

## APPENDIX C – RESPONSE TO REQUEST 17

1. The Panel's request is:

*With respect to the provisions of the operative District Plan that could restrict residential development that would otherwise be enabled through PC14, and are intended to carry on post-PC14 coming into effect but which are not identified as QMs, the Council will:*

- *provide a list of these provisions;*
- *explain the Council's position on those provisions, either:*
  - *explaining why they were not identified as QMs; or*
  - *confirming that, on reflection, they should have been identified as QMs;*
- *for any matters in the latter category, advise on the implications, considering (for example):*
  - *whether those matters been factored into the capacity analysis; and*
  - *what scope does the Panel have to retrospectively identify and retain QMs.*

2. The Council's response is **overleaf**.

Provisions not considered as QM but still apply to residential development proposals.

With respect to the provisions of the operative District Plan that could restrict residential development that would otherwise be enabled through PC14, and are intended to carry on post-PC14 coming into effect but which are not identified as QMs, the Council will:

- provide a list of these provisions;
- explain the Council's position on those provisions, either:
  - explaining why they were not identified as QMs; or
  - confirming that, on reflection, they should have been identified as QMs;
- for any matters in the latter category, advise on the implications, considering (for example):
  - whether those matters been factored into the capacity analysis; and
  - what scope does the Panel have to retrospectively identify and retain QMs.

Chapter / Heading	Sub-chapter No/Heading	Rule No	Title	Existing controls	Council position - why not a QM or should have been?
4 Hazardous substances and Contaminated land	4.1 Hazardous substances	4.1.4.1.1	Permitted activities	P1: The use, storage or disposal of any hazardous substance, unless otherwise specified	A QM is unnecessary because the rule is a permitted activity with no standards..
		4.1.4.1.5	Non-complying activities	NC1: New storage or use of hazardous substances within certain distance of National Grid transmission or electricity distribution line.  NC2: Sensitive activities located within the Woolston Risk Management Area [bulk fuel storage area].	NC1: Existing setbacks for buildings from transmission and distribution lines are a QM, which covers the area affected by this rule.  NC2: A QM is unnecessary because the area affected by this rule is zoned industrial and beyond the scope of plan change 14. It therefore does not restrict residential development otherwise enabled by PC14 but is included for completeness.
5 Natural Hazards	5.4.1 Activities and earthworks in the Flood Management Area	5.4.1.1	Permitted activities	The following activities located within the Flood Management Area (FMA) shown on the planning maps: <ul style="list-style-type: none"> <li>• P1/P3: new buildings located within and/or outside the Fixed Minimum Floor Level Overlay (FMFLO), with exceptions</li> <li>• P2/P4/P5: additions to existing buildings which increase or do not increase the ground floor area of the building located within and/or outside the FMFLO</li> <li>• P6: additions other than garages which do not increase the ground floor area of an existing buildings by more than 25m<sup>2</sup> within any continuous period of 10 years</li> <li>• P7: garages of 40m<sup>2</sup> or less in area, and any other accessory buildings without floors.</li> <li>• P8: decks, swimming pools, and unenclosed buildings without floors.</li> <li>• P9: utilities and LPG storage tanks</li> <li>• P10: Filling or excavation for residential building platforms to a certain extent</li> <li>• Filling or excavation                             <ul style="list-style-type: none"> <li>○ P11: associated with maintenance of flood protection, bank erosion protection works, existing drains or ponds</li> <li>○ P12: associated with utilities, or the replacement, repair, or maintenance of existing utilities</li> <li>○ P13/P14/P15/P18: in certain zones</li> </ul> </li> </ul>	A QM is unnecessary because rules for Flood Management Areas only impact floor levels, and does not alter the permissible height of a development, or any other MDRS standards.

