

DISTRICT PLAN TEXT AMENDMENTS

Key:

For the purposes of this plan change, any unchanged text is shown as normal text or in **bold**, any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as ~~bold strikethrough~~.

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in **green** font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as ~~bold strikethrough in green~~. New definition in a proposed rule is **bold green text underlined in black**.

Text in **purple shaded in grey** is a Plan Change Council Decision.

Text in **black/green shaded in grey** is a Council Decision subject to appeal.

Text in **blue** font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

13.11 Specific Purpose (Flat Land Recovery) Zone

13.11.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. This chapter relates to activities that may occur in the Specific Purpose (Flat Land Recovery) Zone. An objective, policies, rules, standards and assessment criteria provide for activities in this zone.
- c. The Specific Purpose (Flat Land Recovery) Zone largely mirrors the flat land areas that were ‘red-zoned’ as a result of the Canterbury earthquakes, on the estuary side of South Brighton/Southshore and at Brooklands. The long term future use of these areas will be the subject of a separate process.
- d. The Ōtākaro Avon River Corridor portion of the ‘red zone’ was rezoned from Specific Purpose (Flat Land Recovery) to Specific Purpose (Ōtākaro Avon River Corridor) through a Regeneration Plan.
- e. This chapter seeks to protect the zone from inappropriate **subdivision**, land use and development that would compromise or impede options for the long term recovery and future use, or increase the risk to people's safety, property and infrastructure from the effects of natural hazards. As an interim zone, activities are limited to those existing and their limited modification, temporary activities, and immediate recovery activities.
- f. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).

13.11.2 Objectives and Policies

13.11.2.1 Objective — Activities in the Specific Purpose (Flat Land Recovery) Zone

- a. A largely open environment with a very low density of residential and non-residential activities, that:
 - i. reflects the changes in land uses in the area, including **building** clearance;
 - ii. recognises the natural hazard risks affecting many properties;
 - iii. recognises the infrastructure limitations of the area;
 - iv. acknowledges the interim nature of this Zone; and
 - v. maintains the longer-term potential of the area to contribute to the recovery and future enhancement of Christchurch.

13.11.2.1.1 Policy — Residential activities

- a. Provide for the use of existing privately owned **sites** for **residential activities**, to the extent compatible with the natural hazard risks and infrastructure limitations.

13.11.2.1.2 Policy — Non-residential activities

- a. Only provide for the following non-residential activities:
 - i. **home occupation** activities, **market gardens** or **community gardens**;
 - ii. existing commercial and community activities and their limited modification; or
 - iii. temporary activities, **land management activities**, water or hazard management or mitigation activities, and
 - iv. new **community facilities** on privately owned **sites** assessed on a **site** by **site** basis, to the extent compatible with the natural hazard risks and infrastructure limitations.

13.11.2.1.3 Policy — Management of effects

- a. Manage activities within the Specific Purpose (Flat Land Recovery) Zone to:
 - i. reduce adverse amenity effects on occupied residential properties and effects at the interface with surrounding residential zones;
 - ii. sustain the qualities and values of the natural environment.

13.11.2.1.4 Policy — Future use

- a. The land in the Specific Purpose (Flat Land Recovery) Zone will be considered under a separate future process which will inform future land use zoning and development options.

13.11.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Flat Land Recovery) Zone are contained in the activity status tables (including activity specific standards) in this [Rule 13.11.4.1](#).
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Flat Land Recovery) Zone:
 - 4 Hazardous Substances and Contaminated Land;
 - 5 Natural Hazards;
 - 6 The following sub-chapters of General Rules and Procedures:
 - 6.1 Noise;
 - 6.3 Outdoor Lighting and Glare;
 - 6.4 Temporary Earthquake Recovery Activities;
 - 7 Transport;
 - 8.9 Earthworks;
 - 9 Natural and Cultural Heritage;
 - 10 Designations and Heritage Orders; and
 - 11 Utilities and Energy.
- c. Where there is no reference to the Specific Purpose (Flat Land Recovery) Zone in the above chapters, the provisions relating to a residential zone shall apply.

d. [Advice Note:](#)

[Refer to the Brothels \(Location and Commercial Sexual Services Signage\) Bylaw 2013 for rules and restrictions on establishing and operating a small owner-operated brothel as a home occupation.](#)

[\(Plan Change 5D Council Decision\)](#)

13.11.4 Rules — Specific Purpose (Flat Land Recovery) Zone

13.11.4.1 Activity status tables

13.11.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Specific Purpose (Flat Land Recovery) Zone if they meet the activity specific standards set out in this table.

- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 13.11.4.1.2](#), [13.11.4.1.3](#), [13.11.4.1.4](#), [13.11.4.1.5](#) and [13.11.4.1.6](#).

Activity		Activity specific standards
P1	Residential activity, except for boarding houses, on a site that was privately owned as at 12 October 2015.	<p>a. The activity shall meet the following built form standards of the Residential Suburban Zone: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9 and 14.4.2.11 except as provided for in b. below.</p> <p>b. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6 and 14.10.2.8.</p>
P2	Commercial activities that occur within an existing commercial building.	Nil
P3	Alterations, additions, maintenance and repair of an existing commercial building, accessory building, or built structure.	<p>a. Any increase in gross floor area shall not exceed 25m² within any continuous period of 10 years.</p> <p>b. Where the activity relates to an existing commercial building, the activity shall meet the following built form standards of the Neighbourhood Centre Zone Commercial Local Zone: Rules 15.56.2.1, 15.56.2.2, 15.56.2.3, and 15.56.2.4.</p>
P4	Demolition and/or removal of existing buildings (including fencing, walls, paths, decks and pools).	<p>Nil</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. The provisions within Chapter 6.1 shall apply. 2. Noise from demolition activities shall comply with and be measured and assessed in accordance with New Zealand Standard NZS6803:1999 Acoustics – Construction Noise.

Activity		Activity specific standards
P5	Land management activities and the use, repair and maintenance of Crown owned buildings.	<p>a. Any activity on a site adjoining an occupied residential unit or residential zone shall meet:</p> <ul style="list-style-type: none"> i. the relevant noise standards for the residential zone in Rule 6.1.5.1.1 which shall be met at the boundary of that site or zone; ii. all standards for the residential zone in the Outdoor Lighting and Glare provisions in Rule 6.3.6; and iii. all standards for the residential zone in the Signage provisions in Rule 6.8.4.1. <p>An activity is exempt from the rules in Chapter 6.1 (Noise), Chapter 6.3 (Outdoor Lighting and Glare), and Chapter 6.8 (Signs) where the activity is not located in the areas specified above.</p>
P6	Temporary buildings and signage associated with: <ul style="list-style-type: none"> a. existing residential activity; b. existing commercial activities; c. relocation activities; d. utilities and infrastructure; e. existing recreation activities; or f. that are ancillary to an approved building or construction project or maintenance, repair and demolition activities. 	<ul style="list-style-type: none"> a. Buildings shall be relocatable. b. No building shall exceed 50m² in gross floor area. c. The following built form standards of the Residential Suburban Zone shall be met where it relates to residential activity: Rules 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9 and 14.4.2.11, except as provided for in d.. d. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6 and 14.10.2.8. e. The following built form standards of the Neighbourhood Centre Zone Commercial Local Zone shall be met where it relates to commercial activity: Rules 15.56.2.1, 15.56.2.2, 15.56.2.3 and 15.56.2.4. f. Any buildings or signage associated with the activity shall be removed from the site within one month of the completion of the project.

Activity		Activity specific standards
P7	Use, maintenance and repair of community facilities and community infrastructure .	Nil
P8	Operation, maintenance, repair, removal, replacement, relocation, and upgrading of existing utilities and roads ; new utilities and roads ; and ancillary temporary activities.	Nil
P9	<p>Hazard management or mitigation works including river control and drainage works carried out by or on behalf of a Local Authority exercising its powers, functions and duties under the Resource Management Act 1991, Soil Conservation and Rivers Control Act 1941, Christchurch District Drainage Act 1951, or Land Drainage Act 1908, unless expressly provided for as a non-complying activity, where undertaken outside:</p> <ol style="list-style-type: none"> a. a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1; b. an Outstanding Natural Feature, Outstanding Natural Landscape or Significant Feature listed in Appendix 9.2.9.2.1; c. areas of Outstanding or High (and Very High) Natural Character in the coastal environment in Appendix 9.2.9.2.7 and 9.2.9.2.8, and remaining areas in the coastal environment shown on the Panning Maps. 	<p>Nil</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. The design of hazard management or mitigation works shall be carried out by a chartered professional engineer.

