

Part 6 Open Space Zones

1.0 Zone descriptions

1.1 General description and purpose

Updated 15 August 2011

The open space zones include most of the parks and reserves in the city and are set aside primarily for recreation. They include areas where public use or organised recreation is the predominant activity, in contrast to land in conservation zones where natural or heritage values are predominant.

The Open Space 1 Zone primarily comprises small areas of public open space, which are of value to local neighbourhoods and communities, totalling approximately 300. The size of these areas varies, generally being between 0.1 and 2.0 hectares.

The Open Space 2 Zone comprises primarily large areas of public open space for active recreation, which serve a suburban or district-wide function. Scattered across the city, they are generally of two hectares or more in area although some, such as Hagley Park, are considerably larger, and some smaller. They can generally be described as areas where both informal and formal (particularly sports) recreation activities are undertaken.

The Open Space 3 Zone comprises the large publicly owned stadia and other large public recreation areas, which include large built structures or single use developments. They include facilities where intensive recreation opportunities can be catered for, both indoors and outdoors. Most can accommodate large numbers of people and their accompanying vehicles. They may also be associated with areas of open parkland.

The Open Space 3A Zone comprises the large McLeans Island recreation area, including Orana Park and other facilities, which comprise a range of recreational and private club facilities on generally large sites in a rural "open space" setting. The area is leased by recreational groups from the Canterbury Regional Council, who owns the land in the zone.

The Open Space 3B (Private Recreation Facilities) zone covers three private golf courses within the living zones of the city, and six other intensively used private recreation facilities which are a major part of organised sport and recreation in the city.

Activities in the Open Space 3A, and particularly the Open Space 3B Zones, most closely approximate the range of facilities and scale of effects to be found in the Open Space 3 Zone land administered by the Council.

The Open Space 3C (Agribusiness Centre) Zone is a specialist zone covering land between Hillmorton and Wigram, which is intended to contain the A&P Showgrounds and Canterbury Saleyards, as the basis for a business centre serving Canterbury's agricultural and horticultural industries. The zone also contains the Wigram East retention basin and will continue to protect its storage capacity.

The Open Space 3D (Clearwater, Isaac Conservation Park, Rosebank and Christchurch Golf Resort) Zone is another special zone applying to land to the north-west and north-east of the urban area of the city. Clearwater contains an international golf course resort, with tourist accommodation and facilities and limited residential units. The Isaac Conservation Park provides for a substantial area of open space to be utilised for conservation and passive recreation. Rosebank contains travellers accommodation and various recreation activities. Christchurch Golf Resort contains an international golf course, driving range and golf academy with associated education and sport facilities as well as resort apartments and residential housing.

1.2 Open Space 1 (Neighbourhood Recreation and Open Space) Zone

Updated 14 November 2005

Zone description and purpose

Recreational uses of the smaller areas in the Open Space 1 Zone are mostly informal in nature such as walking and playing, and therefore many contain or require seating, playground equipment or other small structures. It is important that the numerous small areas in this zone maintain their open space character and are not cluttered by facilities, and at the same time maintain their important role as a recreational area and visual open space for local neighbourhoods. Some sites may contain community facilities of value to the local neighbourhood.

Often these areas have substantial trees on them and in some neighbourhoods they are the only areas which have enough space to accommodate such trees. Recognising that infill housing development and smaller gardens are likely to lead to reduced private open space, these public open space areas will become more important in the future. These areas should be convenient to walk to, and can usefully be associated with other adjoining community facilities. A comprehensive network of such areas across the city is important for the health and amenities of the community.

These areas may contain sites with natural and/or historic values which should be taken into account when considering their management. Zone provisions take into account conservation of open space character, and at the same time enhancing the amenity and safety of these reserves. An even distribution of these open spaces is important in the achievement of an open space linkages across the city.

Environmental results anticipated

- (a) A network of small neighbourhood parks providing amenity value and informal recreation opportunities, particularly for children.
- (b) Provision of open space within walking distance of most suburban dwellings.
- (c) Enhancement of city amenities by the presence and further development of green open space and opportunities for tree planting.

1.3 Open Space 2 (District Recreation and Open Space) Zone

Updated 31 January 2011

Zone description and purpose

Many parks in the Open Space 2 Zone have substantial physical resources within them such as clubrooms, changing sheds and toilet facilities. As well as these, recreation facilities such as tennis courts, goal posts, cycle and walkways, are common in this zone. Some parks also contain community facilities of value to the local neighbourhood or district e.g. the library at New Brighton.

It is important that a high level of open space is maintained in these areas, as they will often serve both district and local functions. The level of private use of public recreation space is therefore subject to assessment where general public use may be excluded.

As these areas often have high levels of public use on weekends and weekday evenings, provisions are included to protect the surrounding community from the adverse environmental effects of public use. This includes factors such as lighting, noise, increased traffic and safety issues. These areas may also contain sites with natural, ecological and/or historic values. The pressure of high public use on any natural, ecological and historic values must therefore be taken into account in management of areas in the zone. Three sites within the zone have been identified for their ecological heritage values (refer Part 4, Appendix 2).

As with the Open Space 1 Zone, land in this zone is important in terms of visual open space and for trees.

Environmental results anticipated

- (a) Provision for a high level of public use of open spaces and recreation areas within the zone.
- (b) The provision of buildings and facilities necessary to facilitate both formal and informal recreation, consistent with overall maintenance of an open space character which is not dominated by buildings and hard surfacing.
- (c) The maintenance of a system of large areas of public open space for recreation throughout the city, which are well distributed and readily accessible to people in all parts of the urban area.
- (d) Enhancement of city amenities by the presence and further development of green open space and opportunities for tree planting.
- (e) The exclusion or mitigation of activities and buildings which cause adverse environmental effects in terms of the Environmental results anticipated in the surrounding living zones.
- (f) Maintenance and enhancement of the ecological heritage sites identified within the zone.
- (g) In central New Brighton the maintenance of a low scale of buildings with an emphasis on community and recreational activities and a higher than normal amount of impervious surfacing in recognition of its role as an intensively used beachfront area.