Chapter / Heading	Sub-chapter No/Heading	Rule No	Title	Existing controls	Council position - why not a QM or should have been?
				<ul style="list-style-type: none"> <li>○ P17: within the area identified in Appendix 8.10.7d Cashmere/Worsleys Development Plan</li> <li>● P16: outdoor storage of transiting shipping containers in commercial and industrial zones</li> </ul>	
		5.4.1.2	Minimum floor level certificate	New buildings or additions to existing buildings within the FMA, but outside the FMFLO, with a floor level greater than or equal to the floor level specified in the Minimum Floor Level Certificate issued by the Council.	
		5.4.1.3	Exemptions for daylight recession places in the FMA	<p>For new buildings or additions to existing buildings which increase the ground floor area of the building, applicable daylight recession plane in residential zones is determined as if the ground level at the relevant boundary was the minimum floor level -</p> <ul style="list-style-type: none"> <li>● set in activity specific standards or natural ground level, whichever is higher (within the FMFLO)</li> <li>● specified in the Minimum Floor Level Certificate or natural ground level, whichever is higher (outside the FMFLO)</li> </ul> <p>In residential zones, applicable daylight recession places are specified in the relevant residential zone rules.</p>	
		5.4.1.4	Exemption for buildings in certain circumstances where a PIM has been issued	Partial or full replacement of earthquake-damaged buildings in the FMA, with certain provisions	
		5.4.1.5	Restricted discretionary activities	<p>New buildings or additions to buildings within the FMA which are not permitted</p> <p>Filling or excavation within the FMA which are not permitted or exceeds the standards</p>	
	<b>5.5 Liquefaction hazard</b>	5.5.1	Permitted activities	All activities in the Liquefaction Management Area are permitted unless specified otherwise	A QM is unnecessary because the rules do not affect densities and height. The effects of liquefaction can be managed by engineering solutions, either stabilising the ground or specific foundation design
		5.5.2	Controlled activities	C1: Subdivision which creates an additional vacant allotment or allotments in the Liquefaction Management Area.	
		5.5.3	Restricted discretionary activities	RD1: Activities located on a site with an area of 1500m <sup>2</sup> or more, qualifying as a controlled or restricted discretionary activity under specified residential zone rules.	
	<b>5.6 Slope Instability</b>	5.6.1	Activity Status for Slope Instability Management Areas	<p>Activities within the Slope Instability Management Areas incl.</p> <ul style="list-style-type: none"> <li>- Rockfall Management Area 2;</li> <li>- Mass Movement Management Areas (1, 2 and 3); and</li> <li>- Remainder of Port Hills and Banks Peninsula Slope Instability Management Area.</li> </ul>	Refer to Supplementary evidence of Ms Brittany Ratka.
<b>6 General Rules and Procedures</b>	<b>6.1.5 Noise - Zone specific</b>	6.1.5.1.1	Permitted activities	P1/P2/P3: Activities that generate noise and meet the zone noise limits	A QM is unnecessary because the rules do not affect densities and height. It may affect insulation requirements or the location of a building on a site, but ultimately there is scope for either option i.e. there is not a requirement for where buildings are located to achieve compliance.
		6.1.5.1.3	Restricted discretionary activities	RD1: Activities that exceed the noise limits by 10 dB or less.	
		6.1.5.1.4	Discretionary activities	<p>D1: Activities that do not meet activity specific standards.</p> <p>D2: Activities not provided for as P, RD or NC.</p>	
		6.1.5.1.5	non-complying activities	NC1: Activities that exceed the noise limits by more than 10 dB.	As above.
		6.1.6.1.1	Permitted activities	P1: Activities that comply with standards for:	

