



Appendix 4: District and Regional Plan Compliance Assessment



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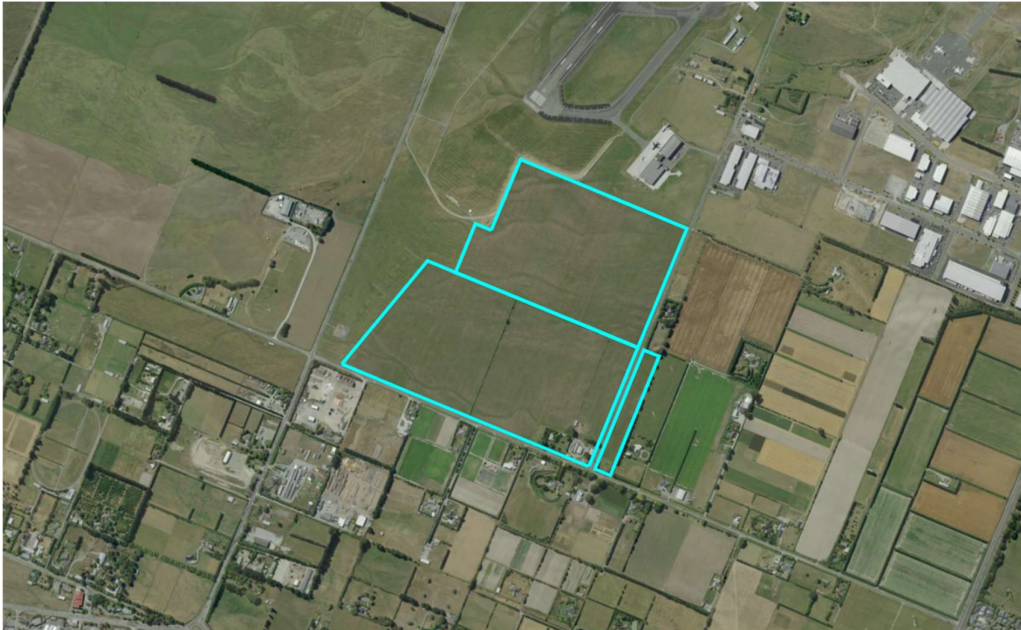


Subject Site

Details

Site Name	104 Ryans Road, Yaldhurst, Christchurch
	20 Grays Road, Yaldhurst, Christchurch
	Part Lot 3 DP 22679
Appellation	Lot 4 DP 22679
	Part Lot 1 DP 2837
	Part Lot 3 DP 22679
Titles	CB7A/401
	CB13A/1098
Property Area	31.536 ha
	2.113 ha
	23.954 ha
Territorial Authority	Christchurch City

Aerial Image



Aerial image of locality. Source: Toitū Te Whenua (LINZ)



Application Checklist

Canterbury Iwi Management Plan Considerations

Canterbury Iwi Management Plans

Does the proposal take place in the Waitaki Catchment?	N/A
Waitaki Iwi Management Plan 2019	

Does the proposal take place within the area managed by Te Rūnanga o Kaikōura?	N/A
Te Rūnanga o Kaikōura Environmental Management Plan	

Does the proposal take place in the area covered by the Mahaanui IMP 2013?	Yes
Mahaanui Iwi Management Plan 2013	

Does the proposal take place in the area between the Rakaia and Waitaki Rivers?	N/A
Kati Huirapa - Iwi Management Plan	

Does the proposal take place in the area managed by the Kāi Tahu ki Otago Natural Resource Management Plan 2005?	N/A
Kāi Tahu Ki Otago - Natural Resource Management Plan 2005	

Does the proposal affect freshwater resources within the rohe of Ngāi Tahu?	Yes
Te Rūnanga o Ngāi Tahu - Freshwater Policy	

Canterbury Land and Water Regional Plan Considerations

Canterbury Land and Water Regional Plan

Does the proposal involve on-site wastewater?	No
5.7 - 5.9 Region-wide Rules: On-site Wastewater	

Does the proposal involve the discharge of swimming pool or spa pool water?	N/A
5.10 - 5.11 Region-wide Rules: Swimming Pool or Spa Water	

Does the proposal involve the discharge of greywater?	Yes
5.12 - 5.13 Region-wide Rules: Greywater	

Does the proposal involve a pit or composting toilet?	N/A
5.14 - 5.17 Region-wide Rules: Pit and Composting Toilets	

Does the proposal involve the discharge of dust suppressants?	N/A
5.18 - 5.19 Region-wide Rules: Dust Suppressants	

Does the proposal involve pest control activities or the discharge of agrichemicals?	N/A
5.20 - 5.23 Region-wide Rules: Pest Control and Agrichemicals	



Does the proposal involve an offal or farm rubbish pit? 5.24 - 5.28 Region-wide Rules: Offal and Farm Rubbish Pits	N/A
Does the proposal involve the discharge of animal or vegetative waste? 5.29 - 5.30 Region-wide Rules: Animal and Vegetative Waste	N/A
Does the proposal involve stockholding areas or activities for storing, treating or discharging animal effluent? 5.31 - 5.37 Region-wide Rules: Stock Holding Areas and Animal Effluent	N/A
Does the proposal involve a silage pit or the stockpiling of compost? 5.38 - 5.40 Region-wide Rules: Silage Pits and Compost	N/A
Does the proposal involve any activities related to nutrient management? 5.41 - 5.64 Region-wide Rules: Nutrient Management	N/A
Does the proposal involve the use of fertiliser? 5.65 - 5.67 Region-wide Rules: Fertiliser Use	N/A
Does the proposal involve stock movements in proximity to the beds and banks of lakes and rivers? 5.67A - 5.71 Region-wide Rules: Stock Exclusion	N/A
Does the proposal involve any activities within flow sensitive catchments? 5.72 - 5.74 Region-wide Rules: Flow Sensitive Catchments	N/A
Does the proposal involve the discharge of drainage water? 5.75 - 5.80 Region-wide Rules: Drainage Water	Yes
Does the proposal involve a cemetery? 5.81 - 5.83 Region-wide Rules: Cemeteries	N/A
Does the proposal involve discharges from a sewerage system? 5.84 - 5.88 Region-wide Rules: Sewerage Systems	Yes
Does the proposal involve the discharge of municipal solid waste? 5.89 - 5.90 Region-wide Rules: Municipal Solid Waste	N/A
Does the proposal involve the discharge of industrial or trade wastes? 5.91 - 5.92 Region-wide Rules: Industrial and Trade Wastes	Yes
Does the proposal involve the discharge of stormwater? 5.93A - 5.97 Region-wide Rules: Stormwater	Yes
Does the proposal involve the discharge of other types of water or contaminants? 5.98 - 5.100 Region-wide Rules: Other Minor Contaminant Discharges	Yes
Does the proposal involve the discharge of water tracers? 5.101 - 5.102 Region-wide Rules: Water tracers	N/A



Does the proposal involve a bore?	No
5.103 - 5.110 Region-wide Rules: Bores	
Does the proposal involve any small or community water takes?	Yes
5.111 - 5.115 Region-wide Rules: Small and Community Water Takes	
Does the proposal involve taking or using water for construction, maintenance or repair?	Yes
5.116 - 5.118 Region-wide Rules: Water for Construction and Maintenance	
Does the proposal involve any dewatering of sites?	N/A
5.119 - 5.120 Region-wide Rules: Site Dewatering - Groundwater	
Does the proposal involve taking or using water from canals or water storage?	Yes
5.121 - 5.122 Region-wide Rules: Water from Canals or Water Storage	
Does the proposal involve taking or using surface water or activities where contaminants may enter surface water?	Yes
5.123 - 5.127 Region-wide Rules: Take and Use Surface Water	
Does the proposal involve taking or using groundwater?	No
5.128 - 5.132 Region-wide Rules: Take and Use Groundwater	
Does the proposal involve the transfer of water permits?	No
5.133 - 5.134 Region-wide Rules: Transfer of Water Permits	
Does the proposal involve any activities related to structures on or in the beds of lakes and rivers?	Yes
5.135 - 5.141B Region-wide Rules: Structures	
Does the proposal involve the diversion or discharge of flood waters?	N/A
5.142 - 5.142A Region-wide Rules: Floodwaters	
Does the proposal involve any activities related to refuelling in the bed of a lake or river?	N/A
5.145 - 5.146 Region-wide Rules: Refuelling in Lake and Riverbeds	
Does the proposal involve any activities related to the removal of fine sediment from rivers?	N/A
5.146A - 5.146B Region-wide Rules: Fine Sediment Removal from Rivers	
Does the proposal involve any activities related to the extraction of gravel from the beds of lakes and rivers?	N/A
5.147 - 5.153 Region-wide Rules: Gravel from Lake and Riverbeds	
Does the proposal involve a dam or activities related to the damming of water?	N/A
5.154 - 5.158 Region-wide Rules: Dams and Damming	
Does the proposal involve any activities impacting a wetland?	N/A
5.159 - 5.162 Region-wide Rules: Wetlands	
Does the proposal involve any activities related to vegetation in the beds of lakes and rivers?	N/A



5.163 - 5.166 Region-wide Rules: Vegetation in Lake and River Beds

Does the proposal involve earthworks or vegetation clearance in riparian areas? N/A

5.167 - 5.169 Region-wide Rules: Earthworks and Vegetation Clearance in Riparian Areas

Does the proposal involve earthworks or vegetation clearance in an erosion-prone area? N/A

5.170 - 5.171 Region-wide Rules: Vegetation Clearance and Earthworks in Erosion-prone Areas

Does the proposal involve burning vegetation? N/A

5.172 - 5.174 Region-wide Rules: Burning of Vegetation

Does the proposal involve earthworks over an aquifer? Yes

5.175 - 5.178 Region-wide Rules: Earthworks over Aquifers

Does the proposal involve any activities related to hazardous substances? No

5.179 - 5.184 Region-wide Rules: Hazardous Substances

Does the subject site contain contaminated land? Yes

5.185 - 5.188 Region-wide Rules: Contaminated Land

Does the proposal involve any activities related to managed aquifer recharge? N/A

5.191 - 5.193 Region-wide Rules: Managed Aquifer Recharge

Canterbury Regional Policy Statement Considerations

Canterbury Regional Policy Statement

Would you like to further consider relevant provisions of the Canterbury Regional Policy Statement to support your assessment of the proposal? Yes

Chapter 5 - Land-use and Infrastructure

Chapter 6 - Recovery and Rebuilding of Greater Christchurch

Chapter 7 - Freshwater

Chapter 8 - The Coastal Environment

Chapter 9 - Ecosystems and Indigenous Biodiversity

Chapter 10 - Beds of Rivers and Lakes and their Riparian Zones

Chapter 11 - Natural Hazards

Chapter 12 - Landscape

Chapter 13 - Historic Heritage

Chapter 14 - Air Quality

Chapter 15 - Soils

Chapter 16 - Energy

Chapter 17 - Contaminated Land

Chapter 18 - Hazardous Substances

Chapter 19 - Waste Minimisation and Management



Christchurch District Plan Considerations

Hazardous Substances and Contaminated Land

Does the proposal involve the storage, use or disposal of hazardous substances? **Yes**

4.1 Hazardous Substances and Contaminated Land: Hazardous Substances

Does the proposal involve activities on land containing elevated levels of contaminants? **Yes**

4.2 Hazardous Substances and Contaminated Land: Contaminated Land

Natural Hazards

Does the proposal involve activities within a flood management area? **N/A**

5.4 Natural Hazards: Flood Hazards

Does the proposal involve activities within a liquefaction management area? **N/A**

5.5 Natural Hazards: Liquefaction Hazard

Does the proposal involve activities within a slope instability management area? **N/A**

5.6 Natural Hazards: Slope Instability

General Rules and Procedures

Does the proposal involve any activities that may generate significant adverse noise effects? **Yes**

6.1 General Rules and Procedures: Noise

Does the proposal involve any temporary activities, buildings or events? **N/A**

6.2 General Rules and Procedures: Temporary Activities, Buildings and Events

Does the proposal involve any significant outdoor lighting? **Yes**

6.3 General Rules and Procedures: Outdoor lighting

Does the proposal involve any temporary earthquake related recovery activities? **N/A**

6.4 General Rules and Procedures: Temporary Earthquake Recovery Activities

Does the proposal involve any scheduled activities? **N/A**

6.5 General Rules and Procedures: Scheduled Activities

Does the subject site contain or is it adjacent to any classified water bodies or their margins? **N/A**

6.6 General Rules and Procedures: Water Body Setbacks

Does the proposal involve any activities within proximity of the Protection Surfaces for Christchurch International Airport or Defence Wigram, Runway End Protection Areas or Birdstrike Management Area? **Yes**

6.7 General Rules and Procedures: Aircraft Protection



Does the proposal involve any signage?	Yes
6.8 General Rules and Procedures: Signs	

Does the proposal involve any late night licensed premises?	N/A
6.9 General Rules and Procedures: Late Night Licensed Premises	

Does the proposal involve any works for the purposes of earthquake recovery?	N/A
6.10 General Rules and Procedures: Works for the Purposes of Earthquake Recovery	

Transport

Does the proposal involve any transport related activities or activities within the Transport Zone?	Yes
7 Transport	

Subdivision, Development and Earthworks

Does the proposal involve any subdivision, development or earthworks?	Yes
8 Subdivision, Development and Earthworks	

Natural and Cultural Heritage

Does the proposal involve any areas or habitats listed as Sites of Ecological Significance or other areas containing potentially significant vegetation and/or habitat?	N/A
9.1 Natural and Cultural Heritage: Indigenous Biodiversity and Ecosystems	

Does the subject site contain any outstanding natural features and landscapes, significant features, rural amenity landscapes, and the natural character of the coastal environment, wetlands, and lakes and rivers and their margins?	N/A
9.2 Natural and Cultural Heritage: Landscapes and Natural Character	

Does the subject site involve any heritage items, settings and/or areas?	N/A
9.3 Natural and Cultural Heritage: Historic Heritage	

Does the proposal affect any protected vegetation / trees?	N/A
9.4 Natural and Cultural Heritage: Significant and Other Trees	

Does the proposal involve any activities located within, or affecting, areas and sites of cultural significance to Ngāi Tahu mana whenua?	N/A
9.5 Natural and Cultural Heritage: Ngāi Tahu values and the natural environment	

Does the proposal involve any activities located within, or affecting, the coastal environment?	N/A
9.6 Natural and Cultural Heritage: Coastal environment	

Utilities and Energy

Does the proposal involve any activities related to the operation, maintenance, upgrading or development of utilities?	N/A
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11 Utilities and Energy

National Planning Instrument Considerations

National Environmental Standards

Does the proposal involve any farming related activities?	N/A
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NES - Freshwater 2020

NPS - Freshwater 2020

Does the subject site contain, or is it adjacent to, a wetland?	N/A
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NES - Freshwater 2020

NPS - Freshwater 2020

Does the subject site contain a river, stream or riparian yard?	N/A
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NES - Freshwater 2020

NPS - Freshwater 2020

Are activities described in the Hazardous Activities and Industries List (HAIL) more likely than not to have been undertaken on the subject site?	Yes
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NES - Contaminants In Soil 2011

Does the proposal involve any plantation forestry related activities?	N/A
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NES for Plantation Forestry

Does the proposal involve any electricity transmission activities?	N/A
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NES for Electricity Transmission Activities

Does the proposal involve the discharge of scheduled contaminants to air?	N/A
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NES Air Quality

Does the proposal have the potential to affect a registered drinking water supply?	N/A
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NES Sources of Human Drinking Water

Does the proposal involve any activities related to plantation forestry?	N/A
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NES Commercial Forestry 2017

Does the proposal involve any marine farming activities?	N/A
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NES Marine Aquaculture

Does the proposal involve the outdoor storage of tyres?	N/A
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NES Storing Tyres Outdoors

Does the proposal involve devices for burning fossil fuels or coal?	N/A
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NES Greenhouse Gas Emissions



Other Considerations

Land Law

Does the record of title note any restrictions (such as covenants, consent notices etc.) applying to the site? **Yes**

Record of Title Restrictions

Are you planning to undertake ground disturbing works that may affect an archaeological site, or modify or demolish a pre-1900 building or structure? **No**

Archaeological Authority

Does the proposal involve activities on any land not solely owned by the applicant? **No**

Landowner Approval

Does the proposal involve any activities affecting assets not owned by the applicant? **No**

Asset-Owner Approval

Does the proposal involve access onto a state highway? **No**

NZTA Approval

RMA Considerations

Resource Management Act

Is the subject site subject to a statutory acknowledgement? **No**

Statutory Acknowledgement

Are any previous consents active at the site? **No**

Previous Resource Consents

Does the site contain any unconsented or unlawfully established activities? **No**

Unconsented or Unlawfully Established Activities

Does the surrounding environment contain any features (such as different overlays or zones) that need to be considered by the proposal? **Yes**

Planning Considerations from the Surrounding Environment

Is the proposal for a change or cancellation of consent condition(s) on an application? **No**

Resource Management Act 1991 - Section 127



Assessment - NES - Contaminants In Soil 2011

9 Controlled activities

(1) Removing or replacing fuel storage system, sampling soil, or disturbing soil	C	N/A
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(3) Subdividing or changing use	C	N/A
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10 Restricted discretionary activities

(2) Activities meeting the requirements under this rule	RD	A DSI for the site exists and contaminants have been identified above background levels. Earthworks thresholds exceed permitted volumes.
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11 Discretionary activities

(1) This regulation applies to an activity described in any of regulation 5(2) to (6) on a piece of land described in regulation 5(7) or (8) that is not a permitted activity, controlled activity, or restricted discretionary activity.	D	N/A
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(2) The activity is a discretionary activity.		
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Assessment - NES - Freshwater 2020

The NES Freshwater 2020 does not apply to the proposal as the lateral channel of the PWRN that is to be piped (reclaimed and a culvert installed) does not meet the definition of a 'river' as it is an artificial watercourse.