1.4 Open Space 3 (Metropolitan Facilities) Zone

Updated 14 November 2005

Zone description and purpose

Areas and facilities in the Open Space 3 Zone are important physical resources for the city and may also be important regional and national resources, an example being Queen Elizabeth II Park.

Although these facilities are generally recognised as important metropolitan resources, many play an important role in the local community. Not only may they be used for recreational purposes, but they may provide an important community facility for other activities, such as general meetings, entertainment and leisure. The parks may also contain smaller community facilities of value to the local neighbourhood. The parks mostly contain large areas of open space associated with the built facilities providing opportunities for tree planting and outdoor recreation, as well as areas of visual amenity.

As these sites attract large numbers of people and vehicles, it is important that the surrounding environment is protected from the adverse effects of activities taking place in the reserves. Provisions therefore take into account such factors as noise, lighting, glare, traffic and safety.

Environmental results anticipated

- (a) The provision of facilities and structures to enhance and facilitate indoor and outdoor/formal and informal recreation opportunities within the city.
- (b) The maintenance of open space associated with the major recreational facilities.
- (c) The provision of intensively used community facilities for the local community, and in some cases for large parts of the metropolitan area and beyond.
- (d) The provision of large scale buildings and facilities within an open space environment.
- (e) To provide adequate facilities for city wide, regional and national events, annual and special entertainment events, and specialised recreational activities.
- (f) Limitation of the potential adverse effects of activities occurring within the open space zone as much as possible to within the boundary of the zone through the provision of landscaping barriers and associated techniques.

1.5 Open Space 3A (McLeans Island) Zone

Updated 31 January 2011

Zone description and purpose

This zone covers an extensive area of land, owned by the Canterbury Regional Council. There is potential for this and surrounding land to be inundated by the Waimakariri River in an extreme flood event. The land holdings of the Regional Council do however provide considerable visual amenity, conservation, and recreation potential over a large area in close proximity to the city.

The purpose of the zone is to enable its development as an important recreational asset close to the urban area of the city, particularly for those recreational activities requiring large areas of land, or which benefit from a natural site or surroundings.

A variety of recreational and open space activities have already established in the zone, within well-planted, spacious surrounds compatible with the natural character of the area. The Orana Park Wildlife area is the major attraction in the locality.

Further development in association with this zone may include land in the adjoining Rural 6 Zone to the south, provided it is consistent with the natural and landscape values of that zone.

Environmental results anticipated

- (a) A wide range of recreational activities and associated facilities set amongst large open spaces, planted and developed in harmony with the existing visual environment.
- (b) Buildings of a scale and density that is subservient to the large-scale rural open spaces and substantial tree plantings of the area.
- (c) Minimised risk from fire to facilities and tree plantings in the zone.
- (d) Minimised flood risk to facilities in the zone and risk to groundwater qualities.
- (e) Management of environmental effects (noise, odour, glare, and traffic) that is compatible with the open rural location of the zone, and which recognises important facilities such as wildlife in Orana Park.

1.6 Open Space 3B (Private Recreation Facilities) Zone

Updated 14 November 2005

Zone description and purpose

The Open Space 3B Zone covers nine sites within the living zones of the City, which contain major recreation facilities that are privately owned. These consist of Addington and Riccarton Racecourses, Lancaster, Wilding, Christchurch and Rugby Parks, and Shirley, Avondale and Waimairi Beach Golf Courses. These private recreation facilities play a significant role in providing for the outdoor recreational needs of the city's population, including for events of regional and national importance. These sites may contain substantial facilities in the form of grandstands; tracks, playing fields and courts; restaurants and bars; and associated facilities. The Open Space 3B Zone allows for the continued functioning, upgrading and expansion of these metropolitan facilities.

As well as providing substantial facilities and recreational opportunities, the Addington and Riccarton Racecourse sites and the three golf courses, provide large areas of open space, including areas of planting and provide opportunities for large trees to grow. They fulfil an important amenity function in that they add to the pleasantness of the urban setting. Shirley, Avondale and Waimairi Beach Golf Courses, in particular, serve as important areas for open space and visual enhancement.

Any development of part or all of these areas for residential development are subject to consent under the subdivision rules (Part 14).

The sites within the zone have high levels of use, particularly on weekends and weekday evenings. They contain buildings which are of a large scale compared with the surrounding residential areas. Provisions are included in the zone rules to protect the surrounding community from any adverse effects of the intensive use these facilities. This includes potential effects, such as noise, lighting, building scale and increased traffic.

Environmental results anticipated

- (a) Provision and maintenance of metropolitan recreational activities on private land complementing the role of Council facilities available for the enjoyment of the city and region's population.
- (b) The provision, maintenance and upgrading of buildings and facilities necessary to facilitate and enhance the use of the sites for outdoor recreation, consistent with the overall maintenance of an open space character.
- (c) The maintenance of open space associated with major recreational facilities, buildings and private golf courses.
- (d) The maintenance of large areas of the privately owned land for its values in terms of planting and visual amenity on the Addington and Riccarton Racecourse sites and Shirley, Avondale and Waimairi Beach Golf Courses.
- (e) The exclusion or mitigation of activities and buildings which cause adverse effects on the environment of the surrounding living zones, taking into account the long-established nature of the buildings and facilities on these sites.

