 - Part 2, Volume 3) and associated key policies (Volume 2, Section 11.1).
 - (iv) Layer Diagram Blue network (Appendix 3X/3 - Part 2, Volume 3); and associated key policies (Volume 2, Section 11.1).
 - (iv) Layer Diagrams Movement network (Appendix 3X/4 - Part 2, Volume 3), and associated key policies (Volume 2, Section 11.1).

- (2) Information to show that staging takes account of the need to prevent clogging of soakage basins with sediments associated with construction.
- (3) Location of high density sites, and/or medium density sites.
- (4) Information that illustrates the proposed subdivision accords with the mix of densities identified in Clause 29.2.1, Part 14, Volume 3 or how that mix of densities will be achieved on land within the applicant's control on subsequent subdivision applications.
- (5) Information detailing any previous consent notice or notices and or memorandum or memoranda of encumbrance registered on the title of the land pursuant to Clause 29.2.1(c)(iii) Volume 3 Part 14.
- (6) Information that illustrates on a site plan what density range (Low Medium, or High Density) each lot is in.
- (7) Measures taken to reduce dust emissions (if any).
- (8) Information that illustrates how the subdivision is to be serviced for sanitary sewer in a way that ensures that not more than one wastewater pumping station (whether permanent or temporary) is required within the Living G (North West Belfast) Zone.
- (9) Information detailing the design and functioning of any intersection connecting the Living G (North West Belfast) zone with Main Road or Johns Road and the outcome of any consultation with the relevant road controlling authorities.
- (10) For comprehensive subdivision and associated land use development in Density A residential areas, building design information detailing how buildings are to satisfy the assessment matter (I) detailed in Part 14, clause 29.4.14(i) Design and Layout.
- (11) Information identifying appropriate remedial and/or site management measures for contamination or landfill gas intrusion to be put in place to make the land suitable for the intended purposes.

29.4 Assessment matters for subdivision in the Living G (North West Belfast) zone

Updated 14 May 2012

29.4.1 Quality

Updated 14 May 2012

The extent to which the proposal will be in accordance with Key Structuring Policies at Part 2, clause 1.20, and the Density and Key Infrastructure Plan and Layer Diagrams in Appendix 3X/1 - 4 - Outline Development Plan (North West Belfast), Part 2, Volume 3.

29.4.2 Connectivity

Updated 14 May 2012

The extent to which the proposal will be in general accordance with the Layer Diagrams Movement network (Appendix 3X/4, Part 2, Volume 3); and the key policies (Volume 2, Section 11.1, and Clause 1.20, Part 2, Volume 3).

29.4.3 Access to outdoor space

Updated 14 May 2012

The extent to which the proposal will be in general accordance with the Green Network Layer Diagram (Appendix 3X/2, Part 2, Volume 3) and the key policies (Volume 2, Section 11.1, and Clause 1.20, Part 2, Volume 3).

29.4.4 Street Trees

Updated 14 May 2012

- (a) The extent to which trees are proposed to be accommodated within the legal road reserve.
- (b) The provision of trees intended to provide a high level of visual amenity.
- (c) The provision of trees which recognise the context and scale of the area in which they are located and the significance of the road in the roading hierarchy.
- (d) Consideration of bird habitat in relation to bird strike issues.

29.4.5 Stormwater

Updated 14 May 2012

- (a) Measures adopted so as to ensure the protection of ground-water quality including treatment of discharges from roads and sealed car parking areas
- (b) The extent to which alternative treatments may be available.
- (c) The contribution made to the visual amenity of the immediate area
- (d) The ability to capture and treat stormwater on site, having regard to the need to avoid the creation of unwanted bird-attracting habitats.
- (e) The extent to which the proposal will be in general accordance with the Blue Network Layer Diagram (Appendix 3X/3, Part 2, Volume 3) and the key policies (Volume 2, Section 11.1).
- (f) the extent to which consideration has been given to the staging of subdivision so as to ensure that soakage basins do not become clogged during site works to give effect to a subdivision consent.
- (g) The extent to which the proposal will be in general accordance with any Living G (North West Belfast) Surface Water Management System Operation and Maintenance Management Plan.
- (h) The extent to which the proposal incorporates stormwater management infrastructure to appropriately provide for the control of stormwater during the period of construction.
- (i) The extent to which the proposal incorporates stormwater management infrastructure to appropriately control stormwater until connection is made to the wider stormwater management system anticipated by the Layer Diagram Blue Network (Appendix 3X/3, Part 2, Volume 3) and the key policy 11.1.19 (Volume 2, Section 11).

29.4.6 Energy efficiency

Updated 14 May 2012

The extent to which passive solar access can be achieved.

29.4.7 Street Scene

Updated 14 May 2012

- (a) The extent to which lot design and orientation will allow buildings to address the street.
- (b) The extent to which consideration has been given to the potential use of back lanes for vehicle access in subdivision layout.

29.4.8 Location of High Density sites

Updated 14 May 2012

The extent to which High Density sites are located so as to provide convenient access to a potential public transport route and wherever possible in close proximity to: a reserve, and/or retail or community facilities.

29.4.9 Mix of Densities

Updated 14 May 2012

The extent to which the application:

- (a) meets the density ranges and mixes specified in rule 29.2.1, Part 14, Volume 3.
- (b) specifies which density range the site is within (thereby defining which development standards are to apply to the site). Note: for clarity and certainty the Council can impose a consent notice or memorandum of encumbrance to this effect.

29.4.10 Access to State Highway

Updated 14 May 2012

In the Living G (North West Belfast) Zone, the extent to which any proposed direct access on to Johns Road other than access in accordance with Appendix 3X/1 or Appendix 3X/4 of the Outline Development Plan (North West Belfast), Part 2, Volume 3, would result in adverse effects on the safety or efficiency of the State Highway.

29.4.11 Sanitary Sewer

Updated 14 May 2012

In the Living G (North West Belfast) Zone, the extent to which the subdivision will necessitate or lead to the construction of more than one waste water pumping station within the development area.

29.4.12 Development of Primary (Spine) Route

Updated 14 May 2012

- (a) The timing of development and connections of the primary (spine) route to provide for dispersed traffic movements to, from and through the Living G (North West Belfast) Zone to protect the functioning of Main North Road and Johns Road.
- (b) The extent to which the proposal provides for passenger transport, including bus stops, anticipated by the Movement Network Layer Diagram, Public Transport Network, (Appendix 3X/4(d) and (e), Part 2, Volume 3) and the key policies (Volume 2, Section 11.1, and Clause 1.20, Part 2, Volume 3).
- (c) The extent to which the design of the Spine Road, including at intersections, provides for the safe movement of vehicles, cyclists and pedestrians.

29.4.13 Contaminated Sites

Updated 14 May 2012

- (a) Suitability of remediation measures to remediate site contamination where soil contaminants are detected at levels which justify remediation or management of the site to protect the health and safety of the occupiers.
- (b) The risk to health and safety of any persons.

- (c) Suitability of remedial and/or site management measures to be undertaken to make the site suitable for the intended purposes.
- (d) Suitability of remedial and/or site management measures to ensure the protection of ground water quality during the remediation process.

29.4.14 Additional Assessment matters for subdivision in the Living G (North West Belfast) zone - Density A

Updated 14 May 2012

(i) Design and Layout

For comprehensive subdivision and associated land use development in Density A residential areas, the extent to which building and site development will achieve the following:

- (a) Developments should consider local environmental conditions included but not limited to the position of the sun and prevailing winds.
- (b) Developments are encouraged to support prominent vistas and view shafts.
- (c) Developments are encouraged to provide a high degree of passive surveillance.
- (d) The extent to which the orientation, size and shape of allotments enables appropriate housing forms to establish that are reflective of Density A.
- (e) The extent to which the orientation, size and shape of allotments is sympathetic to the presence of listed heritage items and seeks to engage or include that item within the overall design.
- (f) The extent to which the orientation, size and shape of allotments establishes a connectivity with prominent vistas and view shafts.
- (g) The extent to which crime prevention through environmental design (CPTED) principles have been included in the design, orientation, size and shape of allotments, the provision of hard and soft landscaping, and the location of street lighting.
- (h) The extent to which the overall design, orientation, size and shape of allotments encourages the minimisation of energy use.
- (i) The ability to minimise the impact of access and garages on the streetscape through subdivision design. In higher density areas to minimise the extent of vehicle crossings and/or garages that face the street and to maximise building frontage and on-street parking regard should be had to:
 - avoiding the extensive use of rear lots which require an additional access leg;
 - the use of rear lanes (via access lots, rights of way or legal road) particularly for narrow terrace housing lots;
 - The use of shared access (via access lots or rights of way).
- (j) The application of appropriate lot dimensions and sizes to prevent the creation of sausage flats with long monotonous facades.
- (k) Avoiding the widespread use of cul de sacs. Any cul de sacs should be short and relatively straight.
- (l) The perimeter of Street building blocks should be no longer than 320 metres to maximize the permeability of the movement network, particularly in relation to pedestrian movements.

Explanation

Proposals will need to demonstrate how the development responds to constraints and opportunities within and beyond the site. Developments should consider amenity for residents, neighbours and the wider community.

Christchurch's climate is temperate with distinctive weather patterns (e.g. prevailing winds and cool, damp winters). Building design should respond to these conditions to ensure comfort for residents. Building design should allow for utilisation of passive solar energy.

On the flat topography of Christchurch, view shafts and vistas to prominent features such as the Port Hills, Southern Alps and Central City skyline create reference points that contribute to the visual amenity of residents.

In higher density residential areas, in particular in respect of shared access ways and lanes, consideration should be given to the provision of passive surveillance. This can be achieved by locating first floor dwellings, windows and balconies that overlook access ways and lanes.

(ii) Relationship with street, lanes and public open spaces

- (a) Buildings should be oriented toward the street and positioned close to the road boundary.
- (b) Active areas of buildings, such as habitable rooms and entrances should, in addition to the requirement to be placed along the street (Rule 6A2.17, Part 2, Volume 3), be placed along the street and public open spaces, particularly at ground level.
- (c) Buildings should have pedestrian entrances that are identifiable, well-articulated and directly accessible from the street or, in the case of rear units, shared access ways.
- (d) Facades of buildings facing the street should have a high degree of glazing that is evenly distributed.
- (e) Fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views.
- (f) Fences should complement the building design.
- (g) Building design and location provide opportunity for passive surveillance particularly in relation to shared access ways and lanes.

Explanation

Boundary treatments have an impact on adjacent streets and public open spaces. A coordinated approach to buildings, landscaping and boundary edges is important to help set the overall appearance for the neighbourhood. It is also important that developments enhance the definition of the street through the continuity of the building edge and height to promote a sense of enclosure and establish a comfortable, well-structured public space. Minor modulation and variance of the building frontage is acceptable to retain site features or avoid architectural monotony, provided that the overall continuity of the frontage is not compromised.

The positioning of main entrances and primary activities (e.g. habitable rooms) along streets and public open spaces increases pedestrian safety, visual interest and social interaction. This is most effective at ground level where views and access points are most direct. Large windows and balconies will maximise the opportunities for surveillance of the street, lanes and public open spaces. A minimum of 25% glazing across these building frontages is a rule of thumb.

Near streets, lanes and public open spaces, front fences, walls and gates should discourage illegitimate entry but maximise surveillance and safety. The location of fully private outdoor living spaces or dense planting along road boundaries and reserves is discouraged at ground level to promote greater community ownership and responsibility of these public spaces.

Fences should complement the development and avoid inappropriate materials like razor wire or broken glass.

(iii) Corner sites

- (a) Buildings on corner sites should orientate towards all adjacent streets and public open spaces and emphasise these corners.
- (b) Pedestrian entrances are encouraged to be located along main pedestrian routes.

Explanation

Poor building location and design at street corners can undermine the overall structure and legibility of an urban area. Poor building location and design of buildings at corner sites can result in visual imbalance and disinterest of built form when forming a relationship with multiple street frontages. Corner sites are important as they orientate people and aid decision making for those moving around a neighbourhood, particularly when viewed across a public open space or at the end of a street.

Primary pedestrian entrances should be located along main pedestrian routes linking to key destinations to help improve their safety and vitality.

(iv) Building form and articulation

- (a) Buildings should be of a domestic scale.
- (b) Buildings in series should avoid excessive repetition of building forms.
- (c) Buildings should avoid façades and elevations whose length or bulk is visually excessive or blank.
- (d) Roofs should be designed to limit continuous ridgelines and minimise the visual bulk of a building.
- (e) The separation of buildings within sites is encouraged to reduce perceived building bulk.
- (f) Architectural features and a variety of materials and colours are encouraged to provide human scale and visual interest.

Explanation

Accepting a variety of building styles, developments should have façade lengths and separation between buildings that create and maintain a high degree of amenity. Overly repetitive building forms ought to be avoided with the design of each building creating a distinctive and varied environment.

Blank facades, particularly those facing the street or open spaces, can be avoided through the addition of architectural features (i.e. entrance porches, bay windows and shade screens) which provide relief, texture or colour. Architectural features, integrated roofs and landscaping can all contribute to breaking up and softening the visual bulk of a development. Separating large buildings to allow views through sites can make new development less intrusive, particularly for neighbours. A rule of thumb for the maximum length of a building façade is 15 metres before a recess of at least two metres or separation of buildings is needed.

Developments are encouraged to use high quality, durable materials and fixings. Use of these materials and fixings will contribute to reduced maintenance costs and responsibilities for residents and foster a sense of ownership within residents.

(v) Landscaping and site amenity

- (a) Car parking, garages, side boundaries, shared access ways, lanes and service areas should be softened by landscaping.
- (b) Lighting, planting, fences and other structures on sites and shared access ways, lanes and service areas should to be designed to maximise safety of occupants and visitors.
- (c) The distribution of landscaping throughout the site and provision for larger vegetation is encouraged.
- (d) Landscape design is encouraged to use locally appropriate plants, including those that minimise water and maintenance requirements, promotes biodiversity and promotes healthy ecosystems.

- (e) For lanes and shared access ways, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximising occupants safety and opportunities for passive surveillance.
- (f) Landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views and should not contain species that are able to reach a size, at maturity, that would require the plant's removal to maintain amenity on the site.

Explanation

Safety is a key consideration throughout developments and should conform to Crime Prevention Through Environmental Design (CPTED) principles. A clear hierarchy of spaces, from public through to private, with well-defined transitions between them and no "left-over" spaces, needs to be established within developments.

Fencing and soft and hard landscaping should be designed in a way that does not prevent informal surveillance of lanes, common or public areas and maintains clear sightlines by avoiding blind corners, hiding places or dark recesses.

Lighting for safety and amenity purposes should be an integral part of the development that is carefully designed and positioned to light all common areas and building entrances without creating a nuisance for adjoining properties. A balanced landscape coverage adds to the Garden City image and the visual outlook of residents and neighbours. Vegetation softens building bulk and boundary fencing, breaks up large paving areas and improves screening for privacy. Use of deeper planting borders allows for larger vegetation, including trees.

Use of locally appropriate plants is encouraged to enhance the neighbourhood character and establish planting which is robust and easily maintained within local climatic conditions. The use of locally sourced native plants is encouraged to promote biodiversity. Plant species should be carefully chosen to ensure that their size at maturity does not create adverse on site amenity effects such as over-dominance and overshadowing of buildings and restricting views from living areas onto the street.

(vi) Outdoor Living Spaces

- (a) Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- (b) Private outdoor living spaces, including balconies and terraces, should link directly to main living areas within the residential unit.

Explanation

The sensitive location and screening of outdoor living spaces, including balconies and terraces, is important to maximise solar aspect and shelter from predominant winds.

It is important that outdoor living spaces are accessible and complementary to the main living areas within each unit. Linking outdoor and indoor living areas together encourages their use, improves outlook and provides greater flexibility for smaller private spaces.

Where communal spaces are provided, they should be easily accessible from each unit, while minimising disturbance to adjacent residents. Where possible, they should offer an area of open space that is sited and developed to provide a positive amenity outlook for residents.

Communal spaces should be of a size and dimensions that is appropriate to the total number of residential units and residents in the development and incorporate facilities that make them attractive, inviting and safe to use (e.g. outdoor seating area, barbecue area, play area, tennis court), while being cost-effective to manage and maintain.

(vii) Service Areas and Utilities

- (a) Service areas should be positioned within a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.

- (b) Rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
- (c) Building services such as external access ways and mechanical, electrical and communications equipment should be integrated within the building to minimise their visual impact, particularly from streets or public open spaces.
- (d) Storage space should to be easily accessible to residents.

