

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. 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. Revert all provisions in sections 9.4.1 – 9.4.7.4 and appendix 9.4.7.1 to the Operative District Plan version.
- b. There are no further instructions.

9.4 Significant and Other Trees

PANEL INSTRUCTION:

Revert all provisions from section 9.4.1 – 9.4.7.4 and Appendix 9.4.7.1 to Operative District Plan version

9.4.1 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 sub-chapter relates to the management of the Christchurch District's significant trees and trees in road corridors, parks, reserves and public open space. These trees provide a valuable contribution to the community amenity of the Christchurch District. Significant trees on private land are listed in Appendix 9.4.7.1 and public realm trees listed in the previous Christchurch and Banks Peninsula District Plans are listed in Appendix 9.4.7.2 of this sub-chapter. Trees listed in Appendix 9.4.7.2 form part of the wider set of trees referred to as trees in road corridors, parks, public open spaces and reserves.
- c. The schedule in Appendix 9.4.7.1 also identifies the relevant scheduled trees on private land which are also identified as qualifying matters ~~for the purpose of amending the permitted MDRS and Policy 3 building height and density requirements in the mMedium Density Residential and nHigh- dDensity Residential zones and Policy 3 requirements in the Central City Zone, Central City Mixed Use Zone, Central City Mixed Use (South Frame) Zone, Mixed Use Zone, Town Centre Zone, Local Centre Zone, and Neighbourhood Centre Zone.~~ Whilst all qualifying matter trees are scheduled trees, not all scheduled trees are identified as qualifying matter trees.
- ed. The objectives, policies, rules, standards, matters of control and matters of discretion in this sub-chapter are intended to provide for the maintenance and enhancement of significant trees and trees in road corridors, parks, reserves and public open space. However, the provisions also seek to provide for the reasonable use and enjoyment of properties by landowners.
- de. The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

9.4.2 Objective and policies

PANEL INSTRUCTION:

Revert all provisions in section 9.4.2 to Operative District Plan version

9.4.2.1 Objectives

9.4.2.1.1 Objective — Trees

- a. Maintain and enhance the contribution of the Christchurch District's significant trees listed in [Appendix 9.4.7.1](#), and trees in road corridors, parks, reserves and public open space, to community amenity through:
 - i. landscape character and amenity;
 - ii. heritage and cultural values;
 - iii. purification of air and rainwater;
 - iv. releasing oxygen and storing carbon;
 - v. cooling of the built environment and waterways;
 - vi. stormwater and erosion management; and
 - vii. biodiversity protection and enhancement;while providing for the reasonable use and enjoyment of property and landowner responsibilities.

9.4.2.2 Policies

9.4.2.2.1 Policy – Identification and assessment of significant trees for scheduling in the District Plan

- a. Identify trees, including groups of trees, and assess them for significance and/or exceptional values according to the following:
 - i. botanical value;
 - ii. historic heritage value;
 - iii. amenity value;
 - iv. landscape value;
 - v. cultural value; and
 - vi. ecological and/or environmental value.
- b. For a tree, or group of trees, to have potential to be listed in [Appendix 9.4.7.1](#) as a significant tree or group of trees, it:

- i. must be significant in terms of one or more of the values under [Policy 9.4.2.2.1 \(a\)\(i\) – \(vi\)](#); and
 - ii. must be structurally sound and healthy for its species.
- c. For a tree to have potential to be listed in [Appendix 9.4.7.1](#) as having exceptional values, it:
- i. must be exceptional in terms of one or more of the values under [Policy 9.4.2.2.1 \(a\)\(i\) – \(vi\)](#); and
 - ii. need not meet the overall level to be considered as a significant tree; and
 - iii. must be structurally sound and healthy for its species.
- d. Schedule trees, or groups of trees, that are significant, and trees with exceptional values, in [Appendix 9.4.7.1](#), except where:
- i. the tree poses any unacceptable risk, including likely future risk, to health and safety, property, [buildings](#), [strategic infrastructure](#) or [electricity distribution lines](#), taking into account potential mitigation measures and their costs;
 - ii. scheduling the tree may unreasonably restrict the reinstatement of [buildings](#) and/or property required to remedy damage incurred as a result of the Canterbury earthquakes of 2010 and 2011; or
 - iii. the location and characteristics of the tree (e.g. density of foliage, actual and potential size) are such that it does or will:
 - A. compromise either the reasonable use and/or [amenity values](#) of a property and surrounds; or
 - B. unreasonably restrict development potential of the [site](#).

9.4.2.2.2 Policy – Future work

- a. During the life of this [District Plan](#), continue to identify and assess trees or groups of trees in accordance with the values and matters set out in [Policy 9.4.2.2.1](#), and introduce, from time to time, a plan change to list significant trees, and groups of trees, and trees with exceptional values in [Appendix 9.4.7.1](#).
- b. The identification and assessment of trees or groups of trees by the [Council](#) will be undertaken in consultation with landowners in order to understand the relationship between the maintenance of significant trees and the reasonable use and enjoyment of property by landowners.

9.4.2.2.3 Policy – Tree protection

- a. Protect from inappropriate physical works:
 - i. trees that are listed in [Appendix 9.4.7.1](#), particularly those trees identified as having exceptional values and those trees identified as qualifying matters; and
 - ii. trees in [road](#) corridors, parks, [reserves](#) and [public open space](#) where they provide [amenity value](#) and/or collectively contribute to the character and environmental quality of the [Christchurch District](#), to the extent consistent with maintaining the multiple functions of [road](#) corridors, parks, [reserves](#) and [public open space](#).