1.7 Open Space 3C (Agribusiness Centre) Zone

Updated 14 November 2005

Zone description and purpose

This specialist zone covers an area of land between Hillmorton and Wigram comprising 120 hectares, which is intended to enable the development of facilities serving the primary industries of Canterbury emphasising public displays, livestock sales, entertainment and business activities related to those functions.

The zone will enable the Canterbury Saleyards and A&P Showgrounds to relocate their functions from within the city where they have been situated in their respective locations for over 100 years. In recent years it has become of increasing concern that the activities on these sites are no longer compatible within a city context in terms of traffic and amenity values. They are characterised by ageing facilities and structures which need substantial repair or total replacement.

The large area of the site provides the space to mitigate some of the adverse effects previously associated with A&P and Saleyard activities. The larger area enables separation distances to be established from sensitive environments, provides for more on-site car-parking which will relieve congestion on the adjoining roadways for major events and provide the opportunity to enhance visual amenities with extensive park-like landscaping. A new site also provides the opportunity to establish efficient effluent and stormwater disposal systems. In addition, a wider range of options are to be established that reflect the diversity and changing needs of the agricultural and horticultural industries of Canterbury and will form the basis of an agribusiness centre.

Effects on adjoining activities will include an increase in traffic volume, the range of noise generation and a change in the visual appearance of the site.

The zone provisions include an outline development plan which aims to mitigate adverse effects created by activities by defining their location within the site. Most rural activities such as those normally found in the nearby Rural 2 Zone, are not identified as being restricted. Those areas adjacent to residential sites are to be retained as open space, including an adjoining recreation reserve (zoned Open Space 2) of 28ha. Buildings and permanent facilities, such as the saleyards are confined to the north-east corner of the site. Vehicle access points will also be limited to those shown on the concept plan. It is acknowledged that the access point at Curletts Road may reduce traffic flows when a major event is held on the site. For show days it is anticipated that an internal road will link Curletts Road and Wigram Roads to relieve congestion.

A second major function of the land within this zone is its role as a retention basin (Wigram East) to assist in reducing peak flow discharges from a large part of Upper Heathcote River catchment into that river downstream of the site. A designation has been included over the land in the zone to provide for the retention basin and to ensure that the storage capacity of the basin is not compromised by the activities allowed for in the zones, such as building or filling.

Environmental results anticipated

- (a) A change in the use and character of the Curletts Road site with the establishment of intensive farming activities, ie model farms, woodlots, vineyard, the establishment of a concentration of buildings and structures to the north of the site and the establishment of extensive landscape planting.
- (b) A loss of open rural view from adjoining residences in Hillmorton replaced with a more enclosed view of revegetation along the Heathcote River.
- (c) An increase in the generation and range of noise effects from activities on the site than occurs at present.
- (d) Increased traffic flow on Wigram Road and Curletts Road and roads that feed onto these, creating congestion at peak times.
- (e) Establishment of facilities to efficiently dispose of stormwater and effluent from Curletts Road with no adverse environmental impacts.
- (f) The retention of the residential amenity within Hillmorton.
- (g) The minimisation of air pollutants, including odours.

1.8 Open Space 3D (Rosebank) Zone

Updated 16 November 2009

The Open Space 3D (Rosebank) Zone is a special zone applying to "Rosebank" which is located adjoining Johns Road and Groyne's Entrance No .2. The zone provides for outdoor and indoor recreation, passive open space, travellers accommodation and manufacturing display and demonstration uses. Development within the zone will be in accordance with an outline development plan.

Environmental results anticipated

- (a) Development and enhancement of recreational opportunities based on the natural resources of the area.
- (b) Provision of a range of tourist and recreational activities which can be used by the local community as well as overseas and New Zealand tourists, without any significant adverse effects on the environment.
- (c) Enhancement of natural features by extensive landscape development and planting.
- (d) The maintenance and enhancement of water quality.
- (e) A co-ordinated and consistent design theme which acknowledges the rural character of the area.

1.9 Open Space 3D (Clearwater) Zone

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Updated 16 November 2009

The Open Space 3D (Clearwater) Zone covers some 240 ha of land north of Johns Road, east of the Isaac Conservation Park, south of the Waimakariri River and west of the Groyne Reserve on the northern edge of Christchurch generally.

The activity at Clearwater incorporates a resort community based around an environment of open space, lakes, waterways, walkways, an international golf course and visitor based amenities. This zone is closely linked with the Isaac Conservation Park open space, with common waterways, ecological corridors and physical links by way of walkways and cycle paths between the two.

The benefits of Clearwater's resort environment are able to be enjoyed by tourists, residents, workers and local visitors as well as providing an entry point to the Isaac Conservation Park amenities.

The landscape character of the zone is dominated by open space, with extensive tree and shrub planting, and reflects the dominance of the open landscape, the presence of streams and lakes, golf courses and clustered nodes of high-quality built development around the margins of the waterbodies. 95% of the zone will remain as open-space in one form or another, with only 5% of the zone comprising built development.

Parts of the land are within the flood plain of the Waimakariri River and the airport noise footprint. Accordingly buildings and other structures are required to be carefully sited within the zone. A bird hazard management plan for the management of bird species that have been identified as constituting a hazard to aircraft, is to be developed by Clearwater in conjunction with Christchurch International Airport, as a method outside the Plan, to cover a wide area of land surrounding the International Airport, which will include the Open Space 3D (Clearwater) Zone.

The land within the zone contains unconfined ground water aquifers, with a high water table and permeable soils and gravels between the water table and the land surface. For this reason the design and construction of development within the zone is required to be undertaken with regard to possible effects on the quality and quantity of groundwater.

Development of the zone is required to be in accordance with an Outline Development Plan that sets out the general location within the Zone of Activity Areas. The Activity Areas are as follows:

"G" Golf Activity Area

This Activity Area contains existing and potential future golf courses within the Zone.

