

DISTRICT PLAN TEXT AMENDMENTS

KEY:

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

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

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. Changes recommended by the Independent Hearings Panel

The changes recommended by the Independent Hearings Panel are based on Council's 'Reply Provisions' version, which include:

- Text recommended to be added/deleted by proposed PC14
- Text recommended to be added/deleted within s42A reports.
- Text recommended to be added/deleted from expert conferencing/joint witness statements.
- Text recommended to be added/deleted within s42A reports in response to matters raised during Hearings.

Where the Independent Hearings Panel recommends that the proposed PC14 provision be accepted the text is changed to **bold underlined** for the added text, and changes to ~~**bold strikethrough**~~ for text to be deleted.

Where the Independent Hearings Panel recommends that **green** definitions or the **blue** links to other provisions and/or external documents are accepted they *remain* unchanged.

Changes recommended by the Independent Hearings Panel (including to proposed PC14 provisions, definitions and links) are shown as **bold underlined** for text in the Council's 'Reply Provisions' that are recommended to be accepted or for additional new text, and ~~**bold deleted**~~ for text to be deleted (ie the purple and orange colours in the Council's 'Reply Provisions' have been removed).

3. Further Instructions and Explanations for Council

- a. There are no further instructions as all recommended changes have been shown in the chapter.

13.11 Specific Purpose (Flat Land Recovery) Zone

13.11.1 Introduction

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

13.11.2 Objectives and Policies

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

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

- v. maintains the longer-term potential of the area to contribute to the recovery and future enhancement of Christchurch.

13.11.2.1.1 Policy — Residential activities

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

13.11.2.1.2 Policy — Non-residential activities

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

13.11.2.1.3 Policy — Management of effects

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

13.11.2.1.4 Policy — Future use

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

13.11.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Flat Land Recovery) Zone are contained in the activity status tables (including activity specific standards) in this [Rule 13.11.4.1](#).
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Flat Land Recovery) Zone:
 - 4 Hazardous Substances and Contaminated Land;
 - 5 Natural Hazards;
 - 6 The following sub-chapters of General Rules and Procedures:
 - 6.1 Noise;

6.3 Outdoor Lighting and Glare;

6.4 Temporary Earthquake Recovery Activities;

7 Transport;

8.9 Earthworks;

9 Natural and Cultural Heritage;

10 Designations and Heritage Orders; and

11 Utilities and Energy.

c. Where there is no reference to the Specific Purpose (Flat Land Recovery) Zone in the above chapters, the provisions relating to a residential zone shall apply.

d. Advice Note:

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

13.11.4 Rules — Specific Purpose (Flat Land Recovery) Zone

13.11.4.1 Activity status tables

13.11.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Specific Purpose (Flat Land Recovery) Zone if they meet the activity specific standards set out in this table.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 13.11.4.1.2](#), [13.11.4.1.3](#), [13.11.4.1.4](#), [13.11.4.1.5](#) and [13.11.4.1.6](#).

Activity		Activity specific standards
P1	Residential activity, except for boarding houses, on a site that was privately owned as at 12 October 2015.	<ol style="list-style-type: none">a. The activity shall meet the following built form standards of the Residential Suburban Zone: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9 and 14.4.2.11 except as provided for in b. below.b. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning

Activity		Activity specific standards
		Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6 and 14.10.2.8.
P2	Commercial activities that occur within an existing commercial building.	Nil
P3	Alterations, additions, maintenance and repair of an existing commercial building, accessory building, or built structure.	<p>a. Any increase in gross floor area shall not exceed 25m² within any continuous period of 10 years.</p> <p>b. Where the activity relates to an existing commercial building, the activity shall meet the following built form standards of the Neighbourhood Centre Zone Commercial Local Zone: Rules 15.56.2.1, 15.56.2.2, 15.56.2.3, and 15.56.2.4.</p>
P4	Demolition and/or removal of existing buildings (including fencing, walls, paths, decks and pools).	<p>Nil</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. The provisions within Chapter 6.1 shall apply. 2. Noise from demolition activities shall comply with and be measured and assessed in accordance with New Zealand Standard NZS6803:1999 Acoustics – Construction Noise.
P5	Land management activities and the use, repair and maintenance of Crown owned buildings.	<p>a. Any activity on a site adjoining an occupied residential unit or residential zone shall meet:</p> <ol style="list-style-type: none"> i. the relevant noise standards for the residential zone in Rule 6.1.5.1.1 which shall be met at the boundary of that site or zone; ii. all standards for the residential zone in the Outdoor Lighting and Glare provisions in Rule 6.3.6; and iii. all standards for the residential zone in the Signage provisions in Rule 6.8.4.1. <p>An activity is exempt from the rules in Chapter 6.1 (Noise), Chapter 6.3 (Outdoor Lighting and Glare), and Chapter 6.8 (Signs) where the activity is not located in the areas specified above.</p>

Activity		Activity specific standards
P6	<p>Temporary buildings and signage associated with:</p> <p>existing residential activity;</p> <p>existing commercial activities;</p> <p>relocation activities;</p> <p>utilities and infrastructure;</p> <p>existing recreation activities; or</p> <p>that are ancillary to an approved building or construction project or maintenance, repair and demolition activities.</p>	<p>a. Buildings shall be relocatable.</p> <p>b. No building shall exceed 50m² in gross floor area.</p> <p>c. The following built form standards of the Residential Suburban Zone shall be met where it relates to residential activity: Rules 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9 and 14.4.2.11, except as provided for in d..</p> <p>d. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6 and 14.10.2.8.</p> <p>e. The following built form standards of the Neighbourhood Centre Zone Commercial Local Zone shall be met where it relates to commercial activity: Rules 15.56.2.1, 15.56.2.2, 15.56.2.3 and 15.56.2.4.</p> <p>f. Any buildings or signage associated with the activity shall be removed from the site within one month of the completion of the project.</p>
P7	<p>Use, maintenance and repair of community facilities and community infrastructure.</p>	Nil
P8	<p>Operation, maintenance, repair, removal, replacement, relocation, and upgrading of existing utilities and roads; new utilities and roads; and ancillary temporary activities.</p>	Nil
P9	<p>Hazard management or mitigation works including river control and drainage works carried out by or on behalf of a Local Authority exercising its powers, functions and duties under the Resource Management Act 1991, Soil Conservation and Rivers Control Act 1941, Christchurch District Drainage Act 1951, or Land Drainage Act 1908, unless expressly provided for as a non-complying activity, where undertaken outside:</p> <p>a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1;</p>	<p>Nil</p> <p>Advice note:</p> <ol style="list-style-type: none"> The design of hazard management or mitigation works shall be carried out by a chartered professional engineer.

Activity		Activity specific standards
	<p>an Outstanding Natural Feature, Outstanding Natural Landscape or Significant Feature listed in Appendix 9.2.9.2.1;</p> <p>areas of Outstanding or High (and Very High) Natural Character in the coastal environment in Appendix 9.2.9.2.7 and 9.2.9.2.8, and remaining areas in the coastal environment shown on the Panning Maps.</p>	
P10	<p>Maintenance, repair, relocation and removal of flood protection and bank erosion protection works; and the maintenance of existing drains or ponds undertaken or authorised by the Crown, the Regional Council, or Christchurch City Council.</p>	Nil
P11	<p>Construction, maintenance and operation of structures, basins and wetlands for the conveyance, treatment, storage, retention or detention of water, wastewater, stormwater and land drainage water by the Christchurch City Council or a network utility operator.</p>	<p>Nil</p> <p>Advice note:</p> <ol style="list-style-type: none"> The requirements of the Infrastructure Design Standard and/or Construction Specification Standard apply
P12	<p>Hosted visitor accommodation on a site that was privately owned as at 12 October 2015.</p>	<ol style="list-style-type: none"> A maximum of eight guests shall be accommodated at any one time. The Council shall be notified in writing prior to commencement. The owner of the unit shall keep records of the number of nights it is used for hosted visitor accommodation per year from the date Council are notified of commencement and provide those records to the Council on request. The activity shall meet the following built form standards of the Residential Suburban Zone shall be met where it relates to residential activity: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9, and 14.4.2.11, except as provided for in c. below. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules

Activity		Activity specific standards
		14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6 and 14.10.2.8.
P13	Unhosted visitor accommodation	<ul style="list-style-type: none"> a. A maximum of eight guests shall be accommodated at any one time. b. The number of nights a site is used for unhosted visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement. c. The Council shall be notified in writing prior to commencement. d. The owner of the unit shall: <ul style="list-style-type: none"> i. keep records of the number of nights it is used for unhosted visitor accommodation, and provide those records to the Council on request; ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites on commencement, on request, or annually if not requested; iv. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit. e. There shall be a maximum of 16 vehicle movements per day associated with unhosted visitor accommodation. f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am. g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.
P14	Care for non-resident children within a residential unit in return for monetary payment to the carer on a site that was privately owned as at 12 October 2015.	<ul style="list-style-type: none"> a. There shall be: <ul style="list-style-type: none"> i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time, and

Activity		Activity specific standards
		<ul style="list-style-type: none"> ii. at least one carer residing permanently within the residential unit. b. The activity shall meet the following built form standards of the Residential Suburban Zone shall be met where it relates to residential activity: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9, and 14.4.2.11, except as provided for in c. below. c. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6, and 14.10.2.8.
P15	Home occupation on a site that was privately owned as at 12 October 2015.	<ul style="list-style-type: none"> a. The activity shall limit: <ul style="list-style-type: none"> i. the total floor area of the building or part of the building (measured internally), plus any outdoor storage area occupied by the home occupation to no more than 40m²; ii. the number of FTE employed persons, who reside permanently elsewhere than on the site, to two; iii. any retail activity to: <ul style="list-style-type: none"> A. the sale of goods grown or produced on the site, B. goods incidental to the on-site service provided by the home occupation where the goods storage and/or display occupies no more than 1m² of floor area, or C. internet-based sales where no customer visits occur; and D. retail activity shall exclude food and beverage outlets. iv. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles to within a fully enclosed building;

Activity		Activity specific standards
		<ul style="list-style-type: none"> v. the hours of operation when the site is open to visitors, clients, and deliveries to between the hours of: <ul style="list-style-type: none"> A. 07:00 – 21:00 Monday to Friday; and B. 08:00 – 13:00 Saturday, Sunday and public holidays; vi. visitor or staff parking area to outside the road boundary setback; vii. signage to a maximum area of 0.5m². <p>b. The activity shall meet the following built form standards of the Residential Suburban Zone shall be met where it relates to residential activity: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9, and 14.4.2.11, except as provided for in c. below.</p> <p>c. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6, and 14.10.2.8.</p>
P16	Market gardens, community gardens and garden allotments.	<ul style="list-style-type: none"> a. The activity shall meet the following built form standards of the Residential Suburban Zone shall be met where it relates to residential activity: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9, and 14.4.2.11, except as provided for in b. below. b. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6, and 14.10.2.8.
P17	Storage of heavy vehicles on a site that was privately owned as at 12 October 2015.	<ul style="list-style-type: none"> a. No more than one vehicle shall be stored on the site.

Activity		Activity specific standards
		<p>b. The activity shall meet the following built form standards of the Residential Suburban Zone shall be met where it relates to residential activity: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9, and 14.4.2.11, except as provided for in c. below.</p> <p>c. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6, and 14.10.2.8.</p>
P18	Dismantling, repair, or storage of motor vehicles and boats on a site that was privately owned as at 12 October 2015.	<p>a. The vehicles and/or boats shall be owned by people who live on the same site.</p> <p>b. The activity shall meet the following built form standards of the Residential Suburban Zone shall be met where it relates to residential activity: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9, and 14.4.2.11, except as provided for in c. below.</p> <p>c. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6, and 14.10.2.8.</p>

13.11.4.1.2 Controlled activities

There are no controlled activities.