9.4.2.2.4 Policy – Tree maintenance

- a. To enable the maintenance and management of trees that are listed in [Appendix 9.4.7.1](#) and trees in [road](#) corridors, parks, [public open space](#) and [reserves](#) in recognition that such works may be necessary to:

- i. ensure the continuing health, structural integrity and amenity value of the trees;
- ii. enable the reasonable use and enjoyment of the property and surrounds; and
- iii. minimise the risk from the trees to public safety, property, buildings, strategic infrastructure and electricity distribution lines.

9.4.2.2.5 Policy – Trees and utilities

- a. Where it would not be reasonable to locate outside of the drip-line-tree protection zone radius of a significant tree listed in Appendix 9.4.7.1 due to locational, technical or operational requirements, ensure that the utility is appropriately designed, located and installed to maintain as far as practicable the specific values of the tree.

9.4.2.2.6 Policy – Trees in road corridors, parks, reserves and public open space

- a. Road corridors, parks, reserves, and public open space are planted with trees to enhance environmental, landscape, cultural, social and economic values.
- b. Identify significant trees, including groups of trees, in road corridors, parks, reserves, and public open space and list them in Appendix 9.4.7.2.

9.4.2.2.7 Policy - Felling of trees

- a. For trees listed in Appendix 9.4.7.1:
 - i. limit the felling of significant trees, except where there are no reasonable alternatives enabling retention of the tree due to its condition, or where the use and enjoyment of a property and surrounds is significantly compromised or diminished; and
 - ii. avoid the felling of significant trees that are identified as having exceptional values, except where there are no reasonable alternatives, or where the use and enjoyment of a property and surrounds is significantly compromised or diminished.
- b. Limit the felling of trees in road corridors, parks, public open space and reserves having regard to size, location and species, except where there are no reasonable alternatives.

9.4.2.2.8 Policy – Incentives and assistance to landowners with significant trees

- a. Work with landowners to develop regulatory and non-regulatory methods, such as incentives and technical advice, to assist in enabling the care and maintenance of scheduled trees over the longer term and in a comprehensive and co-ordinated manner, particularly where there is a group or multiple individual trees on a site.

9.4.3 How to interpret and apply the rules

PANEL INSTRUCTION:

Revert all provisions in section 9.4.3 to Operative District Plan version

- a. To understand whether a **site** has a significant tree(s), including groups of trees and qualifying matter trees, listed in the Schedule of Significant Trees, and the nature of this listing, refer to [Appendix 9.4.7.1](#) and the planning maps.
- b. The rules that apply to significant trees and trees in parks, **road** corridors, **reserves** and **public open space** are contained in the activity status tables (including activity specific standards) in Rules [9.4.4.1.1 - 9.4.4.1.6](#). Trees listed in [Appendix 9.4.7.2](#) form part of the wider set of trees referred to as trees in **road** corridors, parks, **public open spaces** and **reserves**.
- c. The rules in this sub-chapter that apply to either trees in **road** corridors, **reserves** and **public open space** or significant trees listed in [Appendix 9.4.7.1](#) do not apply within Sites of Ecological Significance listed in Schedule A of [Appendix 9.1.6.1](#). Within these sites, significant trees are identified on the Planning Maps and in [Appendices 9.4.7.1](#) and [9.4.7.2](#) for information purposes only. The rules in [sub-Chapter 9.1](#) Indigenous biodiversity and ecosystems apply to Sites of Ecological Significance listed in Schedule A of [Appendix 9.1.6.1](#).
- d. Activities covered by the rules in this sub-chapter are also subject to:
 - i. the rules in the other sub-chapters of Chapter 9 Natural and Cultural Heritage;
 - ii. the relevant zone chapters;
 - iii. and the activity status tables, rules and standards in the following chapters:
 - 4 [Hazardous Substances and Contaminated Land](#);
 - 5 [Natural Hazards](#);
 - 6 [General Rules and Procedures](#);
 - 7 [Transport](#);
 - 8 [Subdivision, Development and Earthworks](#); and
 - 11 [Utilities and Energy](#).
- e. The rules in Sub-chapter 9.4 apply to the pruning, felling, maintenance or remedial work/treatment to significant trees listed in [Appendix 9.4.7.1](#), and to trees in parks or **public open spaces** and **road** corridors undertaken by the **Council** or **network utility operators**. The rules for **utilities** and associated works within the **dripline-tree protection zone radius** of significant trees listed in [Appendix 9.4.7.1](#) are found in [Chapter 11](#) Utilities and Energy.
- f. ~~A number of rules in this sub-chapter do not apply to works which are to a scheduled tree that has not been identified as a qualifying matter tree, and which are in relation to a permitted development or subdivision activity in the medium or high density residential zones. Where trees listed in [Appendix 9.4.7.1](#) are identified as qualifying matter trees, the [Chapter 9.4](#) rules apply, including rules on pruning, felling, gardening and works within the **tree protection zone radius**. Where trees listed in [Appendix](#)~~

[9.4.7.1](#) are not identified as qualifying matter trees, [Rule 9.4.4.1.1 P13](#) permits pruning, felling, gardening and work within the [tree protection zone radius](#) where associated with residential development within the [Medium Density Residential and High Density Residential zones](#) that complies with built form standards and subdivision controls, and commercial development that complies with [building height in the Central City Zone, Central City Mixed Use Zone, Central City Mixed Use \(South Frame\) Zone, Mixed Use Zone, Town Centre Zone, Local Centre Zone, and Neighbourhood Centre Zone.](#)

Advice note:

1. Activities in reserves must comply with the Reserves Act 1977 and any associated management plan.
2. Riccarton Bush is included as a park for the purposes of [Rule 9.4.4.1.1](#).
3. Activities in the vicinity of electricity lines are also required to comply with the [Electricity \(Hazards from Trees\) Regulations 2003](#).

