



Appendix N

Christchurch District Plan Rule Assessment

Rule/Standard Reference	Explanation / Requirement	Activity Status
Chapter 4 - Hazardous Substances and Contaminated Land		
4.1.4 – Rules – Hazardous Substances		
4.1.4.1.5 Non-Complying Activities	<p>a. Any new storage or use of hazardous substances with explosive or flammable properties within:</p> <p>i. 10 metres of the centre line of a 66kV National Grid transmission line or a 66kV electricity distribution line; or...</p> <p>b. For the purpose of (a), the definition of hazardous substances excludes the following activities, facilities and quantities: ...</p> <p>ii. installations where the combined transformer oil capacity of the electricity transformers is less than 1,000 litres;</p> <p>iii. fuel in mobile plant, motor vehicles, boats and small engines;</p> <p>v. retail activities selling domestic scale usage of hazardous substances, such as supermarkets, trade suppliers, and pharmacies;...</p> <p>vii. fire-fighting substances, and substances required for emergency response purposes on emergency service vehicles and at emergency service facilities;</p> <p>viii. activities involving substances of Hazardous Substances and New Organisms (HSNO) sub-classes 1.4, 1.5, 1.6, 6.1D, 6.1E, 6.3, 6.4, 9.1D and 9.2D unless other hazard classification applies;...</p>	<p>Permitted</p> <p>The proposed fuel tanks associated with PAK'nSAVE Fuel, and the proposed diesel generator will not be in proximity to any of the electricity distribution line or transmission lines listed.</p>
Chapter 5 – Natural Hazards		
5.4 – Rules – Flood Hazard		
5.4.1.1 P3 New buildings outside the Fixed Minimum Floor Level Overlay	<p>New buildings outside the Fixed Minimum Floor Level Overlay</p> <p>a. Minimum floor levels shall be the level specified in the Minimum Floor Level Certificate (refer to Rule 5.4.1.2)</p>	<p>Permitted</p> <p>The ground floor of the PAK'nSAVE building will have floor level as specified in the Minimum Floor Level Certificate for the site (attached at Appendix M).</p>
5.4.1.5 RD2 Filling and excavation in commercial and industrial zones	<p>P14 - Filling or excavation in commercial and industrial zones that is not provided for under Rule 5.4.1.1 P10-P12 or P17.</p> <p><u>Activity Specific Standards:</u></p> <p>a. A maximum height of 0.3m of filling above ground level and 0.6m depth of excavation below ground level; and</p> <p>b. A maximum volume of filling above ground level of 20m³ per site, and a maximum cumulative volume of filling and excavation of 50m³ per site, in each case within any continuous period of 10 years.</p> <p>Or</p> <p>c. The excavation and filling is associated with the maintenance and/or replacement of underground petroleum storage systems and where, following reinstatement of the underground petroleum</p>	<p>Restricted Discretionary</p> <p>a. The proposed works require a max fill height exceeding 0.3m to appropriately grade the site, and a maximum excavation depth of 4m below ground level to establish the basement car parking and install the relevant</p>

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	<p>storage systems, the site will have a finished contour that is equivalent to the ground level at the commencement of the works.</p>	<p>infrastructure as demonstrated by the 'Cut and Fill Estimate Plan' attached at Appendix L.</p> <p>b. The maximum cumulative volume of filling and excavation on site will exceed 50m³.</p> <p>c. The underground petroleum storage systems require excavation that is not associated with maintenance or replacement, instead the initial installation.</p>