Chapter / Heading	Sub-chapter No/Heading	Rule No	Title	Existing controls	Council position - why not a QM or should have been?
	6.1.6 Noise - Activity specific			<ul style="list-style-type: none"> <li>Generators for emergency purposes (6.1.6.2.1)</li> <li>Temporary military training activities or emergency management activities (6.1.6.2.2)</li> <li>Temporary activities (6.1.6.2.3)</li> <li>Aircraft operations at Christchurch International Airport (6.1.6.2.5)</li> <li>Sensitive activities in the Central City (6.1.6.2.9)</li> <li>Licensed premises outdoor areas in the Central City (6.1.6.2.10)</li> </ul> <p>P2: Construction activities</p>	<p>A QM is unnecessary because the rules do not affect densities and height.</p> <p>For aircraft operations (Rule 6.1.6.2.5), this is not a relevant residential zone or within a walkable distance of a centre.</p> <p>For sensitive activities in the Central City (Rule 6.1.6.2.9), it may affect insulation requirements or the location of a building on a site, but ultimately there is scope for either option i.e. there is not a requirement for where buildings are located to achieve compliance.</p>
		6.1.6.1.3	Restricted discretionary activities	RD1/RD2: Any permitted activity that does not meet the relevant activity standards	
		6.1.6.1.4	Discretionary activities	D3: Any residential activity or visitor accommodation within a Category 1 Precinct in the Central City	
	6.1.6.1.5	Non-complying activities	<p>NC2: The following activities that exceed noise limits in the activity standards by more than 10dB:</p> <ul style="list-style-type: none"> <li>Generators for emergency purposes (6.1.6.2.1)</li> <li>Temporary military training activities or emergency management activities (6.1.6.2.2)</li> <li>Temporary activities (6.1.6.2.3)</li> <li>Aircraft operations at Christchurch International Airport (6.1.6.2.5)</li> <li>Sensitive activities in the Central City (6.1.6.2.9)</li> <li>Licensed premises outdoor areas in the Central City (6.1.6.2.10)</li> </ul> <p>NC1: Any activity not provided for as P, RD or D.</p>	<p>A QM is unnecessary because the rules do not affect densities and height.</p> <p>For aircraft operations (Rule 6.1.6.2.5), this is not a relevant residential zone or within a walkable distance of a centre.</p> <p>For sensitive activities in the Central City (Rule 6.1.6.2.9), it may affect insulation requirements or the location of a building on a site, but ultimately there is scope for either option i.e. there is not a requirement for where buildings are located to achieve compliance.</p>	
	6.1.7 Noise - Activities near infrastructure	6.1.7.1.1	Permitted activities	<p>P1: Activities that comply with standards for:</p> <ul style="list-style-type: none"> <li>Sensitive activities near roads and railways (6.1.7.2.1)</li> <li>Activities near Christchurch Airport (6.1.7.2.2)</li> </ul>	<p>A QM is unnecessary for roads and rail noise because rule 6.1.7.2.1 requires insulation but does not reduce densities and heights.</p>
6.1.7.1.3		Restricted discretionary activities	RD1: Activities listed in Rule 6.1.7.2.1 (Sensitive activities near roads and railways) and 6.1.7.2.3 (Sensitive activities near roads in the Central City) that exceed noise limits in the activity standards by 10 dB or less.	<p>For airport noise, the majority of the area in the 55dBA L<sub>dn</sub> air noise contour is not a relevant residential zone or within a walkable distance of a centre. There are some isolated locations where there is a residential zoning within the 55dBA L<sub>dn</sub> air noise contour e.g. Templeton, Avonhead. However, the operative zoning is proposed to be retained as a consequence of the Airport Noise Influence Area QM i.e. a QM is already proposed.</p>	
6.1.7.1.5		Non-complying activities	<p>NC1/NC2: New buildings and/or additions to existing buildings within the 55 dB L<sub>dn</sub> air noise contour or the 55 dB L<sub>dn</sub> engine testing contour.</p> <p>NC3: Any activity not provided for as P, RD or PR.</p> <p>NC4: Activities listed in Rule 6.1.7.2.1 (Sensitive activities near roads and railways) and 6.1.7.2.3 (Sensitive activities near roads in the Central City) that exceeds noise limits in the activity standards by more than 10 dB.</p>		