"RC" Resort Community Activity Area

These areas include provision for capped numbers of residential units and resort hotel development with associated ancillary buildings, at a variety of densities, within an extensive open space setting.

"C/F" Clubhouse Facilities Activity Area

This area provides for clubhouse facilities, restaurants, offices, retailing, convention space and buildings accessory to activities permitted in the C/F and RC Activity Areas. It forms a central focus point within the resort community by consolidating a range of public and private facilities and amenities that may otherwise be inappropriate in other parts of the zone due to effects such as noise, traffic generation and higher density development.

"OS" Open Space Activity Area

This area includes land that is to be maintained as open space for use by the public for passive recreation and picnicking. It also serves as a point of access and entry point to public walkways connecting the Groyne Reserve and the Isaac Conservation Park.

Environmental Results Anticipated

- (a) Within Clearwater the creation of an integrated resort community characterised by extensive landscaped open space that includes lakes and waterways, and includes residential, visitor accommodation and recreational activities including an international standard golf course, without any significant adverse effects on the environment.
- (b) Within Clearwater the creation of an international standard destination resort close to Christchurch City and the International Airport that complements the open space environment within which it is located.
- (c) The creation of a residential development node within the 50dBA Ldn contour through the limited transfer of development rights from the Isaac Conservation Park.
- (d) Development and enhancement of recreational opportunities based on the natural resources of the area.
- (e) Provision of a range of visitor and recreational activities accessible to the local community as well as overseas and New Zealand tourists, without any significant adverse effects on the environment.
- (f) The maintenance and enhancement of open space character, zone amenity and natural features by extensive landscape development and planting whilst avoiding or otherwise appropriately managing the creation of bird habitats or activities that may increase populations of bird species known to be a hazard to aircraft so that they do not constitute a bird strike hazard to aircraft with respect to Christchurch International Airport.
- (g) The maintenance and enhancement of ground and surface water quality.
- (h) Confinement of the potential adverse effects of activities occurring within Clearwater as much as possible to within the boundary of the zone through the provision of setbacks and landscaping barriers and associated techniques.

1.10 Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

The Isaac Conservation Park occupies an area of approximately 1200ha north and north east of the Christchurch International Airport. The zone provides for a substantial area of open space to be established and utilised for conservation and passive recreation, with physical and ecological links through to the Open Space 3D (Clearwater) Zone and the Open Space 2 Zone. The provisions of this zone also allow for the ongoing development and expansion of the existing wildlife park at Peacock Springs and the gradual rehabilitation of quarry areas with indigenous vegetation and bird species that do not constitute a hazard to aircraft.

Quarrying is required to fund the ongoing establishment of the Isaac Conservation Park and Diana Isaac Conservation Trust activities. The Park contains existing, proposed and former quarry land, including that which has been rehabilitated as Peacock Springs Wildlife Park. The zone provisions acknowledge the desire to maintain an on-going quarry operation as a commercial entity to provide an income flow to support the creation of the Isaac Conservation Park. Quarrying and its associated processing can have adverse environmental effects but mitigation measures including those required by a management plan for the Park, the size of the site and its separation from sensitive land uses will allow for the establishment of an ongoing mitigation programme that will protect surrounding and more sensitive land uses.

Farming activities will continue in the foreseeable future to assist in managing existing pasture and weed species prior to the rehabilitation of the land. Over the longer term the farming activity is likely to be phased out as areas are converted to conservation park.

The ultimate goal for the Isaac Conservation Park is a community asset permitting public access, with the exception of areas set aside for the regeneration of flora or the breeding of endangered bird species that do not constitute a hazard to aircraft. Substantial ecological enhancement is envisaged including improved waterways management and planting of indigenous vegetation throughout the Park. Walkways and access points will ultimately provide public access to the Park in a managed form and potentially links to the Waimakariri River to the north and to the Groyne to the east. Some golf course development may occur where the Park adjoins Clearwater, to enhance physical links with the Open Space 3D (Clearwater) Zone.

The land within the zone contains unconfined groundwater aquifers, with a high water table and permeable soils and gravels between the water table and the land surface. For this reason

the design and construction of development within the zone is required to be undertaken with regard to possible effects on the quality and quantity of groundwater.

A management plan is required to be prepared for the Open Space 3D (Isaac Conservation Park) Zone as a whole, with provision for management of all activities within the Isaac Conservation Park, including quarrying, conservation, recreation and public access.

The provisions for this zone preclude new residential activity. Previous rights for this activity, established by resource consents, have effectively been transferred to Activity Area "RC" in the Open Space 3D (Clearwater) Zone, and the Isaac Conservation Park will be protected in perpetuity against any rights for residential activity, other than relocatable residential units for custodial or management purposes which themselves will require discretionary consent.

A small collection of buildings with heritage values have been relocated to the Isaac Conservation Park and are intended to eventually form a historic village.

Environmental Results Anticipated

- (a) The maintenance and enhancement of open space character, zone amenity and natural features by extensive landscape development and planting whilst avoiding or otherwise appropriately managing the creation of bird habitats or activities that may increase populations of bird species known to be a hazard to aircraft so that they do not constitute a bird strike hazard to aircraft with respect to Christchurch International Airport.
- (b) Development of a unique public asset for recreation and to promote the enjoyment of open space and the wider conservation objectives of the Park.
- (c) The ongoing quarrying of land and its subsequent rehabilitation to a standard compatible with the conservation objectives of the Park.
- (d) Adverse effects on groundwater quality and quantity are avoided.

1.11 Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

Zone description and purpose

The Open Space 3D (Christchurch Golf Resort) Zone covers some 132ha of land that is generally bounded by the Lower Styx Road and the Styx River, and by Turners Road and Spencerville Road, in the north-east of Christchurch.