Chapter 6: General Rules and Procedures

6.1 - Noise

<p>6.1.4.2 Exempt Activities</p>	<p>a. The provisions in Rule 6.1.5, and Rule 6.1.6 do not apply to the following noise sources: ...</p> <p>iii. sirens used during an emergency;</p> <p>iv. helicopters used for an emergency and as an air ambulance; ...</p> <p>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</p> <p>ix. the use of mobile generators by lifeline utilities for planned electricity supply interruption not exceeding 48 hours in duration; and</p> <p>x. activities at emergency service facilities associated with emergency response and emergency response training.</p>	<p>Exempt</p> <p>Any sirens or helicopters used onsite during an emergency when the site is functioning as an emergency coordination facility will be permitted.</p> <p>The generator located within the site will be used for load shedding, not just emergency use and consequently is not subject to the exemptions provided for generators used for emergency purposes by emergency services or lifeline utilities only.</p>																		
<p>6.1.5.1.1 Noise Limits</p>	<p>P1 Outside the Central City, any activity that generates noise and which is not exempt by Rule 6.1.4.2 or specified in Rule 6.1.5.1.1 P2 below.</p> <p>a. Any activity that generates noise shall meet the Zone noise limits outside the Central City in Rule 6.1.5.2.1.</p> <table border="1" data-bbox="395 1809 983 2038"> <thead> <tr> <th rowspan="2">Zone of site receiving noise from the activity</th> <th rowspan="2">Time (hrs)</th> <th colspan="2">Noise Limit (dB)</th> </tr> <tr> <th>LA_{Eq}</th> <th>LA_{max}</th> </tr> </thead> <tbody> <tr> <td>All residential zones</td> <td>0700-2200</td> <td>50</td> <td>n/a</td> </tr> <tr> <td></td> <td>2200-0700</td> <td>40</td> <td>65</td> </tr> <tr> <td>All commercial zones</td> <td>0700-2200</td> <td>55</td> <td>n/a</td> </tr> </tbody> </table>	Zone of site receiving noise from the activity	Time (hrs)	Noise Limit (dB)		LA _{Eq}	LA _{max}	All residential zones	0700-2200	50	n/a		2200-0700	40	65	All commercial zones	0700-2200	55	n/a	<p>Restricted Discretionary</p> <p>Refer Noise Report (Appendix H) for details.</p>
Zone of site receiving noise from the activity	Time (hrs)			Noise Limit (dB)																
		LA _{Eq}	LA _{max}																	
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Industrial General Zone	0700-2200	70	n/a											
	2200-0700	70	n/a											
6.1.6 Activity Specific Noise Rules														
6.1.6.1 P1 Generators for Emergency Purposes	<p><i>P1 Generators for Emergency Purposes</i></p> <p><i>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></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>b. For avoidance of doubt, use of generators not for emergency purposes, including peak-logging, shall comply with Rule 6.1.5.</i></p>	Not Applicable The proposed diesel generator will be used for emergency purposes, but it will also be used for load shedding (outside times of emergencies) to ensure that Foodstuffs can supply Orion with power when Orion requires this (such as during peak power usage in mid-winter) as well as for emergency purposes and consequently cannot be considered by this rule.												
6.1.6.1 P2 Emergency Management Training Activities	<p><i>P2 Emergency management training activities</i></p> <p><i>3 - Any other noise-generating activities (including mobile and fixed sources)</i></p> <p><i>a. The activity shall meet the decibel noise limits of Table 1 or 2 of Rule 6.1.5.2, except that:</i></p> <p><i>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...</i></p>	Permitted Any training that occurs on the site will be in accordance with the standards in the Christchurch District Plan for Emergency Management Training Activities.												
6.3 Outdoor Lighting														
6.3.4.1 Artificial Lighting – Control of Glare	<p><i>P1 –</i></p> <p><i>a. All fixed exterior lighting shall, as far as practicable, be aimed, adjusted and/or screened to direct lighting away from the windows of habitable spaces of sensitive activities, other than residential units located in industrial zones, so that the obtrusive effects of glare on occupants are minimised.</i></p> <p><i>b. Artificial outdoor lighting shall not result in a greater than 2.5 lux spill (horizontal or vertical) into any part of a major arterial road or minor arterial road or arterial route identified in Appendix 7.5.12 where this would cause driver distraction.</i></p>	Permitted All fixed exterior lighting will be in accordance with 6.3.4.1 (refer to the Car Park Lighting Plan attached at Appendix T).												
6.3.5.1 Artificial Lighting - Control of	<p><i>P1 - Any activity involving outdoor artificial lighting shall comply:</i></p> <p><i>i. with the light spill standards in Rule 6.3.6 as relevant to the zone in which it is located, and;</i></p> <p><i>ii. where the light from an activity spills onto another site in a zone with a more restrictive standard, the more restrictive</i></p>	Permitted Car park lighting and all lighting associated with the development has been designed to comply with the CDP (refer to the												