Explanation

Service areas (e.g. clothes lines, wheelie bin storage) are often unsightly and can generate adverse noise and odours. The screening or location of these areas away from primary views, along with consideration for containment of noise and odours, is important. The configuration of these areas should enable site facilities that are adequately sized, have a practical use and are conveniently located to each residential unit and service providers.

Any service facilities within close proximity to a street or public open space, which cannot be placed elsewhere, needs to be concealed or of a complementary design to building and streetscape to minimise the visual impact.

Other building service elements (e.g. drainage pipes, lift plant) can add to the visual clutter of developments and should be integrated within overall building design or screened, yet allow for servicing access and future additions. This includes external stairs and access decks which should generally be avoided.

Elements which could be added post-completion (i.e. satellite dishes, heat exchangers) should be allowed for through provision of communal facilities at the outset of development or via appropriate provision of space for these additions at a later stage.

The provision of storage space should accommodate a range of recreational and maintenance equipment, particularly those related to children's toys, sports equipment, bicycles and gardening tools, and be positioned as close to their end use as is possible.

(viii) Residential Amenity

- (a) The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
- (b) Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space and the private outdoor living space of other units within the same development.
- (c) Developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households.

Explanation

All residential units should provide a high standard of amenity with regard to size, purpose, layout, acoustic insulation and privacy. This includes the configuration of balconies to minimise views between upper level residential units and down to ground level private spaces.

Residential accommodation within the City needs to cater for a diversity of living types in order to maintain variety housing choice and the vitality of the City. This mix of unit sizes could include studio or one bedroom units through to multi bedroom units within detached, semi-detached, terraced or apartment housing types.

(ix) Treatment of Lanes

- (a) Define the identity of, and entrance to, a lane through both landscaping and built form elements such as location residential dwellings in close proximity to the street or where they are visible from the street.
- (b) Provision of shared vehicle and pedestrian access with no defined footpath.

- (c) Variation in lane clearway through design by tightening, extending and terminating views within a lane.
- (d) Provision of permanent passive surveillance for all parts of the lane.
- (e) Establish a consistent character for a lane with complementary architectural features on the lane and adjacent buildings.

Explanation

The purpose of providing residential units in close proximity to lane entrances is to provide a gatekeeper function, promote activity and provide passive surveillance in the lane. The use of landscaping can also go to act as a visual cue clearly defining their identity and entrance.

Sharing the space between pedestrians and vehicles by not defining footpaths or carriageways promotes awareness of each other's presence in a confined space. This has the effect of reducing vehicle speeds and improving pedestrian safety within lanes.

Variation in the design of lanes provide visual interest and it can be achieved through variation in width, the location of the elements and landscaping textures thereby ensuring they are not viewed on the same vertical plane or appear overly long.

A safe streetscape can be achieved through design that considers the composition of garages, lofts, carports, uncovered spaces, entrance ways, lighting and landscaping. Design should avoid areas on lanes and access-ways that are not subject to passive surveillance from overlooking first floor dwellings or studio windows and by providing sufficient transparency from private yards to laneway.

An interesting streetscape can be established through the use of a limited range of complementary architectural features, for example garage doors, fences, and paving. They could be constructed of varying materials to suit each residential unit design and provide variation to the laneway.

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30.0 Subdivision of land - Reasons for rules

Updated 30 April 2011

30.1 General

Updated 30 April 2011

The reasons for subdivision rules complement those for land use activities, particularly in respect of allotment sizes, but also in relation to other matters such as protection of natural areas, water quality, and provision of open space. This recognises that subdivision acts as a framework for subsequent land use activities for many forms of development. The imposition of conditions at the subdivision stage is logical, given that it would be impracticable to make piecemeal provision for services upon individual properties being developed. The best time to co-ordinate the provision of all necessary services is during the subdivision process, assuring each allotment can provide for land uses to be established as permitted activities. Such services as sewerage, water, power and telecommunications are usually necessary to protect both natural and physical resources, and standards of amenity. In the case of standards generally, the rules have as far as possible been written to address effects, not the type of land tenure chosen.

In the case of services provided competitively, the rules merely ensure that provision for co-ordinated supply is made, not who the supplier should be.

In some cases a joint consent for land use and subdivision activities may be necessary, such as where subdivisions result in a land use activity not meeting other standards (eg. a subdivision resulting in a dwelling not having an adequate setback from a new boundary).

The conditions that may apply to a subdivision are extremely variable, dependent on location; the presence of natural hazards; its scale and topography; the adequacy of existing and proposed services; a need for protecting easements; and other factors. Accordingly it is difficult, if not impossible, to determine in advance what pre-conditions may exist for a permitted subdivision. Accordingly, all subdivisions are at least controlled activities, except those that may be discretionary, non-complying, or (in the case of a few small specific areas), prohibited activities. Failure to meet specific development or critical standards will require a discretionary or non-complying subdivision application, respectively.

The rules for provision of services are based on the premise that the standards required are a consequence of the scale and type of subdivision activity proposed, and where necessary, the existing or proposed land uses taking account of the applicable zone standards.

The objectives and policies for subdivision are set out in some detail and cover the reasons for requiring provision of services. Accordingly the reasons given for the rules in this section are brief.

Engineering standards are set out in a separate code of practice for subdivisions. It is considered inappropriate and cumbersome to incorporate detailed construction standards in a document such as the City Plan. The relationship with subdivision rules is therefore that compliance with the code is deemed to be an acceptable (but not the only) means of compliance with rules on provision of services upon subdivision.

30.2 Categories of subdivision activities

Updated 30 April 2011

The categories of subdivision reflect the importance of particular aspects:

- prohibited subdivision activities

where natural hazards or potential for subsequent land use conflicts are high.

- non-complying subdivision

where subdivision standards are closely related activities to, and essential for, achieving sustainable land use, protecting amenities and character, or environmental protection (eg allotment sizes, access, reserve/esplanades).

- discretionary subdivision

as for non complying subdivision, and also the activities ability to connect to key services and utilities.

- controlled subdivision

applicable to all subdivisions, reflecting the activities variability in circumstances that can occur with subdivision applications.

Because subdivision of land frequently includes an existing building already established on the original parcel of land, and which is to be retained on a newly defined allotment, it is important to distinguish between the varying categories of subdivision application as is set out in clause 3. Compliance with critical or development subdivision standards may conflict with the respective zone standards for the existing or intended land use, an example being a new subdivision boundary which may result in an existing building not meeting setbacks or other standards.

30.3 Allotment sizes, numbers and dimensions

Updated 30 April 2011

The reasons for allotment sizes in rural and living zones are covered in detail in the Statement of Objectives and Policies, and in the reasons for rules relating to site density in zones. The protection of natural resources in rural zones and of residential character and amenity in living zones, are fundamental to the environmental outcomes in those zones. Minimum average allotment sizes have been required in a number of zones to minimise the impact of development as a whole on the amenities of the local area, adjoining areas, and in some cases for the wider City. Maximum net allotment areas have been specified in some areas of the City to ensure that overly large allotments do not establish. Such allotments are not considered an efficient or sustainable form of urban development. Managing the overall size of allotments will better achieve the consolidation objectives and policies for the Living zones. The subdivision standards must be consistent with the land use standards for rural dwellings and for residential site density. In the Rural Hills and Rural 6 Zones, a combination of landscape and ecological values requires a large subdivisional minimum area reflecting controls on buildings and disturbance of plants and the ground surface. The lot sizes chosen for living zones are a balance between a need for infill and urban consolidation on one hand, and the protection of character and amenity on the other.

Allotment dimensions are specified to ensure that in living zones particularly, the land parcels are of a shape such that complying buildings can be reasonably placed on them at a later stage. The allotment sizes and dimensions are identical for all forms of ownership. The standards are designed with the household in mind and those requirements and standards are the same irrespective of the form of ownership, be they in fee simple ownership, cross-lease, unit title or rental accommodation. These provisions also apply to some open space and special purpose zones where disposal of land for residential purposes can be undertaken.

In living zones the minimum allotment standards are set as critical standards, eg, 450m² in the Living 1 Zone. Any proposed subdivision that creates vacant allotments less than these minimums will be a non complying subdivision activity. However, a reduced minimum area is allowed in living zones where the subdivision is designed in conjunction with an existing or proposed building, as the design can be tailored to the needs of the site and proposed or existing buildings. It offers opportunity for greater diversity of building design on the allotment.

Reduction is possible under the provisions of Clause 4.3.8, Allotments with existing or proposed buildings, expressed at the critical standard level. For example in the Living 1 Zone the minimum allotment size with a building commitment may be reduced from 450m² to 420m². The concern here is with density, regardless of whether the building complies with all the zone standards. However such reductions require assessment as both a discretionary subdivision activity, and discretionary land use activity (refer relevant clauses in living zone rules).

The allotment frontage rule along Milns Road and Sparks Road is included to reinforce the consolidation of the urban area and to improve the landscape quality of the rural-urban interface. The establishment of a

successful transition between the urban and rural area that incorporates a combination of design elements including the location and style of planting, fencing design or lack of fencing, the position of buildings and the setback of the buildings.

Exceptions from the minimum net area are also made for elderly persons housing units where they have a gross floor area of less than 80m², or in some locations less than 65m². The way in which elderly persons housing unit can be subdivided in the Plan has been restricted. The reason for this is to ensure that separate titles are not created for each elderly persons housing unit. If separate titles were issued for each elderly persons housing unit then there is the potential for these titles to be sold to people who wish to extend the unit and therefore create additional non compliances. In addition, there is the potential for people to sell their elderly persons housing unit to people who are not considered to be elderly. These effects are unlikely to occur if the elderly persons housing complex is managed by a body corporate or is held under one title. In addition, in some special amenity areas more restrictive rules may apply (Refer to Part 2, Clause 10.1.1 for reasons for these exceptions).

For other zones, the factors which may contribute to allotment size and dimensions are so variable that no standards are set. Instead the site size will be constrained only by the requirements applicable to land use activities, and by having regard to assessment matters. A similar concept applies to comprehensively designed units in the higher density Living 3 and 4 Zones. Here the allotment size and dimensions will be determined by the land-use standards including those on the height, location and bulk of buildings. Such an approach has not been adopted in the Living 1, Living H or Living 2 Zones, because although acceptable building designs may result, so could an intensive building character inappropriate to the character of those zones.

Living zones on the edge of the urban area and lots on the rural zone boundary are in some cases subject to prohibited activity status, in order to maintain a firm urban/rural boundary in locations vulnerable to pressures for urban expansion. In an area in proximity to the approach to the runway at Christchurch International Airport (that part of the Living 1E Zone west of the 50dBA Ldn) line, further subdivision is also restricted, in order to limit the number of residential units and potential complaints about aircraft noise. The development of the North Halswell area (generally bounded by Templetons, Halswell, Dunbars and Wigram Roads) could ultimately result in 1700 additional residential units. The site is bisected by the Southern Arterial designation with a deferred Living zoning applying to that part of the area between the designation and Wigram Road. The level of traffic generated from development of such a large area is such that no more than 600 additional allotments should be reliant on access to the adjoining road network before completion of the Southern Arterial. The staging of development is such that the Arterial may well be completed prior to the addition of 600 additional residential units, and the rule will in any event cease to have effect when its completion renders it unnecessary. This rule is intended to mitigate any unacceptable impacts and congestion that would otherwise occur if the Arterial were not in place. The number of allotments served by the subdivision of Part Lot 7 DP 21464 (off Karnak Crescent, Russley) has been limited to lessen traffic effects on Karnak Crescent, after agreement between residents and the subdivider. The number of allotments served solely off Kintyre Drive (Masham) has been limited to 200 to avoid the adverse effects of traffic entering or leaving Kintyre Drive from Masham Road.

Urban development at the top of Worsleys Road in the LHB Zone is a prohibited activity until the Conservation 1 land at the head of Hoon Hay Valley has been permanently protected through a covenant. The protection of this bush is accepted as environmental compensation for the adverse environmental effects of the urban development of this part of the Port Hills.

In the Cashmere and Worsley Valleys urban development has only been permitted on the basis of the land, landscaping, and tracks that have been offered as environmental compensation, as determined by the Environment Court, and which are in excess of any development contribution for reserves. Urban development is deferred until that compensation has been provided and flood mitigation and other works are completed or committed to.

Subdivision of land previously associated with the Wigram Aerodrome, as identified in Appendix 3r, Part 2, for residential development is permitted on the basis of the construction of a stormwater ponding basin to avoid, remedy and mitigate the potential adverse stormwater effects on the Heathcote Catchment. Without the immediate provision of the stormwater ponding basin, additional residential development of this land will further contribute to, and exacerbate, the potential risk of flooding in the Heathcote Catchment. This will ensure that water quality is maintained (surface water and ground water) and the opportunities to enhance recreational and ecological values are maintained. A limit on the total number of lots has been imposed because of the current capacity constraints in the Christchurch City waste water system. While it is recognised that there is currently insufficient capacity in the system to service all of the land identified in

Appendix 3r, Part 2, investigation work undertaken by Council staff confirm that there is capacity for no more than a total of 100 residential units. The Council has a major sewer upgrade programme in place to provide additional capacity for growth. Once this work is complete, there will be sufficient capacity to cater for the staged development of areas of South West Christchurch. The requirement for traffic signalisation at the intersection of Springs Road and Corsair Drive is seen as an important pre-requisite. Currently, there are large peak period delays experienced at the Springs Road intersection for motorists wishing to turn into Springs Road from the Wigram area. Signalisation of the Springs Road / Corsair Drive intersection will enable safe and efficient access from the Wigram area onto Springs Road. Without signalisation, delays are likely to increase which has the potential to adversely impact upon traffic safety. The requirement for traffic signalisation at the first stage of subdivision will avoid, remedy and mitigate the potential for adverse traffic effects on Springs Road. Further, traffic signalisation will create a safer pedestrian environment for the surrounding living environment, in particular, the nearby primary school. The requirement for a development plan over this area will ensure the Council's infrastructural networks are managed in a co-ordinated and integrated manner.

The rules on boundary adjustments recognise that, provided existing lot sizes are not diminished, the effects of such adjustments are minor, as no additional lots are created. The rule on amalgamation ensures that complying activities result where amalgamations occur across zone boundaries.

Where an average minimum lot size has been specified, lots twice that minimum and larger have been excluded from the calculation of the average. This is to ensure that if such lots are subsequently further subdivided, the average for the area as a whole is not reduced below the average intended.

30.4 Property access

Updated 12 March 2012

The rules on property access are primarily to ensure that adverse effects of inadequate (or non provision of) access, such as congestion, off site parking, lack of pedestrian/cycle provision, do not arise.

In Brooklands, in the areas north of Harbour Road and Beacon Street (in the vicinity of Dartford Street) new roads and vehicular accessways are required to improve the amenity and interface between the Living RS zone and Conservation 1A zone, by providing an outlook to and from new residential development and the adjoining ecologically sensitive Conservation 1A zone to minimise the adverse effects of inappropriate development along the zone boundary.

The road designation and limited access rules are to ensure the roading standard in the subdivision is consistent with the likely use and intensity of development expected, and the safety and efficiency of adjoining roads.

The creation of separate allotments allows the Council the opportunity to acquire the land when funds are available and eliminates the division of properties when the land is taken at the appropriate time.

Road gradient requirements recognise the requirements of section 329 of the Local Government Act to state in the plan where gradients steeper than 1 in 8 are permitted. The 1 in 6 maximum thus stated in the plan is considered the steepest gradient suitable for the safety of all road users.

The construction of an alternative through road from Moncks Spur Road to Mt. Pleasant Road is essential for the development of the Living HA Deferred Zone on Moncks Spur. The benefits of such a through road was one of the reasons the land was allowed to be zoned for urban development.

A number of specific requirements are included to ensure urban development in the Cashmere and Worsleys Valleys area does not adversely affect adjoining areas. To protect the existing vineyard from the cold air being dammed across the valley by roads, road access to most of the development is required to be located towards the western side of the valley system. To adequately accommodate the level of traffic that would then use the intersection onto Worsleys Road at the hairpin bend, the bend needs to be eased. If the development exceeds 250 households the volume of traffic generated will also necessitate the realignment and signalization of the Worsleys/Hoon Hay Cashmere Roads intersection, and the cost of this is to be borne by the development. No access is permitted onto Shalamar Drive due to the limitations of the intersection of that road onto Cashmere Road, and provision is required to be made for vehicle access to the Living HB land to the west so that it can be developed further .