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		6.1.7.1.6	Prohibited activities	<p>PR1 Any new sensitive activity within the Air Noise Boundary</p> <p>PR2 Any new sensitive activity within the 65 dB Ldn engine testing contour.</p>	<p>PR1: A QM is already proposed. This rule applies to activities within the Air Noise Boundary, noting that other rules and methods (e.g. zoning, rule 6.1.7.1.5 within the 55 dB Ldn) apply to activities outside the ANB but within the 50dB Ldn Air Noise Contour in the Operative Plan.</p> <p>Together the provisions that apply to different areas within the 50dB Ldn Air Noise Contour, form part of the existing standards and controls carried over as part of the Airport Noise Influences Area QM.</p> <p>The Air Noise Boundary (ANB), being a composite line formed by the outer extremity of the 65 dB Ldn noise contour and the 95 dB LAE noise contour, lies wholly within the 55dB Ldn air noise contour which in turn lies wholly within the 50dB Ldn Air Noise Contour. Rule 6.1.7.1.6 precludes any new sensitive activity in the ANB, which affects residential zoned land in Avonhead.</p> <p>PR2: A QM is unnecessary as the 65dB Ldn engine testing contour does not affect a relevant residential zone nor is it within an area subject to Policy 3 of the NPS-UD.</p>
	6.3.4 Outdoor Lighting – control of glare	6.3.4.1	Permitted activities	P1: Any activity involving artificial outdoor lighting that meet activity specific standards	A QM is unnecessary because the rule does not affect densities and heights.
6.3.4.3		Restricted discretionary activities	RD1/RD2: Any activity that does not meet activity standards for amenity (6.3.7.1) and transport safety (6.3.7.2)		
6.3.4.5		Non-complying activities	NC1: Any activity having greater than 2.5 lux spill into any land outside SP (Airport) Zone that is within 500m of the threshold of a runway at Chch International Airport.		
6.3.5 Outdoor Lighting – control of light spill	6.3.5.1	Permitted activities	P1: Any activity involving artificial outdoor lighting that meet activity specific standards		
	6.3.5.3	Restricted discretionary activities	RD1: Any activity in 6.3.5.1 P1 that does not meet the activity specific standard		
7 Transport		7.4.2.1	Permitted activities	<p>Any activity that meets the standards specified in:</p> <ul style="list-style-type: none"> <li>• P1: Minimum number and dimensions of car parking spaces required (7.4.3.1)</li> <li>• P2: Minimum number of cycle parking facilities required (7.4.3.2)</li> <li>• P3: Minimum number of loading spaces required (7.4.3.3)</li> <li>• P4: Minimum number of manoeuvrings for parking areas and loading areas (7.4.3.4)</li> <li>• P5: Gradient of parking areas and loading areas (7.4.3.5)</li> <li>• P6: Design of parking areas and loading areas (7.4.3.6)</li> <li>• P7: Access design (7.4.3.7)</li> <li>• P8: Vehicle crossings (7.4.3.8)</li> </ul>	Transport standards may impact on site design but do not necessarily affect densities and height. In any case, changes are proposed to provisions as part of Plan change 14 that support or are consequential on MDRS and policies 3 to 5 of the NPS-UD..