Rules Assessment- Canterbury Air Regional Plan

Industrial, trade or commercial activities

Dust generating activities

7.32 The discharge of dust to air beyond the boundary of the property of origin from the construction of buildings, land development activities, unsealed surfaces or unconsolidated land, provided, where applicable, it meets the conditions under this rule.

P

The conditions below will be met.

- | | | |
|---|-----------------|---|
| 1. The building to be constructed is less than 3 stories in height, or where the building is greater than 3 stories in height, a dust management plan is prepared in accordance with Schedule 2 and implemented by the person responsible for the discharge into air; and | Complies | See Capture Land Consultants Plans and ESCP Measures. |
| 2. The area of unsealed surface or unconsolidated land is less than 1000m ² , or where the area of unsealed surface or unconsolidated land is greater than 1000m ² a dust management plan is prepared in accordance with Schedule 2 and implemented by the person responsible for the discharge into air; and | Complies | See Capture Land Consultants Plans and ESCP Measures. |
| 3. The discharge does not cause an offensive or objectionable effect beyond the boundary of the property of origin, when assessed in accordance with Schedule 2. | Complies | See Capture Land Consultants Plans and ESCP Measures. |

7.35 The discharge of contaminants into air from the handling of bulk solid materials, provided it meets the conditions under this rule.

P

Not proposed.

7.36 The discharge of contaminants into air from the outdoor storage of bulk solid materials, provided it meets the conditions under this rule.

P

Not proposed.

7.37 The discharge of contaminants into air from the cleaning, conveying, packaging, processing, handling, treatment or storage of seeds, provided it meets the conditions under this rule.

P

Not proposed

7.38 The discharge of contaminants into air from the generation, conveyance, collection, storage or filtration of wood waste, provided it meets the conditions under this rule.

P

Not proposed.

7.39 The discharge of contaminants into air from dry or wet abrasive blasting in an enclosed booth, provided it meets the conditions under this rule.

P

Not proposed.



7.40 The discharge of contaminants into air from temporary dry or wet abrasive blasting, provided it meets the conditions under this rule.

P

Not proposed.



Rules Assessment- Canterbury Land and Water Regional Plan

The information below is relevant to the application site.

- Catchment Name: Selwyn/ Waimakariri Plains;
 - Aquifer System: Semi-confined or unconfined aquifers;
 - Christchurch Ground Water Protection Zone; and
1. Christchurch West Melton Subregion / Water Allocation zone.
 2. **River in the LWRP:** means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal)
 3. The PWRN is not defined as a 'river' as it is an artificial water course. The rules in 5.135 – 5.141B (Structures), 5.154 – 5.158 (Dams and Damming), 5.163 – 5.166 (Vegetation in Lakes and Riverbeds) and 5.167 – 5.169 (Earthworks and Vegetation Clearance in Riparian Areas) don't apply to the application.

Rules Assessment

Canterbury Land and Water Regional Plan

5.7 - 5.9 Region-wide Rules: On-site Wastewater

No on-site wastewater discharge proposed. The site is to be connected to CCC reticulated wastewater network. See PDP Three Water Servicing Report.

5.12 - 5.13 Region-wide Rules: Greywater

No grey water disposal to land proposed. The site is to be connected to CCC reticulated wastewater network. See PDP Three Water Servicing Report.

5.75 - 5.80 Region-wide Rules: Drainage Water

No drainage from the site is proposed to either natural or artificial water courses, rivers, wetlands or lakes. See PDP Three Water Servicing Report.

5.84 - 5.88 Region-wide Rules: Sewerage Systems

No on-site waste water proposed. Site to be connected to CCC reticulated wastewater network. See PDP Three Water Servicing Report.



5.91 - 5.92 Region-wide Rules: Industrial and Trade Wastes

No trade waste discharges proposed. Heavy Industrial Activities including Fish Processing or Packing Plants and Abattoirs or Freezing Works are not provided for as part of the application/ are specifically excluded by way of a consent condition.

5.93A - 5.97 Region-wide Rules: Stormwater

Construction-phase stormwater not discharged from a Reticulated Stormwater System

5.94A The discharge of construction-phase stormwater, other than into or from a reticulated stormwater system, to a surface waterbody, or onto or into land in circumstances where a contaminant may enter groundwater or surface water, that meets the conditions under this rule.

1.	The area of disturbed land from which the discharge is generated is less than:		
(a)	1000m ² for any construction-phase stormwater generated as a result of work carried out in an area shown as High Soil Erosion Risk on the Planning Maps; or	N/A	Not identified as high soil erosion risk.
(b)	two hectares in any other location; and	Infringes	The DSI by Tetra Tech Coffey has identified the site as contaminated and the Capture Land Consultant Earthworks Management Plan identifies that Stage 1 will involve 2.49ha of earthworks and Stage 2 will involve 3.63ha of earthworks.
2.	The concentration of total suspended solids in the discharge shall not exceed:		
(a)	50g/m ³ where the discharge is to any spring-fed river, Banks Peninsula river, or to a lake except when the background total suspended solids in the waterbody is greater than 50g/m ³ in which case the Schedule 5 visual clarity standards shall apply; or	N/A	No discharge to a river proposed.
(b)	100g/m ³ where the discharge is to any other river or to an artificial watercourse except when the background total suspended solids in the waterbody is greater than 100g/m ³ in which case Schedule 5 visual clarity standards shall apply; and	Complies	See Capture Land Consultant ESCP measures.
3.	The discharge does not result in an increase in the flow in the receiving waterbody at the point of discharge of more than 1% of a flood event with an Annual Exceedance Probability of 20% (one in five year event); and	Complies	No increase in flow proposed.
4.	The discharge is not from, into or onto contaminated or potentially contaminated land; and	Infringes	The DSI by Tetra Tech Coffey has identified the site as contaminated.
5.	The discharge does not contain any hazardous substance; and	Complies	No hazardous substances to be used or stored for construction purposes.



6. The discharge does not occur within a Community Drinking-water Protection Zone as set out in Schedule 1.	Complies	Discharge not within a Community Drinking Water Protection Zones (CDWPZ).
5.94B The discharge of construction-phase stormwater, other than into or from a reticulated stormwater system, into a surface waterbody, or onto or into land in circumstances where a contaminant may enter groundwater or surface water, that does not meet one or more of the conditions of Rule 5.94A.	RD	<p>The construction phase stormwater discharge to land will occur on a contaminated site and the area of land disturbed from which the discharge will generate exceeds 2ha.</p> <p>The water taken to divert Paparua Water Race Network (PWRN) along Ryans Road while a pipe is installed will be discharged back into the water race downstream.</p>

Stormwater not discharged from a Reticulated Stormwater System

5.96 The discharge of stormwater, other than into or from a reticulated stormwater system, onto or into land where contaminants may enter groundwater that meet the conditions under this rule.

1. The discharge is not from, into or onto contaminated or potentially contaminated land; and	Infringes	The DSI by Tetra Tech Coffey has identified the site as contaminated.
2. The discharge:		
(a) does not cause stormwater from up to and including a 24 hour duration 10% Annual Exceedance Probability rainfall event to enter any other property; and	Complies	See PDP Three Waters Servicing Report.
(b) does not result in the ponding of stormwater on the ground for more than 48 hours, unless the pond is part of the stormwater treatment system; and	Complies	See PDP Three Waters Servicing Report.
(c) is located at least 1 m above the highest groundwater level that can be reasonably inferred for the site at the time the discharge system is constructed; and	Complies	Ground water is approximately 14.5m bgl and the discharge will occur at approximately 6m bgl.
(d) is only from land used for residential, educational or rural activities; and	Infringes	Industrial uses proposed.
(e) does not occur where there is an available reticulated stormwater system, except where incidental to a discharge to that system; and	Complies	No CCC stormwater system to connect to at the site.
(f) is not from a system that collects and discharges stormwater from more than five sites.	Infringes	Global consent for 126 lots to discharge to land via individual treatment/ infiltration systems.

5.97 The discharge of stormwater, other than from a reticulated stormwater system, into a river, lake, wetland or artificial watercourse or onto or into land in circumstances where a contaminant may enter water that does not meet one or more of the conditions of Rule 5.95 or Rule 5.96; and the discharge of stormwater or construction-phase stormwater into a reticulated stormwater system that does not meet the condition of Rule 5.93A.



Within the boundaries of Christchurch City. **NC** Discharge is non-complying.

5.98 - 5.100 Region-wide Rules: Other Minor Contaminant Discharges

5.98 Any discharge of water or contaminants onto or into land in circumstances where a contaminant may enter groundwater that is not classified by any of the above rules, that meets the conditions under this rule. **P** Covered by above rules 5.94 and 5.97.

5.99 Any discharge of water or contaminants into surface water or onto or into land in circumstances where it may enter surface water that is not classified by any of the above rules, that meets the conditions under this rule. **P** Covered by above rules 5.94 and 5.97.

5.103 - 5.110 Region-wide Rules: Bores

No Bores or Water Takes proposed as part of application. Water supply will be via the CCC reticulated water supply network.

5.111 - 5.115 Region-wide Rules: Small and Community Water Takes

5.111 The take and use of water from a river, lake or an artificial watercourse, provided it meets the conditions under this rule. **P**

No water takes for industrial activities are proposed as part of the application and the site will be connected to the CCC reticulated water supply.

5.116 - 5.118 Region-wide Rules: Water for Construction and Maintenance

5.116 The taking and using of water from a river, lake or an artificial watercourse for infrastructure construction, maintenance and repair that meets the conditions under this rule.

1.	The take and use does not exceed 15 L/s and 100 m ³ per day; and	Infringes	During construction phase the piping of the drain will divert more than 100m ³ a day.
2.	The take and use is for no longer than 2 months; and	Infringes	The timeframe for installing the drain may exceed 2 months.
3.	The take does not at any time exceed 10% of the flow at the point of take; and	Infringes	100% of the flow will be diverted.
7.	Where the take is from a water race, irrigation or hydro-electricity canal or storage facility, the abstractor holds a current written agreement with the holder of the resource consents for the taking or diversion of water into the canal or storage facility; and	Infringes	Selwyn District Council has not been approached for agreement.



8. The take is not from any river or part of a river that is subject to a Water Conservation Order.	Complies	Take is from an artificial drain.
5.118 The taking and using of water from a river, lake or an artificial watercourse for infrastructure construction, maintenance and repair, other than from any river or part of a river that is subject to a Water Conservation Order, that does not meet one or more of the conditions in Rule 5.116.	D	The take of water for diverting the Paparua Water Race Network (PWRN) along Ryans Road owned and operated by Selwyn District Council (SDC) will not meet a number of the conditions in 5.116.

5.128 - 5.132 Region-wide Rules: Take and Use Groundwater

No new groundwater take is proposed.

5.133 - 5.134 Region-wide Rules: Transfer of Water Permits

4. The application does not propose to transfer or use the existing water take consent for irrigation purposes.

5.175 - 5.178 Region-wide Rules: Earthworks over Aquifers

5.175 The use of land to excavate material that meet the conditions under this rule.

1. Over the Coastal Confined Gravel Aquifer System, as shown on the Planning Maps:	N/A	Not over the Coastal Confined Aquifer System.
(a) there is more than 1 m of undisturbed material between the deepest part of the excavation and Aquifer 1; and		
(b) if more than 100 m ³ of material is excavated, the excavation does not occur within 50 m of any surface waterbody; or		
2. Over an unconfined or semi-confined aquifer:		
(a) the volume of material excavated is less than 100 m ³ ; or	Infringes	Excavation exceeds 100m ³ - Refer to Capture Land Development Reports and Plans.
(b) the volume of material excavated is more than 100 m ³ and:		
(i) there is more than 1 m of undisturbed material between the deepest part of the excavation and the highest groundwater level; and	Complies	Max earthworks depth of 6m bgl is proposed and ground water is approximately 14.5m bgl.
(ii) the excavation does not occur within 50 m of any surface waterbody.	Infringes	Excavation will occur within 50m of the Paparua Water Race Network (PWRN) along Ryans Road.
5.176 The use of land to excavate material that does not comply with one or more of the conditions of Rule 5.175.	RD	Excavation over the unconfined or semi-confined aquifer does not comply with 5.175.



5.179 - 5.184 Region-wide Rules: Hazardous Substances

The storage of hazardous substances is not proposed in the application.

5.185 - 5.188 Region-wide Rules: Contaminated Land

5.185 The use of land for a site investigation to assess concentrations of hazardous substances that may be present in the soil that meet the conditions under this rule.

P

1. The site investigation is be undertaken in accordance with Contaminated Land Management Guidelines No. 5: Site Investigation and Analysis of Soils (Ministry for the Environment, 2011) and reported on in accordance with the Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand, (Ministry for the Environment, 2011); and

Complies

See Tetra Tech Coffey DSI Report.

2. The person or organisation initiating the site investigation provides a copy of the report of the site investigation to the CRC within two months of the completion of the investigation.

Complies

A copy of the Tetra Tech Coffey DSI Report has been provided to Canterbury Regional Council.

Section 9 Christchurch - West Melton

Taking and Using Surface Water and Groundwater

9.5.1 The taking and use of surface water from, or stream depleting groundwater associated with, the Avon/Ōtākaro or Heathcote rivers that meets the conditions under this rule.

P

No take of surface water or stream depleting groundwater from either river is proposed.

9.5.3 The taking and use of groundwater from the Woolston/Heathcote Groundwater Management Zone that meets the conditions under this rule.

P

The site is not located in the Woolston / Heathcote Groundwater Management Zone.

Transfers of Water Permits

9.5.6 The temporary or permanent site to site transfer, in whole or in part, of a water permit to take or use water for gravel extraction (and associated purposes) provided the water will be used for the same purpose.

P

No transfer of water permits is proposed as part of the application.



Stormwater

9.5.17 The discharge of stormwater into a river, lake, wetland or artificial watercourse or onto or into land in circumstances where a contaminant may enter a river, lake, wetland or artificial watercourse in the Avon/Otakaro or Heathcote catchments that is not

P

The site is not in the Avon/ Otakaro or Heathcote Catchment.

(a) authorised by a consented stormwater management plan; or

(b) into a reticulated stormwater system.