Access to the Musgroves site, which is shown in Part 3, Appendix 10, is limited to one access point to Wigram Road and one to the future Aidanfield Drive extension. These access points must be linked by an internal road to maintain the efficiency of the local road network and avoid adverse effects on the transport system. To enable development of the site before the Aidanfield Drive extension is constructed the internal road is permitted to be built in two stages, the first of which is the creation of a temporary cul de sac. The layout of the internal site road, the number and spacing of vehicle access points to the site, footpath and amenity strip recognise the requirements of the New Zealand Standard 4404:2004 and the Council Infrastructure Design Standards.

The Business 4 activities on the Musgroves site have the potential to generate a significant number of vehicle movements which could create congestion, cause delays at the intersection of the internal site road with Wigram Road and compromise the safety of the receiving road environment before the Southern Arterial extension is operational. To mitigate these potential adverse effects restrictions on access to the Musgroves site and specific intersection design requirements are introduced. Separate left and right turning lanes to and from the site at the Wigram Road intersection are required so that the performance of the intersection does not deteriorate to an unacceptable level prior to the opening of the Southern Motorway extension and / or the opening of the alternative access to / from the Aidanfield Drive extension. These measures will ensure that the anticipated future arterial function of Wigram Road and its efficiency and safety are not compromised.

The community standards on road access (including private ways, service lanes, accessways, pedestrian access and service lanes) are included to ensure that a sustainable roading/access network, consistent with the pattern on adjacent land is established; that the system promotes safety and avoids congestion; and to allow options for pedestrian, cycle and vehicular movement to be maintained. It is estimated that a dwelling unit on average will generate about 10 vehicle trips per day, and that where more than 150 vehicle trips per day are required, a road is necessary to ensure safe and efficient vehicular movement.

The Living 1F Zone located at the edge of the urban area on Prestons Road is specifically tailored for the establishment and operation of an elderly persons housing complex. Any form of residential development not directly associated with the specialist nature of the zone is non-complying activity. It is on this basis that subdivision below 4ha in the Living 1F Zone is subject to non-complying activities status, recognising the licence to occupy arrangements typical of elderly persons housing complexes. It is intended to send a clear signal to the community that development within the zone is limited to elderly persons housing and associated care facilities, and strongly discourages subdivision within the zone that would otherwise prevent this outcome, and threaten the consolidation of the urban area.

Specific reasons for rules include:

- width of carriageways, etc. relates to anticipated volume of traffic, its efficient movement, and safety of all road users;
- provision of footpaths and berms to promote pedestrian safety, and planting to enhance amenity values;
- turning area and passing bay design to be adequate for the numbers of potential users, and avoidance of hazardous and/or inconvenient reversing manoeuvres;
- corner roundings to facilitate pedestrian movement and safety (sight distances);
- where the topography of hillside roads prevents vehicular access onto allotments, separate garaging in other more suitable locations may provide a means of satisfying land use traffic standards, eliminating roadside parking. Such garaging provides a relatively secure, safe site for those allotments unable to provide that facility on their own allotment;
- the naming of streets is important with respect to the need to avoid confusion in names, with adverse impacts on deliveries or operation of emergency services. It also relates to requirements under section 319B of the Local Government Act;

The reasons for rules on controlled subdivision activities (property access) are:

- to ensure that adjoining land can, where necessary, be reached for future access, including co-ordinated roading linkages;
- to ensure that the costs of providing services such as roads (which can be utilised by later subdivisions) can be fairly apportioned, such as through point strips;

- to ensure adequate alignment and location of roading and access for safety, convenience, and sufficient lighting for safety and security;
- construction standards which are sufficient to ensure roads and access can be used without visual detraction, noise, dust or other nuisance.

The restriction on kerb and channel in the Living RS Zone has been included to clearly signal to developers that any development on existing road frontages (albeit owned by the Council) or any new roading, is to utilise the current subsoil drainage and soakage chamber system specifically provided in this particular zone. This settlement has drainage difficulties and a particular rural village character which makes conventional kerb and channel systems inappropriate.

In the Living G (East Belfast) Zone a number of specific requirements are included to ensure provision is made for pedestrian and cycle facilities connecting the development to the existing area of Belfast. Restrictions are also imposed in respect of the length of urban development blocks to limit walking distances and to promote permeability. Building setback and acoustic insulation requirements are imposed in relation to sites in proximity of the Main North Railway Line and Northern Arterial Motorway Designation.

30.5 Esplanade reserves, esplanade strips and access strips

Updated 30 April 2011

The Act contains specific provisions in section 229, reinforced in section 6, which place an onus on the Council to make provision for esplanades, except in terms of justified exceptions under section 77 of the Act. This also relates to the width of esplanades, where these are less than 20m (rivers and coastline).

Exemption from the provision of esplanade reserve or the creation of a strip is provided where it is considered such a requirement would have an unfair impact on other owners of the land.

- On cross-lease or unit title ownership, where buildings are erected or altered after the production of the original plan, new plans of subdivision are required to show the new work in order that such alterations may be shown on the certificates of title. Vesting esplanade reserves would require the original landholding to be diminished, with a full new survey plan. One owner changing a building should not force other owners to surrender their land.
- In many instances fence lines are not erected on the correct boundary alignment and minor boundary adjustments to incorporate such incorrect alignment should not invoke the vesting of esplanade reserves.
- Road designations and public utilities are usually beyond the control of the individual property owners, and when such land is taken no additional allotments for other land uses are created and again such taking should not invoke the vesting of esplanade reserves.

Large sections of waterway within the Christchurch City Council area, particularly along the Avon and Heathcote Rivers, are already incorporated within esplanades or road reserves. Policies in the City Plan make continued provision for acquisition of esplanades along waterways in both urban and rural areas.

An exception to the provision of esplanade reserves is in those parts of the urban area where intensive subdivision and development has already taken place along rivers particularly in parts of the upper reaches of the Avon River and the Waimairi and Wairarapa Streams. In these sections of waterway no requirement has been made for esplanade reserves. Along much of these waterways it would be impracticable to provide them because of the presence of existing buildings close to waterways. More importantly many of the allotments are too small to be subdivided to allow land to be set aside for esplanade purposes. In arriving at this position, the Council has taken full account of the fact that the acquisition of esplanades is a very long term concept and has concluded that even over the long term, the likelihood of a continuous (or even largely continuous) connection of esplanades from subdivided sites on these waterways is unlikely to occur.

The width required for esplanades has been determined according to the highly varied circumstances of the waterway concerned, which include the nature and width of the river itself, the value of the waterway for public access, the ecological values of the waterway, and the building pattern existing adjacent to the waterway.

The rules specify a width for particular sections of waterway which if provided will satisfy the plan's requirements for esplanade provision. Where any reduction this width, including an exemption from the requirement is sought, a discretionary activity consent is required, with the extent of esplanade provision dependent on the nature of the waterway in the vicinity of the site, and the circumstances applicable in that case. This approach has been adopted because it is considered to be a reasonably sensitive reflection of the variable character of city waterways, rural and urban, and the application of section 229 of the Act to different sections of waterway.

In the case of the land between Cashmere stream and Worsleys Road, the provision of a 20 metre esplanade reserve, and access to it, was part of the justification for the residential zoning of the land and, as such, is a prerequisite for any such development.

Within the rural areas it is considered more appropriate to provide for esplanade strips, particularly as many allotments are over 4 hectares in area, and access and ecological values can be adequately protected through this mechanism. An exception is made for the Lower Styx River where a tow path in public ownership already exists along the river, and even allowing for areas where the waterway is no longer in its surveyed position, it is considered that the provision of an esplanade reserve along this section of waterway is more appropriate.

In a few instances, such as the upper reaches of the Otukaikino River, the likely position of future access strips has been identified in the Plan to provide access to these waterways which would otherwise be isolated without a means of through access. In other cases however, it is impracticable in advance to determine where an access strip may be required, and the circumstances of particular subdivisions will be considered in terms of whether an access strip may be required.

Along the coast an esplanade reserve width of 20 metres is normally specified in the Plan, although within the city much of the coastline is already in public ownership to a width far exceeding this figure. The exceptions are a few portions of coastline in Redcliffs where the extent of building and subdivision is such that some sections of land along the coastline would be unable to be subdivided in order to provide an esplanade reserve of 20 metres in width. Some land also fronts legal road where esplanades cannot be taken, and in other locations a reduced width is allowed for.

The rules on esplanades are complemented by rules elsewhere in the Plan, (Part 9, Clause 5) relating to filling, excavation and building adjacent to waterways. These rules are designed to ensure that any building and filling activities do not compromise the natural functioning or values of waterways and in some cases to preserve future options for the acquisition of esplanades. These rules will however also apply to waterways which are not of sufficient width to justify the acquisition of esplanades.

The Appendix to the esplanade rules describes the various parts of each water body giving the widths of the required reserve or strip. Notwithstanding that much of the land adjoining the respective water body is already held in public ownership, any dealings with such land shall in the first instance, make provision for the required reserve or strip. If any part of an adjoining road is stopped, then that part with frontage to the river or mean high water springs mark shall become an esplanade reserve or where applicable have an esplanade strip created.

30.6 Natural and other hazards

Updated 30 April 2011

The rules on natural and other hazards recognise both known hazards but also other hazards, the extent of which may only be suspected. The extent of natural hazards on any particular area of land may be uncertain and not fully established until such time that detailed site evaluation is undertaken. Where this uncertainty exists, the controlled activity provision in the rules enables necessary site evaluation to be undertaken, so that mitigation measures can be identified. Because the nature and extent of some natural hazards cannot readily be determined in advance, most are not identified in the Plan itself, but on a separate hazards register, and are assessed as matters to be taken into account on controlled activity subdivision application.

Hendersons Basin, Hoon Hay Valley, Cashmere-Worsleys and Lower Styx ponding areas and the Cashmere Stream floodplain act as natural detention basins reducing the extent of flooding down stream following storms events. This provides further support for the minimum subdivision standards in those parts of the rural zones. More intensive development within these areas will be subject to flood damage in storm events and result in increased flood damages to properties adjacent to these areas and down stream.

The southern end of the New Brighton Spit is subject to natural hazards arising from coastal processes. Coastal processes, particularly erosion, have the potential to adversely affect development. The area is a sensitive environment where more intensive development also has the potential to exacerbate coastal erosion. For these reasons further subdivision of this area is considered inappropriate in most circumstances and is a non-complying activity.

An area of new urban development is proposed for land in and between the Cashmere and Worsley Valleys. Some of that area lies within the existing Cashmere/Worsley flood plain which holds water during rainfall events, reducing potential flooding downstream. The urban development of this area is prohibited to avoid the risk of flooding of such development within the area or downstream areas, unless works are undertaken to avoid these risks. The rules require, as a minimum, that the land areas for urban development be developed in conjunction with modifications to the retention area to maintain the volume of water currently able to be retained, plus any additional water from the urban development itself. However, the rules also allow for the possibility of the Council seeking to increase the volume retained., with the Council being responsible for any increased costs that may arise to achieve the increased volume. The rules also include requirements to ensure the final design is safe and functionally efficient, that it protects the historic stone-walled drained, that it is adequately planted, and that it does not adversely affect roads in the area.

In the Living 1 Deferred Zone to the west of Philpotts Road and south of Winters Road, filling of the land to 15.3 metres (relative to the CBD Datum) is required for residential development because of the high potential for flooding and prolonged stormwater detention below this level.

An area of new urban development is proposed between Cashmere Stream and Worsleys Road. As the area is subject to flooding, development of this area is prohibited until necessary flood mitigation works are undertaken.

The Plan also deals with other hazards, two examples being soil contamination and land formerly subject to filling. There are areas of land within the city such as former sawmill sites, where subdivision may be inappropriate until such time that any contaminated soil is appropriately disposed of. In some parts of the city, areas of land have been subject to filling with unconsolidated materials which are unsuitable for building, at least without specialised design measures.

30.7 Water supply

Updated 30 April 2011

The subdivision rules on water supply are aimed at dealing with two matters: firstly the adequacy of the water supply in terms of volume, and secondly the quality of supply for human consumption. The Council provides a reticulated water supply to much of the city's area which for health reasons is required in preference to alternative independent supplies of water. Independent supplies will be accepted in rural locations which are remote from the Council's reticulated system. The right to take water (and the amount to be taken) is a matter which any applicant would have to pursue with the Canterbury Regional Council.

The development of areas of land through the subdivision process raises a need in some cases, to require upgrading of water supply infrastructure and the extension of reticulated water supply to service new development. This can also include conditions that sites be set aside for water supply purposes, for example, reservoirs or pumping stations. The reason for this relates to public health, convenience and efficient use of supply infrastructure.

30.8 Stormwater

Updated 12 March 2012

The reason for these rules is to deal with the need to provide an outfall for stormwater and an adequate reticulation system to dispose of it. The primary reason is to avoid adverse effects on adjoining land if stormwater disposal is inadequate. There is also the need to control the effects of stormwater disposal on the quality of surface water.

The rules also enable sufficient measures to be required for dealing with the control of sediment, contaminants and litter which may accumulate in stormwater systems upon the development of land.

In the Special Purpose (Wigram) Zone Area B the means of disposing storm water shall be by systems such as swales, retention ponds and soakage. This is to ensure that water quality is maintained (surface water and ground water), the risk of flooding in the Heathcote catchment is minimised, and opportunities to enhance recreational and ecological values are maintained.

In the Business 4 zone on the land known as the Musgroves site shown in Part 3, Appendix 10, the means of disposing storm water shall be by a first flush treatment and detention basin system with a flow control to the receiving surface water - Dry Stream. This is to ensure that discharge of stormwater into contaminated landfill areas of the site is avoided, the surface water and ground water quality is maintained and the risk of flooding in the Heathcote catchment is minimised.

Urban development of the Living HA Deferred zone on Moncks Spur is deferred until works have been undertaken to deal with the resulting stormwater and the potential flooding downstream.

In Living G (East Belfast) stormwater management areas and open space reserves are located alongside each other, with provision to ensure that land set aside for stormwater management does not include areas dedicated for recreation purposes.

30.9 Sewage disposal

Updated 30 April 2011

The primary purpose for the subdivision rules on sewage disposal relate to the impacts of land development on surface and groundwater quality. The rules are also to complement the rules of the Canterbury Regional Council relating to water management.

As with water supply, the Council provides a reticulated sewerage system to most of the urban area of the city, supplemented by two community systems at Belfast and Templeton. There is a strong preference for ensuring that domestic sewage disposal is disposed of where possible to the Council's reticulated system, because of the greater certainty of co-ordinated and adequate treatment. Where this is not possible as in some rural areas, provision for on site disposal systems will be provided, subject to the suitability of ground conditions in the area, the size of the site, and in accordance with the requirements of the Regional Council.

The provisions for sewerage disposal in rural areas complement rules in rural areas on allotment sizes and permissible dwelling house density.

In urban development, the rules will enable the Council to assess such matters as the capacity of the proposed and existing systems serving subdivisional development and provision where necessary of pumping stations.

30.10 Trade waste

Updated 30 April 2011

Trade waste disposal normally associated with business developments of a heavy industrial character can create effluent of a type and volume which is considerably greater than associated with land use generally.

In some parts of the city, such as the Halswell Junction Road area, there are limits to the capacity of the reticulation system and its ability to deal with trade wastes. Accordingly there may be some restriction on land use activities following subdivision. As with sewage disposal and water supply, the rules may also require provision to be made for as pumping stations should this be necessary.

30.11 Energy -Telecommunications

Updated 30 April 2011

The reasons for these rules are for similar reasons, as both of these utilities are deemed to be essential services within most developments. The rules require an ability to connect to an energy and telecommunications system, rather than determining which utility operator should provide the service. The intention of the rules is to enable an assessment to be made of the adequacy of the existing systems,

whether any upgrading is required, and whether any on site provision needs to be made for kiosks or other special sites for supporting the provision of energy and telecommunications.

The provision of a gas supply is not a requirement upon a subdivision but should such a system be proposed, the rules are incorporated to deal with the adequacy and safety of the system proposed.

An essential provision of the energy and telecommunications rules, is a requirement for each individual allotment to be able to connect to a supply at the boundary of its net area. This is to ensure that the services which are expected by subsequent land purchasers are adequate, and service provision is co-ordinated.

30.12 Easements

Updated 30 April 2011

Subdivision rules enable each subdivision to be assessed in terms of any requirements needed to protect existing services and ongoing security of supply, regardless of changing land ownership. Easements may apply in gross in the Council's favour, for private purposes, or for protection of network utility operators. This is to achieve adequate continuation and co-ordination of services within areas which are to be subdivided into multiple ownership.

