

## DISTRICT PLAN RECOMMENDED AMENDMENTS

For the purposes of these recommended amendments, text within the s42A recommendations has been shown below as the plain text base, with further amendment then shown as underline or ~~strikethrough~~.

These changes reflect recommendations within the evidence of Jonothan Cleese.

Only provisions where changes have been recommended are shown.

### Chapter 3 Strategic Directions

#### 3.3.7 Objective - Urban growth, form and design

- a. A well-integrated pattern of development and infrastructure, a consolidated urban form, and a high quality urban environment that:
  - i. Is attractive to residents, business and visitors; and
  - ii. Provides for development and change over time to address the diverse and changing needs of people and communities, and
  - iii. Provides for a distinctive, legible urban form and strong sense of place, comprising:
    - A. pre-eminence of the city centre built form, supported by enabling the highest buildings;
    - B. clustering of development in and around commercial centres, with an extent, intensity and built form commensurate with the role of the centre; where
    - C. the largest scale and density of development, outside of the city centre, is provided within and around metropolitan centres and town centres, and lessening scale for centres lower in the hierarchy; and
    - D. specific design controls and lower heights for development located in more sensitive environments;
  - iv. Recognises that whilst amenity values will change through the planned redevelopment of the existing urban area, the amenity values and the quality of the urban environment will be maintained and enhanced; and
  - v. Enables Ngāi Tahu mana whenua to express their cultural traditions and norms;
  - vi. Ensures the protection and/or maintenance of specific characteristics of qualifying matters;
  - vii. Provides for urban activities only:
    - A. within the existing urban areas unless they are otherwise expressly provided for in the CRPS; and
    - B. on greenfield land on the periphery of Christchurch's urban area identified in accordance with the Greenfield Priority Areas in the Canterbury Regional Policy Statement Chapter 6, Map A; and

- viii. Increases the housing development opportunities in the urban area to meet the intensification targets specified in the Canterbury Regional Policy Statement, Chapter 6, Objective 6.2.2 (1); particularly:
  - A. in and around the Central City, Key Activity Centres (as identified in the Canterbury Regional Policy Statement), Town Centre, and Local centres, and nodes of core public transport routes; and
  - B. in those parts of Residential Greenfield Priority Areas identified in Canterbury Regional Policy Statement Chapter 6, Map A; and
  - C. in suitable brownfield areas; and
- ix. Maintains and enhances the Central City, Key Activity Centres, Town centres, and Local centres as community focal points; and
- x. Identifies opportunities for, and supports, the redevelopment of brownfield sites for residential, business or mixed use activities; and
- xi. Promotes the re-use and re-development of buildings and land; and
- xii. Has good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces including by way of public and active transport; and
- xiii. Promotes the safe, efficient and effective provision and use of infrastructure, including the optimisation of the use of existing infrastructure; and
- xiv. Co-ordinates the nature, timing and sequencing of new development with the funding, implementation and operation of necessary transport and other infrastructure.

## 6.10A Tree Canopy Cover and Financial Contributions

*[delete entire chapter and associated provisions, rules, and definitions]*

### Chapter 8 – Subdivision, Rule 8.6.1 minimum net site area and dimension:

*[Amend 8.6.1(c) as follows]:*

*Allotments in the Medium Density and High Density Residential Zones shall have a minimum dimension of 8m x 17m ~~10m~~...*

8.6.1 - Table 1

a	<i>Residential Suburban</i>	<i>450m<sup>2</sup></i>
	<i><del>Medium Density Residential Zone</del></i>	<i><del>400m<sup>2</sup> for a vacant allotment</del></i>
ε	<i>High Density Residential Zone</i>	<i><del>300m<sup>2</sup> for a vacant allotment</del></i>

### Chapter 8 – Earthworks, Rule 8.9.2.1.

*Amend Table 9. Clause (d) as follows:*

Table 9(d)

<i>residential and Papakāinga/Kāinga Nohoanga</i>	<i>i. All residential zones...</i>	<i>20m<sup>3</sup>/ site or <u>50m<sup>3</sup>/site net fill above existing ground level where an effective erosion and sediment control plan is in place for the duration of the earthworks</u></i>
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### Chapter 9 –

#### Policy 9.3.2.2.3

#### **Add additional clause (b)**

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(b) Enable removal or adaption of intrusive sites or features where this maintains and enhances the heritage values of a heritage item or heritage area.

**9.3.2.2.8 b Policy – Demolition of Defining or Contributory buildings in a Residential Heritage Area**

*Amend to:*

- a. When considering the appropriateness of the demolition of ‘defining’ or ‘contributory’ buildings in a heritage area scheduled in Appendix 9.3.7.3, have regard to the following matters:
  - i. Whether the demolition of the building(s) will significantly compromise the collective heritage values and significance of the heritage area.

**Rule 9.3.4.1.1 (P2)**

*Amend to:*

P2	Repairs to a heritage item or to a building in a heritage area, and heritage investigative and temporary works.	<del>a. A scope of works and proposed temporary protection measures are to be submitted to Council’s Heritage team for comment at least 10 working days prior to the work commencing.</del>
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**Rule 9.3.4.1.3 RD6**

RD6	<p>.....</p> <p>c. This rule does not apply to:</p> <ul style="list-style-type: none"> <li>i. buildings that are located to the rear of the main residential unit on the site and are less than 5 metres in height;</li> <li>ii. alteration to exteriors of neutral buildings or intrusive buildings <del>where the alteration is not visible from the street</del></li> </ul>	<p>.....</p>
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**9.3.6.5 Residential Heritage Areas..**

g. Whether the proposed replacement building(s) will maintain or enhance the collective heritage values and significance of the heritage area;

**Chapter 9, Rule 9.4.4.1.1 (P12) – earthworks near street and park trees:**

Amend either to:

Rule 9.4.4.1.1(P12)(a)

<p>a. Earthworks within 5 metres of the base of any tree...</p>	<p>Activities shall be undertaken by, or under the supervision of, a works arborist employed or contracted by the Council or a network utility operator, <u>or who is on a Council approved list...</u></p>
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Or alternatively:

<p>a. Earthworks within <del>5 metres of the base of any tree</del> <u>the tree protection zone radius...</u></p>	<p>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>
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## Chapter 14 Residential

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### 14.2 Objectives and Policies

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#### 14.2.1.1 Policy - Housing distribution and density

- a. Provide for the following distribution of different areas for residential development, in accordance with the residential zones identified and characterised in Table 14.2.1.1a, in a manner that ensures:
  - i. new urban residential activities only occur in existing urban areas or in greenfield priority areas identified in Map A of the Canterbury Regional Policy Statement;
  - ii. high density residential development is established in the Central City;
  - iii. high density residential development in and near identified commercial centres is established in existing urban areas where there is ready access to a wide range of facilities, services, public transport, parks and open spaces,
  - iv. medium density residential development is established across the majority of the City unless moderated by a qualifying matter

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*[the sub-clauses following this within Policy 14.2.1.1 would require consequential renumbering]*

#### ~~14.2.2 Objective – Short term residential recovery needs~~

- a. ~~Short term residential recovery needs are met by providing opportunities for:~~

  - i. ~~an increased housing supply throughout the lower and medium density residential areas;~~
  - ii. ~~higher density comprehensive redevelopment of sites within suitable lower and medium density residential areas;~~
  - iii. ~~new neighbourhood areas in greenfield priority area; and~~
  - iv. ~~temporary infringement of built form standards as earthquake repairs are undertaken.~~

~~Note: Policies 14.2.1.1, 14.2.1.2, 14.2.1.3, 14.2.1.4, 14.2.1.5, and 14.2.1.6 also implement Objective 14.2.2.~~

#### ~~14.2.2.1 Policy – Short term recovery housing~~

- a. ~~Provide for and incentivise a range of additional housing opportunities to meet short term residential recovery needs through redevelopment and additions to the existing housing stock and/or vacant land, that:~~

- i. are appropriately laid out and designed to meet the needs of current and future residents; and
- ii. avoid significant adverse effects on the character or amenity of existing residential areas.

#### **~~14.2.2.2 Policy – Recovery housing – higher density comprehensive redevelopment~~**

- a. ~~Enable and incentivise higher density comprehensive development of suitably sized and located sites within existing residential areas, through an Enhanced development mechanism which provides:~~
  - i. ~~high quality urban design and onsite amenity;~~
  - ii. ~~appropriate access to local services and facilities;~~
  - iii. ~~development that is integrated with, and sympathetic to, the amenity of existing neighbourhoods and adjoining sites; and~~
  - iv. ~~a range of housing types;~~
  - v. ~~and which does not promote land banking, by being completed in accordance with a plan for the staging of the development.~~
- b. ~~To avoid comprehensive development under the Enhanced development mechanism in areas that are not suitable for intensification for reasons of:~~
  - i. ~~vulnerability to natural hazards;~~
  - ii. ~~inadequate infrastructure capacity;~~
  - iii. ~~adverse effects on Character Areas; or~~
  - iv. ~~reverse sensitivity effects on existing heavy industrial areas, Christchurch International Airport, arterial traffic routes, and railway lines.~~

#### **~~14.2.2.3 Policy – Redevelopment and recovery of community housing environments~~**

- a. ~~Enable and incentivise comprehensive redevelopment of the existing community housing environments, through a Community housing redevelopment mechanism which:~~
  - i. ~~provides high quality urban design and on-site amenity;~~
  - ii. ~~provides development that is integrated with, and sympathetic to, the amenity of adjacent neighbourhoods;~~
  - iii. ~~maintains or increases the stock of community housing units;~~
  - iv. ~~provides for an increased residential density; and~~
  - v. ~~provides for a range of housing types including housing for lower income groups and those with specific needs.~~

#### **~~14.2.2.5 Policy Temporary infringement for earthquake repairs~~**

- ~~a. Enable temporary infringement of built form standards relating to building height and recession planes to facilitate the timely completion of repairs to earthquake damaged houses and ancillary buildings.~~

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#### **14.2.3.1 to 14.2.3.5 – reorder to reflect sequencing in MDRS**

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#### **14.2.3.6 Framework for relevant residential zones**

- ~~a. Enable development within medium and high density residential zones (being the relevant residential zones), including building heights in accordance with the planned urban built character for medium and high density areas, whilst also enabling increased building heights under specific conditions:~~
- ~~i. This includes building heights of at least three stories in the Medium Density Residential Zone and of at least six storeys in the High Density Residential Zone;~~
  - ~~ii. Ensure that the reverse sensitivity effects on the operation, use and redevelopment of existing emergency services and other lawfully established activities are minimised.~~

#### **14.2.3.6 Framework for relevant residential zones**

- a. Enable development within medium and high density residential zones (being the relevant residential zones) in accordance with the planned urban built outcomes for medium and high density areas whilst also enabling increased building heights as follows:
- i. At least 12 storey buildings within the Central City Intensification Precinct (the residential zones within the Four Avenues) and the Metropolitan Centre Intensification Precinct (the residential areas surrounding the Metropolitan Centre Zones in Hornby, Riccarton, and Papanui);
  - ii. At least 6 storey buildings in all other High Density Zones in close proximity to identified centres;
  - iii. At least 4-5 storeys in the Local Centre Intensification Precincts;
  - iv. At least 3 storeys everywhere else in the Medium Density Residential Zone.

#### **14.2.3.7 Management of increased building heights**

- ~~a. Within medium and high density zoned areas, only provide for increased building heights beyond those enabled in the zone or precinct where the following is achieved:~~
- ~~i. the development provides for a greater variety of housing types, price points, and sizes, when compared to what is provided in the surrounding area;~~



- ~~ii. the development is consistent with the built form outcomes anticipated by the underlying zone or precinct;~~
- ~~iii. the site is located within walking distance of public or active transport corridors; community facilities or commercial activities; and public open space;~~
- ~~iv. building design features are used to reduce:
 
  - ~~A. significant shading, dominance and privacy effects caused by increased height, above three (MRZ) or six (HRZ) storeys (and higher within centres-based Precincts) on adjacent residential properties and public spaces; and~~
  - ~~B. the effects of dominance and shading on historic heritage, significant trees, or character areas; and~~
  - ~~C. reverse sensitivity effects on existing lawfully established non-residential activities.~~~~
- ~~v. When considering height increases within 1.2km from the city centre, the economic impacts on the city centre from an increase in height are minimised.~~

### **14.2.3.7 Management of increased building heights**

- ~~a. Within medium and high density zoned areas, increased building heights are anticipated where:
 
  - ~~i. the site has good accessibility to public and active transport corridors, public open space, and a town or local commercial centre; and;~~
  - ~~ii. the design of the building appropriately manages potential shading, privacy, and visual dominance effects on the surrounding environment.~~~~

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### **14.2.5 Objective - High Good quality residential environments**

- a. High Good quality, sustainable, residential neighbourhoods which are well designed in accordance with the planned urban character and the Ngāi Tahu heritage of Ōtautahi and meet the community's housing needs, in particular those of Ngāi Tahu whānui.

#### **~~14.2.5.1 Policy - Neighbourhood character, amenity and safety~~**

- ~~a. Provide for individual developments in all residential areas (as characterised in Table 14.2.1.1a), which contributes to a high quality environment through a site layout and building design that:
 
  - ~~i. ensures buildings and planting have a greater prominence from the street than car parking and servicing areas;~~
  - ~~ii. prioritises pedestrian circulation through the site, particularly over vehicle movement; ensuring it is direct, safe and well integrated; with formation that supports a variety of users;~~
  - ~~iii. provides a public front entrance to each street-fronting apartment building or street-fronting residential unit, separate from any private outdoor space;~~~~

- iv. ~~minimises noise effects from traffic, railway activity, and other sources where necessary to protect residential amenity;~~
- v. ~~have street facing façades that include a high level of clear glazing and design for visual interest and interaction with the street;~~
- vi. ~~provides prominent planting areas throughout communal areas and adjacent to the street;~~
- vii. ~~incorporates principles of crime prevention through environmental design.~~

#### **14.2.5.2 Policy - ~~High~~ Good quality, medium density residential development**

- a. Encourage innovative approaches to comprehensively designed, high good quality, medium and high density residential development, which is attractive to residents, responsive to housing demands, and responds to the planned urban built character of an area, through:
  - i. consultative planning approaches to identifying particular areas for residential intensification and to defining high good quality, built and urban design outcomes for those areas;
  - ii. encouraging and incentivising amalgamation and redevelopment across large-scale residential intensification areas;
  - iii. providing design guidelines to assist developers to achieve high good, medium density development;
  - iv. considering input from urban design experts into resource consent applications;
  - v. promoting incorporation of low impact urban design elements, energy and water efficiency, and life-stage inclusive and adaptive design; and
  - vi. recognising that built form standards may not always support the best design and efficient use of a site for medium density development, particularly for larger sites.

#### **14.2.5.3 Policy – Quality large scale developments**

- a. Residential developments of four or more residential units contribute to a high good quality residential environment through site layout, building and landscape design to achieve:
  - i. engagement with the street and other spaces;
  - ii. minimisation of the visual bulk of buildings and provision of visual interest;
  - iii. a high good level of internal and external residential amenity;
  - iv. high good quality shared spaces, including communal living spaces and accessways that provide safe, direct access for pedestrians;
  - v. a safe and secure environment; ~~and~~
  - vi. public through connections for large sites with multiple public frontages; and
  - vii. Minimisation of reverse sensitivity effect on existing lawfully established non-residential activities.