Chapter / Heading	Sub-chapter No/Heading	Rule No	Title	Existing controls	Council position - why not a QM or should have been?
				<ul style="list-style-type: none"> <li>P9: Location of buildings and access in relation to road/rail level crossings (7.4.3.9)</li> <li>P10: High trip generators not requiring resource consent (7.4.3.10)</li> </ul> <p>P12: Operation or maintenance of transport infrastructure and freight handling activities in the Transport Zone.</p> <p>P13: New and additions to existing transport infrastructure in the Transport Zone and new freight handling activities.</p> <p>P14: Public transport facilities, public amenities, and landscaping in the Transport Zone.</p> <p>...</p>	The Transport zone applies to roads and is not a relevant residential zone.
		7.4.2.2	Controlled activities	C1: High trip generators requiring resource consent (7.4.3.10)	
		7.4.2.3	Restricted discretionary activities	RD1: Any activity that does not meet the activity specific standards in 7.4.3	
		7.4.2.4	Discretionary activities	D1: Any activity not provided for as P, C, RD, NC, or PR.	
		7.4.2.5	Non-complying activities	NC2: Any building or structure in the Transport Zone that exceeds 2.5m in height within a certain distance of the National Grid transmission line	The Transport zone applies to roads and is not a relevant residential zone.
8 Subdivision, Development and Earthworks	8.5 Subdivision	8.5.1.2	Controlled activities	<p>The following activities that meet the specified relevant standards:</p> <ul style="list-style-type: none"> <li>C1: Boundary adjustments</li> <li>C2: Conversion of tenure</li> <li>C3: Alteration of cross leases, company leases and utilities</li> <li>C4: Subdivision to create allotments for access, utilities, emergency service facilities, roads and reserves</li> <li>C5: Subdivision in any area subject to an ODP or development plan (with exceptions)</li> <li>C6: Subdivision providing for residential activity in the following zones: Residential Hills, Residential Large Lot, Residential Small Settlement, and all rural zones other than Rural Quarry</li> <li>C8: Subdivision in any zone (with exceptions)</li> </ul>	<p>Subdivision rules have been reviewed and form part of plan change 14.</p> <p>The rules do not restrict development and amendments are proposed to implement Schedule 3 (MDRS). A QM is unnecessary.</p>
		8.5.1.3	Restricted discretionary activities	<p>The following activities that do not meet any relevant standard:</p> <ul style="list-style-type: none"> <li>RD1: Boundary adjustments</li> <li>RD2: Subdivision in any zone</li> <li>RD3: Conversion of tenure for the repair and rebuild of multi-unit residential complexes</li> <li>Subdivision of any site <ul style="list-style-type: none"> <li>RD4: within a Flood Management Area (with exceptions)</li> <li><b>RD5/RD6: within a certain distance of the electricity distribution line or National grid transmission line corridors</b></li> <li><b>RD8: within a Site of Ecological Significance (with exceptions) (Appendix 9.1.6.1)</b></li> <li><b>RD9: which includes a significant tree (Appendix 9.4.7.1)</b></li> <li><b>RD10: which includes a heritage item or heritage setting (Appendix 9.3.7.2)</b></li> <li><b>RD11: within (or partly within) the following overlays:</b></li> </ul> </li> </ul>	<p>As above.</p> <p>Those matters in bold are proposed as QMs, noting that FMAs are not (Refer to separate commentary earlier on FMAs)</p>

Chapter / Heading	Sub-chapter No/Heading	Rule No	Title	Existing controls	Council position - why not a QM or should have been?
				<ul style="list-style-type: none"> <li>▪ Rural Amenity Landscape (Appendix 9.2.9.2.4)</li> <li>▪ Outstanding Natural Landscape (Appendix 9.2.9.2.2)</li> <li>▪ Outstanding Natural Feature (Appendix 9.2.9.2.1)</li> <li>▪ Area of Outstanding Natural Character in the Coastal Environment (Appendix 9.2.9.2.7)</li> <li>▪ Area of High and Very High Natural Character in the Coastal Environment (Appendix 9.2.9.2.8)</li> <li>▪ Important Ridgeline (planning maps)</li> <li>▪ Site of Ngai Tahu Cultural significance (Schedule 9.5.6.1)</li> <li>○ RD12: Within the Central City for the protection of: <ul style="list-style-type: none"> <li>▪ Significant Feature (Appendix 9.2.9.2.3)</li> <li>▪ heritage item or heritage setting (Appendix 9.3.7.2)</li> </ul> </li> <li>○ RD13: in the Avon River Precinct</li> <li>○ RD17: within certain areas of the East Papanui ODP</li> </ul>	
		8.5.1.4	Discretionary activities	D1/D2/D3: Subdivision in certain specific zones  D7: Subdivision within certain areas of the East Papanui ODP	
		8.5.1.5	Non-complying activities	NC1: Subdivision in a residential zone (other than RMD or RNN) that does not meet the minimum net site area standards  NC2: Subdivision that does not meet any of the relevant standards in Rule 8.5.1.3 RD5 or RD6 ...	
	<b>8.9 Earthworks</b>	8.9.2.1	Permitted activities	The following earthworks activities (that meet the specified activity standards): <ul style="list-style-type: none"> <li>• P1: not for the purpose of the repair of land used for residential purposes and damaged by earthquakes</li> <li>• P2: for the purpose of the repair of land used for residential purposes and damaged by earthquakes outside a Flood Management Area, outside of Port Hills and Banks Peninsula, but including all other residential land which was unimproved when damage occurred</li> <li>• P3/P4/P5: in the vicinity of the National Grid or electricity distribution line</li> </ul>	A QM is unnecessary because earthworks rules will not affect the achievement of densities and heights, the rules being for the purpose of managing effects at the construction stage.
	8.9.2.3	Restricted discretionary activities	RD1/RD2: Any activity in 8.9.2.1 that does not meet any of the activity standards  Earthworks within: <ul style="list-style-type: none"> <li>• RD3: the Stormwater Capacity Constraint Overlay</li> <li>• RD4: 20m of coastal hazard mitigation works</li> <li>• RD5: A Site of Ngai Tahu Cultural Significance</li> <li>• RD6: An Overlay within the Central City</li> </ul>		
	8.9.2.4	Discretionary activities	D1: Earthworks within an Overlay outside the Central City		
	8.9.2.5	Non-complying activities	NC1: Any activity that does not meet any of the activity standards in 8.9.2.1 P3-P5		