The Christchurch Golf Resort is to provide an integrated resort community within an open space and recreation (principally golf) environment with ecological restoration. The resort is to house a golfing academy and associated education and sports facilities that is expected to attract local, national and international students. The academy will be part of a wider resort community which will house visitors as well as a local resort community.

The majority of the land area will remain in open space while the remainder will provide the built environment to support the resort community. The open space would consist of an international quality golf course that is set within areas of habitat restoration. In addition a network of swales and wetland areas will result in high quality stormwater being discharged into the Styx River.

The golf course and wetland areas constructed on the Lower Terrace have been designed to ensure the overall storage capacity of the Lower Styx Ponding Area has not been reduced.

The Styx River corridor adjacent to the resort is zoned Conservation 3 and the existing willows will be progressively removed and indigenous plants and trees (such as cabbage tree, totara and kahikatea) that were typically found along the river will be established.

Development will be in accordance with an Outline Development Plan that sets out the following Activity Areas. These Activity Areas are further divided into sub-areas for the purpose of restricting the location of specific buildings and activities:

G/OSGolf/Open Space

Provides for the establishment and the maintenance of the golf course and driving range and other outdoor recreation, which encompasses wetland ecological restoration. It allows for a public walkway across the site, linking the Styx River corridor with Chaney's Plantation.

D Driving Range

Provides for the driving range building, fairway, greens and associated lighting.

A Academy

Provides for clubhouse, golf academy with associated education and sports and recreation facilities, as well as resort accommodation and academy dormitory, buildings accessory to these activities, and associated retailing to serve the resort.

M Maintenance Area

Provides for buildings and hard standing for maintenance of the golf course and resort facilities.

RC Resort Community

Provides for a capped number of residential units and accessory buildings within a golf and open space setting.

Environmental results anticipated

1. The creation of an integrated international golf course, academy and resort, that is characterised by open space areas with ecological restoration.
2. The establishment of a resort community shown in activity areas without any significant adverse effects on the environment.
3. The maintenance and enhancement of ground and surface water quality.
4. The continued functioning of the Lower Styx Ponding Area.

1.12 Open Space 3CS (Christchurch Stadium) Zone

Updated 21 December 2011

Zone description and purpose

The land to which the zone applies is referred to as Rugby League Park (formerly known as Addington Showground). The site is legally described as Lots 1 and 2 DP 320558, located at 91-95 Jack Hinton Drive and its extent is identified in Part 6, Appendix 6a. The land is owned by Christchurch City Council and has a history of use for national and international matches, the Canterbury A&P Show, and concerts.

The purpose of the Open Space 3CS (Christchurch Stadium) Zone is to provide a temporary multi purpose sports and event stadium in Christchurch ("the stadium") as a venue for sporting fixtures and events that require a capacity in excess of existing post earthquake operating facilities in the City.

It is proposed that the stadium will operate only until permanent facilities are operational. A simple sunset provision is established being 31 December 2017. On that date the Open Space 3CS (Christchurch Stadium) planning provisions will cease to exist and the existing zoning of the site Open Space 3 will resume. The effect of the sunset clause is that use of the stadium and the authorisation of its structures under the special rules will cease unless a new resource consent under the Open Space 3 (Metropolitan Facilities) zone provisions has been granted or a new zoning put in place in accordance with normal processes under the Resource Management Act 1991.

Environmental Results Anticipated

- A temporary multi purpose stadium will operate as a permitted activity until 31 December 2017 after which date it is anticipated a more permanent facility will be operational elsewhere.
- Buildings and structures will be located within the building platforms illustrated on the Appendix 6b Outline Development Plan and the building envelope (determined by maximum heights and recession planes including specific exemptions for certain structures) is designed to reduce adverse impacts upon adjacent residential properties.
- A narrow range of activities in character with existing or permitted uses at the location are provided for in the zone including night-time use for sporting and other events including concerts. This is in recognition of the need to provide a temporary venue to accommodate national and international sporting events and other events while permanent facilities are being re-established elsewhere in the City.
- Adverse effects generated by the activities occurring in the zone will be avoided or mitigated through the development and activity standards of this plan amendment including the use of Event Management Plans that address noise, traffic and transport and lighting and the operation of the Stadium. Notwithstanding this, higher noise and light levels that are generally tolerated will be received in adjacent Living Zones during sporting and other events

2.0 Rules

Updated 16 November 2009

Guide to using these rules

Step 1: Establish what zone applies to the open space or reserve.

Step 2: Check whether the proposed activity meets all of the development standards for the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

Step 3: Check whether the proposed activity meets all of the community standards for the zone.

If not, the application will need to be made for a resource consent, assessed as a discretionary activity in respect to the whole activity.

Step 4: Check whether the proposed activity meets all of the critical standards for the zone (Open Space 3C and 3D zones only).

If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Step 5: Check any city rules that may apply to the proposed activities. If any of these standards are not met, consent will be required in respect of these rules.

If the activity complies with all of the zone rules and city rules, it shall be a permitted activity.

Note: The standards may specify an activity as being a controlled activity (Open Space 3D Zone only) or discretionary activity or non-complying activity.

2.1 Categories of activities

Updated 21 September 2007

2.1.1 All Open Space Zones (except the Open Space 3CS (Christchurch Stadium) Zone)

Updated 21 December 2011

- (a) Any activity which complies with:
 - all of the Development Standards under Clause 2.2;
 - all of the Community Standards under Clause 2.3;
 - all of the Critical Standards under Clause 2.4, shall be a **permitted activity**.
- (b) Any activity which complies with all of the critical standards and community standards, but does not comply with any one or more of the Development Standards under Clause 2.2, shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.
- (c) Any activity which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 2.3, shall be a **discretionary activity**.
- (d) Any activity which does not comply with any one or more of the critical standards in clause 2.4 shall be a **non-complying activity**.
- (e) Clarification of categories of activities:

The standards may also specify that an activity is a controlled activity or a discretionary activity or a non-complying activity. In the case of a controlled activity, the exercise of the Council's discretion shall be confined to the matter(s) subject to that standard.