9.4.4 Rules

PANEL INSTRUCTION:

Revert all provisions in section 9.4.4 to Operative District Plan version

9.4.4.1 Activity status tables

9.4.4.1.1 Permitted activities

- a. The activities listed below are permitted activities 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 9.4.4.1.2 to 9.4.4.1.6](#).

Activity	Activity specific standard
P1 Pruning of: <ul style="list-style-type: none"> a. any significant tree (not including qualifying matter trees) listed in Appendix 9.4.7.1, other than provided for by Rule 9.4.4.1.1 P8 or P9 or P13, and except: i. when complying with permitted built form standards for the medium density residential zone (14.5.2) or high- 	a. Pruning shall be limited to one or more of the following: <ol style="list-style-type: none"> i. Pruning of roots less than 25 mm in diameter at the point of severance; or ii. Removal of broken branches, deadwood or diseased vegetation; or iii. Removal of branches physically interfering with existing buildings or pedestrian and vehicle access ways, where such work is carried out by, or in accordance with advice from, a works arborist; or iv. Removal of any branch that has one or more of the following structural faults:

Activity		Activity specific standard
	<p>density residential zone (14.6.2)</p> <p>ii. when required to meet an unobstructed outlook space standard</p> <p>iii. when complying with controlled subdivision activities under 8.5.1.2</p> <p>b. Any qualifying matter tree listed in Appendix 9.4.7.1</p>	<p>A. cracks/splits;</p> <p>B. decay;</p> <p>C. cavities;</p> <p>D. torsion;</p> <p>E. co-dominance;</p> <p>F. included unions;</p> <p>G. bleeding/sap flow;</p> <p>H. loose/cracked bark; or</p> <p>I. poor taper.</p>
P2	<p>Pruning in the bottom third of:</p> <p>a. any significant tree (not including qualifying matter trees) listed in Appendix 9.4.7.1, other than provided for by Rule 9.4.4.1.1 P1, P8, or P9 or P13, and except:</p> <p>i. when complying with permitted built form standards for the medium density residential zone (14.5.2) or high density residential zone (14.6.2)</p> <p>ii. when required to meet an unobstructed outlook space standard</p> <p>iii. when complying with controlled subdivision activities under 8.5.1.2</p> <p>b. Any qualifying matter tree listed in Appendix 9.4.7.1</p> <p>Advice note:</p> <p>1. Tree height is measured from ground level to the top of the canopy.</p>	<p>a. Pruning shall be limited to the following:</p> <p>i. Removal of any branches less than 50 mm in diameter at the point of severance, where the natural shape, form and branch habit of the tree is retained; or</p> <p>ii. Removal of any branches between 50 mm and 100 mm in diameter at the point of severance, where the natural shape, form and branch habit of the tree is retained and the work is carried out by, or in accordance with advice from, a works arborist.</p>
P3	<p>Pruning in the top two thirds of:</p>	<p>a. Pruning shall be limited to the removal of foliage of no more than 10% over any three-year period, with</p>

Activity	Activity specific standard
<p>a. any significant tree (not including qualifying matter trees) listed in Appendix 9.4.7.1, other than provided for by Rule 9.4.4.1.1 P1, P8, or P9 or P13, and except:</p> <p>i. when complying with permitted built form standards for the medium density residential zone (14.5.2) or high density residential zone (14.6.2)</p> <p>ii. when required to meet an unobstructed outlook space standard</p> <p>iii. when complying with controlled subdivision activities under 8.5.1.2</p> <p>b. Any qualifying matter tree listed in Appendix 9.4.7.1</p> <p>Advice note: Tree height is measured from ground level to the top of the canopy.</p>	<p>the maximum amount of foliage removed in any one year limited to no more than 5%, where:</p> <p>i. The work is undertaken, or supervised, by a works arborist; and</p> <p>ii. The natural shape, form and branch habit of the tree is retained.</p>
<p>P4 Felling of</p> <p>a. any significant tree (not including qualifying matter trees) listed in Appendix 9.4.7.1, other than provided for by Rule 9.4.4.1.1 P8, P10 or P13, and except:</p> <p>i. when complying with permitted built form standards for the medium density residential zone (14.5.2) or high density residential zone (14.6.2)</p> <p>ii. when required to meet an unobstructed outlook space standard</p>	<p>a. The tree shall be certified by a technician arborist as:</p> <p>i. dead; or</p> <p>ii. having a loss of structural integrity where the defects cannot be rectified and maintenance practices cannot improve the framework of the tree or mitigate threats to the safety of persons or property.</p> <p>b. Prior to felling the tree, a tree removal certificate shall be submitted to the Council with the information supplied to be in accordance with Appendix 9.4.7.3 Tree Removal Certificate.</p>