#### **~~14.2.5.4 Policy – On-site waste and recycling storage~~**

~~a. Ensure there is suitable on-site waste and recycling storage to meet the needs of occupiers through:~~

~~i. Sufficient on-site waste and recycling and storage space conveniently located to:~~

- ~~A. enable easy access by occupants and collection from (or delivery to) the street edge, including promoting communal waste management;~~
- ~~B. not detract from public spaces or on-street amenity;~~
- ~~C. not result in odour impacts to the on-site occupants or neighbours of the development.~~

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#### **~~14.2.6 Objective – Medium Density Residential Zone~~**

~~a. Medium density residential areas of predominantly MDRS-scale development of three- or four-storey buildings, including semi-detached and terraced housing and low-rise apartments, with innovative approaches to comprehensively designed residential developments, whilst providing for other compatible activities including educational facilities.~~

#### **~~14.2.6.2 Policy – Local Centre Intensification Precinct~~**

~~a. Enable the development of four- to five-storey town houses and multi-storey apartments within the Local Centre Intensification Precinct.~~

#### **~~14.2.6.3 Policy – Development within suburban precincts~~**

~~a. Manage development within the Suburban Density Precinct and Suburban Hill Density Precinct to:~~

- ~~i. Provide for single or two-storeyed detached or semi-detached houses at a scale similar to established density; and~~
- ~~ii. Recognise the benefits of comprehensive semi-detached and terraced housing of up to 8m where:
  - ~~A. Accessible to public transport;~~
  - ~~B. Serviceable by water supply, wastewater and stormwater discharge; and~~
  - ~~C. The urban form maintains the planned urban character of the zone.~~~~
- ~~iii. Recognise the benefits of providing housing suited to Ngāi Tahu whānui.~~

#### **~~14.2.6.4 Policy – Development within the Riccarton Bush Interface Area~~**

- ~~a. Control development within the Riccarton Bush Interface Area in a way that:
  - ~~i. Maintains the heritage landscape values of Riccarton Bush;~~
  - ~~ii. Protects the visual presence of Riccarton Bush; and~~
  - ~~iii. Protects the cultural significance of Riccarton Bush to Ngāi Tūāhuiriri.~~~~

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#### **~~14.2.7.6 Policy – High Density Residential development~~**

- a. ~~Provide for residential development within the High Density Residential Zone that:
  - i. ~~ensures at least two storey development occurs or is not prevented by site layout and building design, to encourage greater intensification and efficiency within the zone;~~
  - ii. ~~Locates building bulk towards the frontage of sites, enhancing the street wall.~~~~
- b. ~~Recognise that larger sites provide more flexibility and options for higher density buildings and encourage amalgamation of existing sites to facilitate greater intensification.~~

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#### **14.2.9.4 Policy - Existing non-residential activities**

- a. Enable existing sites occupied by non-residential activities to continue to be used for a range of non-residential activities and support their redevelopment and expansion provided they do not:
  - i. have a significant adverse effect on the anticipated character and amenity of residential zones; or
  - ii. are of a scale or activity that would undermine the role or function of any nearby commercial centres ~~undermine the potential for residential development consistent with the zone descriptions in Table 14.2.1.1a.~~

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#### **14.2.12 Objective – Compatibility with Industrial activities**

- a. ~~New residential development is not adversely affected by noise generated from industrial activities and the development does not affect the operation of industrial activities within industrial zones.~~

#### **14.2.12.1 Policy – Managing effects on industrial activities**

- a. ~~Restrict new residential development of three or more storeys within proximity to industrial zoned sites where it would give rise to reverse sensitivity effects on industrial activities and/or significantly adversely affect the amenity, health and safety of residents, unless mitigation sufficiently addresses the effects.~~

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### **14.3 How to interpret and apply the rules**

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- f. There are parts of residential zones where the permitted development, height and/or density directed by the MDRS or Policy 3 of the NPS-UD may be modified by qualifying matters. These are identified in detail in Chapter 6.1A and the Planning Maps, and include the following:
  - i. Historic Heritage including heritage items, heritage settings, ~~Residential Heritage Area, Residential Heritage Area Interface~~

- ii. ~~Riccarton Bush Interface Area~~
- iii. Heritage, Significant and other Trees
- iv. Sites of Ecological Significance
- v. Outstanding Natural Features and Landscapes
- vi. Sites of Cultural Significance
- vii. Residential Character Areas
- viii. High Flood Hazard Management Area
- ix. Flood Ponding Management Area
- x. Coastal Hazard High Risk Management Area and Coastal Hazard Medium Risk Management Area
- xi. Tsunami Management Area
- xii. Slope Hazard
- xiii. Waterbody Setback
- xiv. ~~Railway Building Setback~~
- xv. Electricity Transmission Corridor and Infrastructure
- xvi. Airport Noise Influence Area
- xvii. Waste Water Constraint Area
- xviii. Lyttelton Port Influence Area
- xix. ~~Low Public Transport Accessibility Area [NB. also shown deleted in s42A recommendations]~~
- xx. ~~City Spine Transport Corridor~~
- xxi. Industrial Interface
- xxii. Suburban Density Precinct
- xxiii. Suburban Hill Precinct

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#### **~~14.4.2.1 Tree and garden planting~~**

- a. ~~For multi-unit residential complexes and social housing complexes only, sites shall include the following minimum tree and garden planting:~~
  - i. ~~a minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space), where~~
    - A. ~~at least 50% of the landscaping shall be trees and shrubs, and~~
    - B. ~~a minimum of one tree for every 250m<sup>2</sup> of gross site area (prior to subdivision), or part thereof, is included within the landscaping, and~~
    - C. ~~at least one tree shall be planted adjacent to the road boundary;~~
  - ii. ~~all trees required by this rule shall be not less than 1.5 metres high at the time of planting;~~

- iii. ~~all trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced; and~~
- iv. ~~the minimum tree and garden planting requirements shall be determined over the site of the entire complex.~~

Advice note:

- ~~1. In addition to these rules, the tree canopy cover and financial contributions requirements in Chapter 6.10A apply to residential development in residential zones resulting in one or more residential units, except where (a) above applies.~~

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## **MEDIUM DENSITY RESIDENTIAL ZONE RULE FRAMEWORK**

### **Notification Statements**

*Apply non-notification statements (precluding both public and limited notification) where compliance is not achieved with the following:*

- *14.5.1.3 (RD1) – four or more units*
- *14.5.2.2 – landscaping*
- *14.5.2.5 – Outdoor Living Space*
- *14.5.2.8 – Outlook space*
- *14.5.2.9 – Fencing*
- *14.5.2.10 – Windows to street*
- *14.5.2.11 – Minimum unit size*
- *14.5.2.12 – Ground floor habitable space*
- *14.5.2.13 – Service and storage space*
- *14.5.2.14 – Waste Management*
- *14.5.2.15 – Garage and carports*
- *14.5.2.16 – Building reflectivity*
- *14.5.2.16 – mechanical ventilation*
- *14.5.2.18 – Spine road setbacks*

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## **14.5 Rules - Medium Density Residential Zone**

### **14.5.1.1 Permitted activities**

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#### **Conversion of Elderly Persons Housing – Rule P3**

Conversion of an elderly person’s housing unit existing at ~~17 March 2023~~ [insert decision date], into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a bond or other appropriate legal instrument.

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### 14.5.1.2 Controlled activities

*Amend activity status classification of the following rules from Restricted Discretionary to Controlled Activity*

- *Ground floor habitable space*
- *Waste Management*
- *Mechanical ventilation (if not deleted, as per recommendation)*
- *Indoor storage (if not deleted, as per recommendation)*

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### 14.5.2 Built form standards

#### Landscaped area and tree canopy cover – Rule 14.5.2.2

*Delete advice note, as it relates to tree canopy cover and financial contributions, unless the Panel decides to retain the tree financial contributions provisions.*

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#### Building setbacks – Rule 14.5.2.7

*Amend wording to it is consistent with that in HRZ Rule 14.6.2.3(b)(iii)*

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#### Fencing – Rule 14.5.2.9

*Amend as follows*

	<u>Fence type</u>	<u>Standard</u>
<u>i</u>	<u>Where at least 50% of the fence structure is visually transparent.</u>	<u>1.8m</u>
<u>ii</u>	<u>Where less than 50% of the fence structure is visually transparent</u>	<u>1.2m</u>

...

#### Service, storage and waste management – Rule 14.5.2.13

*Delete*

...

#### Building reflectivity – Rule 14.5.2.16

*Delete*

**Location of outdoor mechanical ventilation – Rule 14.5.2.17**

*Delete*

...

**Building length – Rule 14.5.2.19**

*Delete*

**Building height - 14.5.3.2.3**

*Delete v.*

v	<p>In Residential Heritage Areas the maximum height of any building shall be:</p> <p>A. In Heaton Street, Wayside Avenue, RNZAF Station Wigram Staff Housing and Macmillan Avenue Residential Heritage Areas</p> <p>B. In Church Property Trustees North St Albans Subdivision (1923) and Piko/Shand (Riccarton Block) State Housing Residential Heritage Areas</p> <p>C. In Shelley/Forbes Street and Englefield Avonville Residential Heritage Areas</p> <p>D. In Chester Street East/Dawson Street and Inner City West Residential Heritage Areas</p>	<p>7 metres, plus 2 metres for roof form</p> <p>5.5 metres</p> <p>5 metres</p> <p>11 metre</p>
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## HIGH DENSITY RESIDENTIAL ZONE RULE FRAMEWORK

### 14.6 Rules — High Density Residential

#### Notification Statements

*Amendments that are consistent with those recommended within Medium Density Residential Zone*

#### 14.6.1.1 Permitted activities

*New Rule*

<u>Retail, office, gymnasium, and commercial service activities</u>	
<u>a. Activity status: Permitted</u>	<p><u>Where:</u></p> <ul style="list-style-type: none"> <li>i. <u>the retail, office, gymnasium, or commercial service activity is limited to the ground floor tenancy of an apartment buildings;</u></li> <li>ii. <u>The gross floor area of the activity/ activities does not exceed 200m<sup>2</sup>;</u> <u>and</u></li> <li>iii. <u>The hours of operation are between 7:00am- 9:00pm Monday to Friday; and 8:00am-7:00pm Sat, Sun, and public holidays.</u></li> </ul>
<u>RDx. Activities that do not meet one or more of the activity specific standards in Rule x</u>	<p><u>The Council's discretion shall be limited to the following matters:</u></p> <ul style="list-style-type: none"> <li>a. <u>The design, appearance and siting of the activity;</u></li> <li>b. <u>Noise and illumination;</u></li> <li>c. <u>Signage;</u></li> <li>d. <u>Retail distribution and effects on nearby commercial centres.</u></li> </ul>

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#### 14.6.1.2 Controlled activities

*Amend activity status classification of the following rules from Restricted Discretionary to Controlled Activity*

- *Ground floor habitable space*
- *Waste Management*

- Mechanical ventilation (if not deleted, as per recommendation)
- Indoor storage (if not deleted, as per recommendation)

## 14.6.2 Built form standards

Amendments that are consistent with changes recommended to the equivalent standards in the Medium Density Residential Zone as it relates to the following standards:

- Building setbacks – Rule 14.6.2.3
- Fencing – Rule 14.6.2.6
- Waste management and internal storage – Rule 14.6.2.11
- Location of outdoor mechanical ventilation – Rule 14.5.2.17
- Building length – Rule 14.6.2.18

### Building separation – Rule 14.6.2.5

Delete

## 14.15 Rules – Matters of control and discretion

### 14.15.1 Residential design principles

Delete and replace with

#### 14.15.1 – Residential design principles

- i. Whether the design and layout of the development is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features.
- ii. The relationship of the development with adjoining streets or public open spaces including the provision of landscaping, and the orientation of glazing and pedestrian entrances;
- iii. Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable room windows and balconies;
- iv. The provision of adequate outdoor living spaces, outdoor service spaces, waste and recycling bin storage, and the location and design of mechanical plant, including the management of amenity effects of these on occupants and adjacent streets or public open spaces;
- v. Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces;
- vi. Crime Prevention Through Environmental Design (CPTED) and the delivery of a safe environment for both occupants and users of any adjacent streets or public open space areas.

...

### 14.15.3 Impacts on neighbouring property

- a. Whether the increased height or reduced setbacks, would result in buildings that do not compromise the planned urban built character with particular consideration of:
  - i. Building bulk and dominance effects on surrounding neighbours;
  - ii. Privacy and shading effects on surrounding neighbours, including on habitable rooms or outdoor living spaces;
  - iii. Modulation or design features of the roof-form and façade to reduce its visual impact;
  - iv. How an increased building form may affect boundary retaining walls or other neighbouring structural building features;
  - v. ~~Fire risk mitigation incorporated to avoid horizontal spread of fire across boundaries;~~
  - vi. ~~Reverse sensitivity effects on existing lawfully established non-residential activities;~~
  - vii. Whether the building is for the purposes of papakāinga / kāinga housing;
  - viii. Impacts on the heritage values of adjoining properties; and
  - ix. For height breaches only:
    - A. the location of the building in relation to existing or planned public transport corridors, community facilities, or commercial activities and the connectivity of the building to these facilities;
    - B. The extent to which an increased height is necessary to enable more efficient, cost effective and/or practical use of the site, or the long term protection of significant trees or natural features on the site;
- b. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3
- c. In addition, for height breaches within the Medium Density Residential zone and the High Density Residential zone, mitigation of the effects of additional height, considering:
  - i. The degree of alignment of the building with the planned urban character of the zone or applicable precinct;
  - ii. Building bulk and dominance effects on surrounding neighbours, particularly the effect on the relationship between buildings, public spaces, and views;
  - iii. The extent to which the ground floor area of the building provides adequate, appropriately located and glazed activated indoor space to link the building to the street and to accessways within the development, including through the provision of ground floor habitable and/or communal living space that provides such activation, and by locating garages or access to internal carparking areas to the rear of such spaces to ensure the ground floor elevation is not dominated by garage/carpark access doors when viewed from the street or site access;

- iv. The extent to which the development provides for greater housing choice, by typology or price point compared to existing or consented development within the surrounding area;
- ix. How the proposal contributes to or provides for a sense of local identity or place making;
- x. For any building greater than 20 metres in height that does not meet the built form standards for additional setbacks from boundaries: the effects of building dominance on the immediate and wider neighbourhood, and effects on outlook and access to sun and daylight within the development site and on neighbouring properties. ~~For any building greater than 20 metres in height that does not include a complying communal outdoor space: the nature and extent of outdoor living available on the site; whether any communal indoor spaces are proposed; the proximity of the development site to public open space; the ability for the site to support tree and garden planting; the effects on occupants of a smaller or no communal space; and whether the lack of communal space contributes to cumulative dominance of built form in the immediate and wider area and any mitigation offered.~~
- ~~xi. reverse sensitivity effects on existing lawfully established non-residential activities.~~

#### **14.15.4 Height in relation to boundary breaches**

- a. The nature and degree of:
  - i. Building bulk and dominance effects on adjoining neighbours;
  - ii. Privacy effects on neighbours, including the loss of privacy in habitable rooms or outdoor living spaces;
  - iii. Shading effects on adjoining neighbours including the degree of impact on any internal or outdoor living spaces or windows to habitable rooms;
  - iv. Any impacts on heritage values of adjoining properties; and
  - ~~v. Reverse sensitivity effects on existing lawfully established non-residential activities.~~

...

#### **Objective 15.2.2 Centres-based framework for commercial activities**

- a. Commercial activity is focussed within a network of centres (comprising the City Centre, Metropolitan Centres, Town Centres, Local Centres, Neighbourhood Centres and Large Format Centres) to meet the wider community's and businesses' needs in a way and at a rate that:
  - i. supports intensification within centres;
  - ii. enables the efficient use and continued viability of the physical resources of commercial centres and promotes their success and vitality, reflecting their critical importance to the local economy;

- iii. supports the function of Metropolitan Centres and Town Centres as major focal points for commercial activities, entertainment activities, visitor accommodation, employment, transport and community activities, and Local Centres as a focal point for primarily small-scale commercial activities with a focus on convenience shopping, community activities and guest accommodation;
- iv. gives primacy to the City Centre followed by Metropolitan Centres, Town Centres and Local Centres identified as Key Activity Centres;

...

### 15.2.2.1 Policy – Role of centres

...

**Table 15.1 – Centre’s role**

	<b>Role</b>	<b>Centre and size</b>
A.	<p><b>Central Business District</b></p> <p><i>[No amendments sought to the description]</i></p>	Centres: City Centre
B.	<p><u>Metropolitan Centres – Key Activity Centre</u></p> <p><u>Areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is a focal point for sub-regional urban catchments.</u></p> <p><u>High density housing is anticipated in and around the centre. Accessible by a range of modes of transport, including multiple bus routes. Public transport facilities, including an interchange, may be incorporated.</u></p> <p><u>The extent of the Centre is the Metropolitan Centre Zone</u></p>	<p>Centres: <u>Riccarton, Hornby, Papanui/ Northlands</u></p> <p>Size: <u>Greater than 50,000m<sup>2</sup></u></p>
<del>B.</del> C.	<p>Town Centre - Key Activity Centre</p> <p><i>[No amendments sought to the description]</i></p>	<p>Centres: <del>Riccarton, Hornby, Papanui/Northlands,</del> Shirley/Palms, Eastgate/Linwood, Belfast/ Northwood, North Halswell (emerging), <u>Church Corner/ Bush Inn, Merivale, and Sydenham North (Colombo Street between Brougham Street and Moorhouse Avenue.</u></p>

	Role	Centre and size
		Size: Greater than 30,000m <sup>2</sup>
<del>C.</del> <u>D.</u>	Local Centre  <i>[No amendments sought to the description]</i>	<p><del>Local Centres (large): Bush Inn/Church Corner, Merivale, Sydenham North (Colombo Street between Brougham Street and Moorhouse Avenue) and Ferrymead.</del></p> <p>Local Centres: Addington, Avonhead, Sumner, Akaroa, Colombo/Beaumont (Colombo Street between Devon Street and Angus Street), Cranford, Edgeware, Fendalton, Beckenham, Halswell, Lyttelton, Ilam/Clyde, Parklands, Redcliffs, Richmond, St Martins, Linwood Village, Sydenham South (Colombo Street between Brougham Street and Southampton Street), Wairakei/Greers Road, Wigram, Woolston, Yaldhurst Hillmorton, North West Belfast, Prestons, Barrington (Key Activity Centre), New Brighton (Key Activity Centre), Bishopdale.</p> <p>Size: 3,000 to 30,000m<sup>2</sup> <u>GFA</u>.</p>

...

### 15.2.2.7 Policy - Residential activity in Metropolitan, Town, Local and Neighbourhood centres

- a. Residential activity in metropolitan centres, town centres, local centres and Neighbourhood centres is encouraged above ground floor level, and is provided for at ground floor level where: ...

...

### 15.2.3 Objective - Office parks and mixed use areas outside the central city

- a. Recognise the existing nature, scale and extent of **commercial activity** within the Commercial Office and Mixed Use Zones, but avoid the expansion of existing, or the development of new, office parks.
- b. Mixed use zones located outside the Four Avenues and within a walking catchment to the City Centre Zone, Metropolitan Centre Zone, and Town Centre Zone transition into high density walkable residential neighbourhoods that contribute to an improved diversity of housing type, tenure ~~and affordability and support a reduction in greenhouse gas emissions.~~

...

### 5.2.3.2 Policy – Mixed use areas outside the central city

- a. Recognise the existing nature, scale and extent of retail activities and offices in Addington, New Brighton, off Mandeville Street and adjoining Blenheim Road, while limiting their future growth and development to ensure commercial activity in the City is focussed within the network of commercial centres.
- b. Support mixed use zones located in Sydenham, Phillipstown and Mandeville Street, to transition into high good quality residential neighbourhoods by:
  - i. enabling comprehensively designed high good-quality, high-density residential activity;
  - ii. ensuring that the location, form and layout of residential development supports the provision of objective of reducing greenhouse gas emissions and provides for greater housing diversity including alternative housing models;
  - iii. requiring developments to achieve a high good standard of on-site residential amenity to offset and improve the current low amenity industrial environment and mitigate potential conflicts between uses;
  - iv. encourage small-scale building conversions to residential use where they support sustainable re-use, provide high good quality living space and contribute to the visual interest of the area.
  - v. promoting a network of safe, convenient and attractive pedestrian and cycle connections within the zone and to adjoining neighbourhoods.
- c. ~~Restrict Comprehensive Residential Development of sites that are identified in Appendix 15.15.12 and 15.15.13 unless the relevant shared pedestrian/cycleway, greenway or road connection is provided.~~
- d. ~~For sites identified within Appendix 15.15.12 and 15.15.13 encourage the connection to facilitate convenient and accessible through block connectivity.~~

...