2.1.2 Open Space 3A, 3B, 3C and 3D Zones

Updated 15 August 2011

- (a) Shirley, Avondale and Waimairi Beach Golf Courses - Open Space 3B Zone

All standards applicable on these three sites to activities other than golf courses and activities provided for under 2.3.2 and 2.3.3 below shall be those for the Living 1 zone.

Note : Subdivision for residential activities shall require a resource consent under Part 14.

(b) All other sites - Open Space 3B Zone

All standards applicable to activities other than recreation activities and activities provided for under 2.3.2 and 2.3.3 below, shall be those for the following zones:

Addington Racecourse	Living 2 Zone
Riccarton Racecourse	Living 2 Zone
Jade Stadium	Business 3B Zone
Rugby Park	Living 1 Zone
Western Park	Living 1 Zone
Kearneys Park	Living 1 Zone
Rangers Park	Living 1 Zone
Wilding Park	Living 1 Zone
Christchurch Park	Living 1 Zone

(**Note :** Subdivision for residential activities shall require a resource consent under Part 14.)

(c) Open Space 3A and 3D (Rosebank only) Zones

All standards applicable to activities, other than recreation activities and activities provided for under 2.3.2 and 2.3.3 below, shall be those for the Rural 4 Zone.

(d) Open Space 3C Zone

All standards applicable to activities, other than recreation activities and activities provided for under 2.3.2 and 2.3.3 below shall be those for the Rural 2 Zone.

(e) Open Space 3D (Christchurch Golf Resort) Zone

All activities and standards (including subdivision) applicable to those activities, other than recreation activities and activities provided for under 2.3.2 and 2.4.20 below, shall be those for the Rural 3 Zone.

2.1.2A Open Space 3CS (Christchurch Stadium) Zone - Categories of Activities

Updated 21 December 2011

(a) The establishment and operation of a temporary sports and entertainment facility in accordance with the activities listed in Appendix 6 shall be a permitted activity, controlled or restricted discretionary activity as determined by those specific rules.

(b) In any instance where Appendix 6 does not contain a provision but the activity would otherwise meet the development and community standards for the Open Space 3 (Metropolitan Facilities) Zone the activity shall be permitted.

(c) Any activity that does not meet the development and activity standards of the Open Space 3CS Zone or any stadium use or temporary activity ancillary to the operation of Christchurch Stadium and which does not meet the development and community standards of the Open Space 3 (Metropolitan Facilities) Zone shall be a restricted discretionary activity.

(d) The stadium will cease operating under these permitted activity standards or any resource consent approved under this temporary planning framework and rely on the Open Space 3 (Metropolitan Facilities) Zone by 31 December 2017 or such earlier time as a replacement venue is fully operational, unless a resource consent has been granted under the Open Space 3 (Metropolitan Facilities) Zone provisions that would otherwise have applied to the site or a plan change pursuant to the First Schedule of the Resource Management Act 1991 has been made operative and provides for the continued use of the Stadium.

2.1.2B Open Space 3CS (Christchurch Stadium) Zone - Temporary Zoning

Updated 21 December 2011

(a) The temporary Christchurch Stadium permitted by the Open Space 3CS (Christchurch Stadium) Zone, including but not limited to all temporary structures and portable facilities (including all grandstands, corporate boxes, hospitality facilities, ticket sales, pedestrian entry structures, changing rooms, toilets, first aid and medical rooms, food, souvenirs, sporting goods and liquor sales, scoreboards and display screens, committee and officials rooms, broadcasting facilities, services, camera towers, equipment and signage) shall be removed from the site not later than 3 months from 31 December 2017 or such earlier date as a replacement venue is fully operational, unless permitted pursuant to the rules of the underlying Open Space 3 (Metropolitan Facilities) Zone or authorised by resource consent.

(b) On 31 December 2017 or such earlier date that a replacement venue is fully operational the City Plan shall be amended forthwith and without further formality to remove the temporary provisions from the Plan and to reinstate the Open Space 3 (Metropolitan Facilities) Zone on the site.

(Note: For the avoidance of doubt, the Christchurch stadium is a temporary sports and entertainment facility established under section 27 of the Canterbury Earthquake Recovery Act 2011. As it is a temporary activity it is intended that:

(1) That the temporary Christchurch Stadium shall create no existing use rights; and

(2) For the purposes of any application for resource consent for the site not related to the construction or operation of the temporary Christchurch Stadium, the temporary Christchurch Stadium shall not form part of the environment for the purposes of any assessment required under section 104(1)(a) of the Resource Management Act 1991.

2.1.3 Reference to City Rules

2.1.3 Reference to City Rules

Updated 21 December 2011

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

The rules of the Open Space 3CS (Christchurch Stadium) Zone are outlined in Appendix 6. In any instance where there is a specific conflict or inconsistency between the provisions in Appendix 6 and any provision in the City Plan, the provisions of Appendix 6 shall prevail.

Where further definition or interpretation of the rules in Appendix 6 is required the City Wide rules and definitions found in Volume 3, Part 1 of the City Plan will apply.

2.1.4 Ecological heritage sites

Updated 14 November 2005

To avoid duplication, the three ecological heritage sites referred to in these rules are contained in Part 4, Appendix 2.