Rule/Standard Reference	Explanation / Requirement	Activity Status																				
Light Spill	<p><i>standard shall apply to any light spill received at that site.</i></p> <p><i>Commercial Local – 10 lux spill (horizontal & vertical)</i></p> <p><i>Industrial General – 10 lux spill (horizontal & vertical)</i></p> <p><i>Residential Zone – 4.0 lux spill (horizontal & vertical)</i></p>	Car Park Lighting Plan attached at Appendix T . Following detailed design, a separate consent will be obtained for lighting should it be required.																				
6.6 Water Body Setbacks																						
6.6.4.2 RD1 Earthworks	<p><i>Network Waterway Setback – 5m</i></p> <p><i>Earthworks:</i></p> <p><i>a. not exempt by Rule 6.6.3 h. and not provided for by Rule 6.6.4.1 P1; and/or</i></p> <p><i>b. listed in Rule 6.6.4.1 P1 that do not meet one or more of the activity specific standards;</i></p> <p><i>other than earthworks provided for by Rule 6.6.4.4 D1 or D2</i></p>	Restricted Discretionary The proposed piping of the Lydia Street Drain through the site will require earthworks within the waterway setback.																				
6.8 Signs																						
6.8.4.2.4 Signs attached to buildings	<p><i>The maximum area and height of signs attached to buildings shall be as follows:</i></p> <table border="1" data-bbox="395 981 1070 1420"> <thead> <tr> <th data-bbox="395 981 624 1070">Zone or scheduled activity</th> <th data-bbox="628 981 820 1070">Maximum total area of signs per building</th> <th data-bbox="825 981 1070 1070">Maximum height above ground level at top of sign</th> </tr> </thead> <tbody> <tr> <td data-bbox="395 1077 624 1189">Commercial Local Zone</td> <td data-bbox="628 1077 820 1189">Length along primary building frontage (m) x 0.5m.</td> <td data-bbox="825 1077 1070 1189">6 metres or façade height, whichever is lower</td> </tr> <tr> <td data-bbox="395 1196 624 1420">All Industrial Zones</td> <td data-bbox="628 1196 820 1420">Building length of primary building frontage facing roads or customer car parking areas (m) x 1.2m.</td> <td data-bbox="825 1196 1070 1420">9 metres or façade height, whichever is lower</td> </tr> </tbody> </table>	Zone or scheduled activity	Maximum total area of signs per building	Maximum height above ground level at top of sign	Commercial Local Zone	Length along primary building frontage (m) x 0.5m.	6 metres or façade height, whichever is lower	All Industrial Zones	Building length of primary building frontage facing roads or customer car parking areas (m) x 1.2m.	9 metres or façade height, whichever is lower	Permitted 104m ² of building signage is proposed on the PAK'nSAVE Supermarket, when 113m ² of building signage is permitted (based on a primary building frontage) in the Industrial Zones. 4.74m ² of canopy signage is proposed at the PAK'nSAVE Fuel, when 76.8 m ² is permitted based on the length of the primary building frontage facing the road/customer car parking area includes all four elevation lengths (totaling 64m). No changes to building signage are proposed on 3-7 Northcote Road (the Commercial Local site).											
Zone or scheduled activity	Maximum total area of signs per building	Maximum height above ground level at top of sign																				
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6.8.4.2.6 Freestanding Signs	<p><i>b. The maximum number, area, width and height of free-standing signs shall be as follows:</i></p> <table border="1" data-bbox="395 1675 1098 1957"> <thead> <tr> <th data-bbox="395 1675 660 1765" rowspan="2">Zone or scheduled activity</th> <th colspan="3" data-bbox="665 1675 874 1765">Relating to Pedestrian Entrances</th> <th colspan="3" data-bbox="879 1675 1098 1765">Relating to Vehicle Entrances</th> </tr> <tr> <th data-bbox="665 1771 729 1957">Max. width</th> <th data-bbox="734 1771 798 1957">Max. total area of a sign</th> <th data-bbox="802 1771 866 1957">Max. height above ground level at top of sign</th> <th data-bbox="879 1771 943 1957">Max. width</th> <th data-bbox="948 1771 1011 1957">Max. total area of a sign</th> <th data-bbox="1016 1771 1080 1957">Max. height above ground level at top of sign</th> </tr> </thead> <tbody> <tr> <td data-bbox="395 1765 660 1957"></td> <td data-bbox="665 1765 729 1957"></td> <td data-bbox="734 1765 798 1957"></td> <td data-bbox="802 1765 866 1957"></td> <td data-bbox="879 1765 943 1957"></td> <td data-bbox="948 1765 1011 1957"></td> <td data-bbox="1016 1765 1080 1957"></td> </tr> </tbody> </table>	Zone or scheduled activity	Relating to Pedestrian Entrances			Relating to Vehicle Entrances			Max. width	Max. total area of a sign	Max. height above ground level at top of sign	Max. width	Max. total area of a sign	Max. height above ground level at top of sign								Restricted Discretionary Two new freestanding signs are proposed on the Main North Road frontage – both within the Industrial General Zone. The supermarket freestanding sign will exceed 9m in height (proposed 10m) and will have a total area of 20m ² . The smaller freestanding
Zone or scheduled activity	Relating to Pedestrian Entrances			Relating to Vehicle Entrances																		
	Max. width	Max. total area of a sign	Max. height above ground level at top of sign	Max. width	Max. total area of a sign	Max. height above ground level at top of sign																