Activity	Activity specific standard
<p>iii. when complying with controlled subdivision activities under 8.5.1.2</p> <p>b. Any qualifying matter tree listed in Appendix 9.4.7.1</p>	
<p>p5</p> <p>a. Any pruning, maintenance or remedial work / treatment to any tree in:</p> <ul style="list-style-type: none"> i. parks or public open space and road corridors in Christchurch City; or ii. parks, public open space, and road corridors in Akaroa as shown in Appendix 9.4.7.4; or iii. heritage items in Appendix 9.3.7.2 in public open space, and road corridors in Christchurch City or Akaroa. <p>b. This rule does not apply to pruning, maintenance or remedial work / treatment to trees within the Central City road corridors or the state highway road corridors, as this is provided for in Rule 9.4.4.1.1 P7.</p> <p>Advice note:</p> <ul style="list-style-type: none"> 1. For the purposes of this rule, Christchurch City means the area shown at Appendix 2.2 of Chapter 2 Definitions. 	<p>a. Activities shall be undertaken by, or under the supervision of, a works arborist employed or contracted by the Council or a network utility operator.</p> <p>b. Activities within the area at Riccarton Bush identified as a 'Significant Trees Area' shall be undertaken by the Riccarton Bush Trust or its contractors.</p>
<p>p6</p> <p>a. Felling of any tree, including ancillary earthworks, in:</p> <ul style="list-style-type: none"> i. parks, public open space or road corridors in Christchurch City; or 	<p>a. The felling shall be undertaken by, or under the supervision of, a works arborist employed or contracted by the Council or a network utility operator.</p>

Activity	Activity specific standard
<p>ii. Parks, public open space or road corridors in Akaroa as shown in Appendix 9.4.7.4.</p> <p>b. This rule does not apply to the felling of trees within Central City road corridors or the state highway road corridors, as this is provided for in Rule 9.4.4.1.1 P7.</p> <p>c. This rule does not apply to the felling of trees which are heritage items contained in Appendix 9.3.7.2 in public open space, and road corridors, as this is provided for in Rule 9.3.4.1.1 P14 or Rule 9.3.4.1.3 RD1.</p> <p>Advice note:</p> <p>1. For the purposes of this rule, Christchurch City means the area shown at Appendix 2.2 of Chapter 2 Definitions.</p>	<p>b. Felling within the area at Riccarton Bush identified as a 'Significant Trees Area' shall be undertaken by the Riccarton Bush Trust or its contractors.</p> <p>c. The tree shall not be:</p> <p>i. greater than 6 metres high in a road corridor or 10 metres high in a park or public open space;</p> <p>ii. within a Character Area Overlay;</p> <p>iii. within a water body setback as described in sub-chapter 6.6 Water Body Setbacks in General Rules; or</p> <p>iv. of the following species:</p> <p>A. <i>Podocarpus cunninghamii</i> - Hall's totara;</p> <p>B. <i>Prumnopitys taxifolia</i> – matai / black pine;</p> <p>C. <i>Prumnopitys ferruginea</i> – miro;</p> <p>D. <i>Dacrydium cupressinum</i> – rimu;</p> <p>E. <i>Libocedrus bidwillii</i> – kaikawaka / New Zealand cedar;</p> <p>F. <i>Eleocarpus dentatus</i> – hinau;</p> <p>G. <i>Eleocarpus hookerianus</i> – pokaka;</p> <p>H. <i>Griselinia lucida</i> – puka / akapuka / shining broadleaf;</p> <p>I. <i>Hedycarya arborea</i> – pigeonwood;</p> <p>J. <i>Alectryon excelsus</i> – titoki;</p> <p>K. <i>Rhopalostylis sapida</i> - nikau palm;</p> <p>L. <i>Cordyline indivisa</i> - mountain cabbage tree;</p> <p>M. <i>Ulmus horizontalis</i> - horizontal elm;</p> <p>N. <i>Ulmus glabra 'Camperdownii'</i> - camperdown elm;</p> <p>v. unless:</p> <p>A. the tree is dead; or</p> <p>B. the tree is within tolerance zones for overhead electrical conductors and continued pruning is detrimental to the ongoing health or structural integrity or landscape value of the tree; or</p>

Activity		Activity specific standard
		<ul style="list-style-type: none"> C. the tree is damaging buildings, utilities or property and further damage cannot be reasonably avoided except by removing the tree; or D. the tree is a threat to vehicle and pedestrian safety and pruning cannot mitigate the threat without causing the tree to become severely disfigured or affect its long term health or structural integrity; or E. an operative Reserves Act Management Plan specifically permits the removal of trees; or F. if the tree is located in the Christchurch Botanic Gardens and felling is required in order to protect or enhance botanical collections or reduce species duplication in accordance with the provisions of the Christchurch Botanic Gardens Management Plan. G. felling of the tree is required to comply with Rule 6.7.4.1 for Christchurch International Airport's protection surfaces or Rule 6.7.5.1 for Defence Wigram protection surfaces. H. The tree is located within the Specific Purpose (Ōtākaro Avon River Corridor) Zone.
P7	<p>Any:</p> <ul style="list-style-type: none"> a. pruning, maintenance or remedial work / treatment to; or b. earthworks within 5 metres of the base of; or c. felling of, <p>any tree within state highway road corridors, or Central City road corridors.</p>	Nil.
P8	<p>Any work to any significant tree, including qualifying matter trees, listed in Appendix 9.4.7.1 required under, and carried out in accordance with, clause 14 of</p>	<ul style="list-style-type: none"> a. The work shall be undertaken by, or under the supervision of, a works arborist employed or contracted by a network utility operator.

