

DISTRICT PLAN TEXT AMENDMENTS

Key:

1. Text Amendments as Notified by Council and included in Proposed Plan Change 14

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 as notified is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~.

Text in **green** font identifies existing terms defined in *Chapter 2 – Definitions*.

Where the proposed plan change contains a term defined in *Chapter 2 – Definitions*, the term is shown as **bold underlined text in green** and the wording to be deleted is shown as ~~**bold strikethrough in green**~~. New definitions in Chapter 2 and within a provision (including a rule) is shown as **bold green text underlined in black**.

Text in **blue** font indicates existing 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. Where the proposed plan change contains a new link, it is shown as **bold underlined text in blue**. Where a link is proposed to be deleted, it is shown as ~~**bold strikethrough in blue**~~.

2. Text as Recommended in s42A Reports

Text as recommended to be added within s42A reports is shown as **purple bolded and underlined**. Text as recommended to be deleted within s42A reports is shown as ~~**purple bolded strikethrough**~~.

3. Text Amendments from Expert Conferencing/Joint Witness Statements

Text in **dark orange** font is recommended additional text from expert conferencing/joint witness statements.

Text in ~~**dark orange strikethrough**~~ is recommended deleted text from expert conferencing/joint witness statements.

4. Additional Text Amendments to s42A Reports in Response to Matters Raised During Hearings

Text in **bold dark orange underlined** indicates text recommended to be added.

Text in ~~**bold dark orange strikethrough**~~ indicates text recommended to be deleted.

Text in **bold orange text underlined in black** indicates text that was proposed to be deleted in the s42A report but is now recommended to be reinstated.

13.1 Specific Purpose (Defence Wigram) Zone

13.1.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The Specific Purpose (Defence Wigram) Zone is designated for ‘defence purposes’ and activities subject to the designation will occur as provided for in [Chapter 10 Designations – K2 Defence RNZAF Base Wigram](#).

- c. This chapter relates to activities that may occur in the Specific Purpose (Defence Wigram) Zone. An objective, policies, rules, standards and matters of discretion provide for activities in this zone.
- d. The Defence Wigram Zone applies to the defence base operated by the RNZAF at Wigram. The zone seeks to provide a functional area for defence purposes, recognising its historical significance to the Christchurch District and New Zealand. The zone also provides for cultural activities and a range of ancillary education activities and recreation activities.
- e. The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

13.1.2 Objectives and policies

13.1.2.1 Objective – Safe and functional facilities

- a. That Defence Wigram is safe and functional for defence purposes, recognising the historical significance of the site to Christchurch and New Zealand, and provides for cultural activities and a range of ancillary education activities and recreation activities.

13.1.2.1.1 Policy – Use and development of Defence Wigram

- a. Provide for the use and development of the land and buildings at the Defence Wigram in a manner that:
 - i. recognises the historical significance of the site as the birthplace of land based commercial and military flying in New Zealand;
 - ii. recognises the special value and occupation by the RNZAF and its continued use for defence and search and rescue purposes, including aviation;
 - iii. recognises the special value of the Air Force Museum and its function of providing a range of cultural activities, education activities and recreation activities; and
 - iv. recognises the importance of ancillary activities conducted on the site to the ongoing operation of the Air Force Museum.

13.1.2.1.2 Policy – Protection of character and amenity

- a. Protect the character and amenity of Defence Wigram and adjoining areas.
- b. Maintain the heritage items and places within the site.

13.1.2.1.3 Policy – Air safety

- a. Provide for the safe operation of aircraft using Defence Wigram.

13.1.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Defence Wigram) Zone are contained in the activity status tables (including activity specific standards) in [Rule 13.1.4.1](#) and the built form standards in [Rule 13.1.4.2](#).
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Defence Wigram) Zone:
 - 4 Hazardous Substances and Contaminated Land;
 - 5 Natural Hazards;
 - 6 General Rules and Procedures;
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 9 Natural and Cultural Heritage; and
 - 11 Utilities and Energy.

Advice note:

1. The Defence Wigram Protection Surfaces are specified in [Rule 6.7.5.2](#) and a diagram of these is found at [Appendix 6.11.7.6](#) Diagram of Defence Wigram Protection Surfaces.

13.1.4 Rules – Specific Purpose (Defence Wigram) Zone

13.1.4.1 Activity status tables

13.1.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Specific Purpose (Defence Wigram) Zone if they meet the activity specific standards set out in this table and the built form standards in [Rule 13.1.4.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 13.1.4.1.2](#), [13.1.4.1.3](#), [13.1.4.1.4](#), [13.1.4.1.5](#) and [13.1.4.1.6](#).