2.2 Development standards

Updated 16 November 2009

Any applications arising from non-compliance with development standards in the Open Space 3A Zone or Clause 2.2.2(g), 2.2.2(h) and 2.2.8, of the Open Space 3D Zone (Clearwater and Isaac Conservation Park only) will not require the written approval of affected persons and notice of applications under these clauses need not be served on affected persons and applications need not be notified.

2.2.1 Separation from neighbours

Updated 15 August 2011

All buildings shall be set back from the boundary with any zone other than a road zone or from an internal boundary as specified by the following minimum distances:

(a)	Open Space 1, 2 (except central New Brighton), and 3C Zones	10m
	except that in the Open Space 3C Zone particular activities are not permitted south of the 300m line shown on the development plan in Part 6, Appendix 1. (Refer to Critical Standard 2.4.1)	
(b)	Open Space 2 Zone central New Brighton	3m
(c)	Open Space 3, and 3A Zones	20m
(d)		
	(i) Open Space 3D Zone	
	• Clearwater	
	all Activity Areas except Resort Community Activity Area 4	20m
	Clearwater Resort Community Activity Area 4	12m
	(Refer also to Development Standard 2.2.5)	
	• Isaac Conservation Park - mineral extraction activity and concrete batching plant	20m
	• Rosebank	10m
	• Isaac Conservation Park - other activity	10m
	(ii) Within Open Space 3D (Clearwater) Zone - Resort Community (RC) Activity Area (1-6) only:	
	Minimum building setback from internal boundaries shall be 3m, except	
	• where buildings on adjoining sites have a common wall along an internal boundary, no set back is required along that part of the boundary covered by such a wall except on sites 250m ² - 400m ² this shall apply to a single boundary only	
	(iii) Within Open Space 3D (Clearwater) Zone - other Activity Area adjoining Resort Community Activity Area:	
	Minimum building setback from any boundary that adjoins a site or sites within the Resort Community Activity Area shall be 3m.	
(e)	Open Space 3B Zone	
	• Christchurch Park	
	• Wilding Park	
	• Rugby Park	
	• Western Park	
	• Kearneys Park	
	• Rangers Park	
	• Shirley Golf Course	
	• Avondale Golf Course	
	• Waimairi Beach Golf Course	
	• Jade Stadium	10m

	except that residential units may be set back a minimum distance of 3m from the boundary	
(f)	Open Space 3B Zone	
	• Addington Racecourse	
	Riccarton Racecourse	20m
(g)	Open Space 3D (Christchurch Golf Resort) Zone	
	• Rural Zone boundary, which is not also a road boundary	20m

2.2.2 Street scene

Updated 15 August 2011

All buildings shall be set back from public or private road boundaries by the following minimum distances:

(a)	Open Space 1 and 2 (except central New Brighton) Zones	5m
(b)	Open Space 2 Zone central New Brighton	3m
(c)	Open Space 3 and 3C Zones	10m
	except that in the Open Space 3C Zone particular activities are not permitted within 150m of the southern boundary of Wigram Road opposite its intersection with Treffers Road, as shown on the development plan in Part 6, Appendix 1. (Refer to Critical Standard clause 2.4.3)	
(d)	Open Space 3B Zone	
	• Wilding Park	
	• Rugby Park	
	• Western Park	
	• Kearneys Park	
	• Rangers Park	
	• Christchurch Park	
	• Jade Stadium	10m
(e)	Open Space 3B Zone	
	• Addington Racecourse	
	• Riccarton Racecourse	
	• Shirley Golf Course	
	• Avondale Golf Course	
	• Waimairi Beach Golf Course	20m
(f)	Open Space 3A Zone	25m
(g)	Open Space 3D (Rosebank only) Zone	
	• Johns Road	25m
	• Groynes Entrance No. 2	20m
(h)	Open Space 3D (Isaac Conservation Park) Zone	
	• mineral extraction activity and concrete batching plant	20m
	• other activities	15m
(i)	Open Space 3D (Clearwater) Zone - Resort Community Activity Area, residential activities 4.5m except where a garage has a vehicle door generally facing a private or public road or shared access lot or access strip the minimum garage setback shall be 5m from the road, private road, access lot or access strip boundary.	
(j)	Open Space 3D (Christchurch Golf Resort) Zone	
	Setback from Turners Road and Spencerville Road and that part of Teapes Road adjoining land legally described as CB30D/379, Lot 1 DP 23116	

	•	Resort Community and Academy Activity Area	100m
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2.2.3 Height

Updated 15 August 2011

The maximum height of any building shall be:

(a)	Open Space 1 and 2 (except central New Brighton) Zones	8m
(b)	Open Space 2 Zone central New Brighton	6m
(c)	Open Space 3 and 3A Zones	20m
(d)	Open Space 3B Zone	
	• Christchurch Park	
	• Wilding Park	
	• Rugby Park	
	• Western Park	
	• Kearneys Park	
	• Rangers Park	
	• Shirley Golf Course	
	• Avondale Golf Course	
	• Waimairi Beach Golf Course	8m
(e)	Open Space 3B Zone	
	• Riccarton Racecourse	20m
(f)	Open Space 3B Zone	
	• Addington Racecourse	25m
(g)	Open Space 3B Zone	
	• Jade Stadium	35m
(h)	Open Space 3C Zone	14m
	except any building or part of a building within 100m of a living zone boundary, which shall not exceed 8m in height.	
(i)	Open Space 3D Zone	
	Clearwater Activity Areas	
	• RC(7) - resort hotel only (except chimney - 24m)	20m
	- other buildings	8m
	• RC(1-6)	8m
	• C/F	11m
	• Other	4m
(j)	Open Space 3D Zone	
	• Rosebank	8m
	• Isaac Conservation Park	8m
(k)	The provisions of subclauses 2.2.3 (a)-(g) do not apply to goal posts	
(l)	Open Space 3D (Christchurch Golf Resort) Zone	
	Golf / Open Space Activity Area	8m
	Academy Activity Area - Sport Complex	9m
	- Other buildings	8m
	Resort Community Activity Area	8m
	- Accessory Buildings	5m
	Maintenance Activity Area	8m

2.2.4 Sunlight and outlook for neighbours

Updated 15 August 2011

(a) Structures, other than poles in the Open Space 3B Zone, and buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above the boundary with a living zone as shown in Appendix 1, Part 2 (Living Zones).