Activity		Activity specific standard
	the Electricity (Hazards from Trees) Regulations 2003.	b. The network utility operator shall notify the Council within 5 working days that the work has been undertaken.
P9	<p>Work required to any significant tree, including qualifying matter trees, listed in Appendix 9.4.7.1 to bring its height to a level that provides for 5 years growth before non-compliance with:</p> <p>a. Rule 6.7.4.1 for Christchurch International Airport's protection surfaces; or</p> <p>b. Rule 6.7.5.1 for Defence Wigram protection surfaces.</p>	a. The work shall be undertaken by, or under the supervision of, a works arborist.
P10	<p>Felling of any significant tree, including qualifying matter trees, listed in Appendix 9.4.7.1 within the area applicable to either:</p> <p>a. Rule 6.7.4.1 for Christchurch International Airport's protection surfaces; or</p> <p>b. Rule 6.7.5.1 for Defence Wigram protection surfaces.</p>	<p>a. A technician arborist has provided certification to the Council that the work enabled under Rule 9.4.4.1.1 P9 would result in either:</p> <p>i. the structure of the tree being compromised to an extent that the tree is unstable or unsafe; and/or</p> <p>ii. the shape of the tree being no longer representative of its species.</p>
P11	<p>Gardening (including planting of shrubs, flowers, ground cover and other small plants; covering ground in lawn or bark) within the <u>dripline tree protection zone radius</u> of:</p> <p>a. a significant tree (not including qualifying matter trees) listed in Appendix 9.4.7.1, except: other than provided for by Rule 9.4.4.1.1 P13.</p> <p>i. when complying with permitted built form standards for the medium density residential zone (14.5.2) or high density residential zone (14.6.2)</p>	<p>a. The gardening shall not involve:</p> <p>i. mechanical cultivation;</p> <p>ii. planting of trees; or</p> <p>iii. altering of existing ground levels or the disturbance of land other than to the extent necessary to undertake the gardening.</p>

Activity	Activity specific standard
<p>ii. when required to meet an unobstructed outlook space standard</p> <p>iii. when complying with controlled subdivision activities under 8.5.1.2</p> <p>b. a qualifying matter tree listed in Appendix 9.4.7.1</p> <p>Advice note:</p> <p>1. Where the gardening involves disturbance of land beyond what is provided for in this rule, it will be a restricted discretionary under Rule 9.4.4.1.3 RD5.</p>	
<p>P12</p> <p>a. Earthworks within 5 metres of the base of any tree in:</p> <p>i. parks, public open space or road corridors in Christchurch City; or</p> <p>ii. parks, public open space or road corridors in Akaroa as shown in Appendix 9.4.7.4; or</p> <p>b. Earthworks within <u>the 10 metres tree protection zone radius</u> of the base of any tree in the Riccarton Bush Significant Trees area.</p> <p>c. <u>The measurement in b. above shall be 15 metres where development results in four or more residential units on a site, and/or buildings that do not comply with Rule 14.5.2.3 Building height and maximum number of storeys.</u></p> <p>d. Earthworks listed in Rule 8.9.3(a) are exempt from the activity specific standards in</p>	<p>a. Activities shall be undertaken by, or under the supervision of, a works arborist employed or contracted by the Council or a network utility operator.</p> <p>b. Activities within the area at Riccarton Bush identified as a 'Significant Trees Area' shall be undertaken by the Riccarton Bush Trust or its contractors.</p> <p>c. The tree shall not be:</p> <p>i. greater than 6 metres high in a road corridor or 10 metres high in a park or public open space;</p> <p>ii. within a Character Area Overlay;</p> <p>iii. within a water body setback as described in sub-chapter 6.6 Water Body Setbacks in General Rules; or</p> <p>iv. of the following species:</p> <p>A. <i>Podocarpus cunninghamii</i> – Hall's totara;</p> <p>B. <i>Prumnopitys taxifolia</i> – matai / black pine;</p> <p>C. <i>Prumnopitys ferruginea</i> – miro;</p> <p>D. <i>Dacrydium cupressinum</i> – rimu;</p> <p>E. <i>Libocedrus bidwillii</i> – kaikawaka / New Zealand cedar;</p> <p>F. <i>Eleocarpus dentatus</i> – hinau;</p>

Activity	Activity specific standard
<p>Rule 9.4.4.1.1 P12, except for exemption 8.9.3(a)(xii).</p> <p>e. This rule does not apply to earthworks within Central City road corridors or the state highway road corridors, as this is provided for in Rule 9.4.4.1.1 P7.</p> <p>f. <u>This rule does not apply to earthworks within 5 metres of the base of trees which are heritage items contained in Appendix 9.3.7.2 in public open space, and road corridors, as this is provided for in Rule 8.9.2.1 P1 i.</u></p> <p>Advice note:</p> <p>1. For the purposes of this rule, Christchurch City means the area shown at Appendix 2.2 of Chapter 2 Definitions.</p>	<p>G. <i>Eleocarpus hookerianus</i> – pokaka;</p> <p>H. <i>Griselinea lucida</i> – puka / akapuka / shining broadleaf;</p> <p>I. <i>Hedycarya arborea</i> – pigeonwood;</p> <p>J. <i>Alectryon excelsus</i> – titoki;</p> <p>K. <i>Rhopalostylis sapida</i> – nikau palm;</p> <p>L. <i>Cordyline indivisa</i> – mountain cabbage tree;</p> <p>M. <i>Ulmus horizontalis</i> – horizontal elm;</p> <p>N. <i>Ulmus glabra ‘Camperdownii’</i> – camperdown elm;</p> <p>d. Except that c. above does not apply if:</p> <p>i. the earthworks are ancillary to the lawful removal or felling of any tree (see P6).</p>
<p>P13</p> <p><u>a. Any pruning or felling of a significant tree listed in Appendix 9.4.7.1 (other than provided for by Rule 9.4.4.1.1 P8, P9 or P10), or any gardening or any works within the tree’s tree protection zone radius where:</u></p> <p><u>i. The significant tree listed in Appendix 9.4.7.1 is not a qualifying matter tree; and</u></p> <p><u>ii. The pruning or felling of the tree or any gardening or any works within the tree’s tree protection zone radius is associated with:</u></p>	<p><u>Nil</u></p>