The purpose of easements is to enable access for maintenance works and the replacement of existing services where necessary. Private easements may also be required on river banks for river maintenance, or through reserves where this may be necessary.

30.13 Building locations

Updated 14 November 2005

These subdivision rules enable the Council to impose conditions in terms of building sites within a subdivision and in support of rules or conditions that may be imposed in respect of natural hazards. Conditions on building location may specify that particular parts of a site are unsuitable for building because of floodplains, erosion potential etc. Other conditions that may be imposed under this rule include minimum floor heights in order to mitigate the potential effects of inundation, although these can only be set at the levels specified under the Building Act, which provide only limited protection.

30.14 Preservation and provision of vegetation and landscape features and conservation purposes

Updated 30 April 2011

The purpose of these rules is to provide one of a number of mechanisms for the protection of key natural or physical features which may be within a proposed subdivision. These can be protected either by special conditions or covenants, or by the setting aside of land for vesting in the Council. Such features may include protected trees (whether listed trees or otherwise) and areas which may be of particular amenity value.

In some cases the protection of such land will be sought by discussion and negotiation as a prelude to any consents being sought for rezonings or subdivision.

In the case of the urban development of the land in, and between, the Cashmere and Worsley Valleys, the purpose of the rules is to require additional planting to mitigate the impact of that development and to achieve the landscape quality sought by the City Plan policies at the rural-urban boundary.

A development plan applies to land on the upper slopes of Worsleys Spur to ensure that development will harmonise with the natural character of the rural Port Hills when viewed from a distance. Gullies shown on the plan will be required to be managed to ensure that a cover of native tree species regenerates or eventuates with judicious planting. This will soften the potential impact of residential development in the area. Allowing existing broom and gorse to remain will encourage regeneration. Planting will be required at time of subdivision where there is no suitable nursery cover already in place. The development plan also requires roads to be located generally on the top of the sub-spurs, rather than across the slope of the spur, to minimise the visual impact.

The requirement for a landscaping strip in that part of the Richmond Hill Living HA Zone will achieve the objectives of enhancing the City's environment and Garden City image. This rule specifically seeks to soften the impact of the built environment without detrimentally affecting views of future residents on Richmond Hill. Consequently, the purpose of the rule is to mitigate the visual effects of new residential development as viewed from Sunner.

The vesting of a significant area of land on the Port Hills in the Council as reserve and landscape planting on the edge of the Living HA Deferred Zone on Moncks Spur are essential to compensate for, and mitigate, the visual effects of this urban development on the Port Hills. The zoning of this part of the Port Hills for urban development was only allowed because this was to occur. In addition tracks are to be provided to give public access through the proposed reserve and a restriction is imposed on planting near the reserve to avoid introduced species spreading into the reserve and adversely affecting the ecological values.

In terms of land in the vicinity of the Styx River and Styx Mill Reserve, and the shelter belt to the east on Glen Oaks Drive is no longer required as part of the urban - rural boundary and in fact would adversely affect the residential use of the land.

30.15 Provision of land for open space and recreation

Updated 30 April 2011

Outdoor areas for sport, play and enjoyment of the open air are an integral part of the recreation requirements of any community. Open spaces with tree and garden plantings are also important to enhance and maintain the visual amenity of all parts of the city. Such areas contribute towards the quality of the city's environment, providing aesthetic coherence, cultural and recreational pleasure, and as a contribution to the garden city image.

The Local Government Act enables Councils to require development contributions (cash and/or land) to be paid for reserves (for open space and recreation) at the time of subdivision consent. The Council has decided to require contributions for reserves under the Local Government Act 2002, rather than under the financial contribution provisions of the Resource Management Act, because:

- the Council considers that this is the most efficient and effective mechanism for requiring contributions towards reserves and network infrastructure growth at the time of development and/or subdivision; and
- it enables the Council to integrate this funding mechanism with forward planning for all Council funding for, and expenditure on, infrastructure and reserves growth.

The Council has prepared a Development Contribution Policy, by way of the special consultative procedure, as part of its Long Term Council Community Plan (LTCCP). Under this Policy, development contributions are required for land and/or cash for reserves at the time of subdivision consent.

The subdivision consent process provides the opportunity for the Council and the subdivider to reach an agreement on whether a cash and/or land contribution is appropriate in the circumstances, so that it is possible for the Council to acquire suitable land as, where and when opportunities arise. Where a contribution of land for open space and recreation is to be required, the subdivision consent will include conditions relating to the location and the layout of the land and any requirements for the formation of that land prior to its vesting in the Council, where applicable.

The taking of land, rather than cash, contributions recognises that, as the City grows, both in population and housing areas, there is a continuing need for more land to satisfy open space and recreational needs, new areas of which will inevitably become more difficult to acquire in appropriate locations as the City becomes intensively developed. Opportunities can also arise at the time of subdivision to protect or enhance significant mature trees, significant areas of indigenous vegetation, margins of waterways and other significant natural features, or historic and cultural features of significant natural features, or between other areas of public open space and community facilities, can be provided. In addition, the Council acknowledges that, in designing a subdivision, the subdivider has a good understanding of the needs of the potential occupiers in order to ensure that the subdivision is attractive and satisfies those needs.

In other circumstances, when a land contribution is not appropriate, development contributions as cash funding towards Council expenditure on reserves for open space and recreation will be required under the Development Contributions Policy

(In some cases the contribution of such land will be sought by discussion and registration as a prelude to any consents being sought for rezonings or subdivision.)

30.16 Outline Development plan for the Living G (Yaldhurst) Zone and Living G (East Belfast) Zone, Living G (Awatea), Living G (Prestons) and Living G (North West Belfast)

Updated 14 May 2012

Comprehensive Outline Development Plans, together with urban design principles to be followed in the development of this zone have been included to enable new peripheral residential growth as a Living G zone. In the case of the Outline Development Plan associated with the Living G (Awatea) and (Halswell West) Zones, and area of Business 1 Commercial Area and Business 7 zoned land is included. In the case of the Outline Development Plan associated with the Living G (Wigram) Zone, an area of Business 4 and Conservation 3 zoned land is also included. The purpose of the outline development plans is to assist the Council in managing the effects of the use, development and protection of natural and physical resources in an integrated manner in order to achieve the objectives and policies of the Plan relating to intensification of urban densities. More specifically they indicate the environmental outcomes being sought for that particular area and means of avoiding or mitigating adverse effects.

The Outline Development Plan referred to applies to land in Masham, between Yaldhurst and Buchanans Roads; and Prestons, extending north and south from Prestons Road between Lower Styx Road and Mairehau Road, and land in East Belfast, bounded by Belfast Road, the Kaputone Stream, existing Business 5 zoned land to the west and Thompsons Road to the south, and land at Awatea generally bordered by Wilmers Road, Halswell Junction Road, Wigram Road and Awatea Road and a large portion of the former Wigram Airfield; and land at Belfast adjacent to Johns Road and the Main North Road. This will involve staged development of a large area of land at mixed housing densities, and including provisions for integrated public transport, open space and pedestrian systems, as well as supporting provision for local commercial and community facilities. Limited flexibility is provided for in the location of different housing densities within this area, provided that such densities as are indicated for the overall zone are still achieved elsewhere within this zone, and that these also accord with the urban design principles referred to.

In the Living G (East Belfast) an overall minimum net residential density has been set to achieve regional urban growth objectives and policies, including minimum densities and a range of living environments while minimising or mitigating any potential adverse effects on the road network, historic or heritage features, natural, cultural or ecological values. The Outline Development Plan at Appendix 3s takes into account the net residential density requirements as stated in Policy 11.7A(i)(c), along with the requirement for an esplanade reserve and the provision of sufficient land for stormwater disposal. It also shows a buffer area within which residential activities and travellers' accommodation are not permitted to establish, so as to avoid or mitigate potential reverse sensitivity effects on lawfully established activities at 18 Station Road, Belfast (legally described as being Lot 1 DP 35966 and Lot 1 DP 51224).

For Living G (Awatea) and (Halswell West) Zones, provision is made to enable the consideration of the urban design and appearance of future development on proposed allotments in Density A residential areas at time of applying for subdivision. This approach will ensure that subdivision of land into separate allotments and the development anticipated to establish there is designed and co-ordinated in a comprehensive and integrated manner. It is there is designed and co-ordinated in a comprehensive and integrated manner. It is expected this will achieve good quality urban design outcomes anticipated in the higher density residential environment. In addition, providing the opportunity for consideration of buildings and site development at time of subdivision is anticipated to result in a reduction in application processing times. However, the ability remains to apply for subdivision consent separate from land use consent that can be applied for at a later date.

(Plan Change 67)

30.17 Outline Development Plan for the Business 4 Zone known as Kennaway Park

Updated 30 April 2011

A comprehensive Outline Development Plan, which includes Network Matters, a Landscape Plan and Plant Species List (all included in Part 3 Appendix 9 of the City Plan) has been included to guide development within the Business 4 Zone at Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9). The purpose of the Outline Development Plan is to assist the Council in managing the effects of the use, and development of the site, while also ensuring the enhancement of the environment through the implementation of the Landscape Plan. Development Standard 19.1.1 requires the Landscape Area trees to be planted and maintained and legal public pedestrian and cycle access along the river to be provided as conditions of subdivision consent. This comprehensive approach to the whole site and the Council land along the river edge was promoted by the landowner at the time the land was rezoned from Special Purpose (Ferrymead) to Business 4 and was accepted by the Council as likely to achieve a better overall outcome than rezoning only the part of the land considered suitable for business activities.

30.18 Sites fronting Awatea Road and Wigram Road

Updated 11 July 2011

Some sites adjoining Awatea Road and Wigram Road are restricted to having access from an internal road network served by identified intersection points or alternative existing road. This will ensure the efficient and effective functioning of Awatea Road and Wigram Road as important linkages or through-roads is retained.

30.19 Control of stormwater, Provision of Public Transport, Roding, Sanitary Sewer and Potable Water Supply - Living G (Awatea) Zone

Updated 11 July 2011

It is important that elements of development in the Living G (Awatea) Zones are integrated both within the zone and with the wider area. The design, location and timing of the development of road, wastewater, stormwater and potable water infrastructure are critical elements in achieving the necessary high levels of integration thereby ensuring safe and sustainable site development.

For Living G (Awatea), the primary collector roads through living areas have been located specifically to ensure safe and efficient vehicle access into key roads and permeability within the Block. Further, the road layout seeks to discourage primary collector roads being used by heavy vehicles and other commercial vehicles travelling to and from the nearby Business 7 Zone.

The Living G (Awatea) Zone is to be developed to achieve a high degree of connectivity and permeability within the zone itself and with surrounding areas. The primary collector roads shown on the Outline Development Plan in Appendix 3T, Part 2 and the Movement Network Layer Diagram (Appendix 3T(iii), Part 2) are critical pieces of infrastructure to enable this to occur. It is important that as the Living G (Awatea) Zone is developed, key parts of the primary collector roads are constructed at the appropriate time. In addition, the identified primary collector roads must be developed in a manner that facilitates public passenger transport and encourages its use. Roads are classified by function thereby overcoming uncertainty in determining long-term traffic flows. The rules pertaining to the design and location of roads seek to achieve good design outcomes by:

- Avoiding an impermeable road network that reduces transport accessibility and opportunity to access community facilities;
- Encouragement of walking and cycling leading to decreased reliance on private vehicle travel;
- Ensuring effective public transport route structures that are highly accessible to people and communities;
- Ensuring opportunities to link and to integrate the future roads effectively;

- Ensuring appropriate levels of manoeuvrability for vehicles on and off a site and carriageway width to promote safety;
- Providing a range of opportunities to provide appropriate amenity planting and a suitable level of coverage to best compliment the function and purpose of the road.

For the Living G (Awatea) Zone, an overall stormwater infrastructure system has been designed and is set out in the Blue Network Layer Diagram (Appendix 3T(ii), Part 2). It is important that as development occurs in Living G (Awatea) Zones, stormwater is controlled in a manner that accords with this overall design.

(Plan Change 67)

30.20 Landscaping on external zone boundaries

Updated 1 November 2011

Landscaping requirements have been included in these subdivisional rules to ensure establishment of this landscaping as early as possible, during the physical construction of the subdivision prior to final approval.

30.21 Linear park road frontage

Updated 1 November 2011

The linear park is required to have frontage to a through road to provide sufficient public surveillance to prevent the linear park becoming an attractive site for criminal activity. Experience with other parks in Christchurch bordered only by housing has shown that this is a potential outcome. Any application for a subdivision where road frontage is not provided along the entire length of the linear park must demonstrate (whether by specific subdivision design features or other measures) that a suitable level of public surveillance will be achieved throughout the length of the park.

30.22 Roading and access

Updated 1 November 2011

The Living G (Prestons) Zone contains controls on the number of residential and commercial activities which can be established prior to the completion of specific upgrades to the transport network in its vicinity in order to ensure development does not exceed the capacity of the network. The access restriction onto Mairehau Road from the Living G (Prestons) Zone has been established to create a barrier to further urban growth with adjoining rural land.

30.23 Residential allotment size and site density - residential activity

Updated 11 July 2011

Minimum and maximum development density standards are required to make the most sustainable use of available land to accommodate urban growth, and to create a compact urban area that supports existing urban and suburban centres and can be more efficiently served by strategic infrastructure and passenger transport. Residential development not achieving the minimum density standard also fails to achieve the long term goals and aspirations of proposed Change 1 of the Canterbury Regional Policy Statement for Greater Christchurch. A mix of high, medium and low residential densities are provided in response to the physical constraints and characteristics of the Awatea Block. High density residential areas are focused around significant open space areas and access to public transportation. Low density residential areas are located at the interface with Business 7 land to enable development opportunities while minimising the potential for reverse sensitivity effects.

30.24 Site Contamination

Updated 11 July 2011

The Awatea Block has a history of persistent agricultural chemical use, several old quarry sites used for landfilling and some industrial activities. Such activities have the potential to result in site contamination if not probably managed. As detailed records of the nature, type, storage and use of chemicals and hazardous substances within the Block have not been kept, accurate knowledge and understanding of the potential contamination risk is not available. Before residential activity establishes, it is appropriate to establish the suitability of the land for this activity in light of the certainty around the contamination issue. Consequently, soil testing will be required at time of subdivision and, where discovered, appropriate remediation measures will be required to be undertaken to make the land suitable for residential activity.

30.25 Carrs Road Kart Club

Updated 11 July 2011

The Carrs Road Kart Club continues to operate from its current site. Being recognised as a noisy activity that has a number of other nuisances such as dust generation and odour associated with it, it is appropriate for residential development of land in close proximity to the Kart Club to be deferred until such time as the Kart Club ceases operations or is relocated. The Council is in the process of investigating relocation options for the Kart Club.

30.26 Reasons for Rules - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

A comprehensive Outline Development Plan identifies the layout of the development and activities within the Christchurch Golf Resort. The Outline Development Plan is a mechanism to manage the effects of development and it is therefore necessary and appropriate that subdivision also be required to conform to this layout as the foundation for construction of residential buildings. The Outline Development Plan is complemented by rules which limit the number of residential allotments to ensure that housing density remains at a scale that maintains open space and amenity values.

A rule requiring the sequencing of development is proposed which ensures that the opportunities for ecological, recreation and education benefits are initiated. The sequencing provides for a limited amount of development before benefits must be established and links the subdivision process and opportunity to construct houses with these benefits.

30.27 Sites fronting Wigram Road

Updated 30 April 2011

Addition vehicle access points (roads and private access) onto Wigram Road other than those illustrated in the Outline Development Plan (Appendix 3U/1, Part 2, Volume 3), have the potential to create an unsafe and inefficient road network. These vehicle access points should be avoided during the subdivision process.

30.28 Sites fronting Quaifes Road

Updated 1 November 2011

Sites adjoining Quaifes Road are restricted to having access from an internal road network or alternative existing road. This will contribute to reinforcing the urban/rural interface at this location which also includes the wetland park running along the full length of Quaifes Road. As identified on the Halswell West Outline Development Plan (Appendix 3W, Part 2, Volume 3).

30.29 Control of stormwater, Provision of Public Transport, Roding, Sanitary Sewer and Potable Water Supply - Living G (Halswell West) Zone

Updated 1 November 2011

It is important that elements of development in the Living G (Halswell West) Zone are integrated both in the zone and with the wider area. The design, location and timing of the development of road, waste water, stormwater and potable water infrastructure are critical elements in achieving the necessary high levels of integration thereby ensuring and safe and sustainable site development.