Activity		Activity specific standards
P10	Maintenance, repair, relocation and removal of flood protection and bank erosion protection works; and the maintenance of existing drains or ponds undertaken or authorised by the Crown, the Regional Council, or Christchurch City Council.	Nil
P11	Construction, maintenance and operation of structures, basins and wetlands for the conveyance, treatment, storage, retention or detention of water, wastewater, stormwater and land drainage water by the Christchurch City Council or a network utility operator .	<p>Nil</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. The requirements of the Infrastructure Design Standard and/or Construction Specification Standard apply

Activity	Activity specific standards
<p data-bbox="199 271 252 297">P12</p> <p data-bbox="411 271 774 443">Bed and breakfast within a residential unit-Hosted visitor accommodation on a site that was privately owned as at 12 October 2015.</p> <p data-bbox="411 506 794 573">(Plan Change 4 Council Decision subject to appeal)</p>	<p data-bbox="831 271 1046 297">a. There shall be:</p> <ul style="list-style-type: none"> <li data-bbox="868 331 1321 398">i. a maximum of six guests accommodated at any one time; <li data-bbox="868 427 1382 528">ii. at least one owner of the residential unit residing permanently on the site; and <li data-bbox="868 562 1350 629">iii. no guest given accommodation for more than 90 consecutive days. <p data-bbox="831 658 1267 725">a. A maximum of six guests shall be accommodated at any one time.</p> <p data-bbox="831 730 1398 797">b. The Council shall be notified in writing prior to commencement.</p> <p data-bbox="831 801 1390 1010">c. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</p> <p data-bbox="831 1014 1406 1223">d. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</p> <p data-bbox="831 1227 1398 1480">e. The activity shall meet the following built form standards of the Residential Suburban Zone shall be met where it relates to residential activity: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9, and 14.4.2.11, except as provided for in c. below.</p> <p data-bbox="831 1485 1406 1738">f. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6 and 14.10.2.8.</p> <p data-bbox="842 1778 1353 1845">(Plan Change 4 Council Decision subject to appeal)</p>

Activity	Activity specific standards
<p>P13</p> <p>Care for non-resident children within a residential unit in return for monetary payment to the carer on a site that was privately owned as at 12 October 2015.</p>	<p>a. There shall be:</p> <ul style="list-style-type: none"> i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time, and ii. at least one carer residing permanently within the residential unit. <p>b. The activity shall meet the following built form standards of the Residential Suburban Zone shall be met where it relates to residential activity: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9, and 14.4.2.11, except as provided for in c. below.</p> <p>c. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6, and 14.10.2.8.</p>

<p>P14</p>	<p>Home occupation on a site that was privately owned as at 12 October 2015.</p>	<p>a. The activity shall limit:</p> <ul style="list-style-type: none"> i. the <u>gross total</u> floor area of the <u>building or part of the building (measured internally)</u>, plus <u>the area used for any outdoor storage area</u> occupied by the <u>home occupation</u> to <u>less no more</u> than 40m²; ii. the number of <u>FTE</u> employed persons, who reside permanently elsewhere than on the <u>site</u>, to two; iii. any <u>retailing retail activity</u> to: <ul style="list-style-type: none"> A. the sale of goods grown or produced on the <u>site</u>, B. <u>goods incidental to the on-site service provided by the home occupation where the goods storage and/or display occupies no more than 1m² of floor area</u>, or C. internet-based sales where no customer visits occur; <u>and</u> D. <u>retail activity shall exclude food and beverage outlets</u>. iv. <u>Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles to within a fully enclosed building</u>; v. the hours of operation when the <u>site</u> is open to visitors, clients, and deliveries to between the hours of: <ul style="list-style-type: none"> A. 07:00 – 21:00 Monday to Friday; and B. 08:00 – 13:00 Saturday, Sunday and public holidays; vi. visitor or staff <u>parking area</u> to outside the <u>road boundary setback</u>; vii. <u>outdoor advertising signage</u> to a maximum area of <u>20.5m²</u>. <p>b. The activity shall meet the following built form standards of the Residential Suburban Zone shall be met where it relates to <u>residential activity</u>: <u>Rules 14.4.2.1, 14.4.2.3,</u></p>
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Activity		Activity specific standards
		<p>14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9, and 14.4.2.11, except as provided for in c. below.</p> <p>c. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6, and 14.10.2.8.</p> <p>(Plan Change 5D Council Decision)</p>
P15	Market gardens, community gardens and garden allotments.	<p>a. The activity shall meet the following built form standards of the Residential Suburban Zone shall be met where it relates to residential activity: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9, and 14.4.2.11, except as provided for in b. below.</p> <p>b. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6, and 14.10.2.8.</p>
P16	Storage of heavy vehicles on a site that was privately owned as at 12 October 2015.	<p>a. No more than one vehicle shall be stored on the site.</p> <p>b. The activity shall meet the following built form standards of the Residential Suburban Zone shall be met where it relates to residential activity: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9, and 14.4.2.11, except as provided for in c. below.</p> <p>c. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6, and 14.10.2.8.</p>