Rules Assessment- Christchurch District Plan (Operative)

The information below is relevant to the application site at 104 Ryans Road and 20 Grays Road:

- Rural Urban Fringe Zone;
- Designation - Christchurch International Airport;
- Runway End Protection Area (REPA);
- 55 dB Ldn Air Noise Contour;
- 50 dB Ldn On-Aircraft Engine Testing Noise Contour;
- Christchurch International Airport Protection Surface;
- 33KV Powerlines (Ryans Road Frontage);
- Network Utility Waterway; and
- Local Road - Ryans and Grays Roads.

4.1 Hazardous Substances and Contaminated Land: Hazardous Substances

4.1.4 Rules - Hazardous substances

4.1.4.1.1 Permitted activities

P1 The use, storage or disposal of any hazardous substance (unless otherwise specified in this plan).

P

Consent is not sought for the storage of hazardous substances.

6.1 General Rules and Procedures: Noise

6.1.4 General Noise Rules

6.1.4.1 Measurement and assessment of noise

- | | | |
|--|------------------------|--|
| <p>a. Unless otherwise specified elsewhere in this District Plan, noise shall be measured in accordance with NZS 6801:2008 "Acoustics – Measurement of environmental sound", and assessed in accordance with NZS 6802:2008 "Acoustics-Environmental noise", except that provisions in NZS 6802 referring to Special Audible Characteristics shall not be applied.</p> <p>b. The noise standards shall apply at any point within a site receiving noise from an activity, except where:</p> <p>i. the site boundary is a boundary with a site in the Transport Zone outside the Central City, in which case noise</p> | <p>Complies</p> | <p>See Powell Fenwick Acoustic Report.</p> |
|--|------------------------|--|



- standards shall apply at or beyond the far boundary of the Transport Zone; or
- ii. the site boundary is a boundary with a site in the Transport Zone, open space zone or any combination of these zones in the Central City, in which case noise standards shall apply at or beyond the far boundary of the Transport or open space zone; or
- iii. the standards specify otherwise.
- c. 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.

6.1.4.2 Exempt activities

- | | | |
|---|-------------------|--|
| <ul style="list-style-type: none"> a. The provisions in Rule 6.1.5, and Rule 6.1.6 do not apply to the following noise sources: <ul style="list-style-type: none"> i. traffic noise generated within a Transport Zone; ii. trains and crossing bells within a Transport Zone, within the area of the Scheduled Activity (Ferryroad Heritage Park), and including railway yards, rail sidings (excludes new sidings on private land) or stations, tramways, trams and tram crossing bells; iii. sirens used during an emergency; iv. helicopters used for an emergency and as an air ambulance; v. outside the Central City, boating activities permitted under Rule 18.8.1.1 P3; vi. outside the Central City, normal farming practices undertaken for a limited duration, and using equipment which is mobile during its normal use. This includes activities such as harvesting, but does not include the use of helicopters, bird-scaring devices, frost control fans or irrigation pumps (for these activities refer to Rule 6.1.6.2.4). Motorbikes and chainsaws are only exempt when being used as part of normal farming activity; vii. spontaneous social activities and children's play (but not including preschools); | <p>N/A</p> | <p>See Powell Fenwick Acoustic Report.</p> |
|---|-------------------|--|



- viii. the use of generators and mobile equipment (including vehicles) for emergency purposes, including testing and maintenance not exceeding 48 hours in duration, where they are operated by emergency services or lifeline utilities; and
 - ix. the use of mobile generators by lifeline utilities for planned electricity supply interruption not exceeding 48 hours in duration; and
 - x. activities at emergency service facilities associated with emergency response and emergency response training.
- b. Any noise received in the Open Space Natural Zone from activities in the adjoining Specific Purpose (Burwood Landfill and Resource Recovery Park) is not subject to noise limits for the open space zone under Rule 6.1.5.1. All other provisions apply to activities within the zone.

6.1.4.3 Duration of resource consents for activities operating after 23:00 hours in Category 3 Precincts in Commercial Central City Mixed Use Zones

- | | | |
|--|------------|--------------------------|
| a. In the Commercial Central City Mixed Use Zone and Commercial Central City Mixed Use (South Frame) Zone, any resource consent granted under Rule 6.1.5 for activities operating after 23:00 hours in Category 3 Precincts shall be limited in duration to 7 years. For the avoidance of doubt, further resource consent/s for an additional 7-year term, or shorter duration, can be sought. | N/A | Not in the Central City. |
|--|------------|--------------------------|

6.1.5 Zone Specific Noise Rules

6.1.5.1.5 Non-complying activities

- | | | |
|--|-----------|---|
| NC1. Any activity listed in Rule 6.1.5.1.1 P1 or P3 that exceeds the noise limits in the activity specific standards by more than 10 dB. | NC | Within the site (i.e. between the proposed lots) noise levels could exceed the Rural Urban Fringe noise standards by more than 10dB.

See Powell Fenwick Acoustic Report. |
|--|-----------|---|

6.1.5.2 Noise Standards

6.1.5.2.1 Zone noise limits outside the Central City

- | | | |
|---|------------------|--|
| a. Outside the Central City, any activity that generates noise shall meet the Zone noise limits in Table 1 below at any site receiving noise from that activity, as relevant to the zone of the site receiving the noise. | Infringes | It is proposed that the Industrial General zone noise standards apply to future development of the site for industrial uses, as such the Rural Urban Fringe zone noise limits will be exceeded within the site (i.e. between the proposed lots). |
|---|------------------|--|



Compliance with the Rural Urban Fringe zone noise levels will be achieved at the Rural Urban Fringe zone boundary across Grays and Ryans Roads.
See Powell Fenwick Acoustic Report.

6.1.5.2.2 Noise limits in the Central City

- | | | |
|--|-----|--------------------------|
| a. In the Central City, any activity that generates noise shall meet the Noise standards in Table 2 below at any site receiving noise from that activity, as relevant to the Category of Precinct in which the site receiving the noise is located (as shown on the Central City Entertainment and Hospitality Precinct Overlay planning map). | N/A | Not in the Central City. |
|--|-----|--------------------------|

Reference to Table 2: Noise standards for each Category	N/A	Not in the Central City.
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6.1.6 Activity Specific Noise Rules

6.1.6.1.1 Permitted activities

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|--|---|--|
| P1 Any activity listed in: | P | N/A none of the rules in 6.1.6.2.1 - 6.1.6.2.11 apply to the proposal. |
| a. Rule 6.1.6.2.1 (Generators for emergency purposes), | | |
| b. Rule 6.1.6.2.2 (Temporary military training activities or emergency management activities), | | |
| c. Rule 6.1.6.2.3 (Temporary activities), | | |
| d. Rule 6.1.6.2.4 (Rural activities), | | |
| e. Rule 6.1.6.2.5 (Aircraft operations at Christchurch International Airport), | | |
| f. Rule 6.1.6.2.6 (On-aircraft engine testing at Christchurch International Airport), | | |
| g. Rule 6.1.6.2.8 (Helicopter movements), | | |
| h. Rule 6.1.6.2.9 (Sensitive activities in the Central City), other than as provided for in Rule 6.1.6.1.4 D3, | | |
| i. Rule 6.1.6.2.10 (Licensed premises outdoor areas in the Central City), or | | |
| j. Rule 6.1.6.2.11 (Shooting ranges within 1km of Peacock Springs). | | |

6.1.6.2 Activity standards

6.1.6.2.1 Generators for emergency purposes

- | | |
|--|-----|
| a. Except as provided for in Rule 6.1.4.2, the use of generators, for emergency purposes only, including during planned electricity supply interruption exceeding 48 | N/A |
|--|-----|



hours in duration, shall meet the following activity standards:

- i. The activity shall, at any time, meet the Zone noise limits specified for between 07:00 hours and 22:00 hours in Table 1 of Rule 6.1.5.2.1 at any site receiving noise from the activity, as relevant to the zone of the site receiving the noise.
- ii. Routine testing shall occur only on weekdays between the hours of 09:00 and 17:00, and shall meet the Zone noise limits in Table 1 of Rule 6.1.5.2.1 at any site receiving noise from the activity, as relevant to the zone of the site receiving the noise.
- b. For avoidance of doubt, use of generators not for emergency purposes, including peak-logging, shall comply with Rule 6.1.5.

6.1.6.2.2 Temporary military training activities or emergency management training activities

- | | |
|--|-------------------|
| <ol style="list-style-type: none"> a. Temporary military training activities or emergency management training activities shall meet the following activity standards: <ol style="list-style-type: none"> i. The activities shall meet the noise standards in Table 3 below. ii. Activity 1 in Table 3 shall meet either the minimum separation distance; or if within the minimum separation distance, the maximum noise limit, as specified in Table 3. At least 10 days prior to the activity occurring, the Council and the occupier of the land and adjoining properties shall be informed of the activity and whether Standard 1 a. or 1 b. will be used. iii. The decibel noise standards specified in Table 3 for Activity 1. and 3. shall apply at any point within the notional boundary of any sensitive activity. iv. The minimum separation distances specified in Table 3 shall be measured between the boundary of the temporary military training activity or emergency management training activity and the notional boundary of any sensitive activity. v. The duration of the temporary military training activity or emergency management training activity shall be limited to a period not exceeding 31 days, excluding set-up and pack-down activities. | <p>N/A</p> |
|--|-------------------|



Reference to Table 3: Temporary military training activity or emergency management training activity noise standards

6.1.6.2.3 Temporary activities

- a. Temporary activities and buildings specified in Rule 6.2, other than temporary military training activities or emergency management activities which are subject to the activity standards in Rule 6.1.6.2.2, shall meet the following activity standards: **N/A**
- i. Temporary activities and buildings specified in Rule 6.2, and located at a location listed in Table 4 below, shall meet the noise standards set out in Table 4.
 - ii. Any temporary activity and building specified in Rule 6.2, and located at a location not listed in Table 4, shall:
 - A. be located no closer than 30 metres from any residential unit;
 - B. undertake sound amplified activities for a total duration not exceeding 4 hours per day on any site, including all sound checks; and
 - C. occur only between 09:00 hours and 22:00 hours;

and for sound amplified activities, either:

 - D. have a total amplified power not exceeding 500 Watts RMS; or
 - E. result in a sound level not exceeding 65 dB LAeq at any residential unit, to be evidenced by a report from a suitably qualified acoustic consultant.

Reference to Table 4: Location-specific noise standards

6.1.6.2.4 Rural activities

- a. Bird-scaring devices shall meet the following activity standards **N/A**
- i. Any bird-scaring devices shall:
 - A. not operate between sunset and sunrise;
 - B. not be used within 200 metres of a notional boundary of a residential unit;
 - ii. Noise from such devices, including clusters of up to three shots from gas operated devices, or three multiple



- shots from a firearm in rapid succession, shall not exceed 65 dB LAE when assessed at any point within the notional boundary of any residential unit on any other site.
- b. Frost control fans shall meet the following activity standards:
 - i. Any noise generated by a frost control fan shall not exceed 55 dB LAEq when assessed at the notional boundary of any residential unit on a separate site under different ownership.
 - ii. This noise limit in Rule 6.1.6.2.4 b.i. applies to the total noise from all frost control fans in the vicinity operating simultaneously.
 - iii. The noise limit in Rule 6.1.6.2.4 b.i. includes a correction for the special audible characteristics of frost control fans and no further penalty shall be applied to measured or calculated noise levels.
- c. Any other rural activity shall comply with Rule 6.1.5.

6.1.6.2.5 Aircraft operations at Christchurch International Airport

- | | |
|---|-------------------|
| <ul style="list-style-type: none"> a. Aircraft operations at Christchurch International Airport shall meet the following activity standards: <ul style="list-style-type: none"> i. Noise from aircraft operations shall not exceed 65 dB Lin outside the 65 dB Lan Air Noise Compliance Contour shown in Figure 1, other than as provided for in Rule 6.1.6.2.5 a.ii.. ii. Noise from aircraft operations may exceed the aircraft noise limit in Rule 6.1.6.2.5 a.i. by not more than 2 dB, provided that such exceedance is due to atypical weather, national flight disruption, natural disaster or other unplanned circumstance. iii. Monitoring and determining compliance with activity standards i. and ii. above shall be as follows: <ul style="list-style-type: none"> A. Noise monitoring of aircraft operations shall be based on calculations from an operational aircraft noise model, and records of actual aircraft operations at Christchurch International Airport over the previous year's aircraft operations | <p>N/A</p> |
|---|-------------------|



- B. Noise from aircraft operations shall be calculated as the Annual Aircraft Noise Contour (AANC), over the busiest three month period of the previous year.
- C. The calculations shall be performed by a person with appropriate qualifications and experience in airport noise modelling and acoustics assessments.
- D. The calculated results shall be verified by noise measurements carried out in accordance with the Airport Noise Management Plan required under Rule 6.1.6.2.7.1.
- E. The measurement of aircraft sound exposure levels and the derivation of the 65 dB Lan contour shall be in accordance with NZS 6805:1992.
- iv. An Aircraft Operations Noise Monitoring Report shall be provided annually by the airport operator to the Council, with the first required by the 6 March 2018. The report shall include:
 - A. the calculated AANC;
 - B. the results of the verification measurements;
 - C. analysis of compliance with reference to Rule 6.1.6.2.5 a.i. and ii. (including the number of exceedances and the reasons for them); and
 - D. a summary of complaints received over the previous year in relation to noise from aircraft operations, and any actions taken in response.
- v. The additional activity standards in Rule 6.1.6.2.7 for aircraft operations at Christchurch International Airport shall be met.

6.1.6.2.6 On-aircraft engine testing at Christchurch International Airport

- a. The testing of engines on aircraft at Christchurch International Airport shall meet the following activity standards:
 - i. Noise from the testing of engines on aircraft shall not exceed the noise limits shown in Table 5 below at the engine testing compliance monitoring positions (ETCMPs) shown in Figure 2.

N/A



[Table 5: On-aircraft engine testing noise limits]

- ii. All high power testing of jet engines on an aircraft shall occur between the hours of 07:00h and 22:00h, except that a maximum of 5 unplanned engine testing events within any three month period, up to a maximum of 12 unplanned engine testing events per annum, may occur between the hours of 22:00h and 07:00h.
- iii. Testing of turbo prop engines on an aircraft between the hours of 22:00h and 07:00h, when the total duration of testing at high power is five minutes or more per aircraft, shall be conducted in the vicinity of the threshold of Runway 11 (ie. the north-western end of the cross-runway).
- iv. The following exclusions apply:
 - A. The testing of engines on an aircraft used for Antarctic operations, is excluded from activity standards i.-iii..
 - B. The testing of engines on any aircraft is excluded from activity standards i.-iii., where such work is necessary to satisfy an airworthiness directive or other like safety requirement issued by the Minister of Transport, the Director of Civil Aviation or the Civil Aviation Authority, as is any other unplanned engine testing arising from an aircraft operator's identification of a safety issue relating to an aircraft fleet, or required as a result of a natural disaster including volcanic eruption.
 - C. The testing of turbo prop engines on an aircraft is exempted from activity standard iii. when Runway 11/29 is in use.
- v. Monitoring and determining compliance with activity standard a.i. above shall be as follows:
 - A. Compliance or otherwise with activity standard a.i. shall be demonstrated by calculations of on-aircraft engine testing noise emissions based on the actual on-aircraft engine testing events and calculations of noise emissions for the engine testing events and configurations in



question. The noise level ($L_{dn, 7day}$) shall be calculated as a 7 day rolling average.