For the Living G (Halswell West), the primary collector roads through living areas have been located specifically to ensure safe and efficient vehicle access onto key roads and permeability in the block. At the intersection of these roads with the arterial road Halswell Junction Road roundabouts are intended to be constructed with sufficient capacity for the expected traffic levels at those intersections.

The Living G (Halswell West) Zone is to be developed to achieve a high degree of connectivity and permeability in the zone itself and with surrounding areas. The primary collector roads shown on the Outline Development Plan in Appendix 3W, Part 2 and the Road Hierarchy Layer Diagram (Appendix 3W(b), Part 2) are critical pieces of infrastructure to enable this to occur. It is important that as the Living G (Halswell West) Zone is developed, key parts of the primary collector roads are constructed at the appropriate time. In addition, the identified primary collector roads must be developed in a manner that facilitates public passenger transport and encourages its use. Roads are classified by function thereby overcoming uncertainty in determining long-term traffic flows. The rules pertaining to the design and location of roads seek to achieve good design outcomes by:

- Avoiding an impermeable road network that reduces transport accessibility and opportunity to access community facilities;
- Encouragement of walking and cycling leading to decreased reliance on private vehicle travel;
- Ensuring effective public transport route structures that are highly accessible to people and communities;
- Ensuring opportunities to link and to integrate with future roads; effectively
- Ensuring appropriate levels of manoeuvrability for vehicles on and off a site and carriage way width to promote safety;
- Providing a range of opportunities to provide appropriate amenity planting and a suitable level of coverage to best complement the function and purpose of the road.

While provided for the above matters it is also necessary to provide for a safe transport environment and in this respect the spacing of intersection along the primary collector roads is a matter which requires particular attention.

For the Living G (Halswell West) Zone, an overall stormwater infrastructure system has been designed and is set out in the Blue Network Layer Diagram (Appendix 3W(c), Part 2). It is important that as development occurs in the Living G (Halswell West) Zone, stormwater is controlled in a manner that accords with this overall design.

30.30 Residential allotment size and site density - residential activity.

Updated 1 November 2011

Minimum and maximum development density standards are required to make the most sustainable use of available land to accommodate urban growth, and to create a compact urban area that supports existing urban and suburban centres and can be more efficiently served by strategic infrastructure and passenger transport. A mix of high, medium and low density residential densities are provided over the Halswell West site. High density residential areas are focused around significant open space areas and access to public transportation.

30.31 Sites fronting Johns Road

Updated 14 May 2012

While Johns Road is a major arterial, sites adjoining Johns Road in the Living G (North West Belfast) Zone are specifically restricted from having access directly to Johns Road other than by formed intersections to ensure that the major arterial function of Johns Road is not compromised.

30.32 Integrating development - Living G (North West Belfast) Zone

Updated 14 May 2012

It is important that development within the Living G (North West Belfast) Zone is integrated both within the zone and with the wider Belfast area. The design, location and timing of the development of road and stormwater infrastructure are two critical elements in achieving the necessary level of integration.

A number of road connections to Main North Road and Johns Road are required. Both these roads are currently defined as major arterial roads within this Plan. Therefore, in order to protect the function of Main North Road and Johns Road, the manner in which the Living G (North West Belfast) Zone is connected to these roads is carefully controlled so as to minimise the adverse effects on their through traffic function (see Volume 2, Policies 7.2.5 and 10.4.1 for example).

The Living G (North West Belfast) Zone is also to be developed so as to achieve a high degree of connectivity and permeability within the zone itself. The 'primary (spine) route' shown on the Densities and Key Infrastructure plan in Appendix 3X/1(a), Volume 3, Part 2 is one of the critical pieces of infrastructure to enable this to occur. In addition, the primary (spine) route must be developed in a manner that facilitates public passenger transport to encourage the use of this mode of transport.

An overall stormwater infrastructure system has been designed and is set out in Appendix 3X/3 Blue Network Layer Diagram, Part 2, Volume 3, the associated rules, and policy 11.1.19, Section 11, Volume 2. It is important that as development occurs within the Living G (North West Belfast) Zone, stormwater is controlled in a manner that accords with this overall design.

30.33 Urban Design - Living G (North West Belfast) Zone - Density A

Updated 14 May 2012

For Living G (Awatea) Zone, provision is made to enable the consideration of the urban design and appearance of future development on proposed allotments in Density A residential areas at time of applying for subdivision. This approach will ensure that subdivision of land into separate allotments and the development anticipated to establish thereon is designed and co-ordinated in a comprehensive and integrated manner. It is expected this will achieve good quality urban design outcomes anticipated in the higher density residential environment. In addition, providing the opportunity for consideration of buildings and site development at time of subdivision is anticipated to result in a reduction in application processing times. However, the ability to apply for subdivision consent separate from land use consent that can be applied for at a later date, remains.

30.34 Site Contamination - Living G (North West Belfast) Zone

Updated 14 May 2012

The North West Belfast area has a history of agricultural chemical use,. Such activities have the potential to result in site contamination if not properly managed. Detailed records of the nature, type, storage and use of chemicals and hazardous substances within the block have not been kept and, as such, accurate knowledge and understanding of the potential contamination risk is not available. Before residential activity establishes on land, it is appropriate to establish the suitability of the land for this activity in light of the uncertainty around the issue of contamination. Consequently, soil testing will be required at time of subdivision and, where discovered, appropriate remediation measures will be required to be undertaken to make the land suitable for residential activity.

30.35 Deferred Living G (Density C) - Local Purpose Reserve - Stormwater

Updated 14 May 2012

This rule has been included to allow for circumstances where the area identified as Local Purpose Reserve -Stormwater on Appendix 3 r/1(a) within the NW corner of the Living G (NW Belfast Zone) is not fully vested in the Council, in which case any part not vested may be utilised for Density C residential development. Recognising however the potential for such a development to impact on the existing amenity of adjacent landowners whose properties are zoned Rural 3, any application for Density C development shall allow these adjacent landowners the opportunity to be heard on how to protect their amenities.

Any alternative residential density other than Density C is not anticipated as appropriate for this area should it not be vested in the Council.

30.36 Outline Development Plan for the Business 5 Zone (Sir James Wattie Drive Appendix 21) (Plan Change 54 Decision)

Updated 29 June 2012

A comprehensive Outline Development Plan has been included to guide development within the Business 5 Zone (Outline Development Plan - Sir James Wattie Drive - Appendix 21). The purpose of the Outline Development Plan is to assist the Council in managing the effects of the use and development of the site, while also ensuring the enhancement of the environment through the implementation of the landscape provisions of that Plan. Development Standard 23.1 requires the Landscape Area trees to be planted and maintained and legal public pedestrian and cycle access to be provided as conditions of subdivision consent.

Appendix 1 - Esplanade reserve and strip schedule

Updated 12 March 2012

Appendix 1 - Esplanade reserve and strip schedule

(To be read in conjunction with **Clause 6.3**)

Explanation

- (1) Where the location description refers to the true left or true right bank of a river, this is that side looking downstream to the mouth or the junction with another river.
- (2) The width in column A applies to subdivision of land, to land disposal pursuant to Section 345 Local Government Act 1974, or to any land acquired by any means, either by the Council or the frontage owner.
- (3) The width measurement commences from the edge of the bed of the river or the landward boundary of the coastal marine area, as defined in terms of section 2 of the Resource Management Act 1991.
- (4) Section 236 shall only apply where the width of an existing esplanade reserve, created pursuant to the Local Government Act 1974, or the transitional provisions of the Resource Management Act 1991, is less than the width that existed when the reserve was created and vested in the name of the Council.
- (5) In the Avon/Heathcote Estuary between Caspian Street and the spit reserve the landward boundary of the esplanade reserve shall be the common boundary of the former road when it is stopped and the present private properties and section 236 of the Act shall not apply to those adjoining properties.

Water Body	Reserve or Strip	Location	Column A (Development standard) (metres)
Waimakariri River	Reserve	True right bank commencing at the boundary with Selwyn District Council being the production of the centre line of Weedons-Ross Road where it intersects with the river, thence downstream to the coastal marine area, being the intersection of the production of Ferry Road centre line, and the river bank	20 plus
Otukaikino Creek (except Open Space 3D (Clearwater Resort and Rosebank) Zone) and all branches of the South Waimakariri River and tributaries	All strips	True left and right banks from the junction of the Otukaikino Creek with the Waimakariri River, near the motorway bridge, thence upstream in a generally westerly direction to the limitation of the average 3m river width, or to the easement shown on DP 46738, but excluding those parts of the Otukaikino Creek located within the Open Space 3D (Clearwater Resort and Rosebank) Zone.	20
Otukaikino Creek (Open Space 3D (Lagoons) Zone)	All strips	True left and right banks located within the Open Space 3D (Clearwater Resort and Rosebank) Zone.	True right bank - 20 True left bank - 10, with the purpose limited to conservation values only
Kaputone Stream	All strips	True left and right banks, commencing at Guthries Road, thence downstream to the junction with the Styx River	20

Kaputone Stream	Reserve	True left and right banks located in the Living G (East Belfast) Zone	20m average width - to be contained within the area shown as Open Space on the Outline Development Plan at Volume 3, Part 2, Appendix 3s - except for the section adjoining the Spring Grove residential lot, which shall be required to extend only to the northern boundary of the lot containing the Spring Grove Heritage Building, as indicated on Appendix 3s, Part 3.
Styx River (Upper Section)	Strips	True left and right banks, commencing at the east side of Gardiners Road, thence downstream to the west boundary of the Styx River Basin Reserve	10
Styx River (Middle section)	Strips	True left and right banks, commencing at the east boundary of the Styx River Basin Reserve, thence downstream to the west side of Marshland Road	20

Styx River (Lower section)	Reserves	True left and right banks, commencing at the west side of Marshland Road, thence downstream to the coastal marine area at the control gate at the mouth of that river	20
Knights Stream	Strip	True left bank, commencing at the south side of Quaifes Road, thence downstream to the south side of Sabys Road	12
Knights Stream	Strip	True right bank, commencing at the south side of Quaifes Road, thence downstream to the boundary with Selwyn District Council, at Whincops Road	12
Halswell River	Strip	True left bank, commencing at the south side of Sabys Road, thence downstream to the boundary with Selwyn District Council at the south corner of Lot 1 DP 23528, in Old Tai Tapu Road	20
Cashmere Stream	Reserve	True left bank, commencing at the east side of Cashmere Road, thence downstream to the southern corner of Lot 22 DP 22451, being number 53 Waiiau Street	20
Cashmere Stream	Reserve	True right bank, commencing at the east side of Cashmere Road, thence downstream to the junction with the Heathcote River	20
Heathcote River	Strip	True right bank, commencing at the production of the centreline of Nash Road, thence down-stream to the production of the centreline of Templetons Road	20
Heathcote River	Reserve	True left bank, commencing at the production of the centreline of Nash Road, thence downstream to the centreline of Lincoln Road	20
Heathcote River	Reserve	True right bank, commencing at the centreline of Curletts Road, thence downstream to the centre-line of Lincoln Road	20
Heathcote River	Reserve	True left and right banks, commencing at the centreline of Lincoln Road, thence downstream to the junction with Cashmere Stream	6
Heathcote River (Note: Includes Woolston Cut and the Loop)	Reserve	True left and right banks, commencing at the junction of Cashmere Stream, thence downstream to the centreline of Tunnel Road	20
Heathcote River	Reserve	True left and right banks commencing at the centre-line of Tunnel Road, thence downstream to the coastal marine area, being a line between the southern corner of Maritime Place and the north-west corner of Reserve 4323, in Bridle Path Road	20 plus
Steam Wharf Stream	Reserve	True left and right banks commencing at the downstream side of Alport Place, thence downstream to the Heathcote River	6
Wairarapa Stream	Reserve	True left and right banks, commencing at the centre-line of Fendalton Road, thence downstream to the junction with the Avon River	6
Waimairi Stream	Reserve	True right bank downstream from Straven Road to western boundary of Harakeke Street Reserve	6
Avon River (including the Mill Stream diversion)	Reserve	True left and right banks, commencing at the junction with the Wairarapa Stream, thence down-stream to the production of the centreline of Wood Lane except for that part of 6 Wood Lane where the waterway margin is contained within a conservation covenant	20

Avon River	Reserve	True left bank commencing at the production of the centreline of Wood Lane, thence downstream to the centreline of Helmores Lane	12
Avon River	Reserve	True left bank commencing at the centreline of Helmores Lane, thence downstream to the centre-line of Harper Avenue, except between No's 8 and 68 Carlton Mill Road the boundary of the esplanade reserve at the rear of these properties shall be the common boundary with the existing unformed legal road. Section 236 of the Act shall not apply to these properties	20
Avon River	Reserve	True right bank, commencing at the production of the centreline of Wood Lane, thence downstream to the centreline of Harper Avenue	20
Avon River	Reserve	True left and right banks, commencing at the centreline of Harper Avenue, thence downstream to the production of the western roadside of Rolleston Avenue	20 plus
Avon River (including Kerrs Reach and its Loop)	Reserve	True left and right banks, commencing at the production of the west roadside of Rolleston Avenue thence downstream to the production of the centreline of Pages Road	20
Avon River	Reserve	True right bank downstream from Straven Road to western boundary of Main North Railway property	6
Avon River	Reserve	True left and right banks, commencing at the production of the centreline of Pages Road, thence downstream to the coastal marine area, being the production of the east roadside boundary of Kibblewhite Street	20 plus
Horseshoe Lake Reserve (excluding the artificial outfall)	Reserve	True left and right banks, commencing at the eastern side of Horseshoe Lake Road where the stream crosses that road from the Christchurch Golf Course, thence downstream to the northern boundary of the City Council pumping station	12
Dudley Creek	Reserve	True right bank, commencing at the north road side of Poulton Avenue, thence downstream to the junction with the Avon River	6
Dudley Creek	Reserve	True left bank, commencing at the north road side of Poulton Avenue, thence downstream to the junction with the Avon River	12
Coastal marine area (Waimakariri, Brooklands Lagoon, Pegasus Bay coastline, Sumner, Taylors Mistake and Lyttelton Harbour)	Reserve	Commencing in the Waimakariri River at the point on the production of the centreline of Ferry Road, following the true right bank, thence generally eastwards to the mouth of the Styx River and Brooklands Lagoon, both sides of Brooklands Lagoon, thence southwards along the City boundary between the Waimakariri River and the Avon and Heathcote River estuary mouth, thence along the city boundary at Sumner and the coastline to the boundary with Banks Peninsula District Council, in Lyttelton Harbour. Along the Coastal Marine Area between the blind end of Whitewash Head Road and Taylors Mistake Bay, the landward boundary of the esplanade reserve shall be the common boundaries of the private properties with the Crown Grant Road when that road is stopped and Section 236 of the Resource Management Act 1991 shall not apply to any of those private properties.	20 plus
Avon and Heathcote River estuary	Reserves	Commencing at that point where the estuary mouth intersects with the City boundary at South Brighton Spit, thence in a westerly and northerly direction to the production of the centreline of Tern Street	20 plus