Rule/Standard Reference	Explanation / Requirement							Activity Status	
		Number of signs per vehicle or pedestrian entrance							sign associated with the PAK'nSAVE fuel will be compliant.
	Commercial Local Zone	1 for each formed	1 m	2m ²	2 m	2 m	9m ²	6 m	
	Industrial General Zone	vehicle access and 1 for each formed pedestrian entrance	1m	2m ²	2 m	2.5m	18m ²	9 m	
	c. Signs relating to a formed vehicle access do not need to be located at the vehicle entrance they relate to.								

Chapter 7: Transport

7.4 – Rules – Transport

A comprehensive assessment of the proposal against the transport-related provisions of the CDP is contained in the ITA (Appendix F) – the following identifies only those rules that the proposal does not comply with.

<p>7.4.3.1</p> <p>Min Number & Dimensions of Car Parking Spaces</p> <p>7.4.3.1(a)(i) Car parks shall comply with Appendix 7.5.1</p>	<p>Appendix 7.5.1:</p> <p>c. All required staff car parking spaces shall be permanently marked and signed for the exclusive use of staff. Staff parking may be relocated within the site.</p>	<p>Restricted Discretionary</p> <p>Staff parking will be provided as required in Appendix 7.5.1. However, it is proposed that staff parking spaces will not be marked.</p>
<p>7.4.3.7 Access Design</p> <p>7.4.3.7a Any activity with vehicle access</p>	<p>The vehicle access shall be provided in accordance with Appendix 7.5.7</p> <p>a. All vehicle access to and within a site shall be in accordance with the standards set out in Table 7.5.7.1...</p> <p>a) b) All activities – more than 15 parking spaces: c) Minimum legal width: 6.5m d) Minimum formed width: 5.5m e) Maximum formed width: 9m</p>	<p>Restricted Discretionary</p> <p>Three of the proposed accesses, including the new signalised vehicle access, exceed the maximum formed width.</p>
<p>7.4.3.8 Vehicle Crossings</p> <p>7.4.3.8.e Any activity with a vehicle crossing</p>	<p>The maximum number of vehicle crossings shall be in accordance with Table 7.5.11.2 in Appendix 7.5.11.</p> <p>For a development fronting a Minor Arterial and a road frontage of >100m, two accesses are permitted.</p>	<p>Restricted Discretionary</p> <p>The maximum number of vehicle crossings for a development with more than 100m Arterial Road frontage is 2 vehicle crossings.</p> <p>The site has a frontage length of approximately 275m to Main North Road (Minor Arterial). Collectively, the proposal will provide five vehicle crossings on Main North Road, which is the same number as the existing</p>