- B. The calculations in activity standard a.v.A. shall be verified by measurements undertaken with reference to at least four ETCMPs for a sample of at least two different on-aircraft engine test configurations. Verification measurements shall be carried out for an initial period of 6 months from 6 March 2017 and subsequently be undertaken at least once every two years.
- vi. An On-aircraft Engine Testing Report shall be provided quarterly by the airport operator to the Council, with the first covering the period ending the 30 June 2017 and provided to the Council by the 15 July 2017. The report shall include:
 - A. a summary of all on-aircraft engine testing activities undertaken in the quarter; and
 - B. identification of all tests undertaken both in accordance with activity standard a.i. and those excluded by activity standard a.iv., including reasons for the tests excluded and any measures taken to manage noise effects during those excluded tests.
- vii. An On-aircraft Engine Testing Noise Monitoring Report shall be provided annually by the airport operator to the Council by 6 March 2018, and annually thereafter. The report shall include:
 - A. the results of verification measurements in accordance with activity standard v.B.; and
 - B. analysis of compliance with reference to Rule 6.1.6.2.6 a.i.; and
 - C. a summary of complaints received over the previous year in relation to noise from on-aircraft engine testing, and any actions taken in response.
- viii. The additional activity standards in Rule 6.1.6.2.7 for on-aircraft engine testing at Christchurch International Airport shall be met.



6.1.6.2.7 Additional activity standards for aircraft operations and on-aircraft engine testing at Christchurch International Airport

- | | | |
|----|---|------------|
| a. | The following additional activity standards apply to aircraft operations and to the testing of engines on aircraft at Christchurch International Airport. | N/A |
|----|---|------------|

6.1.6.2.7.1 Airport Noise Management Plan

- | | | |
|----|--|------------|
| a. | Within 12 months of 6 March 2017, noise from aircraft operations and on-aircraft engine testing at Christchurch International Airport shall be managed in accordance with an Airport Noise Management Plan prepared by a suitably qualified and experienced person on behalf of the airport operator and in consultation with the Airport Noise Liaison Committee, in accordance with the requirements set out in Appendix 6.11.14. The Airport Noise Management Plan shall be reviewed, and updated if required, at least once every two years. | N/A |
|----|--|------------|
- b. The Airport Noise Management Plan shall:
- i. demonstrate how compliance with the following noise limits will be achieved:
 - A. for aircraft operations - Rule 6.1.6.2.5; and
 - B. for on-aircraft engine testing - Rule 6.1.6.2.6.
 - ii. provide the details of the noise monitoring programme;
 - iii. incorporate a procedure for transparently and expediently responding to any complaints received in relation to noise from aircraft operations and on-aircraft engine testing; and
 - iv. incorporate a procedure for transparently and expediently presenting, in a publicly accessible forum, the following:
 - A. the Aircraft Operations Noise Monitoring Report, On-aircraft Engine Testing Report, and On-aircraft Engine Testing Noise Monitoring Report required by Rules 6.1.6.2.5 and 6.1.6.2.6;
 - B. a 7-day rolling report of noise from on-aircraft engine testing against the requirements of Rule 6.1.6.2.6 a.; and
 - C. a daily L_{Amax} report of noise from on-aircraft engine testing against



the requirements of Rule
6.1.6.2.6 a. at the edge of the
residential zone.

6.1.6.2.7.2 Acoustic treatment and advice

- a. Within 12 months of 6 March 2017, an Acoustic Treatment Programme shall be prepared by the airport operator, in consultation with the Airport Noise Liaison Committee, in accordance with the requirements of Appendix 6.11.15, for any residential unit existing as at 6 March 2017 and located within the Rural Urban Fringe and Rural Waimakariri Zones, that is partly or wholly located within either:
- N/A
- i. the 65 dB L_{an} Annual Aircraft Noise Contour as shown in the Aircraft Operations Noise Monitoring Report provided annually to the Council in accordance with Rule 6.1.6.2.5 a.iv.; or
 - ii. the 65 dB and 60 dB L_{dn} Engine Testing Contours shown on the planning maps.

The Acoustic Treatment Programme shall be reviewed, and updated if required, at least once every two years.

- b. Within the following timeframes, acoustic treatment shall be formally offered by the airport operator to the owners of any residential unit that meets the requirements of Rule 6.1.6.2.7.2 a., in accordance with the Acoustic Treatment Programme and the requirements of c. or d. below:
- i. within 24 months of 6 March 2017 for all residential units that meet the requirements at that time; and
 - ii. each year after that date, within 12 months from the date of the provision to the Council of the Aircraft Operations Noise Monitoring Report in accordance with Rule 6.1.6.2.5 a. iv., for any additional residential units that meet the requirements at that time
- c. Where a residential unit is partly or wholly contained within either:
- i. the 65 dB L_{dn} Annual Aircraft Noise Contour as shown in the Aircraft Operations Noise Monitoring Report provided annually to the Council in accordance with Rule 6.1.6.2.5 a.iv.; or



- ii. the 65 dB L_{dn} Engine Testing Contour shown on the planning maps,

the formal offer from the airport operator to the owner of that residential unit shall be for 100% funding for retrofitting acoustic treatment, to achieve the internal design sound level of 40 dB L_{dn} in habitable rooms. If windows and doors are required to be closed to achieve the internal design sound level, the acoustic treatment shall include mechanical ventilation meeting the requirements of Rule 6.1.7.2.1 a.viii for sound generation and airflow rate.

- d. Where a residential unit is partly or wholly located between the 60 dB L_{dn} and the 65 dB L_{dn} Engine Testing Contours shown on the planning maps (but not within the 65 dB L_{dn} Annual Aircraft Noise Contour), the formal offer from the airport operator to the owner of that residential unit shall be for 75% funding for retrofitting mechanical ventilation, to allow windows to be closed if necessary to achieve an internal design sound level of 40 dB L_{dn} for habitable rooms. Mechanical ventilation shall meet the requirements of Rule 6.1.7.2.1 a.viii for sound generation and airflow rate.
- e. Where the offers under b.- d. above are accepted by the owners, the acoustic treatment shall be provided by the airport operator according to the Acoustic Treatment Programme prepared under a. above, but not exceeding a cost of \$30,000 (under c.) or \$22,500 (under d.) per residential unit (inclusive of GST and inflation adjusted from 2016 to the Consumer Price Index).
- f. An internal design sound level of 40 dB L_{dn} for habitable rooms is not required to be achieved if:
 - i. the property owner accepts a form or level of acoustic treatment that results in a different internal design sound level; or
 - ii. it is impracticable to achieve the specified internal design sound level due to the desirability of maintaining the heritage fabric of a building. Instead, the internal design sound level of the habitable spaces will be reduced as far as practicable.
- g. Within 24 months of 6 March 2017, the airport operator shall provide technical advice on acoustic treatment to all residential units existing as at 6 March 2017 within the Rural Urban Fringe, Rural Waimakairiri or Rural Quarry Zones, which are located partly or wholly located between the 55 dB L_{dn} and the 60 dB L_{dn}



Engine Testing Contours shown on the planning maps.

6.1.6.2.7.3 Airport Noise Liaison Committee

- | | |
|---|-------------------|
| <p>a. Within 6 months of 6 March 2017, an Airport Noise Liaison Committee (the Committee) shall be established and operated by the airport operator.</p> <p>b. The airport operator shall:</p> <p style="margin-left: 20px;">i. invite the following parties to appoint members of the Committee:</p> <p style="margin-left: 40px;">A. two representatives appointed by the airport operator;</p> <p style="margin-left: 40px;">B. at least two members of Christchurch City Community Boards (as representatives of the community) appointed by the Council;</p> <p style="margin-left: 40px;">C. one Environmental Health Officer appointed by Council (non-voting);</p> <p style="margin-left: 40px;">D. two representatives appointed by the Board of Airline Representatives of New Zealand; and</p> <p style="margin-left: 40px;">E. one representative appointed by the Isaac Conservation and Wildlife Trust.</p> <p style="margin-left: 20px;">ii. provide facilities and administrative support for the Committee in order that it can meet not less than twice annually.</p> <p>c. The Committee may consider and make recommendations to the airport operator on:</p> <p style="margin-left: 20px;">i. Any community concerns regarding noise from aircraft operations and engine testing;</p> <p style="margin-left: 20px;">ii. Liaison with, and provision of relevant information to the community; the preparation, review and updating if required of the Airport Noise Management Plan as required by Rule 6.1.6.2.7.1;</p> <p style="margin-left: 20px;">iii. the preparation, review and updating if required of the Acoustic Treatment Programme and its implementation as required by Rule 6.1.6.2.7.2;</p> <p style="margin-left: 20px;">v. complaints received over the previous year in respect of noise from aircraft operations and on-aircraft engine testing, and any actions taken in response to those complaints; and</p> | <p>N/A</p> |
|---|-------------------|



- vi. Reviewing, and updating if required, the procedures associated with noise complaints received over the previous year.
- d. The airport operator shall provide by 6 March 2018, and annually thereafter, a report to the Council regarding the following:
 - i. the composition of the Committee; and
 - ii. summaries of the Committee's consideration of the matters specified in Rule 6.1.6.2.7.3 c.

6.1.6.2.8 Helicopter movements

- | | |
|--|-------------------|
| <ul style="list-style-type: none"> a. Outside the Specific Purpose (Airport) Zone, helicopter movements shall meet the following activity standards: <ul style="list-style-type: none"> i. Helicopter movements shall only occur between 08:00 hours and 18:00 hours. These hours of operation shall not apply to helicopter movements which take place further than 450 metres from a residential unit. ii. Within 25 metres of any residential unit, no helicopter movement shall take place, unless that residential unit is on the site on which the landing or take-off occurs. iii. Between 25 metres and 450 metres from a residential unit, the number of helicopter movements on a site shall not exceed 24 in any calendar year, or 10 in any month, or six in any week, unless that residential unit is on the site on which the landing or take-off occurs. b. Within the Specific Purpose (Airport) Zone, noise created by helicopter movements, or hovering above points within the zone, shall not exceed 50 dB L_{dn} at any point within the notional boundary of a residential unit or a building occupied by a sensitive activity on any rurally zoned site or within the boundary of any residentially zoned site. | <p>N/A</p> |
|--|-------------------|

6.1.6.2.9 Sensitive activities in the Central City

- | | |
|--|-------------------|
| <ul style="list-style-type: none"> a. Sensitive activities in the Central City shall meet the following activity standards: <ul style="list-style-type: none"> i. Any sensitive activity shall achieve a minimum external to internal noise reduction of: | <p>N/A</p> |
|--|-------------------|



- A. Category 2 Precincts:
 - I. 35 dB $D_{tr, 2m, nT, w} + C_{tr}$ for bedrooms;
 - II. 30 dB $D_{tr, 2m, nT, w} + C_{tr}$ for other habitable spaces.
- B. Category 3 Precincts adjoining the Category 1 Precinct:
 - I. 35 dB $D_{tr, 2m, nT, w} + C_{tr}$ for bedrooms;
 - II. 30 dB $D_{tr, 2m, nT, w} + C_{tr}$ for other habitable spaces.
- C. Category 3 Precincts zoned residential, if within 75 metres of a Category 1 or 2 Precinct shown on the Central City Noise Environments Planning Map, and not already covered by B. above:
 - I. 30 dB $D_{tr, 2m, nT, w} + C_{tr}$ for bedrooms.
- D. Category 3 Precincts zoned Commercial Central City Business, Commercial Central City Mixed Use, Commercial Central City Mixed Use (South Frame) and Commercial Local and not already covered by B. above:
 - I. 30 dB $D_{tr, 2m, nT, w} + C_{tr}$ for bedrooms.
- E. CMUA Outer Noise Insulation Area as shown on the Central City Noise Environments Planning Map:
 - I. 35 dB $D_{tr, 2m, nT, w} + C_{tr}$ for bedrooms
 - II. 30 dB $D_{tr, 2m, nT, w} + C_{tr}$ for other habitable spaces.
- F. CMUA Inner Noise Insulation Area as shown on the Central City Noise Environments Planning Map:
 - I. 35 dB $D_{tr, 2m, nT, w} + C_{tr}$ for bedrooms
 - II. 35 dB $D_{tr, 2m, nT, w} + C_{tr}$ for other habitable spaces.

6.1.6.2.10 Licensed premises outdoor areas in the Central City

- a. Outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol **N/A**



in the Central City shall meet the following activity standards:

- i. Outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol located within Category 1 or 2 Precincts shall be setback by at least 25 metres from the boundary of any premise, or boundary of any site, that is a Category 3 Precinct zoned Residential Central City, Commercial Central City Mixed Use or Commercial Central City Mixed Use (South Frame).
- ii. Activity standard i. shall not apply to sites that adjoin areas designated as H4 Stadium (Incorporating Spectator Events Facility) shown in Planning Maps 32 and 39.
- iii. For the avoidance of doubt, the 25 metre setback can include any Transport Zone or open space zone, or any combination of these.

6.1.6.2.11 Shooting ranges within 1 km of Peacock Springs

- a. Any shooting ranges located within 1 km of the Peacock Springs Conservation Area, as shown in Chapter 17 Appendix 17.12.1, shall not generate noise levels exceeding 60 dB L_{Amax} at any time when received at any point within the Peacock Springs Conservation Area, except that for the purpose of determining compliance with this rule within Lot 1 DP 38246, noise measurements shall be taken from points within the base of the former quarry. **N/A**
- b. Notwithstanding Rule 6.1.3 f.ii., the Zone Specific Noise Rules in Rule 6.1.5 shall also apply.

6.1.7 Rules - Activities near infrastructure

6.1.7.1.1 Permitted activities

P1 Any activity listed in:

P

No sensitive activities proposed.

a. Rule 6.1.7.2.1 (Sensitive activities near roads and railways); or

b. Rule 6.1.7.2.2 (Activities near Christchurch Airport)



6.1.7.2 Activity standards

6.1.7.2.1 Sensitive activities near roads and railways

a.	N/A	No sensitive activities proposed. Residential units specifically excluded from the application.
<ul style="list-style-type: none"> i. Any part of an addition of a whole room to an existing building, or any part of a new building, intended for a Sensitive Activity, or the conversion of an existing building so that it may be used for a Sensitive Activity within the distances specified from a road or a railway network, shall be designed and constructed so that noise from road or railway sources will not exceed internal sound design levels specified in Table 1 below, except where: <ul style="list-style-type: none"> A. the space is non-habitable and only able to be occupied in a transient manner such as - plant rooms, lift shafts, stairwells, bathrooms, laundry rooms, toilets, pantries, walk-in wardrobes, corridors, clothes drying rooms, or entrance areas; or B. the nearest façade of the building is at least 50 metres from all state highways, and railway tracks, and there is a solid building or landform that blocks the line-of-sight from all parts of all windows and doors to all parts of any state highway road surface or all points 3.8 metres above railway tracks I. Reference to Table 1: Internal sound design levels near roads and railways ii. Compliance with Rule 6.1.7.2.1.i a shall be demonstrated by either: <ul style="list-style-type: none"> A. providing the Council with a design report at the same time as the building consent application, which is prepared by a suitably qualified acoustics specialist, stating that the design proposed is capable of meeting the required internal noise levels; or B. providing Council with a report at the same time as the building consent application, which is prepared by a suitably qualified acoustics specialist, stating that 		



the sound incident on the most exposed part of the proposed façade of the affected space is less than 55 dB L_{Aeq} (1h) for rail noise or less than 57 dB L_{Aeq} (24h) for road traffic noise.

- iii. Compliance with Rule 6.1.7.2.1.a. and Rule 6.1.7.2.1.b. is not required if the exceptions in Rule 6.1.7.2.1.a.i. or ii. apply.
- iv. Determination of the internal design sound levels, including any calculations, shall be in accordance with the following requirements:
 - A. Rail noise shall be deemed:
 - I. to be 70 L_{Aeq} (1h) at a distance of 12 metres from the edge of the nearest railway track; and
 - II. to reduce at a rate of 3 dB per doubling of distance up to 40 metres and 6 dB per doubling of distance beyond 40 metres;
 - B. Road noise is to be either:
 - I. measured or predicted noise levels plus 3 dB added to predicted sound levels; or
 - II. calculated from forecast traffic in 20 years' time.
 - C. Any external noise levels shall be assessed at the location of the most exposed part of each proposed façade of the affected space(s).
 - D. Any calculations of noise for the purpose of determining internal noise levels shall take into account all of the relevant external elements of a habitable space at the same time, including roof areas and walls.
 - E. Internal design sound levels shall be achieved in conjunction with the ventilation requirements of the New Zealand Building Code, or an amendment to or replacement of the Building Code. If windows are required to be closed to achieve the internal design sound levels, then a mechanical ventilation system and air conditioning unit are required.