Estuary continued	Reserve	Commencing on the production of the centreline of Tern Street, thence in a northerly direction to the northern boundary of Lot 3 DP 21691, being the property situated at 88B Rockinghorse Road	6
Estuary continued	Reserve	Commencing at the northern boundary of Lot 3 DP 21691, thence in a northerly direction to the northern boundary of Lot 2 DP 49643, being the property situated at 64A Rockinghorse Road	20
Estuary continued	Reserve	Commencing at the northern boundary of Lot 2 DP 49643, thence in a northerly direction to the centreline of Godwit Street	6
Estuary continued	Reserve	Commencing on the centreline of Godwit Street, thence in a northerly direction to the mouth of the Avon, at the eastern abutment of the bridge	20 plus
Avon River (Coastal marine area)	Reserve	Commencing at the eastern abutment of the bridge at the mouth of the river, thence upstream along the true left bank to the production of the line of the east side of Kibblewhite Street, then along that line to the true right bank, thence downstream to the mouth of the river on the western abutment of the bridge	20 plus
Estuary continued	Reserve	Commencing at the western abutment of the bridge at the mouth of the Avon River, thence westwards and southwards to the western abutment of the Heathcote River Bridge	20
Heathcote River (Coastal marine area)	Reserve	Commencing at the western abutment of the Heathcote River Bridge, thence upstream along the true left bank to the production of the line joining the south west corner of Maritime Place with the north western corner of Reserve 4323, in Bridle Path Road, thence along that line to the true right bank, thence downstream to the east abutment at the Heathcote River mouth	20 plus
Estuary continued	Reserve	Commencing at the eastern abutment at the mouth of the Heathcote River, thence generally eastwards towards McCormacks Bay, thence following that Bay to the intersection of Main Road (Sumner) and Beachville Road, thence eastwards to the south-west corner of Lot 1 DP 22406, being the property situated at number 124 Beachville Road	20 plus
Estuary continued	Reserve	Commencing at the south-west corner of Lot 1 DP 22406, thence north, east and south, to the south-east corner of Lot 3 DP 12450, being the property situated at number 84 Beachville Road	6
Estuary continued	Reserve	Commencing at the south-east corner of Lot 3 DP 12450, thence south along Beachville Road to the northerly corner of Lot 3 DP 2633	20 plus
Estuary continued	Reserve	Commencing at the northern corner of Lot 3 DP 2633, thence southward to the south-east corner of Lot 78 DP 1178, being the property situated at number 129 Main Road (Sumner)	6
Estuary continued	Reserve	Commencing at the south-east corner of Lot 78 DP 1178, thence southward to the northern corner of Pt RS 309	12
Estuary continued	Reserve	Commencing at the northern corner of Pt RS 309, thence in an easterly direction along Moncks Bay, the beach at Shag Rock, to the intersection of the mean high water springs mark at the city boundary, near Cave Rock	20 plus

Appendix 2 - Plant species for Living G (Halswell West) Zone

Updated 1 November 2011

LARGE NATIVE TREES

<i>Elaeocarpus hookerianus</i>	pokaka
<i>Podocarpus totara</i>	totara
<i>Prumnopitys taxifolia</i>	matai, black pine

LARGE EXOTIC TREES

<i>Acer campestre</i>	field maple
<i>Alnus cordata</i>	Italian alder
<i>Fagus sylvatica</i> 'Purpurea'	copper beech
<i>Liriodendron tulipifera</i>	tulip tree
<i>Platanus orientalis</i>	"Autumn Glory" plane tree
<i>Quercus coccinea</i>	scarlet oak
<i>Quercus rubra</i>	red oak
<i>Tilia cordata</i>	small-leaved lime
<i>Ulmus carpiniifolia</i>	wych elm

TREES & TALL SHRUBS

<i>Coprosma lucida</i>	shining karamu
<i>Coprosma robusta</i>	karamu
<i>Cordyline australis</i>	ti kouka, cabbage tree
<i>Griselinia littoralis</i>	broadleaf, kapuka
<i>Hoheria angustifolia</i>	narrow-leaved lacebark
<i>Hoheria populnea</i>	houhere, lacebark
<i>Kunzea ericoides</i>	kanuka
<i>Leptospermum scoparium</i>	manuka
<i>Lophomyrtus obcordata</i>	rohutu, NZ myrtle
<i>Pittosporum eugenoides</i>	tarata, lemonwood
<i>Plagianthus regius</i>	manatu, lowland ribbonwood
<i>Pseudopanax crassifolius</i>	lancewood
<i>Solanum laciniatum</i>	oroporo
<i>Sophora microphylla</i>	South Island kowhai

SHRUBS

<i>Coprosma propinqua</i>	mikimiki (mingimingi)
<i>Coprosma virescens</i>	pale green coprosma
<i>Leucopogon fasciculatus</i>	mingimingi
<i>Muehlenbeckia complexa</i>	pohuehue

GROUNDCOVERS etc.

<i>Acaena novae zelandiae</i>	bidibidi, piripiri
<i>Anemanthele lessoniana</i>	bamboo grass
<i>Cortaderia richardii</i>	toetoe grass
<i>Phormium tenax</i>	harakeke, NZ flax

ADDITIONAL PLANTS FOR SHELTERED SITES:**TREES & SHRUBS**

<i>Alectryon excelsus</i>	titoki
<i>Aristotelia serrata</i>	akomako, wineberry
<i>Coprosma areolata</i>	thin-leaved coprosma
<i>Coprosma linariifolia</i>	mikimiki, yellow-wood
<i>Coprosma rhamnoides</i>	red-fruited karamu
<i>Coprosma rubra</i>	red-stemmed coprosma

Cyathodes juniperida	prickly mingimingi
Melicope simplex	poataniwha
Melicytus ramiflorus	mahoe, whiteywood
Myoporum laetum	ngaio
Myrsine australis	apou, red matipo
Pennantia corymbosa	kaikomako
Pittosporum eugenoides	tarata, lemonwood
Pseudopanax anomalus	shrub pseudopanax
Pseudopanax arboreus	five finger, whauwhaupaku
Streblus heterophyllus	turepo, small-leaved milk tree
GROUNDCOVERS	
Astelia fragrans	bush flax, kakaha
Libertia ixioides	NZ iris, mikoikoi
Microlanea polynoda	a rice grass
Microlanea stipoides	a rice grass
Uncinia uncinata	watau, dense forest sedge

Note:

Native species derived from: Lucas Associates(1995). Indigenous Ecosystems of Otautahi Christchurch, Set 1: The plains of Ricerton-Wigram & Spreydon-Heathcote

Riparian/Wetland Planting

For species list and information on riparian/wetland planting see: CCC. Streamside Planting: Christchurch City & Lowland Canterbury.

Appendix 3 - Deleted

Updated 22 May 2006

Appendix 4 - Access standards

Updated 14 May 2012

Appendix 4 - Access standards		
No.	Standard	When Applicable
1.	The roadway shall be formed and metalled, and any vehicle crossing shall be designed and formed in accordance with the requirements of Part 13.	Minimum standard applying to all access.
2.	The roadway shall be paved and sealed or the pedestrian path paved and sealed.	All residential uses serving four or more sites or potential sites. All access on hill sites where the grade is steeper than 1 in 10. Central City Zone, all business zones, Special Purpose (Airport) Zone, Special (Hospital) Zone, Cultural 4 Zone.
3.	Paved and sealed areas shall be drained to an approved outfall.	As for standard 2 above.
4.	Provision of a turning place for 90 percentile vehicles making not more than a three point turn. Turning places shall be at intervals not greater than 80m apart; except in the Living 3 or Living 4 Zones where an access way serves 10 or more units, turning places shall be at intervals not greater than 60m apart.	All residential uses serving 4 or more sites or potential sites. All hill sites where the access is to 2 or more sites or potential sites. All business zones.
5.	Provision of passing bays and vehicle queuing space at the entrance on the frontage to the legal road.	All residential uses serving 4 or more sites or potential sites.
6.	Provision of a footpath separated from the roadway.	All residential uses serving 9 or more sites or potential sites.
7.	For business activities in any zone where an access is to be created, it shall either: (a) Have a gate or gates erected at the legal road boundary for the full width which shall be closed against the public from sundown each day to sunrise the following day, or (b) Have a lamp or lamps, lit and maintained to a similar standard to the legal street lighting, illuminating the full width of the access at the legal road boundary.	
8.	Landscaping surplus areas where legal width is wider than the formation.	Any access where legal width exceeds formation requirements.
9.	Where the access is reserved for pedestrians only, a footpath shall be formed and sealed.	All pedestrian access.
10.	All registered users shall share in the costs of maintenance of the access with individual liability for an apportionment of being written into the legal document creating, granting or reserving the access.	All access.

Appendix 5 - New road standards

Updated 14 November 2005

Appendix 5 - New road standards										
Road classification (refer to Part 8, Appendix 3)	Typical total daily traffic flows (VPD)	Minimum Road widths (m)	Minimum Roadway widths (m)	Minimum lanes	Number of footpaths	Median	Amenity strip	Parking	Cycle facilities	Access controls
Major arterial - Urban	>12,000	30	24	4	2	Yes	Yes	Yes	Yes	Yes
Major arterial - Rural	>10,000	40	30	4	No	Yes	Yes	Yes	Yes	Yes
Minor arterial - Urban	3,000 to 15,000	20	14	2	2	*	Yes	Yes	Yes	Yes
Minor arterial - Rural	2,000 to 12,000	20	12	2	No	*	No	Yes	Yes	(1)
Collector - Urban	1,000 to 6,000	18	12	2	2	No	Yes	Yes	*	*
Collector - Rural	100 to 2,500	18	9	2	No	No	No	Yes	*	No
Local - Business	-	18	12	2	1	No	Yes	Yes	*	No
Local - Urban	>250	14	9	2	2	No	Yes	Yes	*	No
Local - Urban	<250	12	7.5	2	1	No	Yes	Yes	*	No
Local - Rural	<550	16	7	2	No	No	No	Yes	*	No

Clarification of standards

- Where the road width and/or standard of construction requires road widening, the Council may initiate purchase or designation as required.
- "Yes" means that the provision of those facilities shall be incorporated into the design and construction of the road.
- * means that the provision of those facilities is allowed for in the standards for road design and construction and/or shall be considered as conditions of consent on subdivision roading under Clause 5.2 of these rules.
- Amenity strips shall only be required on rural roads where these adjoining a Living Zone.
- (1) indicates that adequate spacing will be required between high traffic generators.
- For the purpose of calculating "Typical total daily traffic flows (VPD)" on local roads, the minimum vacant allotment size for the respective zone shall determine the number of household units, which in turn will be deemed to generate 10 vehicle movements per day.
- Local hillside roads (on any part of a zone on the slopes of the Port Hills) may only require one footpath.
- Some localised road widening may be required at intersections to increase capacity.
- The minimum diameter for a cul-de-sac turning head is Residential 25 metres, Business 30 metres.

Appendix 6 - Development plan (Brooklands - north of Harbour Road)

Updated 14 November 2005

Appendix 6 Development plan (Brooklands - north of Harbour Road)

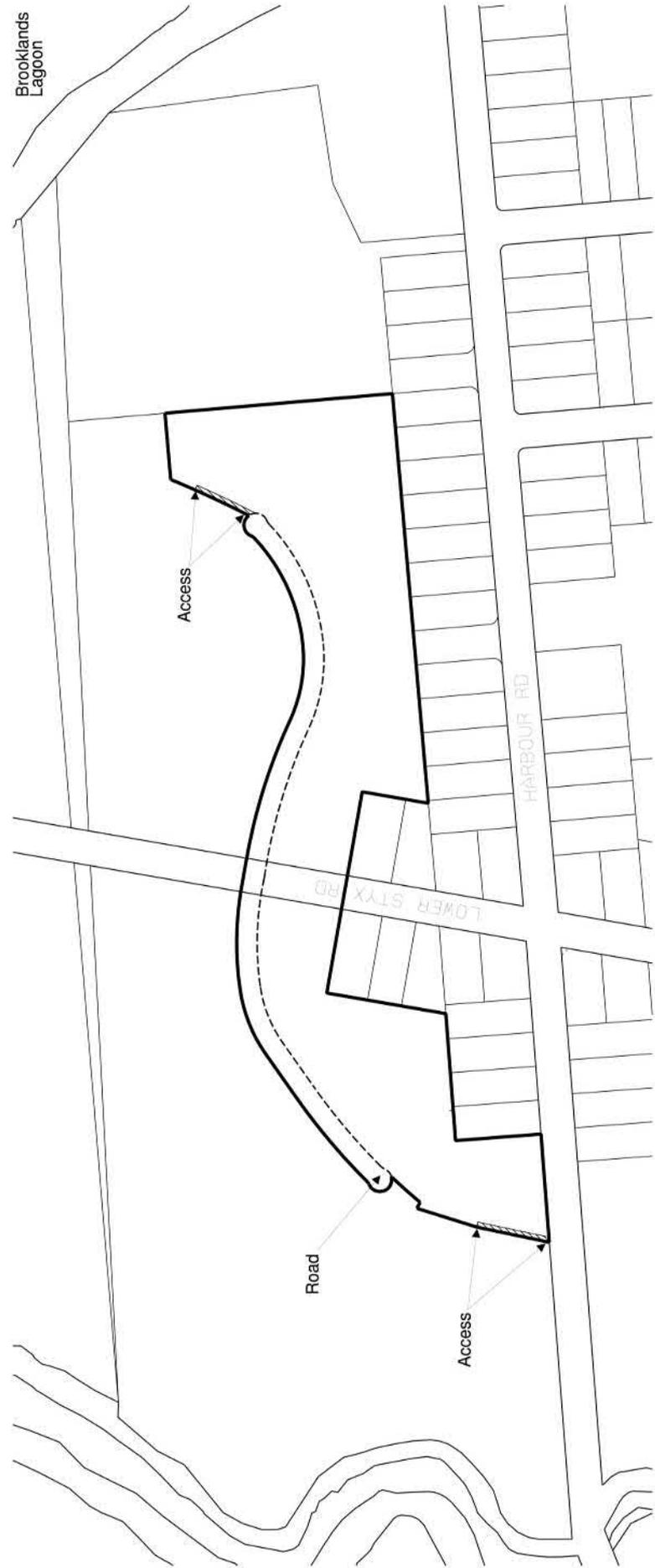
Key

- Development plan area
- Location of new road required
(Refer to Property Access Part 14
Subdivision Rule 5.3.4)
- Vehicular access required
(Refer to Property Access Part 14
Subdivision Rule 5.3.4)

Scale 1:3,500

0 50 100 150m

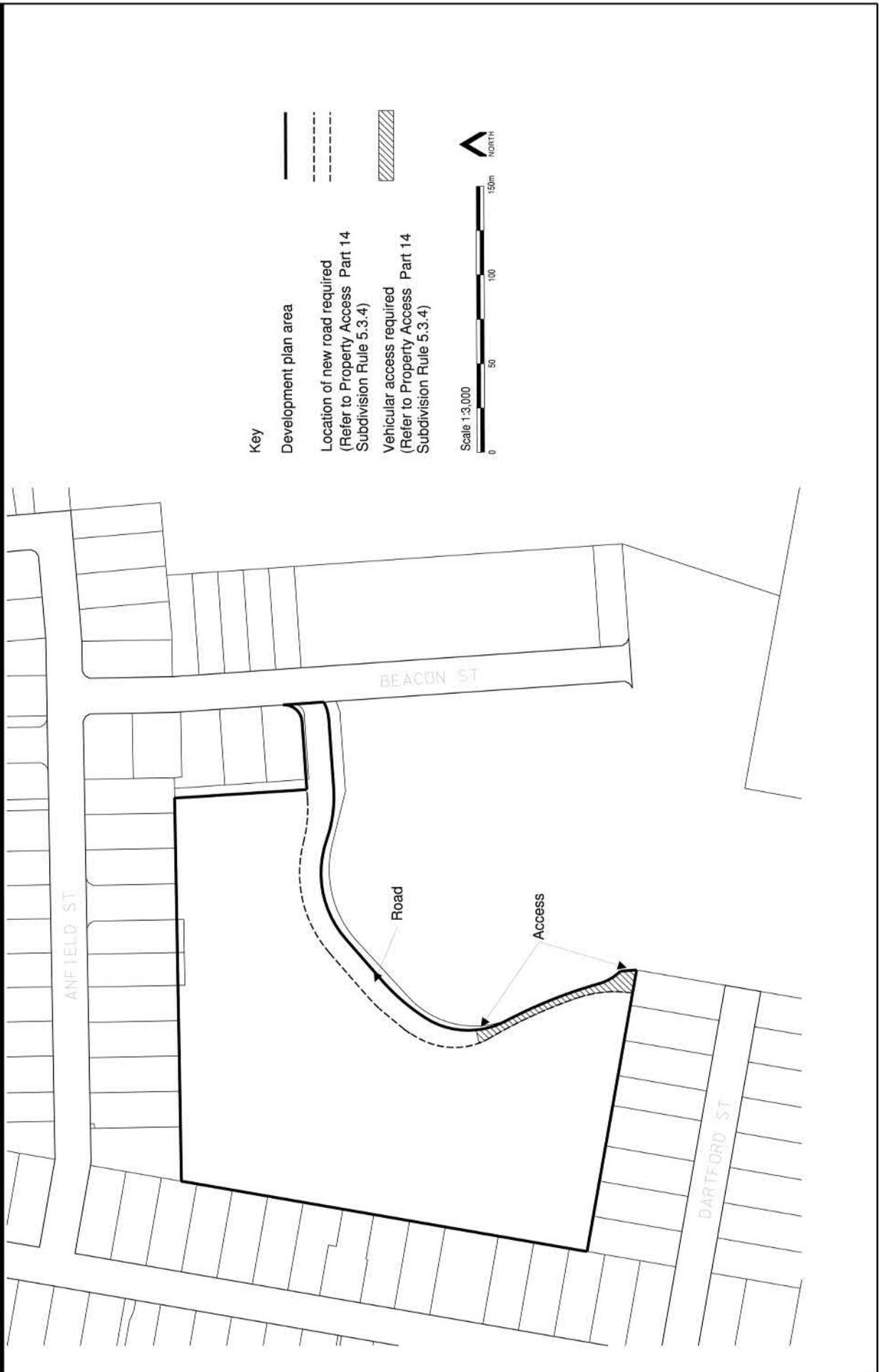
NORTH



Appendix 7 - Development plan (Brooklands - Beacon Street, vicinity of Dartford Street)