13.11.4.1.3 Restricted discretionary activities

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

Activity		The Council's discretion shall be limited to the following matters:
RD1	Activities listed in Rule 13.11.4.1.1 P1, P3, P6, P12, P13, P14, P15, P16, or P17 that do not meet Rule 14.4.2.4 where the site coverage is between 35% and 40%; or for the Specific Purpose (Flat Land Recovery) Zone at Brooklands, that do not meet Rule 14.10.2.3 .	<ul style="list-style-type: none"> a. Site density and site coverage – Rule 14.15.2. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD2	Activities listed in Rule 13.11.4.1.1 P1, P3, P6, P12, P13, P14, P15, P16 or P17 that do not meet one or more of the built form standards in Rules 14.4.2.3 , 14.4.2.6 , 14.4.2.7 or 14.4.2.8 ; or for the Specific Purpose (Flat Land Recovery) Zone at Brooklands, that do not meet one or more of the built form standards in Rules 14.10.2.2 , 14.10.2.4 or 14.10.2.5 .	<ul style="list-style-type: none"> a. As relevant to the built form standard that is not met: <ul style="list-style-type: none"> i. Impacts on neighbouring property – Rule 14.15.3. ii. Minimum building, window and balcony setbacks – Rule 14.15.18. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD3	Activities listed in Rule 13.11.4.1.1 P1, P3, P6, P12, P13, P14, P15, P16 or P17 that do not meet one or more of the built form standards in Rules 14.4.2.5 , 14.4.2.9 or 14.4.2.11 ; or for the Specific Purpose (Flat Land Recovery) Zone at Brooklands, that do not meet one or more of the built form standards in Rules 14.10.2.6 or 14.10.2.8 Any application arising from this rule shall not be limited or publicly notified.	<ul style="list-style-type: none"> a. As relevant to the built form standard that is not met: <ul style="list-style-type: none"> i. Street scene - road boundary building setback, fencing and planting – Rule 14.15.17. ii. Outdoor living space – Rule 14.15.20. iii. Water supply for firefighting – Rule 14.15.7. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD4	Activities listed in Rule 13.11.4.1.1 P6 that do not meet one or more of the activity specific standards a., b., e. or f..	<ul style="list-style-type: none"> a. Matters over which the Council has restricted discretion are set out in Rule 6.2.5. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD5	Land management and maintenance activities that exceed activity specific standard a. i. in Rule 13.11.4.1.1 P5 by 10 dB or less (noise).	<ul style="list-style-type: none"> a. Matters over which the Council has restricted discretion are set out in Rule 6.1.8. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD6	Land management and maintenance activities that exceed activity specific	<ul style="list-style-type: none"> a. Matters over which the Council has restricted discretion are set out in Rule 6.3.7.