Activity	Activity specific standard
	<p><u>A. Residential development within the Medium Density Residential Zone and High Density Residential Zone which complies with the respective Built Form Standards in 14.5.2 and 14.6.2, and subdivision controls in 8.5.1.2.</u></p> <p><u>B. Commercial development within the Central City Zone, Central City Mixed Use Zone, Central City Mixed Use (South Frame) Zone, Mixed Use Zone, Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone which complies with the building height rules in 15.4.2.2, 15.5.2.2, 15.6.2.1, 15.10.2.1, 15.11.2.11, 15.12.2.2, 15.13.2.1.</u></p>

9.4.4.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved in [Rule 9.4.5](#), as set out in the following table.

Activity	Activity specific standards	The Council's control shall be limited to the following matters:
C1 a. Comprehensive ongoing maintenance and management (which can include felling) <u>a significant tree or group of trees listed in Appendix 9.4.7.1</u> in accordance with a Tree Maintenance and Management Plan (other than provided for as a permitted activity). of:	a. All significant and exceptional trees, including qualifying matter trees, (both groups and individual) on the site(s) covered by the Tree	a. Rule 9.4.5 a. – h.

Activity	Activity specific standards	The Council's control shall be limited to the following matters:
<p>i. a significant tree or group of trees listed in Appendix 9.4.7.1, except:</p> <p>A. when complying with permitted built form standards for the medium density residential zone (14.5.2) or high density residential zone (14.6.2)</p> <p>B. when required to meet an unobstructed outlook space standard</p> <p>C. when complying with controlled subdivision activities under 8.5.1.2</p> <p>ii. Any qualifying matter tree listed in Appendix 9.4.7.1</p> <p>b. Any application for this activity shall not be limited or publicly notified.</p>	<p>Maintenance and Management Plan are included within the Plan.</p>	

9.4.4.1.3 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 in [Rule 9.4.6](#), as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
<p>RD1</p> <p>a. Any pruning of any significant tree, including qualifying matter trees, listed in Appendix 9.4.7.1 (other than those identified as having exceptional values) that is not provided for under:</p> <ul style="list-style-type: none"> i. Rule 9.4.4.1.1 P1, P2, P3, P8, or P9 or P13; or ii. Rule 9.4.4.1.2 C1. <p>except:</p> <ul style="list-style-type: none"> iii. when complying with permitted built form standards for the medium density residential zone (14.5.2) or high density residential zone (14.6.2) iv. when required to meet an unobstructed outlook space standard 	<p>a. Rule 9.4.6 a – o.</p>

Activity		The Council's discretion shall be limited to the following matters:
	<p>v. when complying with controlled subdivision activities under 8.5.1.2</p> <p>b. Any application for this activity shall not be limited or publicly notified.</p>	
RD2	<p>Felling of any significant tree, including qualifying matter trees, listed in Appendix 9.4.7.1 (other than those identified as having exceptional values) that is not provided for by:</p> <p>a. Rule 9.4.4.1.1 P4, P8, or P10 <u>or P13</u>; or Rule 9.4.4.1.2 C1.</p> <p>except:</p> <ul style="list-style-type: none"> i. when complying with permitted built form standards for the medium density residential zone (14.5.2) or high density residential zone (14.6.2) ii. when required to meet an unobstructed outlook space standard iii. when complying with controlled subdivision activities under 8.5.1.2 	a. Rule 9.4.6 a. – o.
RD3	<p>a. Activities listed in Rule 9.4.4.1.1 P5, which do not meet one or more of the activity specific standards.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	a. Rule 9.4.6 a. – o.
RD4	Felling of any tree listed in Rule 9.4.4.1.1 P6, which does not meet one or more of the activity specific standards.	a. Rule 9.4.6 a. – o.
RD5	<p>a. Any works within the <u>drip line tree protection zone radius</u> of a significant tree, including qualifying matter trees, listed in Appendix 9.4.7.1, (other than gardening provided for by Rule 9.4.4.1.1 P11, <u>pruning, felling, gardening and works provided for in P13</u>, activities provided for by Rule 9.4.4.1.2 C1, and activities listed in Rule 9.4.4.1.3 RD6) that involves:</p> <ul style="list-style-type: none"> i. the disturbance of land (including earthworks); ii. vehicular traffic; iii. sealing or paving (excluding earthworks); 	a. Rule 9.4.6 a. – o.

Activity		The Council's discretion shall be limited to the following matters:
	<ul style="list-style-type: none"> iv. storage of materials, vehicles, plant or equipment; or v. the release, injection or placement of chemicals or toxic substances; and <p>except for:</p> <ul style="list-style-type: none"> vi. when complying with permitted built form standards for the medium density residential zone (14.5.2) or high density residential zone (14.6.2) vii. when required to meet an unobstructed outlook space standard viii. when complying with controlled subdivision activities under 8.5.1.2 <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	
RD6	<p>a. Any of the following within <u>10 metres tree protection zone radius</u> of the base of any tree in the Significant Trees area at Riccarton Bush:</p> <ul style="list-style-type: none"> i. works (including earthworks, other than as provided for by Rule 9.4.4.1.1 P12); ii. vehicular traffic; iii. sealing or paving (excluding earthworks); iv. storage of materials, vehicles, plant or equipment; or v. the release, injection or placement of chemicals or toxic substances. <p>b. <u>The measurement in a. above shall be 15 metres where development results in four or more residential units on a site, and/or buildings that do not comply with Rule 14.5.2.3 Building height and maximum number of storeys.</u></p> <p>c. In the case of the property at 48 Rata Street (legally described as Lot 375 DP 11261) the 10 metre restriction shall only apply to the northern boundary of that property.</p> <p>d. For the purposes of this rule, the outer boundary defining the Significant Trees Area (which follows the predator-proof fence surrounding the forest remnant) shall be deemed to be the base of the tree.</p>	a. Rule 9.4.6 a. – o.