- v. Mechanical ventilation systems shall meet the following specifications when running:
 - A. Satisfy clause G4 of the New Zealand Building Code, or any amendment to or replacement of that clause, as if the windows and external doors cannot be opened; and
 - B. 35 dB L_{Aeq} (30s) at night time in bedrooms when measured 1 metre away from any grille or diffuser; and
 - C. 40 dB L_{Aeq} (30s) in any other space when measured 1 metre away from any grille or diffuser.
- vi. Air conditioning units shall meet the following specifications when running:
 - A. Satisfy clause G4 of the New Zealand Building Code, or any amendment to or replacement of that clause, as if the windows and external doors cannot be opened; and
 - B. 35 dB L_{Aeq} (30s) at night time in bedrooms when measured 1 metre away from any grille or diffuser; and
 - C. 40 dB L_{Aeq} (30s) in any other space when measured 1 metre away from any grille or diffuser.

6.1.7.2.2 Activities near Christchurch Airport

- | | | |
|---|------------------------|--|
| <ul style="list-style-type: none"> a. The following activity standards apply to new buildings and additions to existing buildings located within the 55 dB L_{dn} air noise contour or the 55 dB L_{dn} engine testing contour shown on the planning maps: <ul style="list-style-type: none"> i. Any new buildings and/or additions to existing buildings shall be insulated from aircraft noise and designed to comply with the following indoor design sound levels: <ul style="list-style-type: none"> A. Residential units, hosted visitor accommodation and unhosted visitor accommodation: <ul style="list-style-type: none"> I. Sleeping areas – 65 dB $L_{AE}/40$ dB L_{dn} II. Other habitable areas – 75 dB $L_{AE}/50$ dB L_{dn} B. Visitor accommodation (other than hosted visitor accommodation and unhosted | <p>Complies</p> | <p>No noise sensitive activities requiring insulation are proposed as part of the application.</p> |
|---|------------------------|--|



visitor accommodation), resort hotels, hospitals and health care facilities:

- I. Relaxing or sleeping - 65 dB L_{AE} / 40 dB L_{dn}
- II. Conference meeting rooms - 65 dB L_{AE} / 40 dB L_{dn}
- III. Service activities – 75 dB L_{AE} / 60 dB L_{dn}

C Education activities:

- I. Libraries, study areas – 65 dB L_{AE} / 40 dB L_{dn}
- II. Teaching areas, assembly areas – 65 dB L_{AE} / 40 dB L_{dn}
- III. Workshops, gymnasiums – 85 dB L_{AE} / 60 dB L_{dn}

D Retail activities, commercial services and offices:

- I. Conference rooms – 65 dB L_{AE} / 40 dB L_{dn}
- II. Private offices – 70 dB L_{AE} / 45 dB L_{dn}
- III. Drafting, open offices, exhibition spaces - 75 dB L_{AE} / 50 dB L_{dn}
- IV. Typing, data processing – 80 dB L_{AE} / 55 dB L_{dn}
- V. Shops, supermarkets, showrooms - 85 dB L_{AE} / 60 dB L_{dn}

E Sound stages, studios for filming and/or sound production for Commercial film or video production activities - 47 dB L_{AE}

ii. Noise insulation calculations and verification shall be as follows:

- A. Building consent applications shall be accompanied with 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 air noise contours L_{dn} and L_{AE} . Where a site falls within the contours the calculations shall be determined



by linear interpolation between the contours.

- C. If required by the Council, in conjunction with the final building inspection the sound transmission of the façade shall be tested in accordance with ISO 16283-3:2016 to demonstrate that the required façade sound insulation performance has been achieved, and a test report is to be submitted to the Council's Head of Building Consenting (or any subsequent equivalent position). Should the façade fail to achieve the required standard then it shall be improved to the required standard and re-tested prior to occupation.

6.1.7.2.3 Sensitive activities near roads in the Central City

- | | | | |
|----|--|------------|----------------------|
| a. | The following activity standards apply to new buildings, or alterations or additions to existing buildings, intended for a sensitive activity: | N/A | Not in Central City. |
|----|--|------------|----------------------|
- i. External sound insulation - Any new building intended for a sensitive activity, and any alteration or addition to an existing building intended for a sensitive activity, located within 40 metres of the edge of the nearest marked traffic lane of a Main Distributor, Local Distributor or arterial road, shall either:
- A. be designed and constructed to achieve a minimum external to internal noise reduction of 30 dB $D_{tr,2m,nT,w} + C_{tr}$ to any habitable space; or

B. be designed and constructed to meet with the following indoor design sound level:

I. Road traffic noise inside all habitable spaces – 40 dB L_{Aeq} (24hr); and
- ii. Compliance with rule 6.1.7.2.3.a.i is not required where the sound incident on the most exposed part of the outside of the building is less than 55 dB L_{Aeq} (1h) for rail noise or 57 dB L_{Aeq} (24h) for road traffic noise, and this is confirmed in a report which is prepared by a suitably qualified acoustics specialist and is provided to Council at the same time as the building consent application.



- iii. Compliance with Rule 6.1.7.2.3.a.i shall be demonstrated by either:
 - A. providing the Council with a design report (prior to construction) and a design certificate (prior to occupation), which is prepared by a suitably qualified acoustics specialist stating the design proposed is capable of meeting activity standard a.i.; and/or
 - B. conforming to the acceptable solutions listed in Appendix 6.11.4 Noise Attenuation Construction Requirements.
- iv. For the purposes of ventilation systems, compliance with Rule 6.1.7.2.3 shall be confirmed by providing the product specifications; or a design certificate (prior to occupation) prepared by a suitably qualified acoustics specialist, stating the design proposed is capable of meeting the activity standards.
- v. Compliance with Rule 6.1.7.2.3 a.i.B. shall be confirmed by providing the Council with a design report prepared by a qualified acoustic engineer demonstrating compliance, prior to any sensitive activity or alteration occurring.
- vi. The indoor design sound levels in Rule 6.1.7.2.3 a.i.B shall be achieved at the same time as the ventilation requirements of the New Zealand Building Code. If windows are required to be closed to achieve the indoor design sound levels then an alternative means of ventilation shall be required within bedrooms.
- vii. Where no traffic lane is marked, the distances stated shall be measured from 2 metres on the roadward side of the formed kerb. The classification of roads is shown in Appendix 7.5.12 Road Classification System.
- viii. Ventilation systems where installed shall:
 - A. generate sound levels not exceeding
 - I. 35 dB L_{AEq} (30s) at night time in bedrooms; and
 - II. 40 dB L_{AEq} (30s) in any other habitable space (excluding bedrooms) when measured 1 metre away



- from any grille or diffuser;
and
- B. provide an adjustable airflow rate of up to at least 6 air changes per hour.

6.3 General Rules and Procedures: Outdoor lighting

6.3.4 Rules -- Activity status tables -- Control of glare

6.3.4.1 Permitted activities

P1 Any activity involving artificial outdoor lighting, other than activities specified in Rule 6.3.4.5 NC1 or NC2.

- | | | |
|--|----------|--|
| a. All fixed exterior lighting shall, as far as practicable, be aimed, adjusted and/or screened to direct lighting away from the windows of habitable spaces of sensitive activities, other than residential units located in industrial zones, so that the obtrusive effects of glare on occupants are minimised. | Complies | See Pedersen Read Lighting Report. |
| b. Artificial outdoor lighting shall not result in a greater than 2.5 lux spill (horizontal or vertical) into any part of a major arterial road or minor arterial road or arterial route identified in Appendix 7.5.12 where this would cause driver distraction | Complies | The site does not adjoin any arterial roads. |

6.3.4.5 Non-complying activities

- | | | |
|--|---|---|
| NC1 Any activity that results in a greater than 2.5 lux spill (horizontal or vertical) into any land outside the Specific Purpose (Airport) Zone that is within 500 metres of the threshold of a runway at Christchurch International Airport. | P | Refer to Pedersen Read Lighting Report for how compliance with this rule is proposed to be achieved. |
| NC2 Any non-aeronautical ground lights in the areas shown in Appendix 6.11.7.4 that shine above the horizontal. | P | Refer to Pedersen Read Lighting Assessment / Report for how compliance with this rule is proposed to be achieved. |

6.3.5 Rules -- Activity status tables -- Control of Light Spill

6.3.5.1 Permitted activities

P1 Any activity involving outdoor artificial lighting except as specified in Rule 18.4.1.1 P26.

- | | | |
|--|-----------|---|
| a. Any outdoor artificial lighting shall comply: | | |
| i. with the light spill standards in Rule 6.3.6 as relevant to the zone in which it is located, and; | Infringes | It is proposed that the Industrial General zone light spill lux levels (20 lux) apply to the future development of the site, as such the Rural Urban Fringe zone light spill levels (10 lux) will be exceeded within the site (i.e. between the proposed lots). |



		Light spill will comply at the Rural Urban Fringe zoned properties across Grays and Ryans Road. See Pedersen Read Lighting Report.
ii.	where the light from an activity spills onto another site in a zone with a more restrictive standard, the more restrictive standard shall apply to any light spill received at that site.	Complies Light spill will comply at the Rural Urban Fringe zoned properties across Grays and Ryans Road. See Lighting Report from Pedersen Read.

6.3.5.3 Restricted discretionary activities

RD1 Any activity listed in Rule 6.3.5.1 P1 that does not meet the activity specific standard.	RD	It is proposed that the Industrial General zone light spill lux levels (20 lux) apply to the site, as such the Rural Urban Fringe zone light spill levels (10 lux) will be exceeded within the site (i.e. between the proposed lots). Light spill will comply at the Rural Urban Fringe zoned properties across Grays and Ryans Road and at the Specific Purpose Zone boundary with Christchurch International Airport. See Pedersen Read Lighting Report.
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6.3.6 Rules -- Light Spill Standards by Zone

a.	The added horizontal or vertical illuminance from the use of artificial outdoor lighting must not exceed the limits in the following table of light spill standards by zone, when measured or calculated 2 metres within the boundary of any adjacent site.	Infringes	See Pedersen Read lighting assessment report. It is proposed that the Industrial General zone light spill lux levels (20 lux) apply to the site, as such the Rural Urban Fringe zone light spill levels (10 lux) will be exceeded within the site (i.e. between the proposed lots). Light spill will comply at the Rural Urban Fringe zoned properties across Grays and Ryans Road.
b.	Where a site is divided by a zone boundary, each part of the site shall be treated as a separate site for the purpose of the standards contained in the following table of light spill standards by zone.	N/A	Site is all zoned Rural Urban Fringe.

6.6 General Rules and Procedures: Water Body Setbacks

6.6.5 Rules - Activity status tables - Rural Water Body Setbacks

6.6.5.3 Restricted discretionary activities

RD1 Earthworks:	RD	The drain along Ryans Road, a lateral channel of the Paparua Water Race Network (PWRN), is proposed to be piped for an 840m length. Roadwidening and footpath
a. not exempt by Rule 6.6.3 h. and not provided for by Rule 6.6.5.1 P1; and/or		
b. listed in Rule 6.6.5.1 P1 that do not meet one or more of the activity specific standards;		Earthworks are proposed within 5m of a network utility waterway for the piping to occur.
other than earthworks provided for by Rule 6.6.5.4 D1 or Rule 6.6.5.6 PR1.		



6.7 General Rules and Procedures: Aircraft Protection

6.7.4 Rules - Christchurch International Airport

6.7.4.1 Activity status tables - Protection Surfaces

6.7.4.1.1 Permitted activities

P1 Any activity not specifically provided for as a restricted discretionary or prohibited activity in Rules 6.7.4.1.3 or 6.7.4.1.6.	P	No intrusions through the airport protection surfaces are proposed as part of the application.
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6.7.4.1.6 Prohibited activities

PR1 Any part of a building, structure, tree or utility that penetrates the Protection Surfaces (other than provided for by Rule 6.7.4.1.3 RD1), except for:	Permitted	No intrusions through the airport protection surfaces are proposed as part of the application either during construction or when the sites are developed for industrial uses.
a. navigational aids for aircraft; and		
b. maintenance or repair works on any existing building, structure or utility, including minor upgrading of existing support structures for transmission lines or electricity distribution lines where this does not increase the height or external envelope of the utility.		Capture Land Development have mapped the take-off and approach slope protection surfaces (maximum height limits for buildings, structures, trees and utilities) in Appendices 6.11.7.1 and 6.11.7.2 in the plans attached to the application.

6.7.4.2 Activity status tables - Runway End Protection Areas

6.7.4.2.1 Permitted activities

P1 Any activity not specifically provided for as a prohibited activity in Rule 6.7.4.2.6.	P	No buildings, utilities, mass assembly of people, or the storage and/ or use of hazardous substances for any purpose is proposed in the REPA.
		See Pedersen Read lighting assessment report for how compliance with PR4 can be achieved.

6.7.4.2.6 Prohibited activities

PR1 Any building or utility, excluding:	Permitted	No buildings or utilities are proposed in the REPA.
a. navigational aids for aircraft;		
b. structures associated with upgrades for State Highway 1;		
c. maintenance or repair works on any existing building or utility;		
d. enclosed walkways associated with vehicle parking areas which are no greater than 2.4 metres in height and 1.8 metres in width; and		
e. the establishment or replacement of any underground utility.		



PR2 Mass assembly of people.	Permitted	Not proposed in the REPA.
PR3 The use or storage of hazardous substances in fuel storage facilities or for other industrial or commercial operations.	Permitted	Not proposed in the REPA.
PR4 Production of direct light beams or reflective glare that could interfere with the vision of a pilot excluding: a. normal operational reflection from glass and mirrors used in motor vehicles; and b. normal operational light from motor vehicles.	Permitted	See Pedersen Read lighting assessment report for how compliance with this standard can be achieved.

6.7.4.3 Activity status tables - Birdstrike Management Areas

6.7.4.3.1 Permitted activities

P3 Creation of a new:

- a. stormwater basin; or
- b. water body (including wastewater oxidation pond) which exceeds 500m² in area.

Except that This rule does not apply to any area of a water body covered by an aviary/s.

a.	The combined area of all stormwater basins and/or water bodies, that are wholly or partly within 0.5km of the proposed water body or stormwater basin's edge, shall not exceed 1000m ² .	Infringes	Both of the stormwater basins proposed would exceed 1000 m ² and are currently within 0.5km of each other. See PDP Stormwater Management Report.
b.	Any stormwater basin has been designed by a suitably qualified person, with experience in stormwater management systems, to the following standards:		
i.	Stormwater infiltration basins shall be designed to fully drain within 48 hours of the cessation of a 2% AEP storm event;	Complies	See PDP Stormwater Reports.
ii.	Sufficient rapid soakage overflow capacity shall be provided to minimise any ponding of stormwater outside the infiltration area(s); and	Complies	See PDP Stormwater Reports.
iii.	Plant species used shall be limited to those listed in Appendix 6.11.9.	Complies	See DCM Landscape Report and Plan and PDP Avifauna Report.
c.	Any water body has been designed by a suitably qualified person, with experience in stormwater management systems, to the following standards:	N/A	
i.	Side slopes shall be at least as steep as 1H:4V except for:		



- A. any side slope treated with rock armouring; or
- B. any area required for vehicle access, provided that such access has a gradient of at least 8H:1V:
- ii. No permanent island features shall be included, that could provide perching sites for birds; and
- iii. Plant species used shall be limited to those listed in Appendix 6.11.9.

6.7.4.3.3 Restricted discretionary activities

RD2 Any activity listed in Rule 6.7.4.3.1 P3 that does not meet one or more of the activity specific standards.

RD

Both of the stormwater basins proposed would exceed 1000 m² and are currently within 0.5km of each other. See PDP Stormwater Management Report.