### 15.2.4.1 Policy – Scale and form of development

*[delete existing and replace with following]*

- a. Provide for development of a scale and massing that reinforces the City’s distinctive sense of place and a legible urban form by:
    - i. providing for the tallest buildings and greatest scale of development in the city centre to reinforce its primacy for Greater Christchurch and enable as much development capacity as possible to maximise the benefits of intensification;
    - ii. managing building heights adjoining Cathedral Square, Victoria Street, New Regent High Street and the Arts Centre to account for recognised heritage and character values.
    - iii. providing for building heights and densities within metropolitan, town, local and neighbourhood centres commensurate with their role and level of commercial and community activities;
    - iv. for Key Activity Centres and Large Format Centres, enable larger floor plates while maintaining a high level of amenity in the centre;
    - v. enabling comprehensive residential development in the Mixed Use Zone, to achieve a high density scale of development that contributes to a perimeter block urban form; and
    - vi. managing adverse effects on the surrounding environment, particularly at the interface with residential areas, sites of Ngāi Tahu cultural significance identified in Appendix 9.5.6 and natural waterways.
- ...

#### **15.2.4.2 Policy – Design of new development**

- a. Require new development to be well-designed and laid out by:
  - i. encouraging pedestrian activity and amenity along streets and in adjoining public spaces, to a degree that is appropriate to the location and function of the street or space, and in Mixed Use Zones, to recognise and support the transition to pedestrian-friendly street environments;
  - ii. providing a principal street facing façade, or facades (where located on a corner site), of visual interest that contributes to the character and coherence of a centre;
  - iii. facilitating movement within a site and with the surrounding area for people of all mobilities and ages, by a range of modes of transport through well-defined, convenient and safe routes;
  - iv. enabling visitors to a centre to orientate themselves and find their way with strong visual and physical connections with the surrounding area;
  - v. promoting a safe environment for people and reflecting principles of Crime Prevention through Environmental Design (CPTED);
  - vi. enabling the re-use of buildings and sites while recognising the use for which the building is designed;
  - vii. incorporating principles of low impact design including energy efficiency, water conservation, the reuse of stormwater, on-site treatment of stormwater and/or integration with the wider catchment based approach to stormwater management, where practicable;



- viii. achieving a visually attractive setting when viewed from the street and other public spaces, that embodies a human scale and fine grain, while managing effects on adjoining environments;
- ix. providing adequate and convenient space for storage while ensuring it is screened to not detract from the site's visual amenity values.;
- x. increasing the prominence of buildings on street corners;
- xi. ensuring that the design of development mitigates the potential for adverse wind-related effects;
- xii. ~~ensuring that the upper floors (including roof form and associated mechanical plant) are well-modulated and articulated to provide visual interest to the building when viewed from beyond the Central City or from adjacent buildings above; and~~ ensuring that the upper floors of tall buildings are well designed to provide an attractive façade that is appropriate to its context and where roof plant is screened from view;
- xiii. recognising the importance of significant public open space by maintaining sunlight access to, and managing visual dominance effects on, these spaces;
- xiv. recognising that mixed use zones are in transition and require a high good quality of residential development to be achieved to mitigate and offset the industrial nature and potential conflicts between uses within the zone; and
- xv. for larger scale developments in Mixed Use Zones, provide for future access lanes, greenways and mid-block pedestrian connections, that will contribute to a finer grain block structure that supports walking.

...

### **15.2.5 Objective - Diversity and distribution of activities in the Central City**

- a. A range of commercial activities, community activities, cultural activities, residential activities and visitor accommodation are supported in the Central City to enhance its viability, vitality and the efficiency of resources, while encouraging activities in specific areas by:
  - i. ~~Defining the City Centre Zone as the focus of retail activities and offices and limiting the height of buildings to support an intensity of commercial activity across the zone;~~
  - ii. Limiting the extent to which retail activity and offices occur outside the City Centre Zone;
  - iii. Providing for key anchor projects within and around the City Centre Zone;
  - iv. Encouraging entertainment and hospitality activity (including late-night trading) in defined precincts and managing the extent to which these activities (except for visitor accommodation) occur outside the precincts.

...

#### **15.2.6.4 Policy - Residential intensification**

- a. Encourage the intensification of residential activity within the City Centre Zone by enabling high good quality residential development that supports a range of residential typologies, tenures and prices, with an appropriate level of amenity including:
  - i. provision for outdoor living space and service areas;

- ii. screening of outdoor storage areas and outdoor service space;
- iii. separation of balconies or habitable spaces from internal site boundaries;
- iv. prescribed minimum unit sizes;
- v. internal noise protection standards.;
- vi. sufficient access to daylight and sunlight;
- vii. where required, communal space including interior and exterior space; and
- viii. outlook for every residential unit.

...

## 15.2.7 Objective - Role of the Central City Mixed Use Zone

- a. The development of vibrant, high good quality urban areas where a diverse and compatible mix of activities can coexist in support of the City Centre Zone and other areas within the Central City.

### 15.2.7.1 Policy - Diversity of activities

- a. Enhance and revitalise the Central City Mixed Use Zone by enabling:
  - i. a wide range of activities and a continuation of many of the existing business activities;
  - ii. a range of types of residential activities to transition into this area in support of inner city residential intensification;
  - iii. forms of retailing that support business and other activity within the zone, are consistent with consolidating retail activity in the City Centre Zone, or are less suited to the City Centre Zone environment;
  - iv. large format retail activity to continue in parts of the zone where that form of retailing has previously existed and/or to an extent that does not threaten the consolidation of retail activity in the City Centre Zone;
  - v. opportunities for offices and commercial services in association with other business and residential activity, or where it is of a small scale so as to not compromise the role of the City Centre Zone or the aim of consolidating that area of the Central City;
  - vi. light service industry compatible with other activities envisaged for the zone;
  - vii. entertainment activities and hospitality activities of a scale, type and duration that do not conflict with or undermine existing and future residential activity, nor undermine the identified hospitality and entertainment precincts; and
  - viii. opportunities for taller buildings to accommodate residential activity and visitor accommodation, to support the vibrancy of the City Centre Zone, and the nearby ~~where co-located with the~~ large-scale community facilities, Te Kaha and Parakiore.

...

### 15.2.8.3 Policy - Residential development

- a. Provide for residential development within the Central City Mixed Use Zone in support of, and to encourage, intensification of residential activity in the Central City.
- b. Require a level of private amenity space for residents that is proportionate to the extent of residential activity proposed, ~~and which compensates for the predominantly commercial nature of the area, including through:~~
  - i. provision of communal and/or private outdoor living space and service area;
  - ii. screening of outdoor storage areas and outdoor service space;
  - iii. separation of balconies or habitable spaces from internal site boundaries;
  - iv. prescribed minimum unit sizes;
  - v. internal noise protection standards; and
  - vi. minimum landscaping and outlook requirements.

...

### Central City Commercial Zone Rules

...

#### Rule 15.11.2.11 – Building Height

*[Rule 15.11.2.11(a)(i) be amended as follows, with the balance of the rule recommended to be retained]*

i.	All building, except as provided for in ii, iii and iv below...	A. <del>Nil</del> <del>The maximum height shall be 90 metres.</del>  B. <del>The maximum height of the building base shall be 28 metres.</del>
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...

#### 15.11.2.14 – Tower setbacks, 15.11.2.15 – Tower dimensions and coverage, 15.11.2.16 – Tower separation:

*[Delete all three rules and definitions, along with the associated assessment matters at Rule 15.14.3.35]*

...

#### 15.14.2.6 – Urban Design and height-related assessment matters

*[Remove matters relating to wind assessments, which have been relocated to Chapter 6. This requires small amendments to 15.14.2.6(a)(viii) and the associated advice note, along with 15.14.3.1(b)(iv), to be deleted].*

...

## Central City Mixed Use and South Frame Rules

*[Remove changes to these rules and revert to operative District Plan rules, with the exception the increase in height to 36m and associated 21m road wall and 6m setback rules, which are acceptable].*

...

## Metropolitan Centre Zone Rules

*[Provisions separately attached]*

...

## Mixed Use Zone Rules

...

### 15.10.2.1 Maximum building height

- a. The maximum height of any building shall be 15 metres, unless specified below.
- b. The maximum height of any Comprehensive Residential Development located within the Comprehensive Housing Precinct (shown on the planning maps) shall be 36 metres in the Mandeville Street area, or 22 metres in other areas, for buildings located adjacent to the street, or 12 metres for buildings located at the rear of the site.
- c. Any application arising from this rule shall not be publicly notified.

...

## Town Centre, Local Centre, and Neighbourhood Centre Zone Rules

...

### 15.4.2.2 Maximum building height

- a. The maximum height of any building shall be as follows:

	Applicable to	Standard
i.	All sites in a Town Centre ( <del>other than specified below</del> )	22 metres
ii.	<del>All sites in a Town Centre at Riccarton, Hornby or Papanui</del>	

- b. Any application arising from this rule shall not be publicly notified.

...

**15.4.2.11 — Minimum Tower setback and Road Wall Height**

- a. Any building above a 20 metre road wall height, shall be setback on a 45 degree angle from each edge of the building base.

**15.4.2.12 — Minimum Tower dimension and separation**

- a. Any tower above the 20 metre road wall height in 15.4.2.11 shall be a maximum of a 40 metre diagonal dimension.
- b. Separation between multiple towers on a contiguous site shall be a minimum of 18 metres.

...

**15.5.2.2 Maximum building height**

- a. The maximum height of any building shall be as follows:

	Applicable to	Standard
i.	All sites in a Local Centre as identified in Table 15.1 of Policy 15.2.2.1	14 metres
ii.	All sites in a Local Centre (large) as identified in Table 15.1 of Policy 15.2.2.1	22 metres

- b. Any application arising from this rule shall not be publicly notified.

...

**15.6.2.1 Maximum building height**

- a. The maximum height of any building shall be as follows:

	Applicable to	Standard
i.	All sites unless specified below	14 metres
ii.	For sites within the Central City located:	<u>36 metres</u>
	— To the east of Barbadoes Street	20 metres
	— To the west of Barbadoes Street	32 metres



## DISTRICT PLAN TEXT AMENDMENTS

Key:

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

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

Text in purple is a plan change proposal subject to Council Decision.

Text in purple shaded in grey is a Plan Change Council Decision.

Text in black/green shaded in grey is a Council Decision subject to appeal.

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

Text in red underline / strikethrough identifies the relief sought sought by Kāinga Ora (through the expert evidence of Mr Lindenberg and Mr Selkirk).

## Chapter 6 General Rules and Procedures

### 6.1 Noise

#### 6.1.1 Introduction

- a. This introduction is to assist the lay reader to understand how this sub-chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. Sub-chapter 6.1 Noise relates to the management of adverse noise effects, recognising the impact such effects can have on the amenity values and health of people and communities. Noise-creating activities are managed by setting limits on the sound levels they generate, their location and their duration, so that the noise generated is consistent with the anticipated outcomes for the receiving environment. In addition, this sub-chapter sets out where sound insulation is required for sensitive activities, or alternatively, by limiting the location of sensitive activities relative to activities which have elevated noise levels.
- c. The provisions in this sub-chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).

#### 6.1.2 Objective and Policies

##### 6.1.2.1 Objective - Adverse noise effects

- a. Adverse noise effects on the amenity values and health of people and communities are managed to levels consistent with the anticipated outcomes for the receiving environment.

#### **6.1.2.1.1 Policy - Managing noise effects**

- a. Manage adverse noise effects by:
  - i. limitations on the sound level, location and duration of noisy activities;
  - ii. requiring sound insulation for **sensitive activities** or limiting their location relative to activities with elevated noise levels.

#### **6.1.2.1.2 Policy - Noise during night hours**

- a. Achieve lower noise levels during night hours to protect sleep, and the **amenity values** of residential and other sensitive environments, so far as is practicable.

#### **6.1.2.1.3 Policy - Entertainment and hospitality activities in precinct areas and key locations in the Central City**

- a. Enable entertainment and hospitality activities, and temporary events including those at identified facilities (refer to [Rule 6.1.6.2.3 Temporary activities](#)), that contribute to Christchurch's economic, social and cultural well-being to occur in the Central City Entertainment and Hospitality Precincts while ensuring the adverse noise effects of activities on the surrounding community and environment are managed to levels consistent with the anticipated outcomes for the receiving environment.

#### **6.1.2.1.4 Policy - Activities in key locations outside the Central City**

- a. Enable land use activities at identified facilities (refer to [Rule 6.1.6.2.3 Temporary activities](#)) outside the **Central City** that contribute to Christchurch's economic, social, and cultural wellbeing while ensuring the adverse noise effects of activities on the surrounding community and environment are managed to levels consistent with the anticipated outcomes for the receiving environment.

#### **6.1.2.1.5 Policy - Airport noise**

- a. Require the management of **aircraft operations** and **engine testing** at Christchurch International Airport, so that:
  - i. noise generated is limited to levels that minimise sleep disturbance and adverse effects on the **amenity values** of residential and other sensitive environments, so far as is practicable;
  - ii. where practicable, adverse noise effects are reduced over time.
- b. Mitigate adverse noise effects from the operations of the Christchurch International Airport on **sensitive activities**, by:
  - i. prohibiting new **sensitive activities** within the **Air Noise Boundary** and within the 65 dB L<sub>dn</sub> engine testing contour; and
  - ii. requiring noise mitigation for new **sensitive activities** within the 55 dB L<sub>dn</sub> air noise contour and within the 55 dB L<sub>dn</sub> engine testing contour; and



- iii. requiring Christchurch International Airport Limited (CIAL) to offer appropriate acoustic treatment in respect of residential units existing as at 6 March 2017 within the 65 dB L<sub>dn</sub> Annual Airport Noise Contour, and within the 60 dB L<sub>dn</sub> engine testing contour.

Advice note:

1. [Policy 17.2.2.10](#) also mitigates noise effects from the operations of Christchurch International Airport on rural land.

### 6.1.3 How to interpret and apply the rules

- a. The rules that apply to activities generating, or affected by, noise in all zones are contained in:
  - i. The general noise rules in [Rule 6.1.4](#);
  - ii. The activity status tables (including activity specific standards) in [Rules 6.1.5.1](#), [6.1.6.1](#) and [6.1.7.1](#);
  - iii. The Noise Standards in [Rule 6.1.5.2](#);
  - iv. The Activity Standards in [Rules 6.1.6.2](#) and [6.1.7.2](#); and
  - v. The matters of discretion in [Rule 6.1.8](#).
- b. Activities generating, or affected by, noise are also subject to the rules in the relevant zone chapters.
- c. The activity status tables, rules and standards in the following chapters also apply to activities generating, or affected by, noise (where relevant):
  - 4 [Hazardous Substances and Contaminated Land](#);
  - 5 [Natural Hazards](#);
  - 6 [The other sub-chapters of General Rules and Procedures](#);
  - 7 [Transport](#);
  - 8 [Subdivision, Development and Earthworks](#);
  - 9 [Natural and Cultural Heritage](#); and
  - 11 [Utilities and Energy](#).
- d. Additional noise standards applying to specific activities are contained in some zone chapters and some of the chapters listed in c. above.
- e. In order to understand which rules apply to your activity, there are two aspects you need to consider in relation to Sub-chapter 6.1 Noise - whether you:
  - i. are generating noise; or
  - ii. may be affected by noise (a receiver of noise).
- f. If you are generating noise, the following steps may assist:

- i. Determine whether the activity is exempt from the noise rules, as listed in [Rule 6.1.4.2](#) or subject to [Rule 6.1.4.3](#) (a) in the [Central City](#).
  - ii. Check whether the activity has specific noise standards for that activity in [Rule 6.1.6.2](#). If so, only the standards in [Rule 6.1.6.2](#) apply (unless specified otherwise in [Rule 6.1.6.2](#)).
  - iii. Outside the [Central City](#), if not an activity covered in (f) ii. above, establish the zoning for all [sites](#) which will receive noise from the activity. This will include all [adjoining sites](#), but may also include other [sites](#) in the vicinity, particularly those that have more stringent noise rules than the [adjoining sites](#). Determine whether the noise generated by the activity will meet the Noise Standards specified in [Rule 6.1.5.2.1](#) for all noise receiving [sites](#).
  - iv. In the [Central City](#), if not an activity covered in (f) ii. above, establish the precinct (as shown on the Central City Entertainment and Hospitality Precinct Overlay Planning Map) for the [sites](#) which will receive noise from the activity. Determine whether the noise generated by the activity will meet the Noise Standards specified in [Rule 6.1.5.2.2](#) for that precinct, at any [site](#) receiving noise from the activity.
  - v. Check your activity is not specified as a discretionary activity, non-complying activity or prohibited activity.
- g. If you may be affected by noise (a receiver of noise), the following steps may assist:
- i. Check whether the activity is near infrastructure specified in [Rule 6.1.7.2.1](#), or [Rule 6.1.7.2.2](#), and is an activity specified in those rules.
  - ii. Check the activity status in [Rule 6.1.7.1](#) and whether the activity meets the Activity Standards in [Rule 6.1.7.2](#).