Updated 14 November 2005

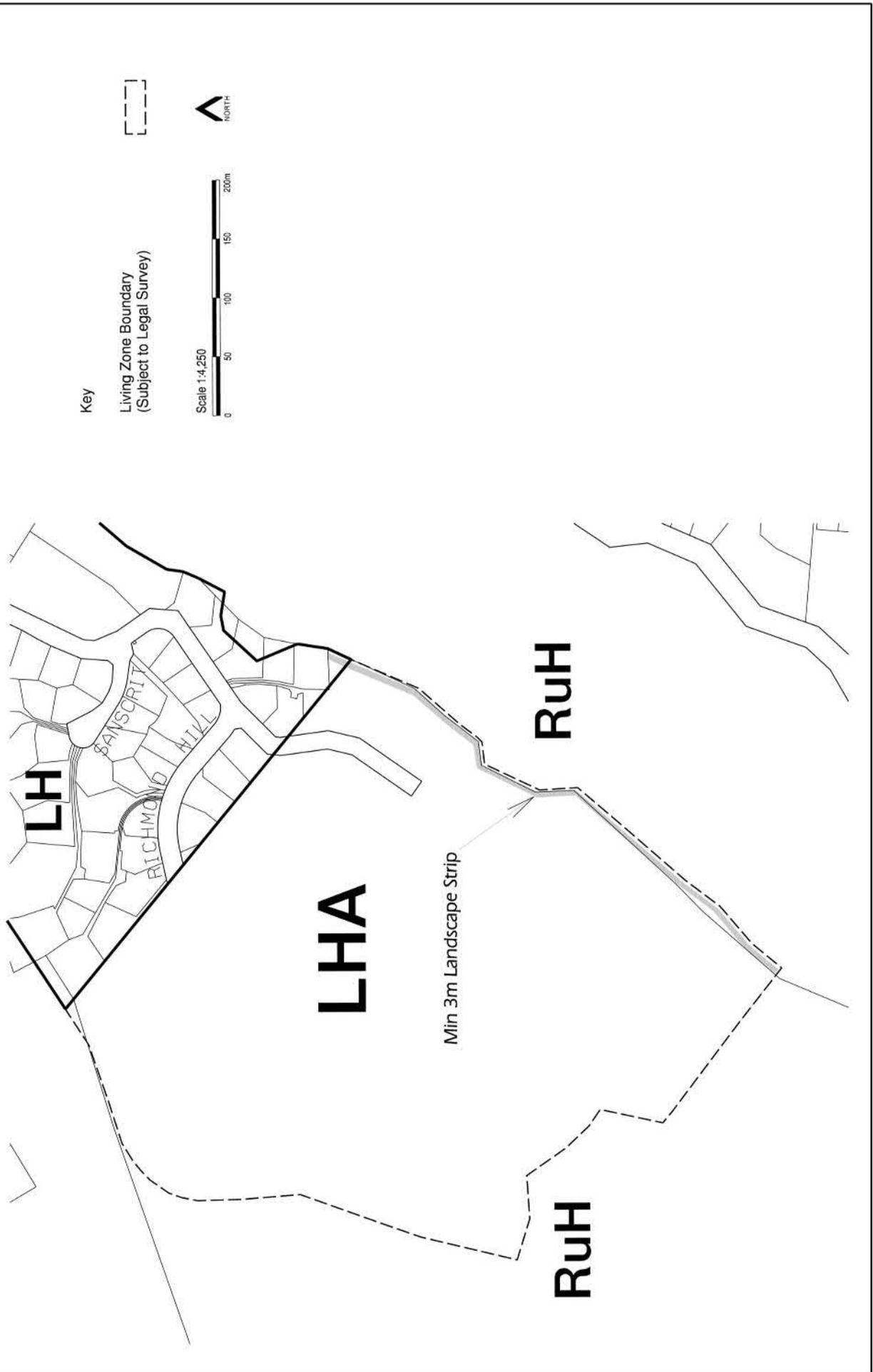
Appendix 7 Development plan (Brooklands - Beacon Street, vicinity of Dartford Street)



Appendix 8 - Landscape strip requirement (Living HA - Richmond Hill)

Updated 14 November 2005

Appendix 8 - Landscape strip requirement (Living HA - Richmond Hill)

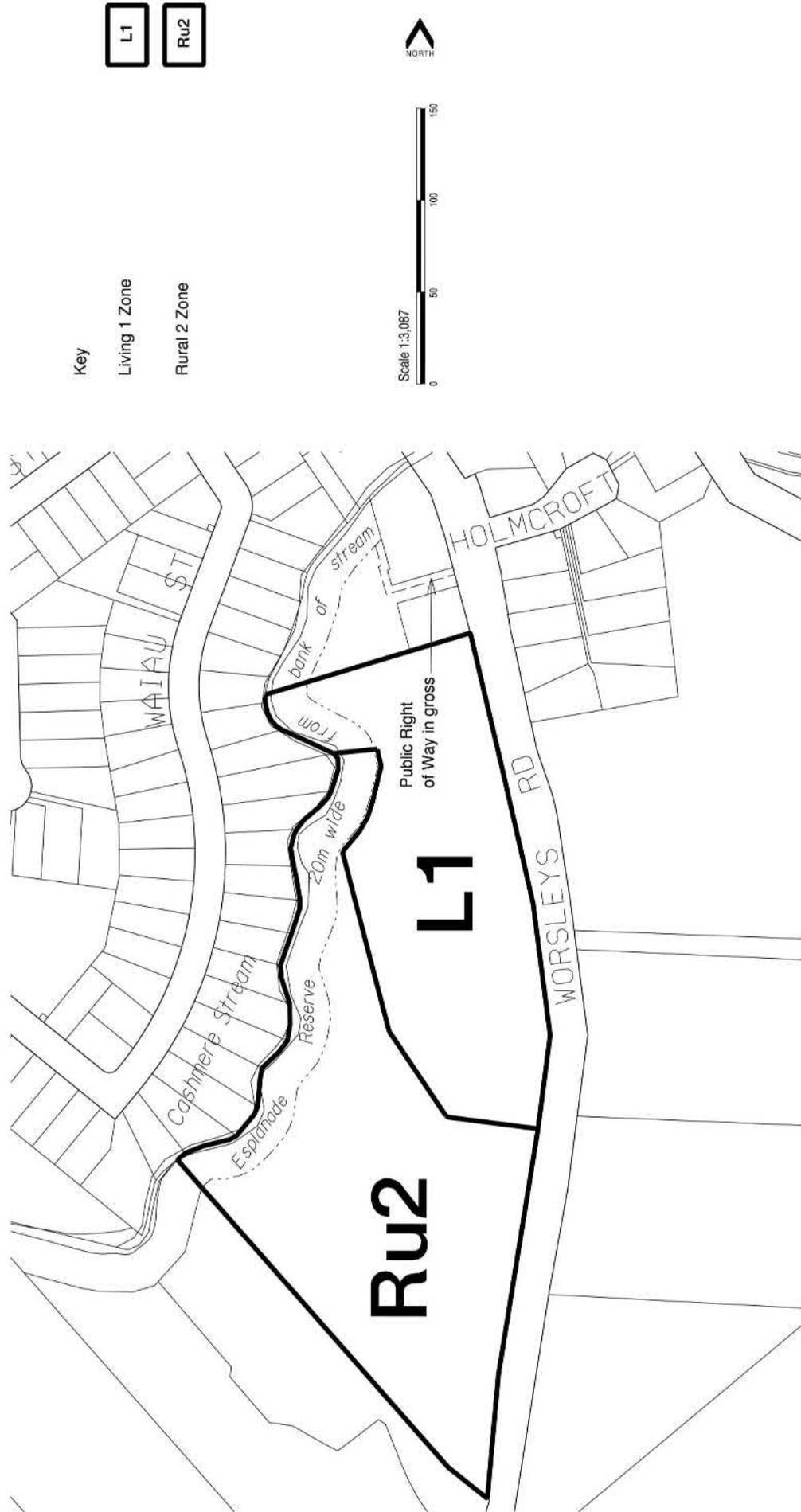


Appendix 8A - Plants suitable for Richmond Hill (Rule 17.2.3)**Updated 14 November 2005**

1.	Flax	Phormium tenax
2.	Golden Ake Ake	Olearia paniculata
3.	Cabbage tree	Cordyline australis
4.	Toe toe	Cortaderia richardii
5.	Kanuka	Kunzia erocoides
6.	Kowhai	Sophora microphylla
7.	Manuka	Leptospermum scoparium
8.	Lemonwood	Pittosporum eugenoides
9.	Kohuhu	Pittosporum tenuifolium
10.	Karamu	Coprosma robusta
11.	Taupata	Coprosma repens
12.	Broadleaf	Griselinia littoralis
13.	Lancewood	Pseudopanax crassifolius
14.	Ribbonwood	Plagianthus regius
15.	Lacebark	Hoheria angustifolia
16.	Ake Ake	Dodonea viscosa
17.	Hebe	Hebe salicifolia
18.	Ngaio	Myoporum laetum
19.	Prostrate Kowhai	Sophora prostrata
20.	Helichrysum	Helichrysum aggregatum
21.	Corokia	Corokia cotoneaster

Appendix 9 - Special provisions - Cashmere Stream/Worsleys Road**Updated 14 November 2005**

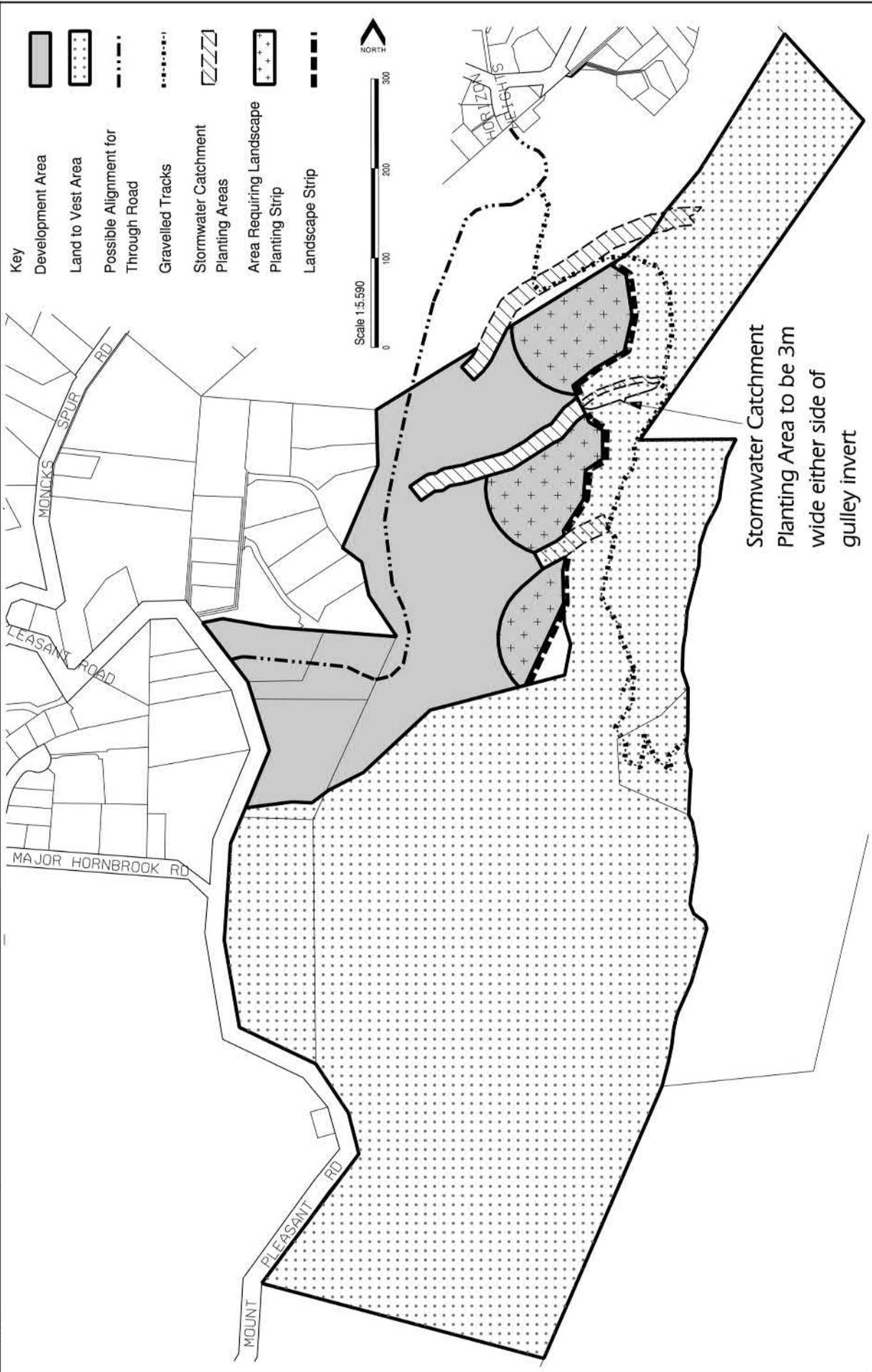
Appendix 9 - Special Provisions - Cashmere Stream / Worsleys Road



Appendix 10 - Special Provisions - Moncks Spur

Updated 14 November 2005

Appendix 10 - Special Provisions - Moncks Spur



Appendix 11 - Planting - Moncks Spur

Updated 16 November 2009

Planting Zones:

Streams = Gully bottoms, stream beds and moist sites near seepages.

Shady Faces = Lower gully sides with reasonable moisture holding capacity on the south facing aspects

Dry Faces = Drought prone slopes, rock outcrops and sides of tunnel gullies. Generally on the north facing or sunny side slopes

Planting Priority:

1. Primary Revegetation (good competitors and/or dominant plants).

2. Secondary Revegetation (slow growing and/or understory plants).

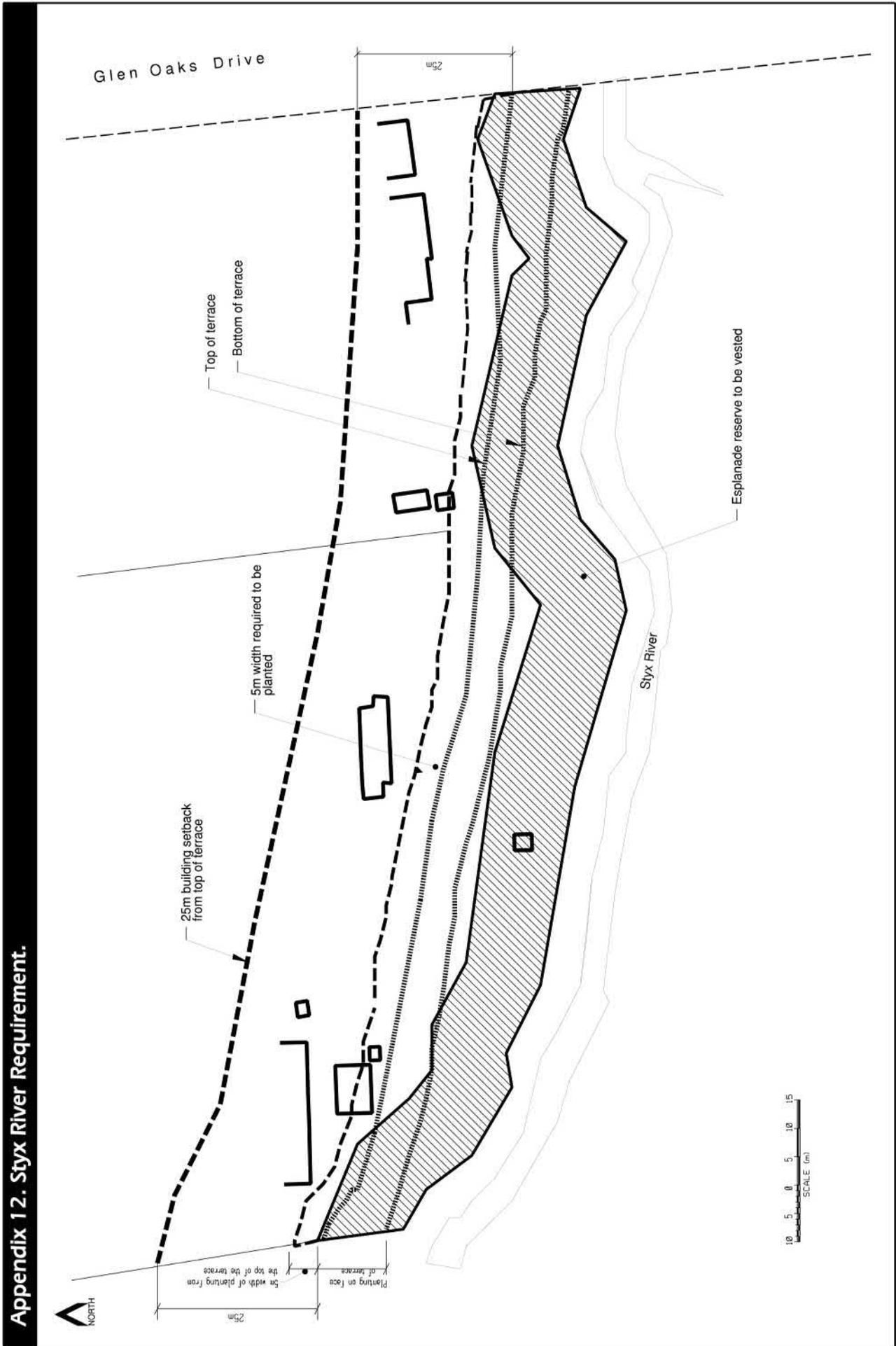
() Frost Tender Plants

Species not suitable within the Development Plan Area identified in Appendix 3i (Cashmere and Worsleys), Part 2 of Volume 3.