Activity		The Council's discretion shall be limited to the following matters:
	e. Any application arising from this rule shall not be limited or publicly notified.	
RD7	Any pruning or felling of a significant tree, including qualifying matter trees , listed in Appendix 9.4.7.1 associated with the maintenance, operation or development of a transmission line existing on 14 January 2010, including as required by the Electricity (Hazards from Trees) Regulations 2003, and which is not provided for by Rule 9.4.4.1.1 P1, P2, P3, P4, P8, P9 or P10.	a. Rule 9.4.6 a. – o.
RD8	Earthworks not meeting the activity specific standards in Rule 9.4.4.1.1 P12.	a. Rule 8.9.4, matters 1 and 3 b. Rule 9.4.6 a.-e., g., i.-o.

9.4.4.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

Activity	
D1	<p>Pruning of any significant tree, including qualifying matter trees, listed in Appendix 9.4.7.1 identified as having exceptional values, where not provided for by:</p> <p>a. Rule 9.4.4.1.1 P1, P2, P3, P8, or P9 or P13; or</p> <p>b. Rule 9.4.4.1.2 C1; or</p> <p>c. Rule 9.4.4.1.3 RD7.</p> <p>except for:</p> <p>i. when complying with permitted built form standards for the medium density residential zone (14.5.2) or high density residential zone (14.6.2)</p> <p>ii. when required to meet an unobstructed outlook space standard</p> <p>iii. when complying with controlled subdivision activities under 8.5.1.2</p>
D2	<p>Felling of any significant tree, including qualifying matter trees, listed in Appendix 9.4.7.1 identified as having exceptional values, where not provided for under:</p> <p>a. Rule 9.4.4.1.1 P4, P8, or P10 or P13; or</p> <p>b. Rule 9.4.4.1.2 C1; or</p> <p>c. Rule 9.4.4.1.3 RD7.</p> <p>except</p>

Activity	
	<ul style="list-style-type: none"> i. when complying with permitted built form standards for the medium density residential zone (14.5.2) or high density residential zone (14.6.2) ii. when required to meet an unobstructed outlook space standard iii. when complying with controlled subdivision activities under 8.5.1.2

9.4.4.1.5 Non-complying activities

There are no non-complying activities.

9.4.4.1.6 Prohibited activities

There are no prohibited activities.

9.4.5 Rules — Matters of control

PANEL INSTRUCTION:

Revert all provisions in section 9.4.5 to Operative District Plan version

- a. The adequacy of the Tree Maintenance and Management Plan in protecting the health, structural integrity, **amenity values** and visual appearance of the trees as an integrated whole;
- b. The timing, duration, frequency, extent and staging of any works;
- c. Mitigation measures to protect other parts of the tree(s) or other trees not undergoing works;
- d. The necessity and appropriateness of works, including felling of any trees, to promote or protect the shape, health or structure of other significant trees in the same group including consideration of the relative significance of those trees;
- e. Whether any proposed mitigation for the loss of a significant tree restores the landscape and environmental values within a reasonable time period;
- f. The qualifications and/or competency of the parties undertaking any works;
- g. Measures to prevent or reduce risk to people, **buildings**, property and infrastructure; and
- h. Monitoring of the effects of any works on the tree undergoing those works and any other trees in the same group.

9.4.6 Rules — Matters of discretion

PANEL INSTRUCTION:

Revert all provisions in section 9.4.6 to Operative District Plan version

Effects of activity/works on the tree(s)

- a. The character and degree of modification, damage, or destruction of the values that make the tree/s significant;
- b. The extent to which the works will or may adversely affect the health or structural integrity or visual appearance of the tree;
- c. Whether the works will be undertaken in a manner consistent with internationally accepted arboricultural standards, practices and procedures, and relating to qualifying matter trees, whether the scale or nature of the works warrants the involvement of a Technician arborist;
- d. The duration and frequency of the activity and the effect on the tree;
- e. Whether the tree is resilient, including structural soundness and health and the irreversibility of effect on the tree;
- f. The degree of impact on landscape character, and ecological, cultural, heritage and neighbourhood amenity values;
- g. In relation to a scheduled group of trees, the extent to which the works will or may adversely affect the health, structural integrity or amenity values of the wider group;
- h. Whether any proposed compensation for the loss of the significant tree/s fully mitigates the loss of landscape and environmental benefits within 15 – 20 years;

Extent of benefit or need for activity/works

- i. The need for the work to deal with an emergency situation, or to avoid significant risk of effects on human health and safety, or significant impacts on infrastructure, including the strategic transport network;
- j. The extent of benefits associated with the use and development of the site for activities anticipated by the zoning for the site, including the use of the site for residential development, taking into account the cumulative effect of multiple protection provisions (eg. setbacks from water bodies, heritage items);
- k. For proposed activities in connection with a recovery activity in the Flat Land Recovery Zone, the extent to which the proposal would maintain the contribution of any significant trees, and trees in road corridors, parks, reserves and public open space;