## 6.1.4 General Noise Rules

### 6.1.4.1 Measurement and assessment of noise

- a. Unless otherwise specified elsewhere in this [District Plan](#), noise shall be measured in accordance with [NZS6801:2008 “Acoustics – Measurement of environmental sound”](#), and assessed in accordance with [NZS 6802:2008 “Acoustics-Environmental noise”](#), except that provisions in NZS 6802 referring to Special Audible Characteristics shall not be applied.
- b. The noise standards shall apply at any point within a [site](#) receiving noise from an activity, except where:
  - i. the [site boundary](#) is a [boundary](#) with a [site](#) in the Transport Zone outside the [Central City](#), in which case noise standards shall apply at or beyond the far boundary of the Transport Zone; or
  - ii. the [site boundary](#) is a [boundary](#) with a [site](#) in the Transport Zone, an open space zone or any combination of these zones in the [Central City](#), in which case noise standards shall apply at or beyond the far boundary of the Transport or open space zone; or
  - iii. the standards specify otherwise.

- c. Where a **site** is divided by a zone boundary, then each part of the **site** divided by the zone boundary shall be treated as a separate **site** for the purpose of these rules.

#### 6.1.4.2 Exempt activities

- a. The provisions in [Rule 6.1.5](#) and [Rule 6.1.6](#) do not apply to the following noise sources:
- i. traffic noise generated within a [Transport Zone](#);
  - ii. trains and crossing bells within a [Transport Zone](#), within the area of the Scheduled Activity (Ferrymead Heritage Park), and including railway yards, [rail sidings](#) (excludes new sidings on private land) or stations, tramways, trams and tram crossing bells;
  - iii. sirens used during an [emergency](#);
  - iv. helicopters used for an [emergency](#) and as an air ambulance;
  - v. outside the [Central City](#), boating activities permitted under [Rule 18.8.1.1 P3](#);
  - vi. outside the [Central City](#), normal [farming](#) practices undertaken for a limited duration, and using equipment which is mobile during its normal use. This includes activities such as harvesting, but does not include the use of helicopters, bird-scaring devices, frost control fans or irrigation pumps (for these activities refer to [Rule 6.1.6.2.4](#)). Motorbikes and chainsaws are only exempt when being used as part of normal [farming](#) activity;
  - vii. spontaneous social activities and children's play (but not including [preschools](#));
  - viii. the use of generators and mobile equipment (including vehicles) for [emergency](#) purposes, including testing and maintenance not exceeding 48 hours in duration, where they are operated by emergency services or lifeline [utilities](#); and
  - ix. the use of mobile generators by lifeline [utilities](#) for planned electricity supply interruption not exceeding 48 hours in duration; and
  - x. activities at [emergency service facilities](#) associated with [emergency](#) response and [emergency](#) response training.
- b. Any noise received in the [Open Space Natural Zone](#) from activities in the [adjoining](#) Specific Purpose (Burwood Landfill and Resource Recovery Park) is not subject to noise limits for the open space zone under [Rule 6.1.5.1](#). All other provisions apply to activities within the zone.

Advice note:

1. Although these noise sources are exempted from meeting the rules, any potential and actual adverse effects shall be considered for any discretionary or non-complying activity.
2. While not exempt from the noise provisions, broadband reversing alarms are encouraged in preference to tonal models.

### 6.1.4.3 Duration of resource consents for activities operating after 23:00 hours in Category 3 Precincts in ~~Commercial~~ Central City Mixed Use Zones

- a. In the ~~Commercial~~ Central City Mixed Use Zone and ~~Commercial~~ Central City Mixed Use Zone (South Frame)-~~Zone~~, any resource consent granted under [Rule 6.1.5](#) for activities operating after 23:00 hours in Category 3 Precincts shall be limited in duration to 7 years. For the avoidance of doubt, further resource consent/s for an additional 7 year term, or shorter duration, can be sought.

### 6.1.5 Zone Specific Noise Rules

- a. Rule 6.1.5 does not apply to activities for which activity specific rules are specified in [Rule 6.1.6](#) (unless otherwise specified in [Rule 6.1.6](#)).

#### 6.1.5.1 Activity status tables

##### 6.1.5.1.1 Permitted activities

- a. The activities listed below are permitted activities if they meet the activity specific standards set out in the following table.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 6.1.5.1.2, 6.1.5.1.3, 6.1.5.1.4, 6.1.5.1.5 and 6.1.5.1.6](#).

	Activity	Activity specific standards
P1	Outside the <b>Central City</b> , any activity that generates noise and which is not exempt by <a href="#">Rule 6.1.4.2</a> or specified in <a href="#">Rule 6.1.5.1.1</a> P2 below.	a. Any activity that generates noise shall meet the Zone noise limits outside the <b>Central City</b> in <a href="#">Rule 6.1.5.2.1</a> .
P2	Outside the <b>Central City</b> , people in outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol, in all <del>commercial zones</del> <u>commercial zones</u> .	a. No noise standard applies. b. The activity shall only occur between 07:00 hours and 22:00 hours. c. The maximum size of the outdoor area shall be 50m <sup>2</sup> . d. The outdoor area shall be setback at least 10 metres from the <b>boundary</b> of any <b>site</b> in a residential zone.
P3	In the <b>Central City</b> , any activity that generates noise and which is not exempt by <a href="#">Rule 6.1.4.2</a> .	a. Any activity that generates noise shall meet the Noise limits in the <b>Central City</b> in <a href="#">Rule 6.1.5.2.2</a> .

### 6.1.5.1.2 Controlled activities

There are no controlled activities.

### 6.1.5.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rule 6.1.8](#), as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in <a href="#">Rule 6.1.5.1.1</a> P1 or P3 that exceeds the noise limits in the activity specific standards by 10 dB or less.	a. Matters of discretion - <a href="#">Rule 6.1.8</a>

### 6.1.5.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Any activity listed in <a href="#">Rule 6.1.5.1.1</a> P2 that does not meet one or more of the activity specific standards.
D2	Any activity not provided for as a permitted, restricted discretionary or non-complying activity.

### 6.1.5.1.5 Non-complying activities

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

Activity	
NC1	Any activity listed in <a href="#">Rule 6.1.5.1.1</a> P1 or P3 that exceeds the noise limits in the activity specific standards by more than 10 dB.

### 6.1.5.1.6 Prohibited activities

There are no prohibited activities.

## 6.1.5.2 Noise Standards

### 6.1.5.2.1 Zone noise limits outside the Central City

- a. Outside the **Central City**, any activity that generates noise shall meet the Zone noise limits in Table 1 below at any **site** receiving noise from that activity, as relevant to the zone of the **site** receiving the noise.

**Table 1: Zone noise limits outside the Central City**

Zone of <b>site</b> receiving noise from the activity	Time (hrs)	Noise Limit (dB)	
		<b>L<sub>A</sub>Eq</b>	<b>L<sub>A</sub>max</b>
a. All residential zones (other than in the Accommodation and Community Facilities Overlay)	07:00-22:00	50	n/a
	22:00-07:00	40	65
b. All rural zones, except Rural Quarry Zone, assessed at any point within a <b>notional boundary</b>			
c. Specific Purpose (Flat Land Recovery) and Specific Purpose (Ōtākaro Avon River Corridor) Zones			
d. Papakāinga/Kāinga Nohoanga Zone			
e. All <del>commercial zones</del> <b>commercial zones</b>	07:00-22:00	55	n/a
f. All open space zones	22:00-07:00	45	70
g. All rural zones, except Rural Quarry Zone, assessed at the <b>site boundary</b>			
h. Accommodation and Community Facilities Overlay			
i. All industrial park zones (excluding Awatea and Memorial Avenue)			
j. Industrial Office Zone			
k. Specific Purpose (Cemetery, Schools, Tertiary Education, Golf Resort, Defence Wigram and Hospital) Zones			
l. Industrial General Zone	07:00-22:00	70	n/a
	22:00-07:00	70	n/a
Except that noise levels shall not exceed 50 dB <b>L<sub>A</sub>Eq</b> /75dB <b>L<sub>A</sub>max</b> at any <b>residential unit</b> lawfully established prior to 6 March 2017 during the hours of 22:00 to 07:00			
m. Industrial Park Zones – (Awatea and Memorial Avenue)	07:00-22:00	60	n/a
	22:00-07:00	60	n/a
Except that noise levels shall not exceed 50 dB			

Zone of <b>site</b> receiving noise from the activity	Time (hrs)	Noise Limit (dB)	
		$L_{Aeq}$	$L_{Amax}$
$L_{Aeq}/75dB$ $L_{Amax}$ at any <b>residential unit</b> lawfully established prior to 6 March 2017 during the hours of 22:00 to 07:00			
n. Industrial Heavy Zone	07:00-22:00	75	n/a
Except that noise levels shall not exceed 50 dB $L_{Aeq}/75dB$ $L_{Amax}$ at any <b>residential unit</b> lawfully established prior to 6 March 2017 during the hours of 22:00 to 07:00.	22:00-07:00	75	n/a
o. Rural Quarry Zone	07:00-22:00	65	n/a
p. Specific Purpose (Styx Mill Road Transfer Station)	22:00-07:00	65	n/a
q. Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone			
Except that noise levels shall not exceed 50 dB $L_{Aeq}/75dB$ $L_{Amax}$ at any <b>residential unit</b> lawfully established prior to 6 March 2017 during the hours of 22:00 to 07:00.			

### 6.1.5.2.2 Noise limits in the Central City

- a. In the **Central City**, any activity that generates noise shall meet the Noise standards in Table 2 below at any **site** receiving noise from that activity, as relevant to the Category of Precinct in which the site receiving the noise is located (as shown on the Central City Entertainment and Hospitality Precinct Overlay Planning Map).

**Table 2: Noise standards for each Category**

Category of Precinct in which the site receiving noise is located	Applicable to:	Time (hrs)	Noise Limit		Exemptions
			$L_{Aeq}$	$L_{Amax}$	
a. Category 1 - Higher noise level entertainment and hospitality precincts.	Activities other than <b>discrete</b> outdoor entertainment events	07:00-03:00	60	85	This shall not include noise from people in outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol that meet the specified outdoor area setback required by <a href="#">Rule 6.1.6.2.10</a> .
		03:00-07:00	60	75	
	<b>Discrete</b> outdoor entertainment events	07:00-22:00	65	85	
		22:00-07:00	65	85	

Category of Precinct in which the site receiving noise is located			Applicable to:	Time (hrs)	Noise Limit		Exemptions
					L <sub>AEq</sub>	L <sub>Amax</sub>	
b.	Category 2 - Lower noise level entertainment and hospitality precincts.	All except Victoria Street area	All activities	07:00-01:00	60	85	This shall not include noise from people in outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol that meet the specified outdoor area setback required by <a href="#">Rule 6.1.6.2.10</a> , between 07:00 hours and 23:00 hours for the Victoria Street area and between 07:00 hours and 01:00 hours for the remainder of Category 2.
				01:00-07:00	50	75	
		Victoria Street area	All activities	07:00-23:00	55	85	
				23:00-07:00	50	75	
c.	Category 3 - All <b>Central City</b> areas other than Category 1 and 2 entertainment and hospitality precincts.	All activities	07:00-23:00	55	85	This shall not include noise from people in outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol up to a maximum size of 50m <sup>2</sup> , in all Category 3 Zones except <b>High Density Residential Central City</b> Zone, between 07:00 hours and 23:00 hours.	
			23:00-07:00	45	75		

Advice notes:

1. The map of the three categories is shown in the Central City Entertainment and Hospitality Precinct Overlay Planning Map.
2. Compliance with the noise limits in Table 2 relating to entertainment and hospitality activities may require assessment of the ability of individual **site** design and **building** construction to attenuate noise to the required level, e.g. noise lobbies, “sound ceilings” or other means, or certification by an experienced acoustic consultant.



## 6.1.6 Activity Specific Noise Rules

### 6.1.6.1 Activity status tables

#### 6.1.6.1.1 Permitted activities

- a. The activities listed below are permitted activities if they meet the activity specific standards set out in the following table.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 6.1.6.1.2](#), [6.1.6.1.3](#), [6.1.6.1.4](#), [6.1.6.1.5](#) and [6.1.6.1.6](#).

	Activity	Activity specific standards
P1	<p>Any activity listed in:</p> <ol style="list-style-type: none"> <li>a. <a href="#">Rule 6.1.6.2.1</a> (Generators for emergency purposes);</li> <li>b. <a href="#">Rule 6.1.6.2.2</a> (Temporary military training activities or emergency management activities);</li> <li>c. <a href="#">Rule 6.1.6.2.3</a> (Temporary activities);</li> <li>d. <a href="#">Rule 6.1.6.2.4</a> (Rural activities);</li> <li>e. <a href="#">Rule 6.1.6.2.5</a> (Aircraft operations at Christchurch International Airport);</li> <li>f. <a href="#">Rule 6.1.6.2.6</a> (On-aircraft engine testing at Christchurch International Airport);</li> <li>g. <a href="#">Rule 6.1.6.2.8</a> (Helicopter movements);</li> <li>h. <a href="#">Rule 6.1.6.2.9</a> (Sensitive activities in the Central City), other than as provided for in <a href="#">Rule 6.1.6.1.4</a> D3;</li> <li>i. <a href="#">Rule 6.1.6.2.10</a> (Licensed premises outdoor areas in the Central City); or</li> <li>j. <a href="#">Rule 6.1.6.2.11</a> (Shooting ranges within 1 km of Peacock Springs).</li> </ol>	<ol style="list-style-type: none"> <li>a. The activities shall meet the activity standards in the following rules:               <ol style="list-style-type: none"> <li>i. <a href="#">Rule 6.1.6.2.1</a> (Generators for emergency purposes);</li> <li>ii. <a href="#">Rule 6.1.6.2.2</a> (Temporary military training activities or emergency management activities);</li> <li>iii. <a href="#">Rule 6.1.6.2.3</a> (Temporary activities);</li> <li>iv. <a href="#">Rule 6.1.6.2.4</a> (Rural activities);</li> <li>v. <a href="#">Rule 6.1.6.2.5</a> (Aircraft operations at Christchurch International Airport), including the following additional activity standards:                   <ol style="list-style-type: none"> <li>A. <a href="#">Rule 6.1.6.2.7.1</a> (Airport Noise Management Plan);</li> <li>B. <a href="#">Rule 6.1.6.2.7.2</a> (Acoustic treatment and advice);</li> <li>C. <a href="#">Rule 6.1.6.2.7.3</a> (Airport Noise Liaison Committee);</li> </ol> </li> <li>vi. <a href="#">Rule 6.1.6.2.6</a> (On-aircraft engine testing at Christchurch International Airport), including the following additional activity standards:                   <ol style="list-style-type: none"> <li>A. <a href="#">Rule 6.1.6.2.7.1</a> (Airport Noise Management Plan);</li> <li>B. <a href="#">Rule 6.1.6.2.7.2</a> (Acoustic treatment and advice);</li> </ol> </li> </ol> </li> </ol>

	Activity	Activity specific standards
		<p>C. <a href="#">Rule 6.1.6.2.7.3</a> (Airport Noise Liaison Committee);</p> <p>vii. <a href="#">Rule 6.1.6.2.8</a> (Helicopter movements);</p> <p>viii. <a href="#">Rule 6.1.6.2.9</a> (Sensitive activities in the Central City);</p> <p>ix. <a href="#">Rule 6.1.6.2.10</a> (Licensed premises outdoor areas in the Central City); or</p> <p>x. <a href="#">Rule 6.1.6.2.11</a> (Shooting ranges within 1 km of Peacock Springs).</p> <p>b. In the <a href="#">Central City</a>, all activities shall also comply with <a href="#">Rule 6.1.5</a>.</p>
P2	Construction activities	<p>a. Construction activities shall meet relevant noise limits in Tables 2 and 3 of <a href="#">NZS 6803:1999 Acoustics - Construction Noise</a>, when measured and assessed in accordance with that standard.</p>

### 6.1.6.1.2 Controlled activities

There are no controlled activities.