Activity		Activity specific standards
P17	Dismantling, repair, or storage of motor vehicles and boats on a site that was privately owned as at 12 October 2015.	<ul style="list-style-type: none"> a. The vehicles and/or boats shall be owned by people who live on the same site. b. The activity shall meet the following built form standards of the Residential Suburban Zone shall be met where it relates to residential activity: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9, and 14.4.2.11, except as provided for in c. below. c. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6, and 14.10.2.8.

13.11.4.1.2 Controlled activities

~~There are no controlled activities.~~

C1	<p>Unhosted visitor accommodation on a site that was privately owned as at 12 October 2015:</p> <ul style="list-style-type: none"> a. for a total per site of 60 nights or fewer per year; b. for a maximum of six guests at any one time. <p>(Plan Change 4 Council Decision subject to appeal)</p>	<ul style="list-style-type: none"> a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information b. Record keeping and provision of information to the Council c. Management of outdoor entertainment and recreation facilities d. Management of solid waste disposal e. Number and size of vehicles used by guests including large vehicles f. Building access arrangements and wayfinding g. Controls on the effects and scale of functions or events h. Controls on check-in and check-out times. <p>(Plan Change 4 Council Decision subject to appeal)</p>
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13.11.4.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Activities listed in Rule 13.11.4.1.1 P1, P3, P6, P12, P13, P14, P15, P16, or P17 that do not meet Rule 14.4.2.4 where the site coverage is between 35% and 40%; or for the Specific Purpose (Flat Land Recovery) Zone at Brooklands, that do not meet Rule 14.10.2.3 .	<p>a. Site density and site coverage – Rule 14.15.2.</p> <p>b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.</p>
RD2	Activities listed in Rule 13.11.4.1.1 P1, P3, P6, P12, P13, P14, P15, P16 or P17 that do not meet one or more of the built form standards in Rules 14.4.2.3, 14.4.2.6, 14.4.2.7 or 14.4.2.8 ; or for the Specific Purpose (Flat Land Recovery) Zone at Brooklands, that do not meet one or more of the built form standards in Rules 14.10.2.2, 14.10.2.4 or 14.10.2.5 .	<p>a. As relevant to the built form standard that is not met:</p> <p>i. Impacts on neighbouring property – Rule 14.15.3.</p> <p>ii. Minimum building, window and balcony setbacks – Rule 14.15.18.</p> <p>b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.</p>
RD3	Activities listed in Rule 13.11.4.1.1 P1, P3, P6, P12, P13, P14, P15, P16 or P17 that do not meet one or more of the built form standards in Rules 14.4.2.5, 14.4.2.9 or 14.4.2.11 ; or for the Specific Purpose (Flat Land Recovery) Zone at Brooklands, that do not meet one or more of the built form standards in Rules 14.10.2.6 or 14.10.2.8 Any application arising from this rule shall not be limited or publicly notified.	<p>a. As relevant to the built form standard that is not met:</p> <p>i. Street scene - road boundary building setback, fencing and planting – Rule 14.15.17.</p> <p>ii. Outdoor living space – Rule 14.15.20.</p> <p>iii. Water supply for firefighting – Rule 14.15.7.</p> <p>b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.</p>
RD4	Activities listed in Rule 13.11.4.1.1 P6 that do not meet one or more of the activity specific standards a., b., e. or f..	<p>a. Matters over which the Council has restricted discretion are set out in Rule 6.2.5.</p> <p>b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.</p>
RD5	Land management and maintenance activities that exceed activity specific	<p>a. Matters over which the Council has restricted discretion are set out in Rule 6.1.8.</p>