Riccarton Bush

- l. For the lowland kahikatea forest remnant at 16 Kahu Road, which forms part of the greater Riccarton Bush and House Reserve, and is defined by a 'Protected Trees Area' symbol identified as a 'Significant Trees Area' on Planning Map 38B, the Council shall additionally have regard to the following matters:
 - i. The effects of any building, including the type of foundation used, and/or shading by the building on the existing trees and the supporting ecosystem of the forest remnant, including the juvenile regenerating trees;

- ii. The effects of any works on the extensive surface and sub-surface root systems of the kahikatea trees;
- iii. The effects of any **impervious surfaces** on the health and viability of the trees and the supporting ecosystem including soil aeration and hydrological balance; and
- iv. Whether constructing a **building** in close proximity to the forest remnant is likely to give rise to **reverse sensitivity** regarding shading, branch overhang, encroaching tree roots or windthrow;

Extent of benefit or need for activity/works

- m. For **utilities** the extent of benefits associated with that **utility**, whether there is a functional or operational requirement for that location and whether there are any practical alternatives;
- n. The extent to which the works would result in improved community amenity that cannot otherwise be achieved by arboricultural or property management means; and
- o. The need for the works directly arising from damage incurred as a result of the Canterbury earthquakes, which if not otherwise undertaken would unreasonably restrict repair or rebuilding of the damaged **buildings** on the **site**.

9.4.7 Appendices

9.4.7.1 Appendix - Schedules of significant trees (Christchurch City and Banks Peninsula)

PANEL INSTRUCTION:

Revert all provisions in appendix 9.4.7.1 to Operative District Plan version

[Not included in this version]

9.4.7.2 Appendix - Schedule of significant trees in road corridors, parks, reserves and public open

[Not included in this version]

IHP RECOMMENDATIONS

9.4.7.3 Tree removal certificate

Tree Removal Certificate

Botanical Name			
Cultivar			
Common Names			
District Plan Tree ID Number	Council Asset ID GIS: (Obtain from CCC)		
Address:			
Date of Inspection:			
Tree Owner Name:		Phone Number:	
Name of Assessor:		Company:	
Qualifications:		Phone number:	
Tree Dimensions:			
Height (m)	Spread N/S (m)	Spread E/W (m)	Diameter (cm)
Damage:		Cause:	
Digital photograph: (place here)			
Assessor Observations and Recommendation:			

I confirm that the (Botanical name) located at (address of where the tree is located) scheduled in the Christchurch District Plan as (District Plan Tree ID Number) has been assessed and meets the criteria for removal as described in 9.4.4.1 P4 a.(i) or 9.4.4.1 P4 a.(ii) (delete non applicable Activity Standard) Permitted Activities — Trees.

Or

I confirm that the (Botanical name) located at (address of where the tree is located) scheduled in the Christchurch District Plan as being part of the Group of Trees (District Plan Tree ID Number) has been assessed and meets the criteria for removal as described in 9.4.4.1 P4 a.(i) or 9.4.4.1 P4 a.(ii) (delete non applicable Activity Standard) Permitted Activities — Trees.

.....

Signature of Assessor

Date:

Allocation of Damage & Cause

Damage and Cause must only be attributed to trees that have failed in some way. Either a physical or physiological defect must be involved.

Damage Selection and Use

Damage is used to broadly categorise the failure which has occurred with the tree. The failures identified should always be further categorised by the use of an associated Cause.

- a. Damage Death Plants – This will only be applied to tree when it has died or is degraded to such an extent that removal is required. It relates to the physiological condition (Health) of the tree only.
- b. Damage Structure Issue – This will only be applied to the physical structural failure of either the tree or group of trees. It is not to be used for health issues where no structural issues are prevalent.

Title / Header	Explanation & Use
Death	Tree has died or is degraded to such an extent that removal is required
Structure Issue	Failure of the whole of the tree or group of trees

Cause Selection and Use

Cause is utilised in conjunction with Damage to define the failure to a greater extent. Cause MUST be utilised in conjunction with a Damage. Cause is detailed in the table below.

Title / Header	Explanation & Use
Vandalism	Unlawful physical damage to a tree
Storm	A severe wind event and / or abnormally high rainfall event

Title / Header	Explanation & Use
Environmental Factors	Any environmental condition which has led to the failure of an asset (NOT A STORM Event)
Settlement	Soil settling vertically (e.g. slumpage on grave site, sinking where a tree was located)
Dumping	Disposal or dumping waste materials either organic or inorganic
3rd Party Damage	All accidental damage by a third party but not caused by deliberate action
Structural failure Main Stem	Failure of the main stem / trunk of a tree
Structural failure Branches	Failure of the branches of a tree
Structural failure Roots	Failure of the roots of a tree to support its upper structure
Poisoning	Including accidental killing of a living entity caused by a chemical agent
Pollution	Damage to the asset and / or environment by a chemical substance or waste product
Pest	Animal or Insect causing damage to the asset
Disease	Disease infestation causing damage to the asset
Fire	Damage by a fire started either by natural causes or arson
Fungus	Infestation by fungus that has caused degradation of the asset

Associations between Damage and Cause Codes

The table below indicates the most likely combinations of Damage and Cause with trees.

Damage Code Selection	Cause Code Selection
Structure Issue	Structural failure Main Stem
	Structural failure Branches

Damage Code Selection	Cause Code Selection
	Structural failure Roots
	Storm
	Vandalism
	3rd Party Damage
	Disease
	Fire
Other	Environmental Factors
	Poisoning
	Dumping
	Pollution
	Pest
	Disease
	Fungus
	3rd Party Damage
	Storm

IHP RECOMMENDATIONS

9.4.7.4 Parks, public open space and road corridors within Akaroa