### 6.1.6.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rule 6.1.8](#), as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
<p><b>RD1</b> Any activity listed in:</p> <ol style="list-style-type: none"> <li>a. <a href="#">Rule 6.1.6.2.1</a> (Generators for emergency purposes);</li> <li>b. <a href="#">Rule 6.1.6.2.2</a> (Temporary military training activities or emergency management activities);</li> <li>c. <a href="#">Rule 6.1.6.2.3</a> (Temporary activities);</li> <li>d. <a href="#">Rule 6.1.6.2.4</a> (Rural activities);</li> <li>e. <a href="#">Rule 6.1.6.2.9</a> (Sensitive activities in the Central City), other than as provided for in <a href="#">Rule 6.1.6.1.3 D3</a>;</li> <li>f. <a href="#">Rule 6.1.6.2.10</a> (Licensed premises outdoor areas in the Central City); or</li> </ol>	<p>a. Matters of discretion – <a href="#">Rule 6.1.8</a></p>

Activity	The Council's discretion shall be limited to the following matters:
<p>g. <a href="#">Rule 6.1.6.2.11</a> (Shooting ranges within 1 km of Peacock Springs), that:</p> <ul style="list-style-type: none"> <li>i. exceeds any noise limits in the activity standards for that activity by 10 dB or less, or</li> <li>ii. does not meet one or more of the other activity standards for that activity.</li> </ul> <p>Any application arising from <a href="#">Rule 6.1.6.1.3</a> RD1 g. (Shooting ranges within 1 km of Peacock Springs) shall not be publicly notified and shall be limited notified only to the trustees of The Isaac Conservation and Wildlife Trust or its successors (absent their written approval).</p> <p>Advice note:</p> <ol style="list-style-type: none"> <li>1. This rule does not apply to the <a href="#">Specific Purpose (Ruapuna Motorsport) Zone</a> or the Christchurch Kart Club raceway at Carrs Road.</li> </ol>	
<p><b>RD2</b> Construction activities listed in <a href="#">Rule 6.1.6.1.1</a> P2 that do not meet the activity specific standard.</p>	

#### 6.1.6.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

Activity	
<b>D1</b>	<p>Any activity listed in:</p> <ul style="list-style-type: none"> <li>a. <a href="#">Rule 6.1.6.2.5</a> (Aircraft operations at Christchurch International Airport); or</li> <li>b. <a href="#">Rule 6.1.6.2.6</a> (On-aircraft engine testing at Christchurch International Airport);</li> </ul> <p>that does not meet one or more of the activity standards for that activity, including one or more of the relevant additional activity standards for these activities in <a href="#">Rules 6.1.6.2.7.1</a>, <a href="#">6.1.6.2.7.2</a> and <a href="#">6.1.6.2.7.3</a>.</p>
<b>D2</b>	<p><a href="#">Helicopter movements</a> listed in <a href="#">Rule 6.1.6.2.8</a> (Helicopter movements) that do not meet one or more of the activity standards for that activity, other than for air ambulance or <a href="#">emergencies</a>.</p>
<b>D3</b>	<p>In the <a href="#">Central City</a>, any <a href="#">residential activity</a> or <a href="#">guest visitor accommodation</a> located within a Category 1 Precinct as shown on the Central City Entertainment and Hospitality Precinct Overlay planning map.</p>

<b>Activity</b>	
	(Plan Change 4 Council Decision subject to appeal)

### 6.1.6.1.5 Non-complying activities

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

<b>Activity</b>	
<b>NC1</b>	Any activity not provided for as a permitted, restricted discretionary or discretionary activity.
<b>NC2</b>	Any activity listed in: <ul style="list-style-type: none"> <li>a. <a href="#">Rule 6.1.6.2.1</a> (Generators for emergency purposes);</li> <li>b. <a href="#">Rule 6.1.6.2.2</a> (Temporary military training activities or emergency management activities);</li> <li>c. <a href="#">Rule 6.1.6.2.3</a> (Temporary activities);</li> <li>d. <a href="#">Rule 6.1.6.2.4</a> (Rural activities);</li> <li>e. <a href="#">Rule 6.1.6.2.9</a> (Sensitive activities in the Central City), other than as provided for in <a href="#">Rule 6.1.6.1.4 D3</a>;</li> <li>f. <a href="#">Rule 6.1.6.2.10</a> (Licensed premises outdoor areas in the Central City); or</li> <li>g. <a href="#">Rule 6.1.6.2.11</a> (Shooting ranges within 1 km of Peacock Springs);</li> </ul> that exceeds any noise limits in the activity standards for that activity by more than 10 dB.

### 6.1.6.1.6 Prohibited activities

There are no prohibited activities.

## 6.1.6.2 Activity standards

### 6.1.6.2.1 Generators for emergency purposes

- a. Except as provided for in [Rule 6.1.4.2](#), the use of generators, for **emergency** purposes only, including during planned electricity supply interruption exceeding 48 hours in duration, shall meet the following activity standards:
  - i. The activity shall, at any time, meet the Zone noise limits specified for between 07:00 hours and 22:00 hours in Table 1 of [Rule 6.1.5.2.1](#) at any **site** receiving noise from the activity, as relevant to the zone of the **site** receiving the noise.
  - ii. Routine testing shall occur only on weekdays between the hours of 09:00 and 17:00, and shall meet the Zone noise limits in Table 1 of [Rule 6.1.5.2.1](#) at any **site** receiving noise from the activity, as relevant to the zone of the **site** receiving the noise.
- b. For avoidance of doubt, use of generators not for **emergency** purposes, including peak-logging, shall comply with [Rule 6.1.5](#).

### 6.1.6.2.2 Temporary military training activities or emergency management training activities

- a. Temporary military training activities or emergency management training activities shall meet the following activity standards:
  - i. The activities shall meet the noise standards in Table 3 below.
  - ii. Activity 1 in Table 3 shall meet either the minimum separation distance; or, if within the minimum separation distance, the maximum noise limit, as specified in Table 3. At least 10 days prior to the activity occurring, the Council and the occupier of the land and adjoining properties shall be informed of the activity and whether Standard a 1 a. or 1 b. will be used.
  - iii. The decibel noise standards specified in Table 3 for Activity 1. and 3. shall apply at any point within the notional boundary of any sensitive activity.
  - iv. The minimum separation distances specified in Table 3 shall be measured between the boundary of the temporary military training activity or emergency management training activity and the notional boundary of any sensitive activity.
  - v. The duration of the temporary military training activity or emergency management training activity shall be limited to a period not exceeding 31 days, excluding set-up and pack-down activities.

**Table 3: Temporary military training activity or emergency management training activity noise standards**

	Activity	Time (hrs)	Noise Standard
1.	Firing of weapons and single or multiple explosive events.	07:00 – 19:00	a. The activity shall either: <ol style="list-style-type: none"> <li>i. meet a minimum separation distance of 1,500 metres; or</li> <li>ii. if within 1,500 metres, not exceed the noise level of 65 dB <math>L_{Amax}</math>.</li> </ol> b. The activity shall meet the decibel noise limits of Table 1 or 2 of Rule 6.1.5.2, except that on up to 10 days per year on any site, activities may exceed the decibel noise limits in Table 1 or 2 of Rule 6.1.5.2 by 10 dB or less.
		19:00 – 07:00	a. The activity shall either: <ol style="list-style-type: none"> <li>i. meet a minimum separation distance of 4,500 metres; or</li> <li>ii. if within 4,500 metres, not</li> </ol>

	Activity	Time (hrs)	Noise Standard
			<p>exceed the noise level of 50 dB <math>L_{Amax}</math>.</p> <p>b. The activity shall meet the decibel noise limits of Table 1 or 2 of Rule 6.1.5.2, except that on up to 10 days per year on any site, activities may exceed the decibel noise limits in Table 1 or 2 of Rule 6.1.5.2 by 10 dB or less.</p>
2.	Helicopter movements	All times	NZS6807:1994 'Noise Management and Land Use Planning for Helicopter Landing Areas'
3.	Any other noise-generating activities (including mobile and fixed sources).		<p>a. The activity shall meet the decibel noise limits of Table 1 or 2 of Rule 6.1.5.2, except that:</p> <p>i. on up to 10 days per year on any site, activities may exceed the decibel noise limits in Table 1 or 2 of Rule 6.1.5.2 by 10 dB or less, and</p> <p>ii. the noise limit in Table 1 g. of Rule 6.1.5.2 at a rural site boundary shall not apply.</p>

### 6.1.6.2.3 Temporary activities

- a. Temporary activities and buildings specified in Rule 6.2, other than temporary military training activities or emergency management activities which are subject to the activity standards in Rule 6.1.6.2.2, shall meet the following activity standards:
- i. Temporary activities and buildings specified in Rule 6.2, and located at a location listed in Table 4 below, shall meet the noise standards set out in Table 4.
  - ii. Any temporary activity and building specified in Rule 6.2, and located at a location not listed in Table 4, shall:
    - A. be located no closer than 30 metres from any residential unit;
    - B. undertake sound amplified activities for a total duration not exceeding 4 hours per day on any site, including all sound checks; and
    - C. occur only between 09:00 hours and 22:00 hours;

and for sound amplified activities, either:

    - D. have a total amplified power not exceeding 500 Watts RMS; or
    - E. result in a sound level not exceeding 65 dB  $L_{Aeq}$  at any residential unit, to be evidenced by a report from a suitably qualified acoustic consultant.

**Table 4: Location-specific noise standards**

	Location	Maximum No. of Days	Time limit (hrs)	Noise limit (dB)		Qualifications
				L <sub>AEq</sub>	L <sub>AFmax</sub>	
a.	Lancaster Park	3 days per year	09:00–22:30	65	85	a. Assessed at the <b>boundary</b> with any <b>site</b> in a residential zone.
b.	Queen Elizabeth II Park					
c.	Specific Purpose (Defence Wigram) Zone	Refer to <a href="#">Rule 13.1.4.1.1 P2</a>	Refer to <a href="#">Rule 13.1.4.1.1 P2</a>	65 (15 min)	85	a. Applies only to temporary <b>recreation activities</b> or exhibitions provided for by <a href="#">Rule 13.1.4.1.1 P2</a> .
d.	Temporary Christchurch Stadium	Refer to the provisions for Temporary Christchurch Stadium, including noise, of Chapter 18 <a href="#">Rule 18.5.4</a> .				
e.	Christchurch Kart Club Raceway at Carrs Road	120 days per year, excluding Christmas Day and Boxing Day	09:00-17:00	65	85	a. These noise limits shall apply between 09:00 hrs and 18:00 hrs for official kart racing events that comply as a KartSport NZ race meeting with a status of Group A to Group G event, and are fixed in the published annual calendar of the Christchurch Kart Club.
		1 day between Monday and Friday each week, excluding public holidays, that is fixed in the published annual calendar of Christchurch Kart Club	13:00-17:00	65	85	
f.	Ruapuna Motorsport Park – Specific Purpose (Ruapuna Motorsport) Zone	Refer to the noise provisions of the Specific Purpose (Ruapuna Motorsport) Zone in <a href="#">Chapter 13.10</a>				
g.	Hagley Park	Any	09:00-22:00	50	85	

	Location	Maximum No. of Days	Time limit (hrs)	Noise limit (dB)		Qualifications
				L <sub>AEq</sub>	L <sub>AFmax</sub>	
		30 days per year	09:00-22:30	70	85	<p>a. Assessed at any property in a <b><u>Residential Central City-High Density Residential</u></b> Zone.</p> <p>b. Fireworks are exempt from the L<sub>Amax</sub> limits.</p>
		5 of the above 30 days per year	09:00-23:30	75	85	
		New Years Eve/Day	09:00-00:30 (12:30am New Years Day)	75	85	
h.	Cathedral Square	120 days per year	09:00-22:30	70	85	
i.	Victoria Square	20 days per year	09:00-22:30	70	85	
j.	Specific Purpose (Ōtākaro Avon River Corridor) Zone	30 days per year	09:00-22:30	70	85	<p>a. Assessed at the <b>boundary</b> of any <b>site</b>:</p> <ul style="list-style-type: none"> <li>i. In a residential zone <b>adjoining</b> the Specific Purpose (Ōtākaro Avon River Corridor) Zone; or</li> <li>ii. Identified in <a href="#">Appendix 13.14.6.2</a> that is in private ownership; or</li> <li>iii. Located within an Edge Housing Area Overlay or Trial Housing Area Overlay as shown in the Development Plan in <a href="#">Appendix 13.14.6.1</a></li> </ul>

Advice note:

1. Refer to [Appendix 6.11.3](#) for maps of the locations specified in this table.



#### 6.1.6.2.4 Rural activities

- a. Bird-scaring devices shall meet the following activity standards:
  - i. Any bird-scaring devices shall:
    - A. not operate between sunset and sunrise;
    - B. not be used within 200 metres of a **notional boundary** of a **residential unit**;
  - ii. Noise from such devices, including clusters of up to three shots from gas operated devices, or three multiple shots from a firearm in rapid succession, shall not exceed 65 dB  $L_{AE}$  when assessed at any point within the **notional boundary** of any **residential unit** on any other **site**.
- b. Frost control fans shall meet the following activity standards:
  - i. Any noise generated by a frost control fan shall not exceed 55 dB  $L_{Aeq}$  when assessed at the **notional boundary** of any **residential unit** on a separate **site** under different ownership.
  - ii. This noise limit in [Rule 6.1.6.2.4 b.i.](#) applies to the total noise from all frost control fans in the vicinity operating simultaneously.
  - iii. The noise limit in [Rule 6.1.6.2.4 b.i.](#) includes a correction for the special audible characteristics of frost control fans and no further penalty shall be applied to measured or calculated noise levels.
- c. Any other rural activity shall comply with [Rule 6.1.5](#).

#### 6.1.6.2.5 Aircraft operations at Christchurch International Airport

- a. **Aircraft operations** at Christchurch International Airport shall meet the following activity standards:
  - i. Noise from **aircraft operations** shall not exceed 65 dB  $L_{dn}$  outside the 65 dB  $L_{dn}$  Air Noise Compliance Contour shown in Figure 1, other than as provided for in [Rule 6.1.6.2.5 a.ii.](#)
  - ii. Noise from **aircraft operations** may exceed the aircraft noise limit in [Rule 6.1.6.2.5 a.i.](#) by not more than 2 dB, provided that such exceedance is due to atypical weather, national flight disruption, natural disaster or other unplanned circumstance.
  - iii. Monitoring and determining compliance with activity standards i. and ii. above shall be as follows:
    - A. Noise monitoring of **aircraft operations** shall be based on calculations from an operational aircraft noise model, and records of actual **aircraft operations** at Christchurch International Airport over the previous year's **aircraft operations**.
    - B. Noise from **aircraft operations** shall be calculated as the Annual Aircraft Noise Contour (**AANC**), over the busiest three month period of the previous year.
    - C. The calculations shall be performed by a person with appropriate qualifications and experience in airport noise modelling and acoustics assessments.

- D. The calculated results shall be verified by noise measurements carried out in accordance with the Airport Noise Management Plan required under [Rule 6.1.6.2.7.1](#).
- E. The measurement of aircraft sound exposure levels and the derivation of the 65 dB  $L_{dn}$  contour shall be in accordance with [NZS 6805:1992](#).
- iv. An Aircraft Operations Noise Monitoring Report shall be provided annually by the [airport operator](#) to the [Council](#), with the first required by the 6 March 2018. The report shall include:
  - A. the calculated [AANC](#);
  - B. the results of the verification measurements;
  - C. analysis of compliance with reference to [Rule 6.1.6.2.5](#) a.i. and ii. (including the number of exceedances and the reasons for them); and
  - D. a summary of complaints received over the previous year in relation to noise from [aircraft operations](#), and any actions taken in response.
- v. The additional activity standards in [Rule 6.1.6.2.7](#) for [aircraft operations](#) at Christchurch International Airport shall be met.

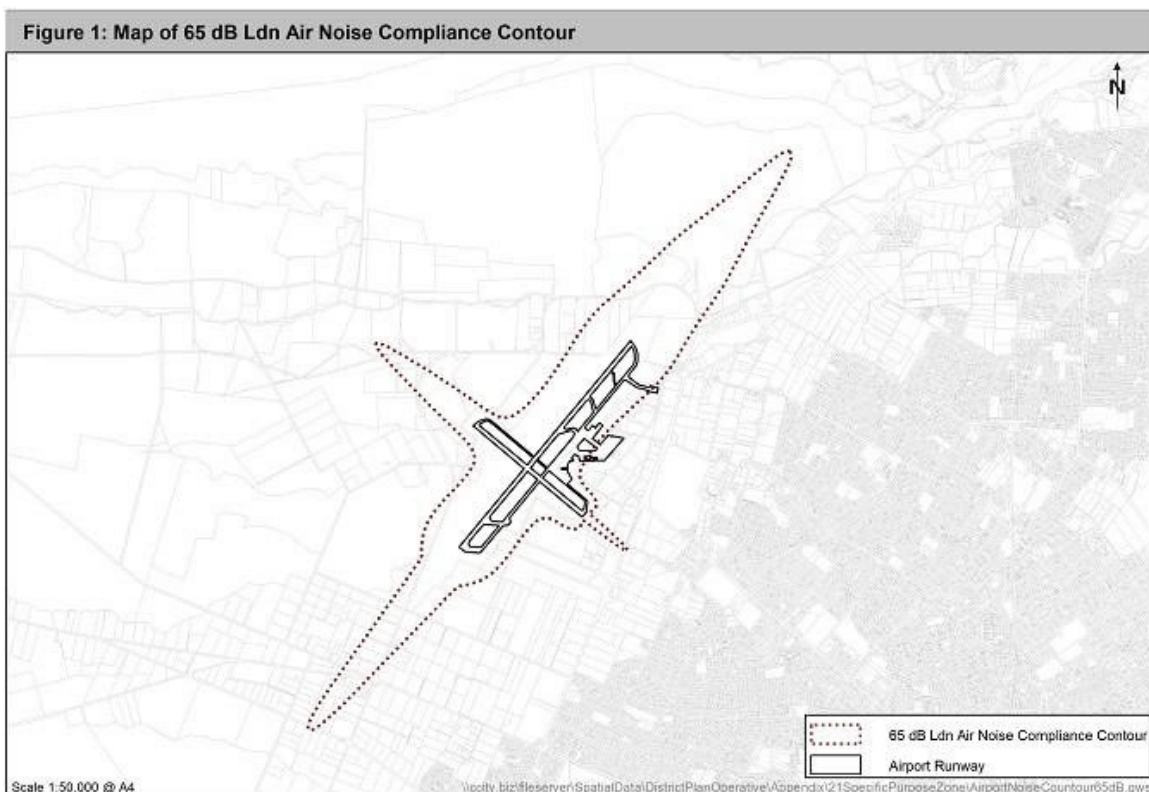


Figure 1: 65 dB Ldn Air Noise Compliance Contour

### 6.1.6.2.6 On-aircraft engine testing at Christchurch International Airport

- a. The testing of engines on aircraft at Christchurch International Airport shall meet the following activity standards:
  - i. Noise from the testing of engines on aircraft shall not exceed the noise limits shown in Table 5 below at the engine testing compliance monitoring positions (ETCMPs) shown in Figure 2.