6.8 General Rules and Procedures: Signs

6.8.4 Rules

6.8.4.1.3 Restricted discretionary activities

RD1

RD

a. Any sign listed in Rule 6.8.4.1.1 P1 - P15 and P18 (other than P7, P8, P9 or P15), that does not meet one or more of the activity specific standards, other than:

- i. signs provided for in Rule 6.8.4.1.2 C1, Rule 6.8.4.1.3 RD2 - RD4; or
- ii. discretionary or non-complying activities in Rule 6.8.4.1.4 and Rule 6.8.4.1.5.

b. In the Specific Purpose (Ōtākaro Avon River Corridor) Zone, any sign listed in Rule 6.8.4.1.1 P7 that does not meet one or more of the activity specific standards other than signs provided for in Rule 6.8.4.1.2 C1 and Rule 6.8.4.1.4 D1.

The maximum area and height of signs attached to buildings and free-standing signs permitted in Rural zones will be exceeded and not meet P1, as it is proposed that the Industrial zone sign areas and heights in 6.8.4.2.6 apply to the future development of the site for Industrial Purposes.

6.8.4.2 Built form standards

6.8.4.2.1 Measurement of the area of a sign

- a. For the purposes of measuring the area of any sign in accordance with Rule 6.8.4.2, a double-sided sign shall be measured as the area of one side only, being the larger of any one side (see Rule 6.11.8 - Diagram 2).

N/A

No signs specifically proposed in the application.



6.8.4.2.2 Traffic safety - applies to all signs

- | | | | |
|----|--|------------|--|
| a. | Any sign shall be located so as not to obscure or to detract from the interpretation of any traffic sign or controls. | N/A | No signs specifically proposed in the application. |
| b. | No sign shall be located adjacent to a state highway or arterial road where all of the following criteria are met: <ul style="list-style-type: none"> i. the road has a speed limit of 70km per hour or greater; and ii. the sign is located within a road boundary building setback required by a built form standard for the relevant zone; and iii. the sign is located within 100 metres (in urban zones) or 200 metres (in rural or open space zones) in front of any official regulatory or warning sign or traffic signal. | | |

6.8.4.2.3 Integration with building design

- | | | | |
|----|--|------------|--|
| a. | Any sign displayed on wall surfaces, including individual lettering, shall not obscure any window, door or architectural feature, visible from the exterior of the building. | N/A | No signs specifically proposed in the application. |
| b. | Where a sign, including a flag, extends over part of the Transport Zone the lowest part of the sign shall be located a minimum of 2.6 metres above ground level. | | |

6.8.4.2.4 Signs attached to buildings

- | | | | |
|----|---|------------------|---|
| a. | For signage on heritage items, on buildings in heritage items which are open spaces and in heritage settings, and in heritage areas, the signage activity standard rules in Chapter 9 9.3.4.1.1 P4a also apply applies. | N/A | The site contains no heritage buildings. |
| b. | The maximum area and height of signs shall be as follows:

Reference to Table | Infringes | The maximum area (4m ²) and height (4m) of signs attached to buildings permitted in rural zones will be exceeded, as it is proposed that the Industrial zone sign areas and heights in 6.8.4.2.4 apply to the future development of the site for Industrial Purposes. |

6.8.4.2.5 Projecting signs and signs attached to or on verandas

- | | | |
|--|------------|--|
| In addition to meeting the built form standards in Rule 6.8.4.2.4, signs mounted and affixed to or on verandas, signs mounted to the face of verandas, and signs projecting from the face of a building, shall also meet the following built form standards: | N/A | No signs specifically proposed in the application. |
|--|------------|--|



- a. Signs mounted and affixed to or on verandas (see Rule 6.11.8 -- Diagrams 4 & 5)
Reference to Table
- b. Signs mounted to the face of verandas (see Rule 6.11.8 -- Diagram 4)
Reference to Table
- c. Signs projecting from the face of a building (see Rule 6.11.8 -- Diagrams 6 & 7)
Reference to Table
- d. Signs shall not project forward of the face of the veranda on which they are located.
- e. Projecting signs shall only be at right angles to the building face they are fixed to.

6.8.4.2.6 Free-standing signs

- | | | | |
|----|--|------------------|---|
| b. | The maximum number, area, width and height of free-standing signs shall be as follows:

Reference to Table

Reference to Table | Infringes | The maximum area (1m ²) and height (4m) of free-standing signs permitted in Rural zones will be exceeded, as it is proposed that the Industrial zone sign areas and heights in 6.8.4.2.6 apply to the future development of the site for Industrial Purposes. |
| c. | Signs relating to a formed vehicle access do not need to be located at the vehicle entrance they relate to. | N/A | No signs specifically proposed in the application. |
| d. | Pedestrian and vehicle access in Rule 6.8.4.2.6 refer to entrances to sites not to buildings, for example, a vehicle crossing from the road to a parking area, or a pedestrian entrance from the footpath into a site. Building entry and garage doors are not considered to be vehicle or pedestrian entrances when considering standards for free-standing sign under this rule. | N/A | No signs specifically proposed in the application. |
| e. | Rules 6.8.4.1.1 P16, 6.8.4.1.3 RD4 and 6.8.4.1.5 NC1 apply to the Industrial Park Zone (Memorial Avenue). Where rules conflict, Rules 6.8.4.1.1 P16, 6.8.4.1.3 RD4 and 6.8.4.1.5 NC1 shall prevail. | N/A | No signs specifically proposed in the application. |

6.8.4.2.7 Temporary election or referendum signs

- | | | | |
|----|---|------------|----------------------------------|
| a. | Rule 6.8.4.2.1 applies to measuring the area of temporary election or referendum signs. | N/A | Not proposed in the application. |
|----|---|------------|----------------------------------|



- b. The maximum area of temporary election or referendum signage (excluding promotional signage) on any one site is 3m². This is in addition to any other permanent signage permitted or consented on the site. If the quantum of permanent signage on the site is less than the maximum, the balance enabled for permanent signage may also be used for temporary election or referendum signage. There is no limit on the number of temporary election or referendum signs per site as long as the maximum total area is not exceeded. On a corner site, one temporary election or referendum sign of up to 3m² each may be placed on each road frontage.
- c. The maximum area of any individual temporary election or referendum sign shall be 3m².
- d. Rules 6.8.4.2.7(b) and (c) do not apply to temporary signs on a vehicle where that temporary sign is painted onto or attached flush with the vehicle body, does not protrude out from or above the vehicle body and does not obstruct visibility for the driver from any windows of the vehicle.
- e. There shall be no temporary election or referendum signs on trailers or other structures attached to a vehicle that increase its size other than as provided for in Rule 6.8.4.2.7(d).
- f. The maximum height for any part of a temporary election or referendum sign shall be 4m above ground level or at façade height where attached to a building, fence or structure; whichever is the lower of the two.
- g. Temporary election or referendum signs shall not be affixed to any Significant Tree listed in Appendices 9.4.7.1 and 9.4.7.2.
- h. Free-standing temporary election or referendum signs shall not be erected within (as shown on the planning maps):
 - i. Outstanding Natural Features (as identified in Appendices 9.2.9.2.1, 9.2.9.2.5 and 9.2.9.2.6);
 - ii. Outstanding Natural Landscapes (as identified in Appendices 9.2.9.2.2, 9.2.9.2.5 and 9.2.9.2.6)
 - iii. Significant Features (as identified in Appendices 9.2.9.2.3, 9.2.9.2.5 and 9.2.9.2.6);
 - iv. An area 20 vertical metres immediately below the height, at or



- above the height of any Identified Important Ridgeline (as shown on the planning maps);
- v. Areas of Outstanding Natural Character in the Coastal Environment (as identified in Appendices 9.2.9.2.7, 9.2.9.2.10 and 9.2.9.2.11); or
- vi. Areas of High (and Very High) Natural Character in the Coastal Environment (as identified in Appendices 9.2.9.2.8, 9.2.9.2.10 and 9.2.9.2.11); or
- vii. Wāhi Tapu / Wāhi Taonga sites of Ngāi Tahu Cultural Significance identified as urupā or listed on Table 4 in Appendix 9.5.6.1.
- i. Free-standing temporary election or referendum signs that require any indigenous vegetation clearance or earthworks deeper than 0.5 metres shall not be erected within (as shown on the planning maps):
 - i. Wāhi Tapu / Wāhi Taonga sites of Ngāi Tahu Cultural Significance (as identified in Appendix 9.5.6.1 and except as listed in Rule 6.8.4.2.7(g)(vii)) or Kaitōrete Spit (ID 64, Schedule 9.5.6.2);
 - ii. Sites of Ecological Significance (as identified in Appendix 9.1.6.1, including Schedules A and B); or
 - iii. Indigenous Vegetation areas (as identified in Appendix 9.1.6.6).
- j. Temporary signs shall not be similar to, or the same as any traffic sign or controls in shape and colour.
- k. Rules 6.8.4.2.7 (b), (c), (d), and (f) do not apply to Māori land in the Papakāinga/Kāinga Nohoanga Zone.

Rules Assessment has not been completed.

7 Transport

7.4.2.3 Restricted discretionary activities

RD1

a. Any activity that does not meet any one or more of the standards in Rule 7.4.3 unless where otherwise provided for by Rule 7.4.2.5 NC3; or any activity that requires resource consent in accordance with Rule 7.4.3.10 - High trip

RD

Vehicle Crossings 7.4.3.8: The sight distance requirements for a 50km/h road may not be achieved for sites on the inside of the bend in Road 4.



generators except where otherwise provided for by Rule 7.4.2.2 C1.

7.4.3 Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone)

7.4.3.8 Vehicle crossings

- g. Any vehicle crossing on a rural road.

The minimum sight lines to vehicle crossings shall be provided in accordance with Figure 18 in Appendix 7.5.11.

Infringes

The sight distance requirements for a 50km/h road may not be achieved for sites on the inside of the bend in Road 4.

8 Subdivision, Development and Earthworks

8.5.1.3 Restricted discretionary activities - Subdivision

RD2

RD

- a. Subdivision in any zone that does not meet any one or more of the relevant standards in:

- i. Rule 8.5.1.2 C5, C6 or C8; or
- ii. Rule 8.5.1.3 RD7;

except as otherwise specified in:

- i. Rule 8.5.1.4 D1 to D5; and
- ii. Rule 8.5.1.5 NC1 to NC8.

- b. For subdivision in the Residential New Neighbourhood Zone that does not meet Rule 8.6.11.a outline development plan or Rule 8.6.11.b Residential net density, Rule 8.4.1.1.a.i. does not apply.

8.6.4 Roads: The proposed formed width of Ryans Road and Grays Road is 10.5m rather than the 11m required by the District Plan. A footpath is only proposed on one side of the roads, rather than both sides required by the District Plan.

8.5.1.4 Discretionary activities - Subdivision

D1 Subdivision in a rural zone resulting in allotments that does not meet the minimum net site area standards in Rule 8.6.1, unless specified otherwise.

D

Lots smaller than 4ha are proposed.

8.6 Activity standards

8.6.1 Minimum net site area and dimension

- a. Allotments in the Residential Suburban, Residential Hills, Residential Large Lot, Open Space Metropolitan Facilities (golf courses, Riccarton Racecourse and Wilding, Western, Kearneys and Christchurch Parks) Zones shall have a minimum dimension of 16m x 18m.

N/A

- b. Allotments in the Residential Suburban Density Transition and Open Space Metropolitan Facilities (Addington Racecourse and Rugby Park) Zones and

N/A



	within an Edge Housing Area Overlay identified in Appendix 13.14.6.1 within the Specific Purpose (Ōtākaro Avon River Corridor) Zone shall have a minimum dimension of 13m x 16m.	
c.	Allotments in the Residential Medium Density Zone shall either have a minimum dimension of 10m; or the application shall include a plan demonstrating that a permitted residential unit can be located on any new allotment that has a minimum dimension less than 10m, including in relation to recession planes, unit size, access and parking, outdoor living space, and floor level requirements.	N/A
d.	Allotments in any zone except the Residential New Neighbourhood Zone shall meet the minimum net site area and other requirements specified at Tables 1 - 5 to this rule.	Infringes Lots smaller than 4ha are proposed.

Table 2. Minimum net site area – commercial and industrial zones

a.	Commercial Core, Commercial Office, Commercial Mixed use, Commercial Retail Park, Commercial Local, and Commercial Banks Peninsula Zones 250m ²	N/A
b.	Industrial General, Industrial Park Zones, and where connected to a Council owned reticulated sanitary sewage disposal system in the Industrial Heavy Zone 500m ²	
c.	Industrial Heavy Zone where no connection to a Council owned reticulated sanitary sewage disposal system is provided 4ha	
d.	Commercial Central City Business Zone No minimum net site area	
e.	Commercial Central City Mixed Use Zone 500m ²	

Table 3. Minimum net site area - open space zones

a.	Open Space (McLeans Island) and Open Space Community Park Zones 300m ²	N/A
b.	Open Space Metropolitan Facilities Zone - Kearneys Park, and Shirley, Avondale and Waimairi Golf Courses	



- 450m²
- c. Open Space Metropolitan Facilities Zone -
Addington and Riccarton Racecourses
- 330m²
- d. Open Space Metropolitan Facilities Zone -
Lancaster Park
- 500m²

Table 4. Minimum net site area - specific purpose zones

- | | | |
|----|-----------------------------|------------|
| a. | Specific Purpose (Hospital) | N/A |
|----|-----------------------------|------------|
- a. For hospitals — no minimum net site area.
 - b. For activities other than hospitals, the minimum net site area for the alternate zones specified below apply.
 - i. Lady King Hospital
Residential Hills
 - ii. St Georges, Nurse Maude,
Southern Cross, Mary Potter,
Montreal House and
Christchurch Hospitals
Residential Medium Density
 - iii. Princess Margaret Hospital
Residential Suburban Density
Transition
 - b. Specific Purpose (Airport)
 - a. No minimum net site area
 - c. Specific Purpose (School)
 - a. No minimum net site area.
 - b. For activities other than education activities, the rules for the alternate zones specified in Chapter 13 apply
 - d. Specific Purpose (Tertiary education)
 - a. No minimum net site area.
 - b. For activities other than education activities, the rules for the alternate zones specified in Chapter 13 apply.
 - e. Specific Purpose (Golf resort)
 - a. No minimum net site area in the Specific Purpose (Golf Resort) Zone at Clearwater and at the Whisper Creek Golf Resort.
 - b. Concept Plan
 - i. No subdivision shall take place within Academy Activity Areas A, A1 & A2 Whisper Creek Golf



Resort shown on the development plan in Appendix 13.9.7.2 to Chapter 13.9, unless a concept plan has been lodged with and approved by the Council for that activity area in accordance with Rule 13.9.5.1.6 RD6 Concept plans.

- c. Sequencing standards – Whisper Creek Golf Resort
 - i. Prior to the Council signing a section 224 certificate under the Act, for the 71st residential allotment in the Resort Community Activity Areas,
 - A. The golf course and wetlands within the golf course shall have been constructed and planted in accordance with 13.9.5.1.6 RD6; and
 - B. A Management Plan for the adjoining Open Space-Margins and Water Zone shall have been lodged with and approved by the Council, which makes provision for indigenous planting (indicating species, layout and density), and which is in accordance with the development plan for the Whisper Creek Golf Resort at Appendix 13.9.7.2 to Chapter 13.9, for a public access track along the River, for a bridleway from the Styx River to Spencerville Road, and for a bridge providing public vehicle access across the Styx River;
 - C. 50% of the planting identified in the Management Plan for the Open Space Margins and Water Zone shall have been completed; and
 - D. Legal instruments shall have been registered against the head title, securing:
 - I. Public pedestrian access over the access track identified



- in the Management Plan, and
- II. Public access for the purpose of a bridleway from the Styx River to Spencerville Road.
- ii. Prior to the Council signing a section 224 certificate under the Act, for the 120th residential allotment in the Resort Community Activity Areas,
 - A. All of the planting identified in the concept plan for adjoining Open Space – Margins and Water Zone approved by the Council shall have been completed; and
 - B. The public access track, the bridleway from the Styx River to Spencerville Road and the bridge across the Styx River shall have been constructed.
- d. Any subdivision shall only be for the purpose of creating allotments to be used for any activity permitted in the zone or for which resource consent is held, or for conservation purposes, permitted utilities or boundary adjustments.
- e. Allotments for residential units, resort apartments or resort hotel bedrooms shall only be subdivided when a building or buildings are still allowable for that allotment within the maximum number limited specified for the zones.
- f. Specific Purpose (Ōtākaro Avon River Corridor) Zone
 - a. Within the Edge Housing Area Overlay identified in Appendix 13.14.6.1 – 330m²;
 - b. On a site listed in Appendix 13.14.6.2, and which is in private ownership, the minimum net site area shall be that which applies in Rule 8.6.1 Table 1 to the zoning specified as the Alternative Zone in Appendix 13.14.6.2; or
 - c. No minimum net site area in all other cases.