	Activity	Activity specific standards
P1	Operation of any aircraft other than for	a. Shall not occur between the hours of 22:00 and 07:00.

	Activity	Activity specific standards
	defence or emergency purposes	
P2	Temporary recreation activities, events or exhibitions	<p>a. Not more than 30 events per calendar year shall be held, and shall comply with noise standards in Rule 6.1.6.2.3 a 3 – For indoor events, music is to cease by midnight and the venue closed by 1am. For outdoor events, music is to cease by 10:30pm and the venue closed by midnight.</p> <p>b. Outdoor events (excluding setup and take down) shall not occur over more than 3 consecutive days.</p> <p>Advice note:</p> <p>1. Rule 6.2.4 does not apply to temporary recreation activities, events or exhibitions in the Specific Purpose (Defence Wigram) Zone.</p> <p>2. The activities provided for above are in addition to the consented activities at the function or event venues.</p>
P3	Retail activity	a. Retail activities shall be restricted to those associated with, and ancillary to cultural activities, education activities and recreation activities related to the Air Force Museum, including open days and air shows, as well as temporary recreation activities, events or exhibitions.
P4	Buildings and structures for recreation activities or retail activities	a. Nil.

13.1.4.1.2 Controlled activities

There are no controlled activities

13.1.4.1.3 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 Rules 13.1.5, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 Any activity listed in Rule 13.1.4.1.1 P2, P3 or P5 that does not meet one or more of the activity specific standards.	a. Relevant matters of discretion – Rule 13.1.5.

13.1.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.

13.1.4.1.5 Non-complying activities

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

	Activity
NC1	Other than in cases of emergency or in accordance with the designation, the operation of all types of aircraft where the take-off or landing is outside the hours of 07:00 and 22:00 on any day.

13.1.4.1.6 Prohibited activities

There are no prohibited activities.

13.1.4.2 Built form standards

13.1.4.2.1 Street scene

- a. **Buildings** shall be set back a minimum distance of 10 metres from any **road boundary**.

13.1.4.2.2 Sunlight and outlook for neighbours

- a. Where **buildings** adjoin a residential zone, they shall not project beyond a **building** envelope constructed by recession planes from points **2.3** metres above the **site boundary** measured in accordance with the relevant diagram marked in Chapter 14 **Appendix 14.16.2**.

13.1.4.2.3 Height

- a. No **building** shall exceed 20 metres in **height** or protrude into the “Defence Wigram Protection Surfaces” set out in Chapter 6 **Appendix 6.11.7.6**.

13.1.4.2.4 Separation from neighbours

- a. **Buildings** shall be set back a minimum of 6 metres from any **boundary** other than a **road boundary**.

13.1.5 Rules - Matters of discretion

13.1.5.1 Parking provision

- a. The extent to which the proposed parking is related to a temporary activity or an on-going activity.
- b. Whether informal car parking is safe, **accessible** and within easy walking distance.

13.1.5.2 Height, street scene, separation from neighbours, and sunlight and outlook for neighbours

- a. The extent of overshadowing and impact on the **outdoor living spaces** and main **living areas** of residential **buildings**, and/or activities undertaken within the space affected.
- b. The visual impact on **adjoining** activities, taking into account the outlook from adjacent **sites**, **roads**, and **public open space** in the surrounding area.
- c. The effect on privacy of an **adjoining site**.
- d. The extent and quality of any **landscaping**.
- e. The scale, length and size of walls, and appearance of **buildings** and the effect on **amenity values**.
- f. The mitigating effect of any **landscaping** and trees proposed on the **boundary** of the **site**.
- g. The function or use to which the **building** is to be put and whether this dictates particular locational requirements.
- h. The extent to which there would be increased noise intrusion as a result of a reduced **setback**.
- i. The ability to provide adequate vehicle manoeuvring, **loading** or **parking areas**.

13.1.5.3 General

- a. The extent to which the proposed land use would be likely to have any effects which would conflict with the primary purpose of the designation and the **education activities**, **cultural activities**, **recreation activities** and **retail activities** within the zone, or the use of any **adjoining areas**.
- b. Whether the proposed land use is temporary and the period of such intended use.
- c. The matters of discretion in relation to noise shall be those set out in [Rule 6.1.8](#).