Rule/Standard Reference	Explanation / Requirement	Activity Status
		arrangement. No change to the vehicle crossing on Northcote Road is proposed.
7.4.3.10 High trip generators	<p><i>ix. Retail Activities – More than 500m² GLFA</i></p> <p><i>xi. Mixed use and other activities – More than 50 vehicle trips per peak hour (those between 1500-1900 weekdays)</i></p>	<p>Restricted Discretionary</p> <p>Supermarket >500m² GLFA and >50 vehicle trips/peak hour.</p> <p>Full ITA required.</p> <p>Matters of discretion limited to Rule 7.4.4.19 – High trip generators</p>
Chapter 8: Earthworks		
8.9.2.3 RD1 – Earthworks	<p><i>Any activity listed in Rule 8.9.2.1 P1 or Rule 8.9.2.2 C1 that does not meet any one or more of the activity standards.</i></p> <p><u>Rule 8.9.2.1 P1</u></p> <p><i>a. Earthworks shall not exceed the volumes in Table 9 over any 12 month time period.</i></p> <p style="padding-left: 40px;"><i>f) Commercial Local – 20 m³/site</i></p> <p style="padding-left: 40px;"><i>g) Industrial General – 1000m³/ha</i></p> <p><i>b. Earthworks in zones listed in Table 9 shall not exceed a maximum depth of 0.6m, other than in relation to farming activities, quarrying activities or permitted education activities.</i></p> <p><i>c. Earthworks shall not occur on land which has a gradient that is steeper than 1 in 6.</i></p> <p><i>d. Earthworks involving soil compaction methods which create vibration shall comply with DIN 4150 1999-02 and compliance shall be certified through a statement of professional opinion provided to the Council from a suitably qualified and experienced chartered or registered engineer.</i></p> <p><i>f. Earthworks involving mechanical equipment, other than in residential zones, shall not occur outside the hours of 07:00 and 22:00 except where compliant with NZS 6803:1999.</i></p> <p><i>Advice note:</i></p> <p style="padding-left: 40px;"><i>1. Between the hours of 07:00 and 22:00 the noise standards in Chapter 6 Rule 6.1.5.2 apply except where NZS 6803.1999 is complied with, and the light spill standards in Chapter 6 Rule 6.3.6 apply. ...</i></p>	<p>Restricted Discretionary</p> <p>More than 1000m³ of earthworks will occur on site as part of the works (25,000m³ of cut is required to establish the supermarket basement alone).</p> <p>Further, to establish the supermarket basement, and install the fuel tanks a maximum earthworks depth of greater than 0.6m is required.</p> <p>All earthworks will be in accordance with the NZS 6803:1999.</p>
Chapter 9 - Natural and Cultural Heritage		
9.4 – Significant and Other Trees		
9.4.4.1.1 P6. Felling of any tree, including ancillary earthworks, in road corridors in Christchurch	<p><i>a. The felling shall be undertaken by, or under the supervision of, a works arborist employed or contracted by the Council or a network utility operator....</i></p> <p><i>c. The tree shall not be:</i></p> <p style="padding-left: 20px;"><i>i. greater than 6 metres high in a road corridor or 10 metres high in a park or public open space;</i></p> <p style="padding-left: 20px;"><i>ii. within a Character Area Overlay;</i></p>	<p>Restricted Discretionary</p> <p>An 8m high Pin Oak (<i>Quercus palustris</i>) requires removal to accommodate the traffic signals associated with the new signalised intersection on Main North Road. This tree is</p>

Rule/Standard Reference	Explanation / Requirement	Activity Status
City	<p>iii. within a water body setback as described in sub-chapter 6.6 Water Body Setbacks in General Rules; or</p> <p>iv. of the following species:</p> <ul style="list-style-type: none"> A. <i>Podocarpus cunninghamii</i> - Hall's totara; B. <i>Prumnopitys taxifolia</i> - matai / black pine; C. <i>Prumnopitys ferruginea</i> - miro; D. <i>Dacrydium cupressinum</i> - rimu; E. <i>Libocedrus bidwillii</i> - kaikawaka / New Zealand cedar; F. <i>Eleocarpus dentatus</i> - hinau; G. <i>Eleocarpus hookerianus</i> - pokaka; H. <i>Griselinia lucida</i> - puka / akapuka / shining broadleaf; I. <i>Hedycarya arborea</i> - pigeonwood; J. <i>Alectryon excelsus</i> - titoki; K. <i>Rhopalostylis sapida</i> - nikau palm; L. <i>Cordyline indivisa</i> - mountain cabbage tree; M. <i>Ulmus horizontalis</i> - horizontal elm; N. <i>Ulmus glabra</i> 'Camperdownii' - camperdown elm; <p>v. unless:</p> <ul style="list-style-type: none"> A. the tree is dead; or B. the tree is within tolerance zones for overhead electrical conductors and continued pruning is detrimental to the ongoing health or structural integrity or landscape value of the tree; or C. the tree is damaging buildings, utilities or property and further damage cannot be reasonably avoided except by removing the tree; or D. the tree is a threat to vehicle and pedestrian safety and pruning cannot mitigate the threat without causing the tree to become severely disfigured or affect its long term health or structural integrity; or ... 	<p>required to be removed as in its current location it will be a threat to vehicle and pedestrian safety (c)(v)(D) given it will obscure the new traffic signals.</p> <p>The additional two trees requiring removal within the central median (a Pin Oak and Silver Birch) are less than 6m in height.</p>
<p>9.4.4.1.1 P12</p> <p>Earthworks within 5m of the base of any tree in a road corridor in Christchurch City</p>	<p>a. Activities shall be undertaken by, or under the supervision of, a works arborist employed or contracted by the Council or a network utility operator.</p> <p>c. The tree shall not be:</p> <ul style="list-style-type: none"> i. greater than 6 metres high in a road corridor or 10 metres high in a park or public open space; <p>iv. of the following species:</p> <ul style="list-style-type: none"> A. <i>Podocarpus cunninghamii</i> - Hall's totara; B. <i>Prumnopitys taxifolia</i> – matai / black pine; C. <i>Prumnopitys ferruginea</i> – miro; D. <i>Dacrydium cupressinum</i> – rimu; E. <i>Libocedrus bidwillii</i> – kaikawaka / New Zealand cedar; F. <i>Eleocarpus dentatus</i> – hinau; G. <i>Eleocarpus hookerianus</i> – pokaka; H. <i>Griselinia lucida</i> – puka / akapuka / shining broadleaf; I. <i>Hedycarya arborea</i> – pigeonwood; J. <i>Alectryon excelsus</i> – titoki; K. <i>Rhopalostylis sapida</i> - nikau palm; L. <i>Cordyline indivisa</i> - mountain cabbage tree; 	<p>Restricted Discretionary</p> <p>No earthworks are currently proposed within the base of the trees located within the central median on Main North Road. The changes proposed to the road layout to accommodate the new signalised intersection will only comprise changes to road markings within the vicinity of these trees.</p> <p>Despite this, consent is conservatively sought for earthworks within 5m of a road corridor tree given the details of proposed underground servicing for the new signals are unknown and may require earthworks within</p>