Table 5. Minimum net site area - rural zones

a.	Rural Urban Fringe 4ha	Complies	Lots smaller than 4ha are proposed.
8.6.3 Access			
a.	All sites shall have access which is able to allow vehicles to pass to and from a formed road, and such access shall be in accordance with Appendix 8.10.2 to this chapter and the standards set out in Chapter 7.	Complies	See Novo Group Transport Assessment.
b.	Access shall not be to a state highway, limited access road or across a rail line.	Complies	Access is from local roads.
8.6.4 Roads			
a.	All roads shall be laid out, constructed and vested in accordance with the standards set out in Appendix 8.10.3, and in Chapter 7, except where alternative standards are set out in an outline development plan.	Infringes	The proposed formed width of Ryans Road and Grays Road is 10.5m rather than the 11m required by the District Plan. A footpath is only proposed on one side of the roads, rather than both sides required by the District Plan.
b.	In the Industrial Park Zone (Tait Campus) the subdivision shall be in accordance with the provisions of the outline development plan shown in Chapter 16 Appendix 16.8.9 and specific road and access requirements as follows:		
i.	There shall be two main vehicle access points to the Industrial Park zoned part of the site. These access points shall be located on Wooldridge Road as indicated in Chapter 16 Appendix 16.8.9;		
ii.	Prior to the creation of vehicle access from the site to Stanleys Road, giveaway markings on the Stanleys Road approach to its intersection with Harewood Road shall be provided;		
iii.	Any access from Stanleys Road shall be in the locations marked on the outline development plan in Appendix 16.8.9 as 'Secondary access';		
iv.	Within 6 months of access being established to Stanleys Road, a left turn lane shall be provided on the Stanleys Road approach to the Stanleys / Harewood Road intersection;		
v.	Any subdivision with access to Stanleys Road shall include a footpath along the road frontage with Stanleys Road linking the site with Wairakei Road;		



- vi. All work associated with design and construction of vehicle access to the zone, intersection works, internal roads and footpaths within the zone, and a footpath along the road frontage of Stanleys Road carried out at the cost of the developer or their successor/s in title;
- vii. A shared cycle way and footpath of minimum 2.5 metre width from Wooldridge Road to Stanleys Road shall be provided, as marked on the outline development plan in Appendix 16.8.9 as 'Public shared walk and cycle connection', connecting with pedestrian and cycle facilities adjoining the zone;
- viii. Any pedestrian and cycle way through the site shall be illuminated to a level between 2 and 10 lux; and
- ix. Any roads or accessways shall be setback from trees identified on the outline development plan in Appendix 16.8.9 as 'Existing trees not to be affected by road layout' by a distance of at least 10 metres.
- c. In the Industrial General Zone (Stanleys Road) shown in Chapter 16 Appendix 16.8.9 a footpath along the Industrial General Zone road frontage shall be provided.
- d. In the Industrial General Zone bound by Deans Avenue and the railway line, any allotments shall only have access from Lester Lane.
- e. In the Industrial General Zone (Trents Road), subdivision shall be in accordance with the provisions of the outline development plan shown in Chapter 16 Appendix 16.8.6 and specific road and access requirements as follows:
 - i. Access from Trents Road shall be provided at the two vehicle access points defined on the outline development plan shown in Chapter 16 Appendix 16.8.6, comprising:
 - A. a northern road connection designed, and with signage, to limit its use to vehicles entering the zone (as shown on the outline development plan in Appendix 16.8.6);
 - B. a southern road connection designed, and with signage, to limit its use to vehicles exiting the zone (as shown on the



	outline development plan in Appendix 16.8.6);	
	<ul style="list-style-type: none"> ii. Access from Main South Road shall be provided at the one road connection shown on the outline development plan shown in Chapter 16 Appendix 16.8.6, which shall be designed to restrict its use to light vehicles, and designed and signage displayed to restrict vehicle movements to left entry into the zone and left exit out of the zone as shown on the outline development plan in Appendix 16.8.6; and iii. An internal road shall be provided as shown on the outline development plan in Chapter 16 Appendix 16.8.6 as 'internal roading/ access way layout', including a footpath along one side of the internal road. 	
f.	In the Industrial Park Zone (Wairakei Road) subdivision shall be in accordance with the provisions of the outline development plan shown in Chapter 16 Appendix 16.8.14 and specific road and access requirements as follows:	
	<ul style="list-style-type: none"> i. Any new road within the Industrial Park Zone (Wairakei Road) shall only intersect with Wairakei Road, Stanleys Road and/or Wooldridge Road at the locations shown on the outline development plan in Appendix 16.8.14 as "Road access point – Proposed controlled intersection". ii. Any subdivision of allotments that the "Collector road" runs through, as shown on the outline development plan in Appendix 16.8.14, shall incorporate a collector road that follows that alignment. Provision shall be made for a shared cycle way and footpath of a minimum width of 2.5m parallel to the "Collector road", which shall be illuminated to a level between 2 and 10 lux. iii. Any subdivision of Lot 2, DP 54992 (580 Russley Road) and Lot 1, DP 54992 (570 Russley Road) shall incorporate a local road that follows the alignment of "Local Road" as shown on the outline development plan in Appendix 16.8.14. 	
8.6.5 Service lanes, cycle ways and pedestrian access ways		
a.	Service lanes, cycle ways and pedestrian access ways shall be laid out and vested	N/A None proposed.



in accordance with the standards set out in Table 7 below.

Reference to Table 7

8.6.6 Esplanade reserve, strip or additional land

- | | |
|---|-------------------|
| <p>a. Esplanade reserves and strips shall be provided in accordance with Appendix 8.10.1.</p> <p>b. Within Banks Peninsula, where any allotment of less than 4 hectares is created, an esplanade reserve 20 metres in width shall be set aside from that allotment along the mark of mean high water springs of the sea, and along the bank of any river or along the margin of any lake.</p> <p>c. In accordance with section 237A of the Act, any part of the land contained in the title to which that Section applies, forming the bed of a river or within the coastal marine area, shall vest in the Council or the Crown as appropriate.</p> <p>d. An esplanade reserve or esplanade strip 20 metres in width shall be required for any subdivision along the margins of Wairewa and Te Waihora.</p> | <p>N/A</p> |
|---|-------------------|

8.6.7 Water supply

- | | | |
|--|------------------------|---|
| <p>a. All allotments shall be provided with the ability to connect to a safe potable water supply.</p> <p>b. Provision shall be made for sufficient water supply and access to water supplies for firefighting consistent with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008), except where the allotment is for a utility, road, reserve or access purposes.</p> | <p>Complies</p> | <p>See PDP Three Waters Servicing Report.</p> |
|--|------------------------|---|

8.6.8 Wastewater disposal

- | | | |
|---|------------------------|---|
| <p>a. All allotments shall be provided with the ability to connect to a wastewater system.</p> | <p>Complies</p> | <p>See PDP Three Water Servicing Report.</p> |
| <p>b. A valid certificate, issued in accordance with Rule 8.4.1.3, is held which certifies that the wastewater system has adequate capacity for the respective potential land uses on all proposed allotments, except where a relevant outline development plan shows that adequate wastewater capacity is available.</p> | <p>Complies</p> | <p>See CCC commissioned Water Supply Modelling Report by WSP attached to the PDP Three Water Servicing as Appendix D, which confirms adequate capacity.</p> |



c.	Where a reticulated sewer is available, and discharge is accepted in the Council's network, each new allotment shall be provided with a piped outfall connection laid at least 600mm into the net site area of the allotment.	Complies	See PDP Three Waters Servicing Report and Capture Land Consultants Infrastructure Reports.
d.	Where a reticulated sewer is not available, all allotments shall be provided with a means of disposing of sanitary sewage within the net site area of the allotment.	N/A	
e.	In the case of the Meadowlands Exemplar Overlay in the Residential New Neighbourhood Zone (North Halswell) Zone, the outfall for wastewater disposal shall be to the Pump Station 42 catchment until the South East Halswell pressure sewer network is available, at which time these sites shall be connected to the South East Halswell pressure sewer network.	N/A	
8.6.9 Stormwater disposal			
a.	All allotments shall be provided with a means for the management of collected surface water from all impervious surfaces. Where discharge is accepted in the Council's network, each new allotment shall be provided with a piped outfall laid at least 600mm into the net site area of the allotment.	Complies	See PDP Three Water Servicing report.
b.	In the Industrial General Zone (Trents Road) shown in Chapter 16 Appendix 16.8.6, all stormwater discharge shall be treated and discharged to ground within the outline development plan area so that:	N/A	
i.	no discharge to surface water takes place from any site for all events up to the critical duration 2% annual exceedance probability event; and		
ii.	where the stormwater treatment and discharge system is to be vested in Council, the following requirements are met:		
A.	treatment of the first 25mm of runoff from roads and hardstanding areas; and		
B.	design conforms with the relevant Council guidelines for stormwater management systems.		



- | | | |
|----|--|-----|
| c. | Creation of stormwater drainage ponding areas shall not occur within 15 metres of the rail corridor. | N/A |
|----|--|-----|

- | | | |
|------|---|-----|
| d. | In the Industrial Park Zone (Tait Campus), stormwater shall be treated and attenuated in accordance with the following requirements: | N/A |
| i. | First flush treatment for the first 25mm of runoff from hardstanding areas shall be provided using vegetated dry sedimentation basins; | |
| ii. | Flows in excess of the first flush and including the 50 year return events (9 hour duration) shall be attenuated in the locations defined on the outline development plan in Appendix 16.8.9 as 'On site stormwater treatment and attenuation'; | |
| iii. | Stormwater discharge from the zone to the Council stormwater network shall be attenuated to pre-development levels (for up to 50 year storm events); and | |
| iv. | Any stormwater from any activity shall be conveyed by open naturalised swales (defined on the outline development plan in Appendix 16.8.9 as 'Open naturalised stormwater conveyance/swales') running through the zone from west to east via a series of basins as defined on the outline development plan in Appendix 16.8.9 as 'On site stormwater treatment and attenuation' to a point defined on the outline development plan from where stormwater shall be piped to an existing drain on the east side of Wooldridge Road. | |

8.6.10 Additional standards for South West Hornby

- | | | |
|-----|---|-----|
| a. | Any subdivision within the area shown as "rural wastewater irrigation area" on the outline development plan at Chapter 16 Appendix 16.8.8 for the Industrial Heavy Zone (South West Hornby) shall not occur until the following works have been undertaken: | N/A |
| i. | the construction and opening for traffic of the full southern spine road between Main South Road and Shands Road (marked as 'C') on the outline development plan; and | |
| ii. | the commencement of the physical construction works for capacity | |



upgrades at both the following intersections -

- A. the intersection of the southern spine road and Shands Road (marked as 'A' on the outline development plan); and
 - B. the intersection of the northern spine road and Shands Road (marked as 'B' on the outline development plan).
- b. Any subdivision within the Industrial Heavy Zone (South West Hornby) as identified on the outline development plan in Chapter 16 Appendix 16.8.8, south west of the area identified as "rural wastewater irrigation area", shall not occur until the following works have been undertaken:
- i. the commencement of the physical construction works for the traffic signalised intersection of Shands Road and the southern spine road (marked as 'A' on the outline development plan).
- c. Any subdivision of more than 15 hectares (excluding roads) within the Industrial Heavy Zone (South West Hornby) as identified in Chapter 16 Appendix 16.8.8, south west of the area identified as "rural wastewater irrigation area", shall not occur until physical construction works of the Christchurch Southern Motorway have commenced.

8.6.11 Additional standards for the Residential New Neighbourhood Zone

- a. Outline development plan **N/A**
 - i. The subdivision shall be in accordance with the development requirements specified in the relevant outline development plan.
- b. Residential net density
 - i. Except as provided for in (ii) - (iv):
 - A. a subdivision shall achieve a minimum net density within residential development areas of 15 households per hectare, except the subdivision of an area of land to which B applies;
 - B. a subdivision of land that the outline development plan identifies an area as development constrained, shall achieve the minimum net density (if any) specified in the outline development plan for that land (and, if the outline



development plan does not specify a minimum net density for that land, no minimum density shall apply to that land).

- ii. Subdivision in the following outline development plan areas shall achieve the minimum net density specified for any specific density areas defined in the outline development plan or on an approved subdivision consent granted before 15 July 2016:
 - A. Prestons Outline Development Plan - Appendix 8.10.25
 - B. Wigram Outline Development Plan - Appendix 8.10.29
 - C. Yaldhurst Outline Development Plan - Appendix 8.10.28
- iii. A subdivision shall be exempt from achieving the minimum net density required in (i) or (ii), if the following requirements are met:
 - A. the consent application nominates site(s) within the subdivision and outline development plan area (whether or not the site(s) is/are outside any areas in (i) or (ii)) for future higher density for the purpose of ensuring any shortfall in achieving the relevant minimum net density requirements under (i)-(ii) through the subdivision would be made up by future subdivision and development of the nominated site(s); and
 - B. the consent application includes the written approval of each owner of the nominated site(s) (if not the applicant) and an associated legal instrument that specifies the minimum net density for the site(s), binds all owners and the applicant, is enforceable by the Council (to the Council's reasonable satisfaction) and satisfies C hereof; and
 - C. the legal instrument effectively prevents subdivision and land use at the nominated site(s) below its specified density in order to ensure that any shortfall in achieving the relevant minimum net density requirements of (i) and (ii) through the subdivision can be made up by future subdivision



and development of the nominated site(s), in accordance with (iv).

- iv. The subdivision of a nominated site to which (iii)(B) applies shall achieve the minimum net density specified in the relevant legal instrument.

c. Land area for subdivision

- i. Where the subdivision is not associated with comprehensive residential development, the land subject to the subdivision application shall have a minimum area of 4 hectares.
- ii. Where the subdivision is associated with comprehensive residential development where land use consent is being sought concurrently, the site being comprehensively developed and subdivided shall have a minimum net site area of 6,000m².
- iii. Where the subdivision is associated with comprehensive residential development where land use consent has already been obtained, there is no minimum net site area for the site being subdivided.

d. Net site area of allotments

- i. Allotments shall have the minimum and, where applicable, maximum net site area specified in Table 8.

Reference to Table 8: Minimum and maximum net site areas for allotments

e. Minimum allotments dimension

- i. The standards below do not apply in respect of comprehensive residential developments.
- ii. Corner allotments shall have a minimum dimension of 14m on road boundaries (each boundary) except where (iii) applies.
- iii. Allotments for terrace developments shall have a minimum dimension of 7m except for corner sites and end sites which shall have a minimum width of 10m.
- iv. All residential allotments with a boundary shared with public open space shall have a minimum dimension along that boundary of 10m except mid-block terrace allotments which shall have a minimum dimension along that boundary of 7m.



- v. All other allotments, other than access or rear allotments, shall have a minimum dimension of 10m on road boundaries.
- vi. In the following outline development plan areas, the standards in (ii) to (v) above do not apply and there is no minimum dimension for Density A and B areas defined either in the outline development plan or on an approved subdivision consent:
 - A. Prestons Outline Development Plan - Appendix 8.10.25
 - B. Wigram Outline Development Plan - Appendix 8.10.29
 - C. Yaldhurst Outline Development Plan - Appendix 8.10.28
- f. Maximum cul-de-sac length
 - i. Where there is a pedestrian connection from the cul-de-sac head to an adjacent street the maximum cul-de-sac length shall be 150m.
 - ii. All other culs-de-sac shall have a maximum length of 100m.
- g. Road frontage to public reserves
 - i. The minimum road frontage to a public reserve to which the public has a general right of access (excluding local purpose reserves for walkways) shall be 25% of the length of the reserve perimeter.
- h. Reserve width
 - i. A reserve vested in Council for utility, pedestrian access or stormwater conveyance purposes shall have a minimum width of 8m.
- i. Walkable block size
 - i. Any block containing residential allotments shall have a publicly accessible maximum perimeter length of 800m.

