

DISTRICT PLAN AMENDMENTS

Key:

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

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

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

Text in **bold purple underlined** indicates text recommended in the s42A report to be added and text in ~~**bold purple strikethrough**~~ text recommended in the s42A report to be deleted. Text in normal black font with purple underline indicates text that was proposed to be deleted in the notified PC14 and is recommended to be reinstated.

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

Chapter 6 – General Rules and Procedures

Following section 6.13 of the District Plan add the following new section for wind controls as shown below:

6.13 Wind

6.13.1 Introduction

- a. **This introduction is to assist the lay reader to understand how this sub-chapter works and what it applies to. It is not an aid to interpretation in a legal sense.**
- b. **Sub-chapter 6.13 Wind relates to the management of adverse wind effects from tall **buildings** in higher density zones, recognising the impact such effects can have on the **amenity values** and health of people and communities. Tall **buildings** are managed through wind assessments to demonstrate compliance with standards or through consent processes to assess appropriate mitigation to minimise adverse wind effects consistent with the anticipated outcomes for the receiving environment.**
- c. **The provisions in this sub-chapter give effect to the **Chapter 3 Strategic Directions Objectives**.**

6.13.2 Objectives and Policies

6.13.2.1 Objective – Adverse wind effects

- a. The adverse impact of wind from tall buildings on public spaces and private open space is managed to ensure these buildings do not generate unsafe wind conditions and provide comfortable conditions for pedestrians and non-motorised transport users.

6.13.2.2.1 Policy – Assessment of wind effects

- a. Maintain the comfort and safety of public and private space users by assessing and appropriately managing the adverse wind effects of residential buildings, and commercial buildings outside of the central city, exceeding 22m in height to ensure:
 - i. there is a low risk of harm to people;
 - ii. the building and site design incorporates effective measures to reduce wind speeds; and
 - iii. the comfort of private outdoor living spaces and public spaces is prioritised.

6.13.2.2.2 Policy – Encourage early consideration of wind in building design

- a. Encourage consideration of wind effects in the early stage of building design to achieve optimum design for wind that minimises the impact of the building on users of surrounding public and private spaces.

6.13.3 How to interpret and apply the rules

- a. The rules that apply to buildings over 22m in height (including additions and alterations) that may generate unsafe wind conditions in all zones are contained in:
 - i. The activity status tables (including activity specific standards) in Rules 6.13.4.1; and
 - ii. The matters of discretion in Rule 6.13.5.
- b. These buildings are also subject to the rules in the relevant zone chapters.
- c. The activity status tables, rules and standards in the following chapters also apply to tall buildings (where relevant):
 - 4 Hazardous Substances and Contaminated Land;
 - 5 Natural Hazards;
 - 6 The other sub-chapters of General Rules and Procedures;
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 9 Natural and Cultural Heritage; and
 - 10 Utilities and Energy.

6.13.4 Wind Rules

6.13.4.1 Activity status tables

6.13.4.1.1 Permitted activities

- a. The activities listed below are permitted activities if they meet the activity specific standards set out in the following table.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [16.13.4.1.2](#), [16.13.4.1.3](#), [16.13.4.1.4](#) and [16.13.4.1.5](#).

<u>Activity</u>		<u>Activity specific standards – Tree canopy cover</u>
<u>P1</u>	<u>New buildings, structure or addition greater than:</u> <ol style="list-style-type: none"> i. <u>22m in height from ground level in the MRZ, HRZ and TCZ, LCZ zones.</u> 	<ol style="list-style-type: none"> a. <u>Wind conditions do not exceed the following cumulative standards (Gust Equivalent Mean) more than 5% annually at ground level, within 1—metres of the site, based on modelling:</u> <ol style="list-style-type: none"> i. <u>4m/s at the any boundary of the site, if that boundary adjoins public open spaces, private outdoor living spaces, or footpath(s);</u> ii. <u>6m/s within any carriageway or car parking areas provided within or outside the site; and</u> iii. <u>8m/s for any footpath along the road boundary of the site.</u> b. <u>Wind speeds do not exceed 15m/s more than 0.3% annually at ground level.</u> c. <u>The requirements of a. and b. shall be demonstrated by a suitably qualified professional.</u>

6.13.4.1.2 Controlled activities

- a. There are no controlled activities.

6.13.4.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 6.13.5 as set out in the following table.

Activity		The Council’s discretion shall be limited to the following matters:
<u>RD1</u>	a. <u>Activities listed in Rule 6.13.4.1 P1 that exceeds the wind limits in the activity specific standards</u>	a. <u>Matters of discretion – Rule 6.13.5.1.</u>

6.13.4.1.4 Discretionary activities

a. There are no discretionary activities.

6.13.4.1.5 Non-complying activities

a. There are no non-complying activities.

6.13.4.1.6 Prohibited activities

a. There are no prohibited activities.

6.13.5 Matters of discretion

6.13.5.1 Wind matters of discretion

- a. The effects on the amenity and safety of surrounding properties or users of public or private space from any increases in wind speed resulting from the proposed **building** or addition;
- b. The effects on the amenity and safety of surrounding properties or users of public or private space from any increases in wind speed resulting from the proposed **building** or addition;
- c. The use of landscaping to mitigate wind effects;
- d. The degree of change from the existing wind environment attributable to the proposed **building**, and any proposed additional mitigation measures.; and
- e. The mitigation measures required to reduce wind speed and frequency below 15m/s and more than 0.3% annually at **ground level**, including modification to the **building**.