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	<p><i>M. Ulmus horizontalis</i> - horizontal elm; <i>N. Ulmus glabra 'Camperdownii'</i> - camperdown elm;</p> <p>d. Except that c. above does not apply if: i. the earthworks are ancillary to the lawful removal or felling of any tree (see P6).</p>	5m of street trees greater than 6m in height.
Chapter 15: Commercial		
15.5 – Rules – Commercial Local		
<p>15.5.1.1 P3 – Retail Activity</p>	<p><i>Retail activity, excluding supermarket</i></p> <p>a. <i>Outside the Central City, the maximum size for an individual tenancy at ground floor level shall be 350 m² GLFA unless specified below.</i></p>	<p>Permitted</p> <p>The retail building at 3-7 Northcote Road already comprises retail activity and there are no changes proposed.</p>
<p>15.5.1.1 P22 – Emergency Services Facilities</p>	<p><i>Emergency service facilities outside the Central City.</i></p> <p><i>No activity standards.</i></p>	<p>Permitted</p> <p>An emergency service facility in the commercial Local Zone is a permitted activity.</p>
<p>15.5.2 Built Form Standards</p>	<p><i>*No changes are proposed to the existing building bulk form and layout at 3-7 Northcote Road.</i></p>	
Chapter 16: Industrial		
16.4 – Rules - Industrial General		
<p>16.4.1.1 P16 Emergency Service Facilities</p>	<p><i>Emergency service facilities are permitted</i></p>	<p>Permitted</p> <p>Emergency Coordination Facility component of proposal.</p>
<p>16.4.1.1 P12</p>	<p><i>Service stations</i></p>	<p>Permitted</p> <p>PAK'nSAVE Fuel component of the proposal.</p>
<p>16.4.1.4 Discretionary Activities</p>	<p><i>D1 - Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.</i></p>	<p>Discretionary</p> <p>PAK'nSAVE supermarket component of the proposal.</p>
<p>16.4.2.1 Max Building Height</p>	<p>a. <i>The maximum height of any building within 20 metres of a residential zone shall be 15 metres</i></p>	<p>Permitted</p> <p>The supermarket has a maximum height of 12m and is setback approximately 11.7m from the residential boundary.</p>
<p>16.4.2.2 Min building road boundary setback</p>	<p><i>The minimum building setback from a road boundary and a rail corridor boundary shall be as follows:</i></p> <p>ii. <i>Any activity fronting on to an arterial road or opposite a residential zone – 3m setback.</i></p>	<p>Permitted</p> <p>The canopy structure associated with the PAK'nSAVE Fuel facility is setback approximately 4.7m from Main North Road, and the water tanks setback further again.</p>