8.6.12 Radiocommunications

- a. Any new allotment(s) within 1km of Radio New Zealand Limited's facilities on Gebbies Pass Road shall be of a size and shape to allow a permitted residential unit (or permitted commercial/industrial activity) to be located no closer than 1km from Radio New Zealand's facilities. This standard shall not apply to any subdivision carried out to enable Radio New Zealand's operations. **N/A**



8.6.13 8.6.13 Neighbourhood plan - Meadowlands Exemplar Overlay (North Halswell)

- a. A Neighbourhood Plan shall consist of the following: **N/A**
- i. Context and Site Analysis
 - ii. Detailed Design Statement
 - iii. Neighbourhood Plan Set
- b. Context and Site Analysis
- i. Details the key existing elements and influences in the vicinity of the proposed development and explains the relationship of the comprehensive subdivision consent and land use consent application area to the surrounding area.
 - ii. The Context and Site Analysis is required to include:
 - A. topography, natural and built environment features, views and vistas;
 - B. adjacent land use zoning and land use including required setbacks from adjacent activities and interfaces where buffers will be required;
 - C. subdivision pattern, internal access and block layout;
 - D. existing and potential vehicle, pedestrian and cyclist access points (including natural desire lines), any parking areas and potential connections through the site;
 - E. public open space and publicly accessible space;
 - F. location of community facilities (shops, schools, sports and cultural facilities, etc);
 - G. existing and proposed public transport routes and stops, and public access ways from the bus stops to the site;
 - H. movement networks including vehicle, cycle and pedestrian routes;
 - I. protected buildings, places and objects, protected trees, historic heritage;
 - J. archaeological sites;



- K. recognition of Ngāi Tahu cultural values, history and identity associated with specific places;
 - L. character and other existing buildings and structures;
 - M. site orientation, including a north point on the plans;
 - N. existing trees and landscaping to be retained;
 - O. hazardous features, such as areas of soil contamination, unstable land and overhead power lines; and
 - P. climatic conditions - including prevailing winds.
- c. Detailed Design Statement must include:
- i. An overall vision statement for the site which identifies key deliverables/outcomes which may be linked to Resource Management Act 1991 outcomes (objectives and policies) or site specific outcomes (giving a clear steer to buyers and developers that these outcomes would be secured via covenants or other binding mechanisms).
 - ii. An analysis in support of the overall development structure provided by the Outline Development Plan, and more refined development proposal for the area that is covered by the Neighbourhood Plan including urban form, movement network, open space, and infrastructure.
 - iii. An analysis of allotment arrangement, size and allocation of defined housing typologies. The Neighbourhood Plan should contain sufficient analysis to demonstrate that relevant development standards in the subdivision and residential chapters can be met (notably those related to daylight and outdoor living space).
- d. Neighbourhood Plan Set.
- i. A set of plans to accompany the detailed design statement including:
 - A. Allotment arrangement
 - B. Allotment size
 - C. Allocation of housing typologies
 - D. Landscaping
 - E. Shading Analysis



- F. Movement network (including cross sections)
- G. Infrastructure (including cross sections)
- H. Open Space

8.6.14 Industrial General Zone (North Belfast) - Wāhi taonga, wāhi tapu and urupā

- | | |
|---|-------------------|
| <p>a. A protocol with Te Ngāi Tūāhuriri Rūnanga, comprising the following, shall be implemented:</p> <ul style="list-style-type: none"> i. The person responsible for the works shall advise the Te Ngāi Tūāhuriri Rūnanga of the proposed works, and, if requested by the Rūnanga, within 20 working days of the Rūnanga receiving advice of the proposed work in writing, agree to any request for: <ul style="list-style-type: none"> A. a representative approved by the Rūnanga and contracted by the person responsible for the works to be present during the subdivision and/or earthworks to act as an advisor in the identification or protection of wāhi tapu, wāhi taonga, urupā, or historic cultural sites; and B. any matters of protocol which tangata whenua wish to undertake in relation to the commencement, during the course of, or at the end of, any subdivision and/or earthworks. ii. The person responsible for the works shall ensure that all persons working on site have received training, including the requirement to monitor activities to enable the identification of wāhi tapu, wāhi taonga, urupā, or cultural sites. iii. A copy of this protocol shall be provided to all staff and contractors involved in subdivision or earthworks activities on site prior to them coming on site. iv. Immediately following the discovery of material suspected to be taonga, kōiwi, or Māori archaeological site, the following steps shall be taken: <ul style="list-style-type: none"> A. All work on site will cease immediately; B. Immediate steps will be taken to secure the site to ensure the archaeological material is not further disturbed; | <p>N/A</p> |
|---|-------------------|



- C. The person responsible must notify Te Ngāi Tūāhuriri Rūnanga and the Area Archaeologist of Heritage New Zealand Pouhere Taonga and provide access to those parties to confirm the nature of the discovered materials. In the case of kōiwi (human remains), the New Zealand Police must also be notified;
- D. There shall not be any earthworks operations in the affected area until Te Ngāi Tūāhuriri Rūnanga representatives, the Police and Heritage New Zealand Pouhere Taonga staff have each given notice to the person responsible that the earthworks may recommence; and
- E. Any person responsible for the works shall abide by any decision of Te Ngāi Tūāhuriri Rūnanga representatives and the archaeologist as to what happens to any kōiwi tangata discovered.

8.9.2.1 Permitted activities - Earthworks

P1 Earthworks:

- a. not for the purpose of the repair of land used for residential purposes and damaged by earthquakes; and
- b. if in the Industrial General Zone (North Belfast), greater than 20 metres from:
 - i. the surveyed point of the spring identified on the Outline Development Plan in Appendix 16.8.5; or
 - ii. any spring not identified on the Outline Development Plan in Appendix 16.8.5, and which is within the area identified as Stormwater Management Area 1 on the Outline Development Plan but not within Lots 5, 6 and 7 DP 71209, in which case the setback shall be measured from the head or heads of the spring where visible.

a. Earthworks shall not exceed the volumes in Table 9 over any 12 month time period.	Infringes	<p>The volume of earthworks for construction of the subdivision exceeds the 100m³ / ha in the Rural Zones. See details in section 4.1 of the Capture Land Development Infrastructure Report.</p> <p>For future development of the lots it is proposed that Industrial General earthworks volumes of 1000m³ /ha in Table 9 e. ii. apply, exceeding the permitted Rural volumes.</p>
b. Earthworks in zones listed in Table 9 shall not exceed a maximum depth of 0.6m, other than in relation to farming activities, quarrying activities or permitted education activities.	Infringes	The maximum depth of cut proposed is 6m for the infiltration soakage pits.



c.	Earthworks shall not occur on land which has a gradient that is steeper than 1 in 6.	Complies	Site is relatively flat.
d.	Earthworks involving soil compaction methods which create vibration shall comply with DIN 4150 1999-02 and compliance shall be certified through a statement of professional opinion provided to the Council from a suitably qualified and experienced chartered or registered engineer.	Complies	See Construction Management Plan by Capture Land Development and Vibration Advice from Powell Fenwick.
e.	Earthworks involving mechanical or illuminating equipment shall not be undertaken outside the hours of 07:00 – 19:00 in a Residential Zone.	N/A	Not a residential zone.
f.	Earthworks involving mechanical equipment, other than in residential zones, shall not occur outside the hours of 07:00 and 22:00 except where compliant with NZS 6803:1999.	Complies	Construction hours will be limited to daylight hours.
g.	Filling shall consist of clean fill.	Complies	
h.	The activity standards listed in Rule 8.9.2.1 P3, P4 and P5.	Infringes	Earthworks don't meet P5.
i.	Earthworks shall not occur within 5 metres of a heritage item or above the volumes contained in Table 9 within a heritage setting listed in Appendix 9.3.7.2.	N/A	No heritage items in vicinity of the site.
j.	In the Industrial General Zone (North Belfast): Activity Standards in Rule 8.6.14.	N/A	

P5 Earthworks in the vicinity of a 33kV electricity distribution line or the 11kV (Heathcote to Lyttelton) electricity distribution line, except as otherwise specified in Rule 8.9.2.3. RD1, RD4 and RD5.

a.	Earthworks within 5 metres of the centre line of a 33kV electricity distribution line or the 11kV (Heathcote to Lyttelton) electricity distribution line shall:	Infringes	Earthworks for the piping of the drain along Ryans Road and the establishment of footpaths and road widening will not comply with the maximum depths specified in the Clause 2.2.1 of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34: 2001) or as specified in a (ii). The maximum depth of earthworks proposed for the drain piping is 1m.
i.	meet the requirements of Clause 2.2.1 of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34: 2001); or		
ii.	meet the following requirements:		
A.	be no deeper than 300mm within 2.2 metres of a foundation of a 33kV and 11kV Heathcote to Lyttelton support structure; and		
B.	be no deeper than 0.75m between 2.2 and 5 metres from the foundation of a 33kV and 11kV Heathcote to Lyttelton		



	electricity distribution line support structure; and	
	C. not destabilise an electricity distribution line support structure; and	
	D. not result in a reduction in the ground to conductor clearing distances below what is required by Table 4 in the NZECP 34:2001.	
b.	Activity standard a. ii.A. (above) shall not apply to:	N/A
i.	Earthworks for a network utility, as part of an electricity distribution activity;	
ii.	Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, drive or farm track.	

8.9.2.3 Restricted discretionary activities - Earthworks

RD1 Any activity listed in Rule 8.9.2.1 P1 or Rule 8.9.2.2 C1 that does not meet any one or more of the activity standards.	RD	The maximum volume and depth of earthworks for Rural zones will be exceeded for construction of the subdivision and when the site is developed for industrial buildings and activities.
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8.9.2.5 Non-complying activities - Earthworks

NC1 Any activity that does not meet any one or more of the activity standards in Rule 8.9.2.1 P3, P4 or P5.	NC	The earthworks in the vicinity of the 33KV power lines do not meet P5. Earthworks are proposed to a maximum depth of 1m.
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17.5 Rural: Rules - Urban Fringe Zone

17.5.1 Activity status tables - Rural Urban Fringe Zone

17.5.1.5 Non-complying activities

NC1 Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.	NC	General Industrial activities are not provided for in the Rural Urban Fringe Zone and are therefore non-complying. As industrial activities are not provided for in the zone the Rural Urban Fringe built form standards will be breached when future development of the site for industrial activities occurs. The proposal is to replace these with the General Industrial built form standards.
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17.5.2 Built form standards - Rural Urban Fringe Zone

17.5.2.1 Identified building area

- | | | | |
|----|---|-----|-----------------------------------|
| a. | Any new residential unit located on a site created by subdivision occurring after 12 August 2016 shall be located on an identified building area. | N/A | No residential activity proposed. |
|----|---|-----|-----------------------------------|

17.5.2.2 Building height

- | | | | |
|-----|---|-----------|--|
| a. | The maximum height of any building shall be as follows: | | |
| i. | All buildings unless specified below | | |
| | 9 metres | Infringes | For future development of the site with Industrial General buildings the maximum building height is proposed to be as for Industrial General zone, except where limited by the Airport Protection Surfaces detailed in the Capture Land Development Plans. |
| ii. | Farm buildings
12 metres | N/A | No Farm buildings proposed. |

17.5.2.3 Building setback from road boundaries

- | | | | |
|------|--|-----------|---|
| a. | The minimum building setback from road boundaries shall be as follows: | Infringes | For future development of the site with Industrial General buildings the road boundary setback is proposed to be as for Industrial General zone (1.5m), except that along Ryans Road and Grays Road there shall be a 3m building setback to allow for proposed landscape strip. |
| i. | All buildings, unless specified below
15 metres
15 metres | | |
| ii. | All buildings on sites less than 0.4ha
6 metres
6 metres | | |
| iii. | All buildings on sites fronting a major arterial road or minor arterial road or state highway 30 metres from the major arterial road or minor arterial road or state highway boundary
30 metres from the major arterial road or minor arterial road or state highway boundary | | |

17.5.2.4 Building setback from internal boundaries

- | | | | |
|-----|--|-----------|--|
| a. | The minimum building setback from internal boundaries shall be as follows: | Infringes | For future development of the site with Industrial General buildings the internal boundary setback is proposed to be as for Industrial General zone. |
| i. | All buildings, unless specified below
10 metres | | |
| ii. | All buildings on sites less than 0.4ha, except as specified in iv. | | |



	3 metres
iii.	New residential unit or minor residential unit
	25 metres
iv.	Any buildings, balconies or decks on sites adjacent to a designated railway corridor
	4 metres from the designated railway corridor boundary

17.5.2.5 Separation distances

a.	The minimum separation distances for intensive farming, residential activities and sensitive activities shall be as follows:	N/A	No sensitive, residential or intensive farming activities proposed.
i.	Any new sensitive activity		
a.	Shall be located a minimum of 200 metres from any building, compound or part of a site used for intensive farming on an adjoining site.		
b.	Shall be located a minimum of 30 metres from any existing forestry on an adjoining site under different ownership		
ii.	Intensive farming		
a.	Shall be located a minimum of 200 metres from a sensitive activity on an adjoining site under different ownership		
iii.	Any new residential unit		
a.	Shall be located a minimum of 250 metres from the boundary of a Rural Quarry Zone or legally established quarrying activity.		

17.5.2.6 Site coverage

a.	The maximum percentage of the net site area, and the maximum total area, covered by buildings, impervious surfaces and outdoor storage areas shall be as follows:	Infringes	For future development of the site with Industrial General buildings site coverage is proposed to be as for Industrial General zone.
i.	Buildings and outdoor storage areas on sites greater than 4ha in area 5% of the net site area or 2,000m ² whichever is lesser		
	5% of the net site area or 2,000m ² whichever is lesser		
ii.	Buildings, impervious surfaces and outdoor storage areas on existing sites between 0.4 and 4ha in area		



<p>10% of the net site area or 2,000m² whichever is the lesser</p> <p>10% of the net site area or 2,000m² whichever is the lesser</p> <p>iii. Buildings, impervious surfaces and outdoor storage areas on existing sites less than 0.4ha in area</p> <p>35% of net site area</p> <p>iv. For Commercial Film or Video Production activity on sites greater than 4ha in area:</p> <p>1. Buildings</p> <p>5% of the net site area</p> <p>2. Total coverage by buildings, impervious surfaces, and outdoor storage</p> <p>40% of the net site area</p>		
17.5.2.7 Vehicle trips		
a. The maximum number of vehicle trips per site for all activities, other than for farming or Commercial Film or Video Production, shall be 100 per day.	Infringes	The development will result in more than 100 trips per day for industrial activities.
17.5.2.8 Water supply for firefighting		
a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).	Infringes	It is proposed that the Industrial General Built Form Standards apply to future development of the.
b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.		
17.5.2.9 Landscaping		
For any Commercial Film or Video Production activity landscaping and trees shall be provided as follows:	N/A	Landscaping rules proposed as per Industrial General zone.
i. The minimum percentage of the site to have landscaping shall be 10%,		



- excluding those areas required to be set aside for trees within or adjacent to parking areas (refer to clause (iv) below).
- ii. The area adjoining the road frontage of all sites shall have a landscaping strip in accordance with the following standards.
 - A. Minimum width - 3 metres
 - B. Minimum density of tree planting – 1 tree for every 10 metres of road frontage or part thereof.
 - iii. On sites adjoining a residential zone, there shall be a landscaping strip along the shared boundary in accordance with the following standards.
 - A. Minimum width - 3 metres
 - B. Minimum density of tree planting – 1 tree for every 10 metres of boundary or part thereof.
 - iv. In addition to clauses (i), (ii) and (iii) above, where parking areas are located at the front of a site, 1 tree shall be planted for every 5 car parking spaces within any car parking area.
 - v. All landscaping/ trees required for these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.