**Table 5: On-aircraft engine testing noise limits**

Noise Limit	Engine testing compliance monitoring positions (ETCMP) - refer Figure 2
65 dB $L_{dn}$ , 7 day	8 points
55 dB $L_{dn}$ , 7 day	8 points
75 dB $L_{Amax}$ 22:00 to 07:00 only	Edge of residential zone – 3 points

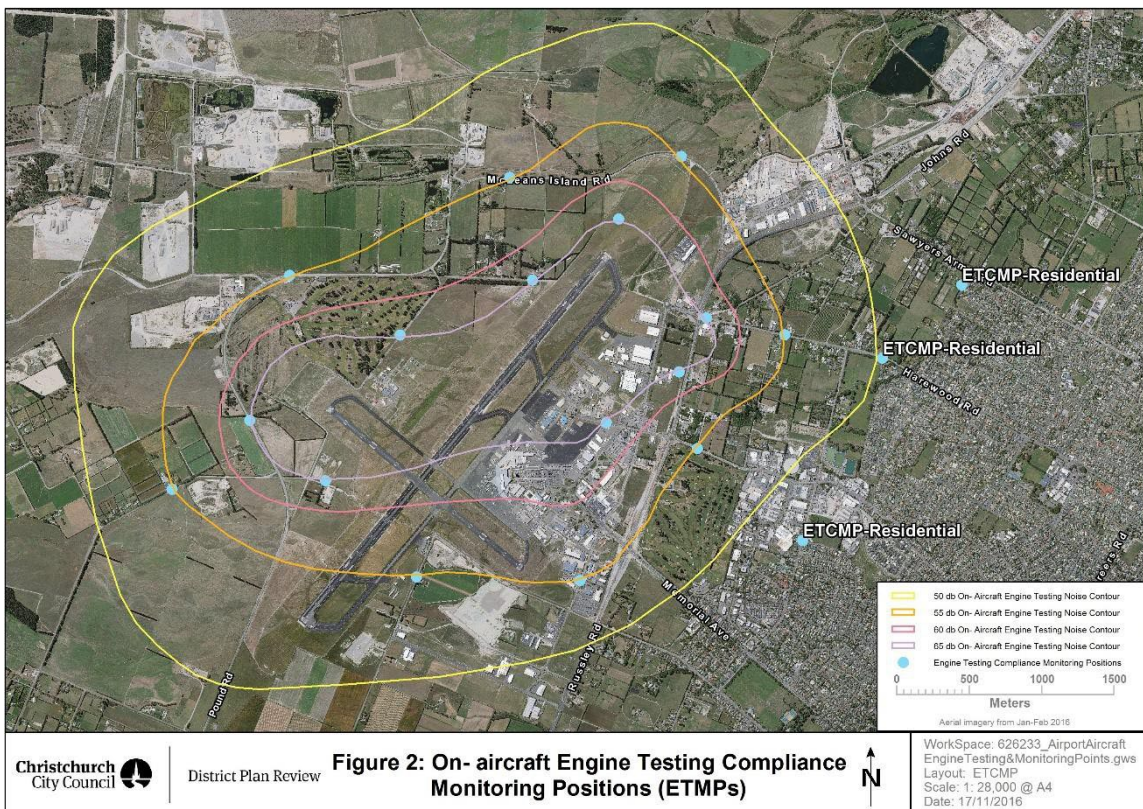


Figure 2: On-aircraft engine testing compliance monitoring positions (ETCMPs)

- ii. All high power testing of jet engines on an aircraft shall occur between the hours of 07:00h and 22:00h, except that a maximum of 5 unplanned engine testing events within any three

month period, up to a maximum of 12 unplanned **engine testing** events per annum, may occur between the hours of 22:00h and 07:00h.

- iii. Testing of turbo prop engines on an aircraft between the hours of 22:00h and 07:00h, when the total duration of testing at high power is five minutes or more per aircraft, shall be conducted in the vicinity of the threshold of Runway 11 (ie. the north-western end of the cross-runway).
- iv. The following exclusions apply:
  - A. The testing of engines on an aircraft used for Antarctic operations, is excluded from activity standards i.-iii..
  - B. The testing of engines on any aircraft is excluded from activity standards i.–iii., where such work is necessary to satisfy an airworthiness directive or other like safety requirement issued by the Minister of Transport, the Director of Civil Aviation or the Civil Aviation Authority, as is any other unplanned **engine testing** arising from an aircraft operator’s identification of a safety issue relating to an aircraft fleet, or required as a result of a natural disaster including volcanic eruption.
  - C. The testing of turbo prop engines on an aircraft is exempted from activity standard iii. when Runway 11/29 is in use.
- v. Monitoring and determining compliance with activity standard a.i. above shall be as follows:
  - A. Compliance or otherwise with activity standard a.i. shall be demonstrated by calculations of on-aircraft **engine testing** noise emissions based on the actual on-aircraft **engine testing** events and calculations of noise emissions for the **engine testing** events and configurations in question. The noise level ( $L_{dn, 7day}$ ) shall be calculated as a 7 day rolling average.
  - B. The calculations in activity standard a.v.A. shall be verified by measurements undertaken with reference to at least four ETCMPs for a sample of at least two different on-aircraft engine test configurations. Verification measurements shall be carried out for an initial period of 6 months from 6 March 2017 and subsequently be undertaken at least once every two years.
- vi. An On-aircraft Engine Testing Report shall be provided quarterly by the **airport operator** to the **Council**, with the first covering the period ending the 30 June 2017 and provided to the Council by the 15 July 2017. The report shall include:
  - A. a summary of all on-aircraft **engine testing** activities undertaken in the quarter; and
  - B. identification of all tests undertaken both in accordance with activity standard a.i. and those excluded by activity standard a.iv., including reasons for the tests excluded and any measures taken to manage noise effects during those excluded tests.
- vii. An On-aircraft Engine Testing Noise Monitoring Report shall be provided annually by the **airport operator** to the **Council** by 6 March 2018, and annually thereafter. The report shall include:
  - A. the results of verification measurements in accordance with activity standard v.B.; and



- B. analysis of compliance with reference to [Rule 6.1.6.2.6](#) a.i.; and
  - C. a summary of complaints received over the previous year in relation to noise from on-aircraft [engine testing](#), and any actions taken in response.
- viii. The additional activity standards in [Rule 6.1.6.2.7](#) for on-aircraft [engine testing](#) at Christchurch International Airport shall be met.

#### **6.1.6.2.7 Additional activity standards for aircraft operations and on-aircraft engine testing at Christchurch International Airport**

- a. The following additional activity standards apply to [aircraft operations](#) and to the testing of engines on aircraft at Christchurch International Airport.

##### **6.1.6.2.7.1 Airport Noise Management Plan**

- a. Within 12 months of 6 March 2017, noise from [aircraft operations](#) and on-aircraft [engine testing](#) at Christchurch International Airport shall be managed in accordance with an Airport Noise Management Plan prepared by a suitably qualified and experienced person on behalf of the [airport operator](#) and in consultation with the Airport Noise Liaison Committee, in accordance with the requirements set out in [Appendix 6.11.14](#). The Airport Noise Management Plan shall be reviewed, and updated if required, at least once every two years.
- b. The Airport Noise Management Plan shall:
  - i. demonstrate how compliance with the following noise limits will be achieved:
    - A. for [aircraft operations](#) - [Rule 6.1.6.2.5](#); and
    - B. for on-aircraft [engine testing](#) - [Rule 6.1.6.2.6](#).
  - ii. provide the details of the noise monitoring programme;
  - iii. incorporate a procedure for transparently and expediently responding to any complaints received in relation to noise from [aircraft operations](#) and on-aircraft [engine testing](#); and
  - iv. incorporate a procedure for transparently and expediently presenting, in a publicly accessible forum, the following:
    - A. the Aircraft Operations Noise Monitoring Report, On-aircraft Engine Testing Report, and On-aircraft Engine Testing Noise Monitoring Report required by [Rules 6.1.6.2.5](#) and [6.1.6.2.6](#);
    - B. a 7-day rolling report of noise from on-aircraft [engine testing](#) against the requirements of [Rule 6.1.6.2.6](#) a.; and
    - C. a daily  $L_{Amax}$  report of noise from on-aircraft [engine testing](#) against the requirements of [Rule 6.1.6.2.6](#) a. at the edge of the residential zone.

##### **6.1.6.2.7.2 Acoustic treatment and advice**

- a. Within 12 months of 6 March 2017, an Acoustic Treatment Programme shall be prepared by the [airport operator](#), in consultation with the Airport Noise Liaison Committee, in accordance with

the requirements of [Appendix 6.11.15](#), for any **residential unit** existing as at 6 March 2017 and located within the Rural Urban Fringe and Rural Waimakariri Zones, that is partly or wholly located within either:

- i. the 65 dB  $L_{dn}$  Annual Aircraft Noise Contour as shown in the Aircraft Operations Noise Monitoring Report provided annually to the **Council** in accordance with [Rule 6.1.6.2.5 a.iv.](#); or
- ii. the 65 dB and 60 dB  $L_{dn}$  Engine Testing Contours shown on the Planning Maps.

The Acoustic Treatment Programme shall be reviewed, and updated if required, at least once every two years.

- b. Within the following timeframes, acoustic treatment shall be formally offered by the **airport operator** to the owners of any **residential unit** that meets the requirements of [Rule 6.1.6.2.7.2 a.](#), in accordance with the Acoustic Treatment Programme and the requirements of c. or d. below:

- i. within 24 months of 6 March 2017 for all **residential units** that meet the requirements at that time; and
- ii. each year after that date, within 12 months from the date of the provision to the **Council** of the Aircraft Operations Noise Monitoring Report in accordance with [Rule 6.1.6.2.5 a. iv.](#), for any additional **residential units** that meet the requirements at that time.

- c. Where a **residential unit** is partly or wholly contained within either:

- i. the 65 dB  $L_{dn}$  Annual Aircraft Noise Contour as shown in the Aircraft Operations Noise Monitoring Report provided annually to the **Council** in accordance with [Rule 6.1.6.2.5 a.iv.](#); or
- ii. the 65 dB  $L_{dn}$  Engine Testing Contour shown on the planning maps,

the formal offer from the **airport operator** to the owner of that **residential unit** shall be for 100% funding for retrofitting acoustic treatment, to achieve the internal design sound level of 40 dB  $L_{dn}$  in ~~habitable rooms~~ **habitable rooms**. If **windows** and doors are required to be closed to achieve the internal design sound level, the acoustic treatment shall include **mechanical heating, cooling and ventilation** meeting the requirements of [Rule 6.1.7.2.1 a.viii](#) for sound generation and airflow rate.

- d. Where a **residential unit** is partly or wholly located between the 60 dB  $L_{dn}$  and the 65 dB  $L_{dn}$  Engine Testing Contours shown on the Planning Maps (but not within the 65 dB  $L_{dn}$  Annual Aircraft Noise Contour), the formal offer from the **airport operator** to the owner of that **residential unit** shall be for 75% funding for retrofitting **mechanical ventilation**, to allow **windows** to be closed if necessary to achieve an internal design sound level of 40 dB  $L_{dn}$  for ~~habitable rooms~~ **habitable rooms**. **Mechanical ventilation** shall meet the requirements of [Rule 6.1.7.2.1 a.viii](#) for sound generation and airflow rate.

- e. Where the offers under b. - d. above are accepted by the owners, the acoustic treatment shall be provided by the **airport operator** according to the Acoustic Treatment Programme prepared under a. above, but not exceeding a cost of \$30,000 (under c.) or \$22,500 (under d.) per **residential unit** (inclusive of GST and inflation adjusted from 2016 to the Consumer Price Index).

- f. An internal design sound level of 40 dB  $L_{dn}$  for ~~habitable rooms~~ **habitable rooms** is not required to be achieved if:
  - i. the property owner accepts a form or level of acoustic treatment that results in a different internal design sound level; or
  - ii. it is impracticable to achieve the specified internal design sound level due to the desirability of maintaining the **heritage fabric** of a **building**. Instead, the internal design sound level of the habitable spaces will be reduced as far as practicable.
- g. Within 24 months of 6 March 2017, the **airport operator** shall provide technical advice on acoustic treatment to all **residential units** existing as at 6 March 2017 within the Rural Urban Fringe, Rural Waimakairiri or Rural Quarry Zones, which are located partly or wholly located between the 55 dB  $L_{dn}$  and the 60 dB  $L_{dn}$  Engine Testing Contours shown on the Planning Maps.

### **6.1.6.2.7.3 Airport Noise Liaison Committee**

- a. Within 6 months of 6 March 2017, an Airport Noise Liaison Committee (the Committee) shall be established and operated by the **airport operator**.
- b. The **airport operator** shall:
  - i. invite the following parties to appoint members of the Committee:
    - A. two representatives appointed by the **airport operator**;
    - B. at least two members of Christchurch City Community Boards (as representatives of the community) appointed by the **Council**;
    - C. one Environmental Health Officer appointed by the **Council** (non-voting);
    - D. two representatives appointed by the Board of Airline Representatives of New Zealand; and
    - E. one representative appointed by the Isaac Conservation and Wildlife Trust.
  - ii. provide facilities and administrative support for the Committee in order that it can meet not less than twice annually.
- c. The Committee may consider and make recommendations to the **airport operator** on:
  - i. Any community concerns regarding noise from **aircraft operations** and **engine testing**;
  - ii. Liaison with, and provision of relevant information to the community;
  - iii. the preparation, review and updating if required of the Airport Noise Management Plan as required by [Rule 6.1.6.2.7.1](#);
  - iv. the preparation, review and updating if required of the Acoustic Treatment Programme and its implementation as required by [Rule 6.1.6.2.7.2](#);
  - v. complaints received over the previous year in respect of noise from **aircraft operations** and on-aircraft **engine testing**, and any actions taken in response to those complaints; and
  - vi. Reviewing, and updating if required, the procedures associated with noise complaints received over the previous year.

- d. The **airport operator** shall provide by 6 March 2018, and annually thereafter, a report to the **Council** regarding the following:
  - i. the composition of the Committee; and
  - ii. summaries of the Committee's consideration of the matters specified in [Rule 6.1.6.2.7.3 c.](#)

#### 6.1.6.2.8 Helicopter movements

- a. Outside the Specific Purpose (Airport) Zone, **helicopter movements** shall meet the following activity standards:
  - i. **Helicopter movements** shall only occur between 08:00 hours and 18:00 hours. These hours of operation shall not apply to **helicopter movements** which take place further than 450 metres from a **residential unit**.
  - ii. Within 25 metres of any **residential unit**, no **helicopter movement** shall take place, unless that **residential unit** is on the **site** on which the landing or take-off occurs.
  - iii. Between 25 metres and 450 metres from a **residential unit**, the number of **helicopter movements** on a **site** shall not exceed 24 in any calendar year, or 10 in any month, or six in any week, unless that **residential unit** is on the **site** on which the landing or take-off occurs.
- b. Within the Specific Purpose (Airport) Zone, noise created by **helicopter movements**, or hovering above points within the zone, shall not exceed 50 dB  $L_{dn}$  at any point within the **notional boundary** of a **residential unit** or a **building** occupied by a **sensitive activity** on any rurally zoned **site** or within the **boundary** of any residentially zoned **site**.

#### 6.1.6.2.9 Sensitive activities in the Central City

- a. **Sensitive activities** in the **Central City** shall meet the following activity standards:
  - i. Any **sensitive activity** shall achieve a minimum external to internal noise reduction of:
    - A. Category 2 Precincts:
      - I. 35 dB  $D_{tr, 2m, nT, w} + C_{tr}$  for bedrooms;
      - II. 30 dB  $D_{tr, 2m, nT, w} + C_{tr}$  for other **habitable spaces**.
    - B. Category 3 Precincts **adjoining** the Category 1 Precinct:
      - I. 35 dB  $D_{tr, 2m, nT, w} + C_{tr}$  for bedrooms;
      - II. 30 dB  $D_{tr, 2m, nT, w} + C_{tr}$  for other **habitable spaces**.
    - C. Category 3 Precincts zoned residential, if within 75 metres of a Category 1 or 2 Precinct shown on the [Central City Noise Environments Planning Map](#), and not already covered by B. above:
      - I. 30 dB  $D_{tr, 2m, nT, w} + C_{tr}$  for bedrooms.
    - D. Category 3 Precincts zoned **City Centre**, ~~Commercial Central City Business~~, ~~Commercial~~ Central City Mixed Use, ~~Commercial~~ Central City Mixed Use (South



Frame) and ~~Commercial Local Neighbourhood Centre~~ and not already covered by B. above:

- I. 30 dB  $D_{tr, 2m, nT, w} + C_{tr}$  for bedrooms.
- E. CMUA Outer Noise Insulation Area as shown on the Central City Noise Environments Planning Map:
  - I. 35 dB  $D_{tr, 2m, nT, w} + C_{tr}$  for bedrooms
  - II. 30 dB  $D_{tr, 2m, nT, w} + C_{tr}$  for other **habitable spaces**.
- F. CMUA Inner Noise Insulation Area as shown on the Central City Noise Environments Planning Map:
  - I. 35 dB  $D_{tr, 2m, nT, w} + C_{tr}$  for bedrooms
  - II. 35 dB  $D_{tr, 2m, nT, w} + C_{tr}$  for other **habitable spaces**.

Advice note:

- 1. Meeting this activity standard can be achieved by either:
  - a. Conforming with the schedule of typical building constructions set out in [Appendix 6.11.4](#);  
or
  - b. Providing an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design proposed is capable of meeting the above standards.

#### **6.1.6.2.10 Licensed premises outdoor areas in the Central City**

- a. Outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol in the **Central City** shall meet the following activity standards:
  - i. Outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol located within Category 1 or 2 Precincts shall be setback by at least 25 metres from the boundary of any premise, or **boundary** of any **site**, that is a Category 3 Precinct zoned **High Density Residential** ~~Central City, Commercial~~ Central City Mixed Use or ~~Commercial~~ Central City Mixed Use (South Frame).
  - ii. Activity standard i. shall not apply to **sites** that adjoin areas designated as H4 Stadium (Incorporating Spectator Events Facility) shown in [Planning Maps 32](#) and [39](#).
  - iii. For the avoidance of doubt, the 25 metre setback can include any Transport Zone or open space zone, or any combination of these.