Rule/Standard Reference	Explanation / Requirement	Activity Status						
<p>16.4.2.3</p> <p>Min building setback from a residential zone boundary</p>	<p><i>The minimum building setback from the boundary with a residential zone shall be as follows:</i></p> <p><i>All buildings within sites which share a boundary with a residential zone – 3m</i></p>	<p>Permitted</p> <p>All new buildings proposed on site are setback more than 3m from the residential boundary.</p>						
<p>16.4.2.4</p> <p>Sunlight and Outlook</p>	<p><i>Where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured at any point 2.3 metres above the internal boundary in accordance with the relevant diagram in Appendix 16.8.11.</i></p>	<p>Permitted</p>						
<p>16.2.4.5</p> <p>Outdoor Storage of Materials</p>	<p><i>a. Any outdoor storage areas shall:</i></p> <p><i>i. not be located within the minimum setbacks specified in Rule 16.4.2.2.</i></p> <p><i>ii. be screened by landscaping, fencing or other screening to a minimum of 1.8 metres in height from any adjoining residential zone.</i></p>	<p>Permitted</p>						
<p>16.4.2.6</p> <p>Landscape Areas</p>	<p><i>Landscaping and trees shall be provided as follows:</i></p> <table border="1" data-bbox="395 958 1062 1464"> <thead> <tr> <th data-bbox="395 958 459 1048"></th> <th data-bbox="462 958 1062 1048">Standard</th> </tr> </thead> <tbody> <tr> <td data-bbox="395 1052 459 1285">i.</td> <td data-bbox="462 1052 1062 1285"> <p><i>The road frontage of all sites opposite a residential zone or listed below shall have a landscaping strip with a minimum width of 1.5 metres, and minimum of 1 tree for every 10 metres of road frontage or part thereof.</i></p> <p><i>D. This standard shall not apply to an emergency service facility or vehicle access to any site.</i></p> </td> </tr> <tr> <td data-bbox="395 1290 459 1464">ii.</td> <td data-bbox="462 1290 1062 1464"> <p><i>On sites adjoining a residential zone, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof.</i></p> </td> </tr> </tbody> </table>		Standard	i.	<p><i>The road frontage of all sites opposite a residential zone or listed below shall have a landscaping strip with a minimum width of 1.5 metres, and minimum of 1 tree for every 10 metres of road frontage or part thereof.</i></p> <p><i>D. This standard shall not apply to an emergency service facility or vehicle access to any site.</i></p>	ii.	<p><i>On sites adjoining a residential zone, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof.</i></p>	<p>Permitted</p> <p>Refer to Landscape Plan and Landscape and Urban Design Report for details (Appendix E)</p>
	Standard							
i.	<p><i>The road frontage of all sites opposite a residential zone or listed below shall have a landscaping strip with a minimum width of 1.5 metres, and minimum of 1 tree for every 10 metres of road frontage or part thereof.</i></p> <p><i>D. This standard shall not apply to an emergency service facility or vehicle access to any site.</i></p>							
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Rule/Standard Reference	Explanation / Requirement	Activity Status
	<p>iii. All landscaping / trees required by these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.</p> <p><i>1. Tree Size</i></p> <p><i>a. Any tree required under landscaped area rules shall be:</i></p> <p><i>i. not less than two metres high at the time of planting;</i></p> <p><i>ii. a species capable of reaching a minimum height at maturity of eight metres.</i></p> <p><i>Advice Note: Trees listed in Part B of this appendix would meet this clause.</i></p> <p><i>2. Tree protection</i></p> <p><i>a. Any trees required under landscaped area rules shall be located within a landscaping strip, or within a planting protection area, with a minimum dimension or diameter of 1.5 metres.</i></p> <p><i>b. No more than 10% of any landscaping strip required under landscaped area rules, or any planting protection area, shall be covered with any impervious surfaces.</i></p> <p><i>c. Landscaping strips or planting protection areas adjacent to a road boundary, or adjacent to or within a parking area, shall be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers shall be located at least one metre from any tree.</i></p> <p><i>3. Maintenance of trees and landscaping</i></p> <p><i>a. Any landscaping or trees required under landscaped area rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.</i></p>	
<p>16.4.2.9 Water supply for fire fighting</p>	<p><i>Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).</i></p>	<p>Permitted</p>



Appendix O

Relevant Objectives and Policies