Activity	The Council's discretion shall be limited to the following matters:	
	standard a. i. in Rule 13.11.4.1.1 P5 by 10 dB or less (noise).	b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD6	Land management and maintenance activities that exceed activity specific standard a. ii. in Rule 13.11.4.1.1 P5 (outdoor lighting and glare).	a. Matters over which the Council has restricted discretion are set out in Rule 6.3.7 . b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD7	Land management and maintenance activities that exceed activity specific standard a. iii. in Rule 13.11.4.1.1 P5 (signage).	a. Matters over which the Council has restricted discretion are set out in Rule 6.8.5 . b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD8	a. Subdivision that involves conversion of the type of tenure from unit title or cross lease to fee simple, boundary adjustments, alteration of cross leases, company leases and unit titles, and where it is proposed to subdivide off land within the Specific Purpose (Flat Land Recovery) Zone from an area of land not within the Specific Purpose (Flat Land Recovery) Zone. b. Any application arising from this rule shall not be limited or publicly notified	a. Matters over which the Council has restricted discretion set out in Rule 8.5 . b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD9	Hazard mitigation works not provided as a permitted activity in Rule 13.11.4.1.1 P9.	a. The significance of ecological, landscape or natural values, ecological corridors, indigenous fauna , and whether these would be adversely compromised by the activity. b. The risk to life, property and the environment posed by hazards. c. The extent to which the activity would remedy or mitigate the hazard or be compatible with existing mitigation works or structures. d. Whether or not the work would be carried out under the supervision of a Chartered Professional Engineer. e. The extent to which the activity would protect buildings and their occupants.

Activity		The Council's discretion shall be limited to the following matters:
		<ul style="list-style-type: none"> f. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery. g. The extent to which the hazard risk may be increased or exacerbated in other locations.
RD10	Activities listed in Rule 13.11.4.1.1 P3 that do not meet one or more of the built form standards in Rules 15.5.2.1, 15.5.2.2, 15.5.2.3, and 15.5.2.4.	<ul style="list-style-type: none"> a. Maximum building height – Rule 15.134.3.1 b. Minimum building setback from road boundaries/street scene – Rule 15.134.3.2 c. Minimum separation from the internal boundary with a residential zone or open space zone – Rule 15.134.3.3 d. Sunlight and outlook at boundary with a residential zone – Rule 15.134.3.4 e. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD11	<p>Activities listed in Rule 13.11.4.1.1 P14 that do not meet activity specific standard a. <u>and occupy a total area, comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area, no greater than 40% of the GFA of the residential unit, with the GFA calculation excluding detached accessory buildings.</u></p> <p>(Plan Change 5D Council Decision)</p>	<ul style="list-style-type: none"> a. Scale <u>and nature</u> of activity – 14.15.5 b. Traffic generation and access safety – 14.15.6 c. Non-residential hours of operation – 14.15.21 <p>(Plan Change 5D Council Decision)</p>

13.11.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Activities listed in Rule 13.11.4.1.1 P12, P13, P16 or P17 that do not meet activity specific standard (a).
D2	Preschool on a site that was privately owned as at 12 October 2015.
D3	Health care facility <u>or boarding of domestic animals</u> on a site that was privately owned as at 12 October 2015.

	(Plan Change 5D Council Decision)
D4	Veterinary care facility on a site that was privately owned as at 12 October 2015.
D5	Education activity on a site that was privately owned as at 12 October 2015.
D6	Place of assembly on a site that was privately owned as at 12 October 2015.
D7	Spiritual activity on a site that was privately owned as at 12 October 2015.
D8	Activities listed in Rule 13.11.4.1.1 P3 that do not meet activity specific standard (a).
D9	<p>a. Hosted visitor accommodation on a site that was privately owned as at 12 October 2015 that does not comply with activity specific standards in Rule 13.11.4.1.1 P12 and that does not exceed twelve guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
D10	<p>Unhosted visitor accommodation on a site that was privately owned as at 12 October 2015 not subject to Rule C1 and that does not exceed twelve guests per site at any one time</p> <p>Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
D11	<p>Home occupation with a total area, comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area occupied, greater than 40% of the GFA of the residential unit, with the GFA calculation excluding detached accessory buildings.</p> <p>(Plan Change 5D Council Decision)</p>

13.11.4.1.5 Non-complying activities

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

Activity	
NC1	Any activity not listed as a permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited activity.
NC2	Any land management activities that exceed the activity specific standards in Rule 13.11.4.1.1 P5 a. i. by more than 10dB.
NC3	Subdivision, unless provided for as a restricted discretionary activity.
NC4	<p>a. Visitor accommodation that is:</p> <p>i. not hosted visitor accommodation, or unhosted visitor accommodation;</p> <p>ii. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.4.1.4 D97;</p>

	<p>iii. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.4.1.4 D10(a)8.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
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13.11.4.1.6 Prohibited activities

There are no prohibited activities