#### **6.1.6.2.11 Shooting ranges within 1 km of Peacock Springs**

- a. Any shooting ranges located within 1 km of the Peacock Springs Conservation Area, as shown in Chapter 17 [Appendix 17.12.1](#), shall not generate noise levels exceeding 60 dB  $L_{Amax}$  at any time when received at any point within the Peacock Springs Conservation Area, except that, for the

purpose of determining compliance with this rule within Lot 1 DP 38246, noise measurements shall be taken from points within the base of the former quarry.

- b. Notwithstanding [Rule 6.1.3](#) f.ii., the Zone Specific Noise Rules in [Rule 6.1.5](#) shall also apply.

## 6.1.7 Rules - Activities near infrastructure

### 6.1.7.1 Activity status tables

#### 6.1.7.1.1 Permitted activities

- a. The activities listed below are permitted activities, if they meet the activity specific standards set out in the following table.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 6.1.7.1.2](#), [6.1.7.1.3](#), [6.1.7.1.4](#), [6.1.7.1.5](#) and [6.1.7.1.6](#).

Activity	Activity specific standards
<p><b>P1</b> Any activity listed in:</p> <p>a. <a href="#">Rule 6.1.7.2.1</a> (Sensitive activities near roads and railways); or</p> <p>b. <a href="#">Rule 6.1.7.2.2</a> (Activities near Christchurch Airport)</p>	<p>a. The activities shall meet the activity standards in the following rules:</p> <p>i. <a href="#">Rule 6.1.7.2.1</a> (Sensitive activities near roads and railways); or</p> <p>ii. <a href="#">Rule 6.1.7.2.2</a> (Activities near Christchurch Airport)</p>
<p><b>P2</b> In any rural zone other than the Rural Quarry Zone, any <del>new noise sensitive activity</del> and any addition to an existing <del>noise</del> addition of a whole room to an existing <del>building</del> or any part of a new <del>building</del> where these are intended for a <del>sensitive activity</del> proposed between the Ruapuna Inner and Outer Noise Boundary relating to Ruapuna Motorsport Park as shown on the relevant Planning Maps.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<p>a. The activities shall be designed and constructed to ensure compliance with the indoor design sound levels in <a href="#">Rule 6.1.7.2.1</a>.</p> <p>Advice note:</p> <p>1. These rules are intended to mitigate the effects of motorsport noise within internal <del>building</del> spaces only. Noise from motor sport activities will also be audible outside of <del>buildings</del> to a varying degree. When constructing new dwellings, residents are encouraged to consider orientating <del>outdoor living spaces</del> away from the Motorsport Park. Where this is not practical, the use of solid continuous walls or fencing encircling the outdoor space, can be used to help mitigate noise.</p>

### 6.1.7.1.2 Controlled activities

There are no controlled activities.

### 6.1.7.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rule 6.1.8](#), as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Any activity listed in <a href="#">Rule 6.1.7.2.1</a> (Sensitive activities near roads and railways) that exceeds any noise limits in the activity standards for that activity by 10 dB or less.	a. Matters of discretion – <a href="#">Rule 6.1.8</a>
<b>RD2</b>	<u>Any new buildings and/or additions to existing buildings located within the 55dB L<sub>dn</sub> air noise contour shown on the Planning Maps that do not meet one or more of the activity standards</u>	<u>a. Matters of discretion – Rule 6.1.8</u>
<b>RD3</b>	<u>Any new buildings and/or additions to existing buildings located within the 55 dB L<sub>dn</sub> engine testing contour shown on the Planning Maps that do not meet the L<sub>dn</sub> standards in the</u>	<u>a. Matters of discretion – Rule 6.1.8</u>

### 6.1.7.1.4 Discretionary activities

There are no discretionary activities.

### 6.1.7.1.5 Non-complying activities

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

Activity	
<b>NC1</b>	<del>Any new buildings and/or additions to existing buildings located within the 55dB L<sub>dn</sub> air noise contour shown on the Planning Maps that do not meet one or more of the activity standards in Rule 6.1.7.2.2.</del>
<b>NC2</b>	<del>Any new buildings and/or additions to existing buildings located within the 55 dB L<sub>dn</sub> engine testing contour shown on the Planning Maps that do not meet the L<sub>dn</sub> standards in the activity standards in Rule 6.1.7.2.2.</del>
<b>NC3</b>	Any activity not provided for as a permitted, restricted discretionary or prohibited activity.
<b>NC4</b>	Any activity listed in <a href="#">Rule 6.1.7.2.1</a> (Sensitive activities near roads and railways) that exceeds any noise limits in the activity standards for that activity by more than 10 dB.

<b>NC5</b>	<p>In any rural zone, any addition of a whole room to an existing <b>building</b> or any part of a new <b>building</b> where these are intended for a new noise <b>sensitive activity</b> located within the Ruapuna Inner Noise Boundary surrounding Ruapuna Motorsport Park as shown on the relevant Planning Maps.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
<b>NC6</b>	<p>In any rural zone, other than the Rural Quarry Zone, any addition of a whole room to an existing building or any part of a new building where these are intended for a new noise <b>sensitive activity</b> or any addition to an existing noise <b>sensitive activity</b> proposed between the Ruapuna Inner and Outer Noise Boundary relating to Ruapuna Motorsport Park, as</p>

Activity	
	<p>shown on the relevant Planning Maps, that does not comply with the activity specific standard of Rule 6.1.7.1.1 P2.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>

### 6.1.7.1.6 Prohibited activities

a. The activities listed below are prohibited activities.

Activity	
PR1	Any new sensitive activity within the Air Noise Boundary shown on the Planning Maps.
PR2	Any new sensitive activity within the 65 dB L <sub>dn</sub> engine testing contour shown on the Planning Maps.

### 6.1.7.2 Activity standards

#### 6.1.7.2.1 Sensitive activities near roads and railways

a. ~~The following activity standards apply to new buildings, or alterations or additions to existing buildings, intended for a sensitive activity:~~

i. ~~External sound insulation – Any new building intended for a sensitive activity, and any alteration or addition to an existing building intended for a sensitive activity, located within 80 metres of the boundary of any state highway or railway designation, or within 20 metres of the edge of the nearest marked traffic lane of a collector road, or within 40 metres of the edge of the nearest marked traffic lane of a Main Distributor, Local Distributor or arterial road, shall either:~~

~~A. be designed and constructed to achieve a minimum external to internal noise reduction of 30 dB  $D_{tr,2m,r,w} + C_{tr}$  to any habitable space; or~~

~~B. be designed and constructed to meet with the following indoor design sound levels:~~

~~I. Rail noise inside bedrooms between 22:00 hours and 07:00 hours – 35 dB  $L_{Aeq}(1h)$ ;~~

~~II. Rail noise inside habitable spaces excluding bedrooms – 40 dB  $L_{Aeq}(1h)$ ;~~

~~III. Road traffic noise inside all habitable spaces – 40 dB  $L_{Aeq}(24hr)$ ; and~~

~~IV. Rail and road traffic noise within any other building intended for a sensitive activity – maximum value recommended in AS/NZS2107:2000.~~

~~except where either:~~

- V. ~~the sound incident on the most exposed part of the outside of the building is less than 55 dB  $L_{Aeq}(1h)$  for rail noise or 57 dB  $L_{Aeq}(24h)$  for road traffic noise; or~~
  - VI. ~~the nearest façade of the building is at least 50 metres from all state highway and railway designations and there is a solid building, fence, wall or landform that blocks the line of sight from all parts of all windows and doors to all parts of any state highway road surface or all points 3.8 metres above railway tracks.~~
- ii. Compliance with [Rule 6.1.7.2.1](#) can be achieved by either:
- A. ~~providing the Council with a design report (prior to construction) and a design certificate (prior to occupation) prepared by a suitably qualified acoustics specialist stating the design proposed is capable of meeting activity standard a.i.; and/or~~
  - B. ~~conforming to the acceptable solutions listed in [Appendix 6.11.4 Noise Attenuation Construction Requirements](#).~~
- iii. ~~For the purposes of ventilation systems, compliance with [Rule 6.1.7.2.1](#) shall be confirmed by providing the product specifications; or a design certificate (prior to occupation) prepared by a suitably qualified acoustics specialist, stating the design proposed is capable of meeting the activity standards.~~
- iv. ~~Rail noise shall be deemed to be 70  $L_{Aeq}(1h)$  at a distance of 12 metres from the edge of the track, and shall be deemed to reduce at a rate of 3 dB per doubling of distance up to 40 metres and 6 dB per doubling of distance beyond 40 metres;~~
- v. ~~Compliance with [Rule 6.1.7.2.1](#) a.i.B. shall be confirmed by providing the Council with a design report prepared by a qualified acoustic engineer demonstrating compliance, prior to any sensitive activity or alteration occurring. The design shall take into account future permitted use of the collector roads and arterial roads, and railway and state highway designations outside the Central City, either by the addition of 2 dB to predicted sound levels or based on forecast traffic in 20 years' time.~~
- vi. ~~The indoor design sound levels in [Rule 6.1.7.2.1](#) a.i.B shall be achieved at the same time as the ventilation requirements of the [New Zealand Building Code](#). If windows are required to be closed to achieve the indoor design sound levels then an alternative means of ventilation shall be required within bedrooms.~~
- vii. ~~Where no traffic lane is marked, the distances stated shall be measured from 2 metres on the roadward side of the formed kerb. The classification of roads is shown in [Appendix 7.5.12 Road Classification System](#).~~
- viii. Ventilation systems where installed shall:
- A. generate sound levels not exceeding
    - I. 35 dB  $L_{Aeq}(30s)$  at night time in bedrooms; and
    - II. 40 dB  $L_{Aeq}(30s)$  in any other habitable space (excluding bedrooms) when measured 1 metre away from any grille or diffuser; and
  - B. provide an adjustable airflow rate of up to at least 6 air changes per hour.

- a. Any addition of a whole room to an existing building or any part of a new building, intended for a Sensitive Activity, within the distances specified from a road or a railway network shall be designed and constructed so that noise from road or railway sources will not exceed internal sound design levels specified in the table below:

Internal sound design levels near roads and railways

<u>Measurement point for road or railway</u>	<u>Distance (metres)</u>	<u>Internal design sound levels (i)</u>	
		<u>Bedrooms</u>	<u>Other habitable spaces and spaces used for other Sensitive activities:</u>
<u>Centre of the railway track including railway sidings on private property</u>	<u>100</u>	<u>35dB <math>L_{Aeq}(1h)</math></u>	<u>40dB <math>L_{Aeq}(1h)</math></u>
<u>Boundary of any State Highway</u>	<u>100</u>	<u>40dB <math>L_{Aeq}(24h)</math></u>	
<u>Marked traffic lane of any Major or Minor Arterial</u>	<u>40</u>		
<u>Marked traffic lane of any Main Distributor or Local Distributor Road</u>			
<u>Marked traffic lane of any Collector Road</u>	<u>20</u>		

Except where:

- i. the space is one of the following - storage spaces, stairwells, bathrooms, laundry rooms, toilets, pantries, walk-in wardrobes, corridors, clothes drying rooms, or entrance areas; or
- ii. the sound incident on the most exposed part of the proposed façade of the affected space is less than 55 dB  $L_{Aeq}(1h)$  for rail noise or 57 dB  $L_{Aeq}(24h)$  for road traffic noise.
- iii. the nearest façade of the building is at least 50 metres from all state highways, railways, and rail sidings, and there is a solid building, fence, wall or landform that blocks the line-of-sight from all parts of all windows and doors to all parts of any state highway road surface or all points 3.8 metres above railway tracks

- b. Compliance with this rule shall be demonstrated by providing the Council with a design report before construction, which is prepared by a suitably qualified acoustics specialist, stating that the design proposed is capable of meeting the required internal noise levels.
- c. Determination of the internal design sound levels, including any calculations, shall be based on the following considerations:
- i. Railway noise shall be deemed:
    - A. to be 70  $L_{Aeq}$  (1h) at a distance of 12 metres from the edge of the track or centre of the track where it is a rail siding; and
    - B. to reduce at a rate of 3 dB per doubling of distance up to 40 metres and 6 dB per doubling of distance beyond 40 metres;
  - ii. Road noise is to be based on measured or predicted noise levels plus 3 dB added to predicted sound levels or based on forecast traffic in 20 years' time.
  - iii. Where no traffic lane is marked, the distances shall be measured from 2 metres on the road-ward side of the formed kerb. The classification of roads is shown in Appendix 7.5.12 Road Classification System.
  - iv. Any external noise levels shall be assessed at the location of the most exposed part of the proposed façade of the affected space(s).
  - v. Any calculations of noise for the purpose of determining internal noise levels shall take into account all of the relevant external elements of a habitable space at the same time, including roof areas and walls.
  - vi. Internal design sound levels shall be achieved in conjunction with the ventilation requirements of the New Zealand Building Code. If windows are required to be closed to achieve the internal design sound levels, then a ventilation system is required.
- d. Heating, Cooling and Ventilation systems shall meet the following specifications:
- i. The room is provided with Mechanical ventilation which must satisfy clause G4 of the New Zealand Building Code; and
  - ii. Where noise sensitive internal spaces are not provided opening window area to comply with natural ventilation requirements of clause G4 of the New Zealand Building Code; mechanical ventilation shall be adjustable between the minimum ventilation rate specified in i above, and up to 1 air change per hour; and
  - iii. The room is provided with heating and cooling that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C when assessed using a 2.5% design weather condition for the applicable location. An acceptable design weather set is 24 hour NIWA 2.5% published weather data for the applicable region; and
  - ii. ~~Achieve a minimum of 7.5 litres of air per second per person; and~~
  - iii. 35 dB  $L_{Aeq}$  (30s) at night time in bedrooms when measured 1 metre away from any grille or diffuser outlet/inlet when operating at the maximum required duty. This does not apply to initial start-up; and
  - iv. 40 dB  $L_{Aeq}$  (30s) in any other space when measured 1 metre away from any grille or diffuser outlet/inlet when operating at the maximum required duty. This does not apply to initial start-up.



- v. Alternatively, in lieu of sections i to iii above, a design verified by a suitably qualified and experienced HVAC expert stating the HVAC system design proposed will provide ventilation and internal space temperature controlled to meet or exceed the outcomes described in parts i to iii.

(Proposed Plan Change 5E)

#### **6.1.7.2.2 Activities near Christchurch Airport**

- a. The following activity standards apply to new **buildings** and additions to existing **buildings** located within the 55 dB  $L_{dn}$  air noise contour or the 55 dB  $L_{dn}$  engine testing contour shown on the Planning Maps:
  - i. Any new **buildings** and/or additions to existing **buildings** shall be insulated from aircraft noise and designed to comply with the following indoor design sound levels:

- A. Residential units, hosted visitor accommodation and unhosted visitor accommodation:
    - I. Sleeping areas – 65 dB  $L_{AE}$ /40 dB  $L_{dn}$
    - II. Other habitable areas – 75 dB  $L_{AE}$  /50 dB  $L_{dn}$
  - B. Guest Visitor accommodation (other than hosted visitor accommodation and unhosted visitor accommodation), resort hotels, hospitals and health care facilities:
    - I. Relaxing or sleeping - 65 dB  $L_{AE}$  /40 dB  $L_{dn}$
    - II. Conference meeting rooms - 65 dB  $L_{AE}$  / 40 dB  $L_{dn}$
    - III. Service activities – 75 dB  $L_{AE}$  /60 dB  $L_{dn}$
  - C. Education activities:
    - I. Libraries, study areas – 65 dB  $L_{AE}$  /40 dB  $L_{dn}$
    - II. Teaching areas, assembly areas – 65 dB  $L_{AE}$  /40 dB  $L_{dn}$
    - III. Workshops, gymnasiums – 85 dB  $L_{AE}$  /60 dB  $L_{dn}$
  - D. Retail activities, commercial services and offices:
    - I. Conference rooms – 65 dB  $L_{AE}$  /40 dB  $L_{dn}$
    - II. Private offices – 70 dB  $L_{AE}$  /45 dB  $L_{dn}$
    - III. Drafting, open offices, exhibition spaces - 75 dB  $L_{AE}$  /50 dB  $L_{dn}$
    - IV. Typing, data processing – 80 dB  $L_{AE}$  /55 dB  $L_{dn}$
    - V. Shops, supermarkets, showrooms - 85 dB  $L_{AE}$  /60 dB  $L_{dn}$
  - E. Sound stages, studios for filming and/or sound production for Commercial film or video production activities - 47 dB  $L_{AE}$
- ii. Noise insulation calculations and verification shall be as follows:
- A. Building consent applications shall be accompanied with a report detailing the calculations showing how the required sound insulation and construction methods have been determined.
  - B. For the purpose of sound insulation calculations, the external noise levels for a site shall be determined by application of the air noise contours  $L_{dn}$  and  $L_{AE}$ . Where a site falls within the contours, the calculations shall be determined by linear interpolation between the contours.
  - C. If required by the Council, in conjunction with the final building inspection the sound transmission of the façade shall be tested in accordance with ISO 16283-3:2016 to demonstrate that the required façade sound insulation performance has been achieved, and a test report is to be submitted to the Council's Head of Building Consenting (or any subsequent equivalent position). Should the façade fail to achieve

the required standard then it shall be improved to the required standard and re-tested prior to occupation.