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				NC2: Modification, alteration or removal of sand dunes and vegetation on sand dunes within 50m of Mean High Water Springs.	
		8.9.2.6	Prohibited activities	PR1: Quarrying activities within the Central City	A QM is unnecessary because the rule does not affect densities and height.
10 Designations and Heritage Orders				Designations on specific land by the following Requiring Authorities: <ul style="list-style-type: none"> <li>• A: Chorus New Zealand Limited</li> <li>• B: Chorus New Zealand Limited/Spark New Zealand Trading Limited</li> <li>• C: Christchurch City Council</li> <li>• D: Christchurch International Airport Limited</li> <li>• E: KiwiRail Holdings Limited</li> <li>• F: Kordia Limited</li> <li>• G: Meteorological Service of New Zealand Limited</li> <li>• H: Minister supporting Greater Christchurch Regeneration</li> <li>• I: Minister of Corrections</li> <li>• J: Minister for Courts</li> <li>• K: Minister of Defence</li> <li>• L: Minister of Education</li> <li>• M: Minister of Health</li> <li>• N: Minister of Police</li> <li>• O: Minister for Children</li> <li>• P: New Zealand Transport Agency</li> <li>• Q: Orion New Zealand Limited</li> <li>• R: Radio New Zealand Limited</li> <li>• S: Spark New Zealand Trading Limited</li> <li>• U: Transpower New Zealand Limited</li> <li>• V: Ōtākaro Limited</li> </ul>	A QM is unnecessary because designations still apply whether a QM or not.
11 Utilities and Energy	11.4 General	11.4.1	Permitted activities	The following activities if they meet the specified activity standards: <ul style="list-style-type: none"> <li>• P1: Construction or extension of any access tracks to utilities</li> <li>• P2: Weather stations and navigation aids</li> <li>• P3: Maintenance of a utility</li> <li>• P4/P5/P8: Utility cabinets, utility buildings, utility structures for street lighting</li> <li>• P6: Installation of network utilities and ancillary equipment underground</li> <li>• P7: New lines and associated utility structures to provide electricity supplies to electric tramway trolley bus or rail systems</li> <li>• P9: Relocation of utilities</li> <li>• P10/P11: Replacement or addition of an existing utility structure or mast</li> <li>• P12: Replacement of an existing transmission or distribution tower</li> <li>• P13: Specific activities for the purpose of increasing the carrying or operating capacity, efficiency or security of electric transmission, electricity distribution lines, or telecommunication lines; and fuel and gas transmission or distribution lines</li> </ul>	A QM is unnecessary because these rules are enabling of utilities rather than restricting development near to utilities, the latter being addressed in the zone rules.