Activity		The Council's discretion shall be limited to the following matters:
	standard a. ii. in Rule 13.11.4.1.1 P5 (outdoor lighting and glare).	b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD7	Land management and maintenance activities that exceed activity specific standard a. iii. in Rule 13.11.4.1.1 P5 (signage).	a. Matters over which the Council has restricted discretion are set out in Rule 6.8.5. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD8	a. Subdivision that involves conversion of the type of tenure from unit title or cross lease to fee simple, boundary adjustments, alteration of cross leases, company leases and unit titles, and where it is proposed to subdivide off land within the Specific Purpose (Flat Land Recovery) Zone from an area of land not within the Specific Purpose (Flat Land Recovery) Zone. b. Any application arising from this rule shall not be limited or publicly notified	a. Matters over which the Council has restricted discretion set out in Rule 8.5. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD9	Hazard mitigation works not provided as a permitted activity in Rule 13.11.4.1.1 P9.	a. The significance of ecological, landscape or natural values, ecological corridors, indigenous fauna, and whether these would be adversely compromised by the activity. b. The risk to life, property and the environment posed by hazards. c. The extent to which the activity would remedy or mitigate the hazard or be compatible with existing mitigation works or structures. d. Whether or not the work would be carried out under the supervision of a Chartered Professional Engineer. e. The extent to which the activity would protect buildings and their occupants. f. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery. g. The extent to which the hazard risk may be increased or exacerbated in other locations.
RD10	Activities listed in Rule 13.11.4.1.1 P3 that do not meet one or more of the built	a. Maximum building height – Rule 15.134.3.1 b. Minimum building setback from road boundaries/street scene – Rule 15.134.3.2

Activity		The Council's discretion shall be limited to the following matters:
	form standards in Rules 15.5.2.1, 15.5.2.2, 15.5.2.3, and 15.5.2.4.	<ul style="list-style-type: none"> c. Minimum separation from the internal boundary with a residential zone or open space zone – Rule 15.134.3.3 d. Sunlight and outlook at boundary with a residential zone – Rule 15.134.3.4 e. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD11	Activities listed in Rule 13.11.4.1.1 P14 that do not meet activity specific standard a. and occupy a total area, comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area , no greater than 40% of the GFA of the residential unit , with the GFA calculation excluding detached accessory buildings .	<ul style="list-style-type: none"> a. Scale and nature of activity – 14.15.5 b. Traffic generation and access safety – 14.15.6 c. Non-residential hours of operation – 14.15.21
RD12	<ul style="list-style-type: none"> a. Hosted visitor accommodation that does not meet activity specific standards in Rule 13.11.4.1.1 P12 that does not exceed 12 guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified. 	a. Hosted visitor accommodation, unhosted visitor accommodation - Rule 13.14.5.15.
RD13	<ul style="list-style-type: none"> a. Unhosted visitor accommodation that does not meet activity specific standards in Rule 13.11.4.1.1 P13 that does not exceed 12 guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified. 	

13.11.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Activities listed in Rule 13.11.4.1.1 P12, P13, P16 or P17 that do not meet activity specific standard (a).

D2	Preschool on a site that was privately owned as at 12 October 2015.
D3	Health care facility or boarding of domestic animals on a site that was privately owned as at 12 October 2015.
D4	Veterinary care facility on a site that was privately owned as at 12 October 2015.
D5	Education activity on a site that was privately owned as at 12 October 2015.
D6	Place of assembly on a site that was privately owned as at 12 October 2015.
D7	Spiritual activity on a site that was privately owned as at 12 October 2015.
D8	Activities listed in Rule 13.11.4.1.1 P3 that do not meet activity specific standard (a).
D9	<p>a. Hosted visitor accommodation on a site that was privately owned as at 12 October 2015 that exceeds the maximum number of guests in Rule 13.11.4.1.3 RD12 at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
D10	<p>a. Unhosted visitor accommodation on a site that was privately owned as at 12 October 2015 and that exceeds the maximum number of guests in Rule 13.11.4.1.3 RD13 at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
D11	Home occupation with a total area, comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area occupied, greater than 40% of the GFA of the residential unit, with the GFA calculation excluding detached accessory buildings.

13.11.4.1.5 Non-complying activities

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

Activity	
NC1	Any activity not listed as a permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited activity.
NC2	Any land management activities that exceed the activity specific standards in Rule 13.11.4.1.1 P5 a. i. by more than 10dB.
NC3	Subdivision, unless provided for as a restricted discretionary activity.
NC4	<p>a. Visitor accommodation that is: not hosted visitor accommodation, or unhosted visitor accommodation;</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

13.11.4.1.6 Prohibited activities

There are no prohibited activities