- iii. Where acoustic insulation measures require windows to be closed in residential dwellings, the follow rules shall apply:
  - A. Mechanical ventilation shall be provided and must satisfy clause G4 of the New Zealand Building Code; and
  - B. Where noise sensitive internal spaces are not provided opening window area to comply with natural ventilation requirements of clause G4 of the New Zealand Building Code; mechanical ventilation shall be adjustable between the minimum ventilation rate specified in i above, and up to 1 air change per hour; and
  - C. The room is provided with heating and cooling that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C when assessed using a 2.5% design weather condition for the applicable location. An acceptable design weather set is 24-hour NIWA 2.5% published weather data for the applicable region; and
- iii. 35 dB LAeq (30s) at night-time in bedrooms when measured 1 metre away from any heating, cooling or ventilation outlet/inlet when operating at the maximum duty required. This does not apply to initial start-up; and
- iv. 40 dB LAeq (30s) in any other space when measured 1 metre away from any heating, cooling or ventilation outlet/inlet when operating at the maximum duty required. This does not apply to initial start-up.
- v. Alternatively, in lieu of sections i to iii above, a design verified by a suitably qualified and experienced HVAC expert stating the HVAC system design proposed will provide ventilation and internal space temperature controlled to meet or exceed the outcomes described in parts i to iii.

(Plan Change 4 Council Decision subject to appeal)

### 6.1.8 Rules - Matters of discretion

- a. When considering applications for restricted discretionary activities, the Council's discretion to grant or decline consent, or impose conditions, is restricted to the matters over which discretion is restricted in the tables in Rules 6.1.5.1.3, 6.1.6.1.3 and 6.1.7.1.3, and as set out for that matter below.
  - i. The level, duration and character of the noise, and proximity and nature of nearby activities, and the adverse effects that may arise from these factors on activities anticipated in the receiving environment and associated amenity.
  - ii. Whether the noise generated would be of such a level as to create a threat to the health or well-being of persons living or working in the vicinity.

- iii. The proposals made by the applicant to reduce noise generation, including:
  - A. reduction of noise at source;
  - B. alternative techniques or machinery which may be available;
  - C. insulation or enclosure of machinery;
  - D. mounding or screen fencing/walls;
  - E. hours of operation;
  - F. in the **Central City**, the management of outdoor areas, including by closing outdoor serving areas, turning off outdoor heaters, turning off outdoor speakers, and minimising the size of outdoor areas;
  - G. in the **Central City**, the management of external doors and **windows** and other avenues for noise to emanate from within a **building**; and
  - H. in the **Central City**, any other management required to address issues such as rubbish and recycling disposal.
- iv. Outside the **Central City**, the adequacy of measures to address the adverse effects of noise on the natural character of the coastal environment.
- v. The value and nature of entertainment activities and their benefit to the wider community, having regard to the frequency of noise intrusion and the practicality of mitigating noise, or utilising alternative **sites**.
- vi. The extent to which achieving the standard is appropriate where the existing noise environment is subject to significant noise intrusion from **road** traffic, or Transport Zone activities in the **Central City**.

- vii. Any relevant standards, codes of practice or assessment methods based on sound acoustic principles, including those which address the reasonableness of the noise in terms of community health and amenity and/or sleep protection.
- viii. In the **Central City**, the level of noise from the activity in relation to ambient noise in its vicinity.
- ix. In the **Central City**, the reasonableness of the noise in terms of recommendations and guidelines for community health and amenity and sleep protection, including guidance given by the World Health Organisation.
- x. Additional criteria where sound insulation is required by the rules:
  - A. The extent to which a reduced level of acoustic insulation may be acceptable due to mitigation of adverse noise impacts through other means, e.g. screening by other structures, or distance from noise sources.
  - B. The ability to meet the appropriate levels of acoustic insulation through alternative technologies or materials.
  - C. The provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the **site**.
  - D. In the **Central City**, the impact of any residential accommodation or **education activity** that does not provide the required noise insulation on the ability of existing or future permitted business activities to operate or establish without undue constraint.
  - E. In the **Central City**, the location of any nearby business activities and the degree to which the amenities of the **sensitive activities** may be adversely affected.
  - F. Outside the **Central City**, the appropriateness of a legal instrument to be registered against the title that is binding on the owner and the owner's successors in title, containing a 'no complaint' clause relating to the noise of aircraft using Christchurch International Airport.
- xi. In the case of shooting ranges, whether the shooting range and associated activities will adversely affect the captive bird breeding programme within the Peacock Springs Conservation Area (identified in Chapter 17 [Appendix 17.12.1](#)) in terms of noise disturbance.
- xii. The extent to which achieving the standard may give rise to adverse effects on the heritage values associated with a building listed in [Appendix 9.3.7.2](#) (Schedule of Significant Historic Heritage) that outweigh the benefits of noise insulation.

Advice note: Specialist heritage advice may help determine the appropriateness of any building solutions to manage the adverse effects of noise from roads and railways.

(Proposed Plan Change 5E)

# MCZ - Metropolitan Centre Zone

The Christchurch Metropolitan Centres are commercial centres with a focal point as sub-regional centres of Northlands, Riccarton and Hornby. They have a planned urban built environment that reflects a high density built form with high-quality public spaces. The Metropolitan Centre Zone provides for a diverse range of commercial, retail, community and recreational activities and offers a variety of employment and living opportunities.

The Metropolitan Centre Zone implements the National Policy Statement on Urban Development, by enabling a built form and density that reflects demand for housing and business use in sub-regional centres.

Activities and buildings along identified active street frontages interact with the streets and public spaces and contribute to a vibrant and attractive metropolitan centre. New buildings and development are well designed and reflect the high-quality urban environment.

Objectives
<p><b>MCZ-O1 Purpose of the Metropolitan Centre Zone</b></p> <p>The Metropolitan Centre Zone:</p> <ol style="list-style-type: none"> <li>1. Is Christchurch's secondary commercial, civic and community centres; and</li> <li>2. Accommodates a wide range of commercial, community, recreational and residential activities.</li> </ol>
<p><b>MCZ-O2 Planned urban built environment of the Metropolitan Centre Zone</b></p> <p>The planned urban built environment of the Metropolitan Centre Zone is characterised by:</p> <ol style="list-style-type: none"> <li>1. A built form that is compact and reflects the high-density environment of the Metropolitan Centre;</li> <li>2. A built environment that is versatile, well designed and of high quality and contributes to attractive and safe public spaces; and</li> <li>3. An urban environment that is an attractive place to live, work and visit.</li> </ol>
Policies
<p><b>MCZ-P1 Appropriate activities</b></p> <p>Enable activities that are compatible with the purpose of the Metropolitan Centre Zone.</p>
<p><b>MCZ-P2 Location of residential activity</b></p> <p>Enable residential activity where:</p> <ol style="list-style-type: none"> <li>1. It is located above ground floor; and</li> <li>2. It provides for an ongoing active street frontage with a positive interface with the public space.</li> </ol>
<p><b>MCZ-P3 Health and well-being for residential activity</b></p> <p>Ensure residential activity and residential units achieve a healthy urban built environment that provides for people's amenity and well-being in respect of:</p> <ol style="list-style-type: none"> <li>1. Access to sunlight, daylight and outdoor living space; and</li> <li>2. Privacy and site design.</li> </ol>
<p><b>MCZ-P4 Other activities</b></p> <p>Provide for other activities within the Metropolitan Centre Zone where:</p> <ol style="list-style-type: none"> <li>1. Any significant adverse effects, can be avoided, remedied or mitigated; and</li> <li>2. The activity is consistent with the planned urban built environment and purpose of the zone.</li> </ol>
<p><b>MCZ-P5 Inappropriate activities</b></p> <p>Avoid activities that are incompatible with the purpose of the Metropolitan Centre Zone.</p>
<p><b>MCZ-P6 Small scale built development</b></p> <p>Enable repairs, alterations and additions to existing buildings and structures, and the erection of smaller-scale buildings and structures, that achieve the planned urban built environment for the Metropolitan Centre Zone.</p>
<p><b>MCZ-P7 Larger scale built development</b></p> <p>Provide for high-density development that achieves a quality built form, taking into consideration the following design objectives and the planned urban built environment of the zone.</p>

<ol style="list-style-type: none"> <li>1. Buildings are well-designed and contribute to a high-quality vibrant public realm through visual interest and aesthetic coherence achieved through façade design, materials, and active edges;</li> <li>2. Buildings abut the street edge and define and enclose the streets, and define the edges of open space;</li> <li>3. Street corners are legible and enhanced through architectural treatment and form and maximised activity;</li> <li>4. Pedestrian amenity is maximised through good permeability and activation, which contributes to safety and walkability;</li> <li>5. Servicing and parking are subservient to the built form to maximise an attractive and active pedestrian interface at the street edge;</li> <li>6. Servicing plant is integrated within the architectural design, to avoid an 'add on' appearance and ensure a well-designed top to buildings;</li> <li>7. Residential activity is provided with a high quality living environment, including access to privacy, outlook, and sun access;</li> <li>8. Development responds to the positive contextual elements (existing and potential) including neighbouring buildings, elements such as trees and crossing points in the street</li> </ol>
<p><b>MCZ-P8 Public space interface</b></p> <p>Where located along an active street frontage identified on the planning maps, require development to provide a positive interface with the public space through:</p> <ol style="list-style-type: none"> <li>1. Buildings that are built up to the front boundary of the site;</li> <li>2. Continuous active street frontages;</li> <li>3. Verandas or other forms of pedestrian shelter;</li> <li>4. Transparent glazing on the ground floor that allows visibility into and out of commercial frontages and reflects whether it is a primary or secondary frontage;</li> <li>5. Obvious and highlighted public entrances; and</li> <li>6. Visually unobtrusive parking, storage and servicing areas, preferably within or to the rear of the building.</li> </ol>
<p><b>MCZ-P9 Car parking and parking lots</b></p> <p>Only allow for ground level car parking and parking lots where:</p> <ol style="list-style-type: none"> <li>1. It is not located along a primary frontage identified on the planning maps; and</li> <li>2. Any adverse effects on the amenity and quality of the streetscape and public open spaces can be minimised.</li> </ol>

Rules	
	<p><b>MCZ-R1 New buildings and structures, and alterations, repairs and additions to existing buildings and structures</b></p> <p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The gross floor area of the new building, structure or addition to an existing building or structure is no more than 450m<sup>2</sup>; and</li> <li>b. Compliance is achieved with: <ol style="list-style-type: none"> <li>i. MCZ-S1;</li> <li>ii. MCZ-S2;</li> <li>iii. MCZ-S4; and</li> <li>iv. MCZ-S5.</li> </ol> </li> </ol> <p>Except that: MCZ-S1, MCZ-S4 and MCZ-S5 do not apply to alterations and repairs to existing buildings and structures.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with MCZ-R1-1.a.</li> </ol> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters in MCZ-P7.</li> </ol> <p><b>Notification:</b></p>

	<p>An application under this rule is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA.</p>
	<p>3. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with MCZ-R1-1.b.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion of the infringed standard.</p> <p><b>Notification:</b></p> <p>An application under this rule where compliance is not achieved with MCZ-S2, MCZ-S3, MCZ-S4, or MCZ-S5 is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
	<p><b>MCZ-R2 Construction activity</b></p> <p>1. Activity status: <b>Permitted</b></p>
	<p><b>MCZ-R3 Retail activity</b></p> <p>1. Activity status: <b>Permitted</b></p>
	<p><b>MCZ-R4 Commercial service activity</b></p> <p>1. Activity status: <b>Permitted</b></p>
	<p><b>MCZ-R5 Office</b></p> <p>1. Activity status: <b>Permitted</b></p>
	<p><b>MCZ-R6 Entertainment activity</b></p> <p>1. Activity status: <b>Permitted</b></p>
	<p><b>MCZ-R7 Recreation activity</b></p> <p>1. Activity status: <b>Permitted</b></p>
	<p><b>MCZ-R8 Gymnasium</b></p> <p>1. Activity status: <b>Permitted</b></p>
	<p><b>MCZ-R9 Food and beverage outlet</b></p> <p>1. Activity status: <b>Permitted</b></p>
	<p><b>MCZ-R10 Healthcare activity</b></p> <p>1. Activity status: <b>Permitted</b></p>
	<p><b>MCZ-R11 Educational facility</b></p> <p>1. Activity status: <b>Permitted</b></p>
	<p><b>MCZ-R12 Community facility</b></p> <p>1. Activity status: <b>Permitted</b></p>
	<p><b>MCZ-R13 Visitor accommodation</b></p> <p>1. Activity status: <b>Permitted</b></p>
	<p><b>MCZ-R14 Residential activity including Papakāinga/Kāinga Nohoanga</b></p> <p>1. Activity status: <b>Permitted</b></p> <p>Where:</p>



	<p>a. Compliance is achieved with:</p> <p>i. MCZ-S3.</p>
	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with MCZ-S3.</p> <p>Matters of discretion are restricted to</p> <p>1. The matters of discretion of the infringed standard.</p> <p><b>Notification:</b> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
	<p><b>MCZ-R15 Social Housing Complex</b></p> <p>1. Activity status: <b>Permitted</b></p>
	<p><b>MCZ-R16 Community corrections activities</b></p> <p>1. Activity status: <b>Permitted</b></p>
	<p><b>MCZ-R17 Conservation activity</b></p> <p>1. Activity status: <b>Permitted</b></p>
	<p><b>MCZ-R18 Customary harvesting</b></p> <p>1. Activity status: <b>Permitted</b></p>
	<p><b>MCZ-R19 Large format retail activity</b></p> <p>1. Activity status: <b>Permitted</b></p>
	<p><b>MCZ-R20 Supermarket</b></p> <p>1. Activity status: <b>Permitted</b></p>
	<p><b>MCZ-R21 Emergency service facility</b></p> <p>1. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in MCZ-P4.</p> <p><b>Notification:</b> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
	<p><b>MCZ-R22 Retirement village</b></p> <p>1. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in MCZ-P4.</p>
	<p><b>MCZ-R23 Parking lot</b></p> <p>1. Activity status: <b>Restricted discretionary</b></p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in MCZ-P9.</p> <p><b>Notification:</b> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>

<b>MCZ-R24 Trade supplier</b>
1. Activity status: <b>Discretionary</b>
<b>MCZ-R25 Drive-through services</b>
1. Activity status: <b>Permitted</b>
<b>MCZ-R26 Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying</b>
1. Activity status: <b>Discretionary</b>
<b>MCZ-R27 Industrial activity</b>
1. Activity status: <b>Non-complying</b>
<b>MCZ-R28 Primary production</b>
1. Activity status: <b>Non-complying</b>
<b>MCZ-R29 Rural activities other than primary production</b>
1. Activity status: <b>Non-complying</b>

Standards	
<b>MCZ-S1 Height</b>	
<p>1. All buildings and structures must not exceed a maximum height above ground level of 53m.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The location, design and appearance of the building or structure;</li> <li>2. Loss of sunlight to adjacent public space;</li> <li>3. Shading to surrounding buildings;</li> <li>4. Shading and loss of privacy for any adjacent residential activity;</li> <li>5. Wind effects on the safety and amenity of the adjacent public space;</li> <li>6. The planned urban built environment; and</li> <li>7. Whether an increase in building height results from a response to natural hazard mitigation.</li> </ol>
<b>MCZ-S2 Active street frontages</b>	
<ol style="list-style-type: none"> <li>1. Along building lines identified on the planning maps all buildings must be built up to and oriented towards the identified building line and provide a veranda that: <ol style="list-style-type: none"> <li>a. Extends along the entire length of the building frontage;</li> <li>b. Provides continuous shelter with any adjoining veranda; and</li> <li>c. Has a minimum setback of 500mm from any kerb face.</li> </ol> </li> <li>2. For sites with primary street frontage controls identified in the planning maps: <ol style="list-style-type: none"> <li>a. At least 55% of the ground floor building frontage must be display windows or transparent glazing; and</li> <li>b. The principal public entrance to the building must be located on the front</li> </ol> </li> </ol>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. Whether the building promotes a positive interface with the street, community safety and visual interest;</li> <li>2. Whether the building incorporates landscaping or other means to provide increased amenity, shade and weather protection; and</li> <li>3. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>

boundary.	
3. For sites with secondary street frontage controls identified in the planning maps at least 35% of the ground floor building frontage must be display windows or transparent glazing.	
<b>MCZ-S3 Location of residential units</b>	
1. All residential units must be located above ground floor.	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The amenity and quality of the streetscape;</li> <li>2. Whether the location of the residential units promote on the an active frontage, community safety and visual interest at the pedestrian level; and</li> <li>3. Whether the design could facilitate conversion to commercial use so as not to foreclose future options.</li> </ol>
<b>MCZ-S4 Location of parking</b>	
1. Any on-site ground level car parking must be located within or at the rear of the building that it serves.	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The amenity and quality of the streetscape.</li> </ol>
<b>MCZ-S5 Service areas and outdoor storage</b>	
<p>1. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must:</p> <ol style="list-style-type: none"> <li>a. Be located to the rear of the building; and</li> <li>b. Without preventing the provision of a gate or entry point to the site, be fully screened by a 1.8m high fence or landscaping where it is visible from the road or any other public space.</li> </ol>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The amenity and quality of the streetscape or public space; and</li> <li>2. The service and storage needs of the activity.</li> </ol>
<b>MCZ – S6 Road wall and setbacks</b>	
<ol style="list-style-type: none"> <li>1. The maximum height of the road wall of any buildings shall be 21m.</li> <li>2. Buildings shall not project beyond a 45 degree recession plane measured from the maximum road wall height of 21m and angling into the site. This clause applies only until the upper floors of the building are set back a minimum of 6m from the road wall.</li> </ol>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The amenity and quality of the streetscape or public space;</li> </ol>
<b>MCZ-S7 Office GFA</b>	
1. The maximum tenancy size shall be 1000m2 GLFA	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. Maximum tenancy size</li> <li>2. Centre vitality and amenity</li> </ol>