	Streams	Shady Faces	Dry Faces	Spacing (metres)
Anemanthele lessioniana; Windgrass	1	1		0.5-1.0
Carex virgata; NZ sedge #	1			0.7-1.2
Carmichaelia australis; native broom			1	1.5
Carpodetus serratus; putaputaweta		2		2
Coprosma linarifolia		2	2	1.5
Coprosma crassifolia		1		1.5
Coprosma propingua; mikimiki	1	2		1.5
Coprosma repens; Taupatu #		1	1	1.5
Coprosma rhamnoides		2		1.5
Coprosma robusta; karamu	1	1		2
Coprosma virescens		2		1.5
Cordyline australis; cabbage tree; ti kouka	1	1		1.5
Corokia cotoneaster; Corokia		2	1	1.5
Cortaderia richardii; toetoe	1	1		2
Discaria toumatou; matagouri			2	1.5
Dodonaea viscosa; akeake		1	1	2
Festuca novae-zelandiae; hard tussock #			1	0.5
Aristotlia serrata; wineberry	(2)	(2)		2
Fuchsia excorticata; kotukutuka	2	2		2
Griselinia littoralis; broadleaf; papauma	2	1		2
Hebe salicifolia; koromika	1	1		1.5
Hebe strictissima		2		1
Hedycarya arborea; pigeonwood #	(2)	(2)		2
Hoheria angustifolia; narrow leaved lacebark	2	1		2
Kunzea ericoides; kanuka		1	1	2

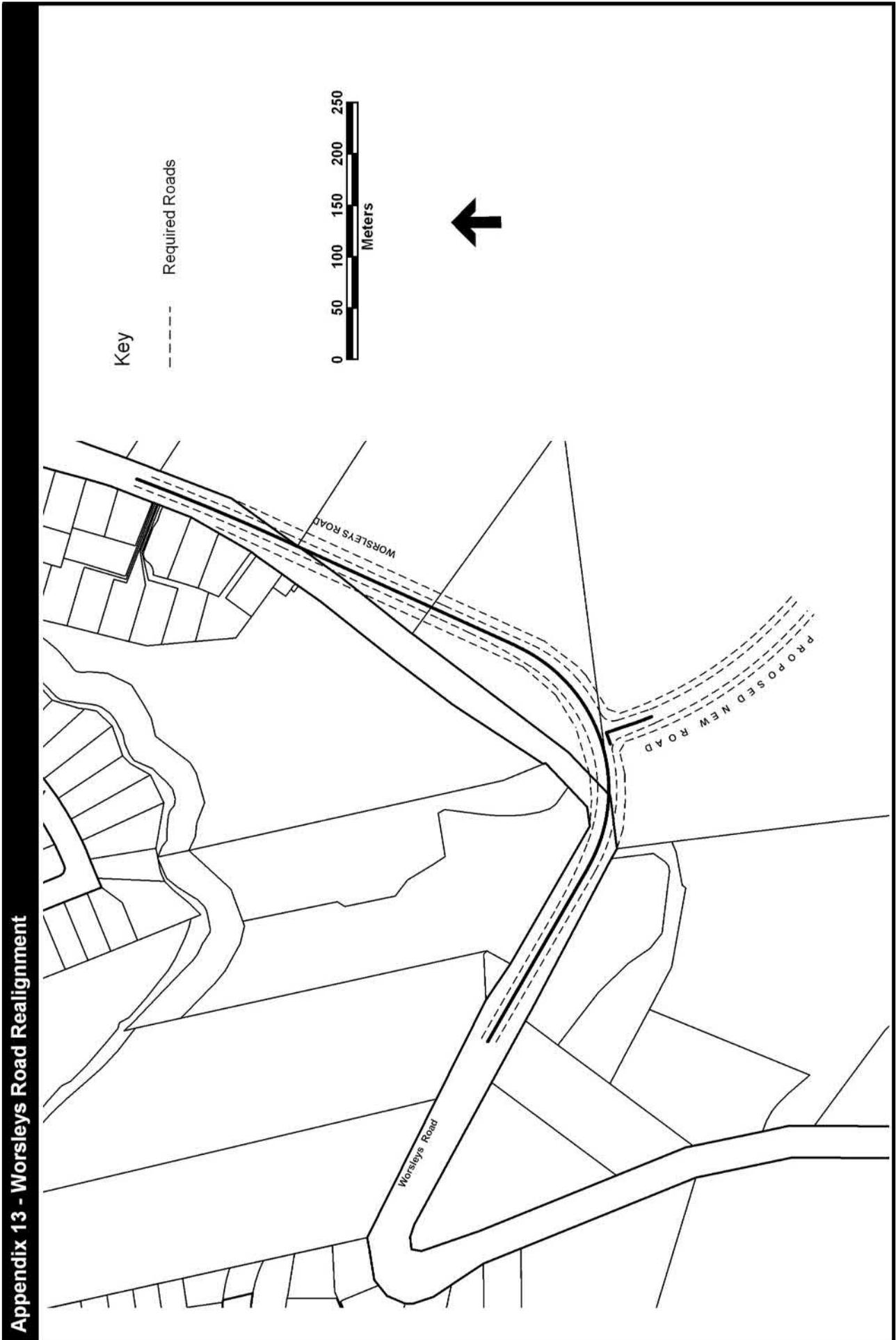
	Streams	Shady Faces	Dry Faces	Spacing (metres)
Leptospermum scoparium; manuka #	1	1		2
Libertia ixioides; NZ iris #	2			0.5
Lophomyrtus obcordata; rohutu	2	2		1
Melicope simplex	2	2		1.5
Melicytus alpinu; porcupine scrub #			2	1.5
Melicytus ramiflorus; mahoe		(2)		2
Myoporum Laetum; ngaio #		(1)	(1)	2
Myrsine australis; mapou	2	2		2
Olearia avicenniifolia		1		1.5
Olearia paniculata; akiraho		1	1	2
Phormium tenax flax; harakeke	1	1		1.5
Pittosporum eugenioides; lemonwood; tarata		1	2	2
Pittosporum tenuifolium; kohuhu	1	1		2
Plagianthus regius; ribbonwood		1	2	2
Poa cita; silver tussock			1	0.5-1.0
Podocarpus totora; totora		2	2	2
Pseudopanax arboreus; fivefinger	2	1		2
Pseudopanax crassifolius; lancewood	2	1		1.5
Sophora microphylla; kowhai		1	2	2
Teucrium parviflorum #		2		1.5
Prumnopitys taxifolia; matai	2	2		2

Appendix 12 - Styx Requirement



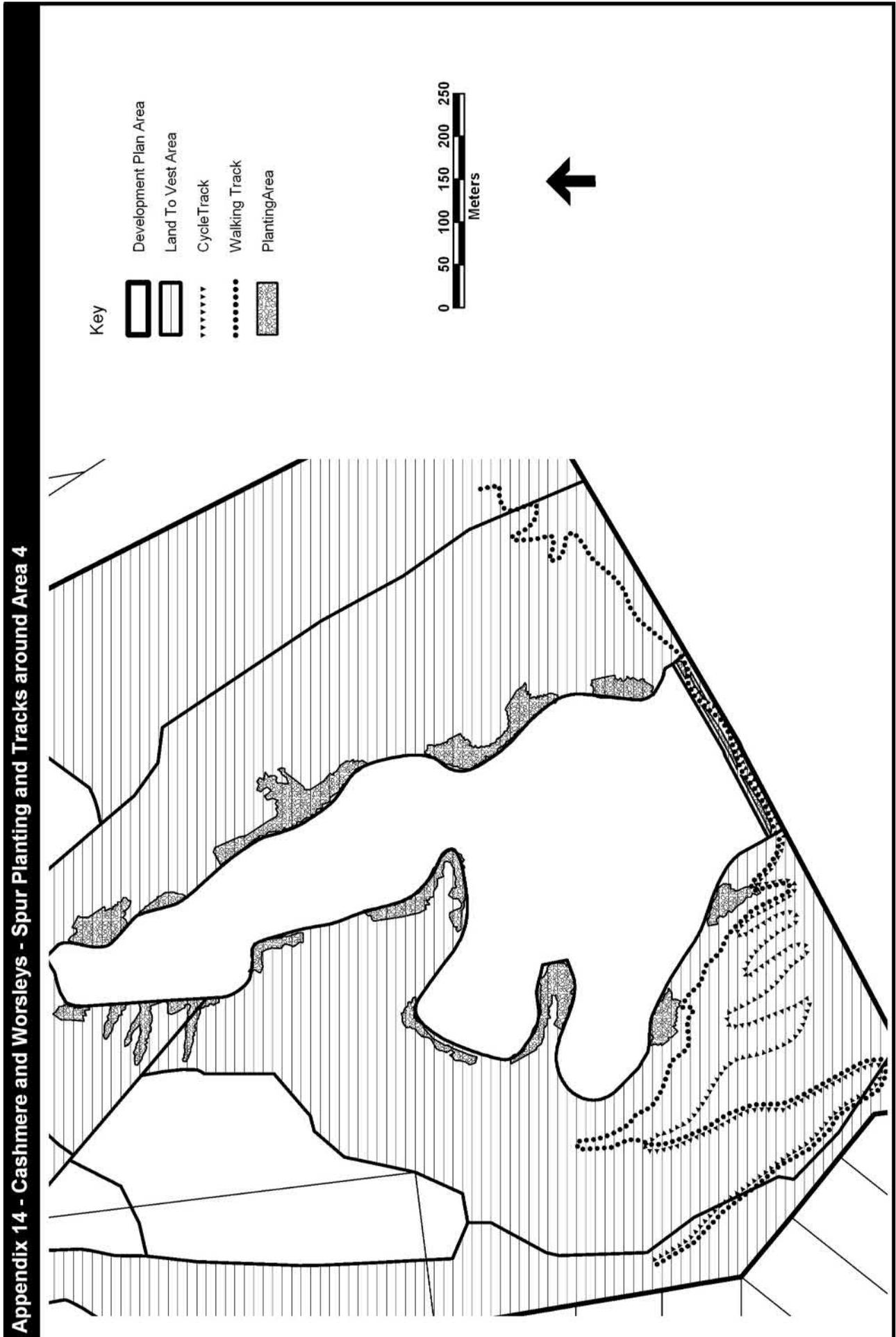
Appendix 12. Styx River Requirement.

Appendix 13 - Worsleys Road Realignment

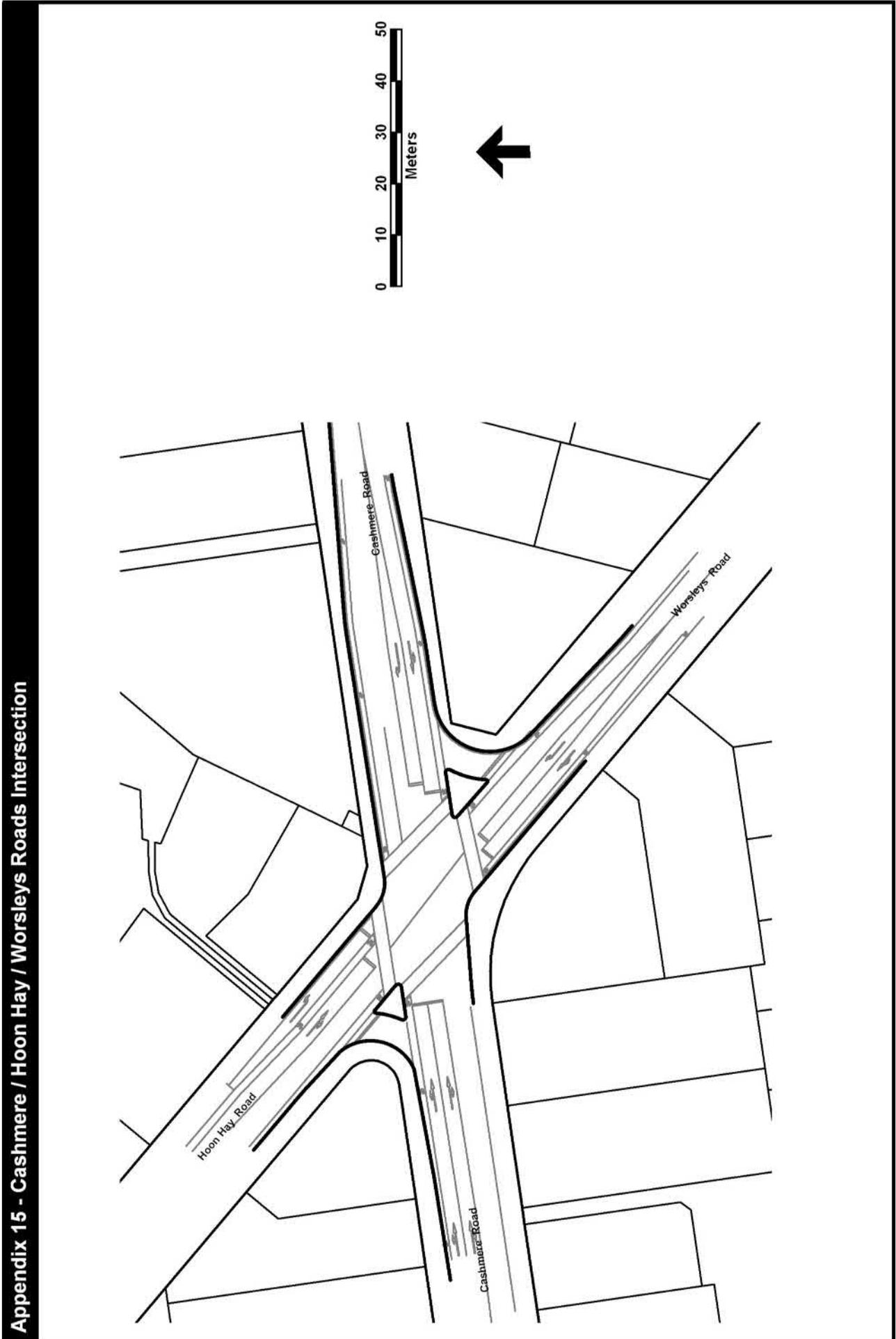


Appendix 13 - Worsleys Road Realignment

Appendix 14 - Cashmere and Worsleys - Spur Planting and Tracks around Area 4



Appendix 15 - Cashmere / Hoon Hay / Worsleys Road Intersection



Appendix 15 - Cashmere / Hoon Hay / Worsleys Roads Intersection