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				<ul style="list-style-type: none"> <li>P15: Installation of new mid-span electricity poles to address required clearances</li> <li>P17: Attachment of pipes or cables to existing bridges for the conveyance of water, wastewater, stormwater, electricity, gas or fuel, or for telecommunication</li> </ul> ...	
		11.4.3	Restricted discretionary activities	RD1/RD2/RD3/RD4/RD5: Any activity in 11.4.1 that does not meet any of the activity standards  RD6: Construction of any access tracks to utilities that are greater than 3m in formed width within specified features and landscapes (Areas of Outstanding Natural Character, Outstanding Natural Feature, Significant Feature, Outstanding Natural Landscapes, Rural Amenity Landscapes, Areas of High and Very High Natural Character, Other Areas of Natural Character in the Coastal Environment)	
		11.4.4	Discretionary activities	D1: Any activity not provided for as P, C, RD, NC, or PR.	
		11.4.5	Non-complying activities	NC1: Any activity that does not meet any of the activity standards for utilities	
	11.5 Electricity transmission and electricity distribution	11.5.1	Permitted activities	The following activities if they meet the specified activity standards: <ul style="list-style-type: none"> <li>P1: New electricity transmission and electricity distribution lines and associated structures or equipment.</li> <li>P2: Transformers, substations, switching stations, kiosks, cabinets, and ancillary buildings</li> </ul>	
		11.5.3	Restricted discretionary activities	RD1/RD2: Any activity in 11.5.1 that does not meet any of the activity standards	
	11.6 Energy	11.6.1	Permitted activities	The following activities if they meet the specified activity standards: <ul style="list-style-type: none"> <li>P1/P2: Installation and operation of               <ul style="list-style-type: none"> <li>equipment for assessing a site for suitability for renewable electricity generation</li> <li>a solar cell or array of cells for the generation and use of electricity</li> </ul> </li> <li>P3: Substations, transformers, or buildings ancillary to electricity generation equipment</li> <li>P4: Emergency or back-up electricity generation that is not the primary electricity supply to the site</li> <li>P6: Installation and operation of gas and fuel (including LPG) distribution or transmission pipelines, including necessary incidental equipment</li> <li>P7: Tanks for the storage of gas, including LPG</li> </ul>	
		11.6.3	Restricted discretionary activities	RD1/RD2/RD3/RD5/RD6/RD8: Any activity in 11.6.1 that does not meet any of the activity standards (with exceptions)  RD7: Installation and operation of a utility and associated pipes and structures for the generation of energy using waste products	
		11.6.5	Non-complying activities	NC3: Non-renewable electricity generation activities not provided for in Rule 11.6.4 D3	

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				NC1/NC2: Any activity in 11.6.1 P2/P5 that does not meet any of the activity standards and is not provided for in 11.6.4 D1/D2	
	11.7 Communication Facilities	11.7.1	Permitted activities	The following activities if they meet the specified activity standards: <ul style="list-style-type: none"> <li>• P1: Freestanding communication utilities</li> <li>• P2: Communication utilities attached to a building</li> <li>• P3: Amateur radio configurations</li> <li>• P4: Communication kiosks</li> <li>• P5: Installation of above ground lines and utility structures for communication utilities</li> </ul>	A QM is unnecessary because these rules are enabling of utilities rather than restricting development near to utilities, the latter being addressed in the zone rules.
		11.7.3	Restricted discretionary activities	RD1/RD2/RD3/RD4/RD5: Any activity in 11.7.1 that does not meet any of the activity standards	
	11.8 Water, Wastewater, and stormwater	11.8.1	Permitted activities	The following activities if they meet the specified activity standards: <ul style="list-style-type: none"> <li>• P1: Water, wastewater and stormwater connections to public networks</li> <li>• P2: Construction or operation of structures for the conveyance, treatment, storage or retention / detention of water, wastewater and stormwater by the Council or a network utility operator</li> <li>• P3: Structures and equipment ancillary to the maintenance and operation of water, wastewater, and stormwater facilities</li> <li>• P4: Rainwater collection systems</li> <li>• P5: Solar hot water systems</li> </ul>	
		11.8.3	Restricted discretionary activities	RD1/RD2: Any activity in 11.8.1 that does not meet any of the activity standards  RD3: Use of greywater collection systems (except those permitted by P2)	