Note : There is no recession plane requirement for sites located in the Open Space zones that adjoin only sites that are not zoned Living.

(b)

(i) In Open Space 3D (Clearwater) Zone - Resort Community Activity Areas (1-6), and in the Open Space 3D (Christchurch Golf Resort) Zone - Resort Community Activity Area, buildings shall not project beyond a building envelope constructed by recession planes measured from points 2.3m above internal boundaries as shown in Diagram B of Part 2 Appendix 1, except where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall except on sites 250m² - 400m² this common wall exception shall apply to a single boundary only.

(ii) Sites in other Activity Areas adjoining sites within Resort Community Activity Areas (1-6), buildings shall not project beyond a building envelope constructed by recession planes measured from points 2.3m above the boundary of the site within the Resort Community Activity Area as shown in Diagram B of Part 2 Appendix 1.

(c) The level of site boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

2.2.5 Visual amenity

Updated 15 August 2011

(a) Open Space 2, 3A and 3B Zones

Where buildings and/or areas of impervious surfaces are located within 20m of a road boundary or zone boundary, the site shall be planted for a minimum depth of 3m from these boundaries, with trees or shrubs capable of reaching a height of at least 1.8m at maturity. This standard shall not apply to the conversion of grass courts to artificial playing surfaces in the Open Space 3B Zone - Wilding Park.

(b) Open Space 3, 3B, and 3D (Christchurch Golf Resort) Zones

Outdoor storage areas shall be screened from adjoining sites and roads by either planting, wall(s), fence(s) or a combination to at least 1.8m in height along the length of the storage area. Where such screening is by way of planting it shall be for a minimum depth of 3m.

(c) Open Space 3C Zone

(i) A landscaped area a minimum of three metres wide shall be established along all road boundaries and shall be planted with a minimum of one tree for every 10 metres of frontage. Trees shall not be planted a distance of more than 15m apart or closer than 5m. Adjacent to State Highways 73 and 75 however, planting shall be of sufficient density, in conjunction with mounding, to screen activities within the Agribusiness Centre from the view of drivers on those highways.

(ii) The landscaped area along the Curletts Road frontage shall be mounded to a height of at least 1.5m to minimise the transmission of noise to residential areas on the other side of Curletts Road (State Highway 75) and, in conjunction with the planting to be established in accordance with the preceding standard, substantially to screen activities within the Agribusiness Centre from the view of drivers on that road.

(iii) A minimum of one tree per 5 car-parking spaces shall be required for sealed members' carparking areas designed to accommodate more than 100 cars.

(d) Open Space 3D Zone

• Rosebank

(i) The site shall be planted for a minimum depth of 5m from road boundaries (including the Groynes Entrance No. 2 road) with trees or shrubs capable of reaching a height of at least 1.8m at maturity; and

(ii) A minimum of one tree per five car parking spaces shall be planted.

• Clearwater - Resort Community Activity Area 5 only

(i) Where buildings and/or areas of impervious surfaces are located within 50m of a boundary with another Open Space zone, the area of the setback shall be planted for a minimum depth of 8m from these boundaries, with trees or shrubs capable of reaching a height of at least 8m at maturity and shall not be less than 1.5 metres high at the time of planting.

(e) External Appearance and Layout of Buildings in the Academy Activity Areas - Open Space 3D (Christchurch Golf Resort) Zone

The construction of any buildings within the Academy Activity Areas shown on the Outline Development Plan for the Open Space 3D (Christchurch Golf Resort) Zone shall be controlled activity.

The Council has reserved control over the following matters:

- The layout of buildings and carparking including consideration of their relationship to the Golf/Open Space Activity Area;
- The provision of connections between the buildings including walkways and cycleways;
- External design of buildings;
- External colour and materials of buildings, including the reflectivity of the materials to be used on the exterior of the buildings; and
- Landscape treatment.

(f) Reflectivity - Open Space 3D (Christchurch Golf Resort) Zone

No roof in the Academy, Resort Community and Driving Range Activity Areas shall have a reflectivity value greater than 35%.

2.2.6 Access and parking - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

(a) The route and formation of access to the Isaac Conservation Park, and the location and form of carparking associated with the Isaac Conservation Park, shall be a restricted discretionary activity with the Council's discretion restricted to those matters listed in the relevant assessment criteria clause 3.2.17.

(b) Traffic associated with the mineral extraction activity and concrete batching plant within the Open Space 3D (Isaac Conservation Park) shall utilise the existing access point to McLeans Island Road. Any alternative access point for quarrying activity shall be a discretionary activity.

2.2.7 Scale and staging mineral extraction activities - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

Any mineral extraction activity that will result in an area of excavation exceeding 2ha within the zone shall be a restricted discretionary activity, with the Councils' discretion limited to:

- (i) the visual impacts of the mineral extraction and any associated activities
 - (ii) methods of screening the activity from public places and adjacent properties
 - (iii) methods to be employed to prevent dust nuisance
 - (iv) the volume and areal extent of the excavation when completed
 - (v) the length of time the area is to be left unsoiled and/or unvegetated
 - (vi) the rehabilitation methods proposed including the timeframe for these
 - (vii) traffic effects associated with heavy vehicles
- (viii) the provisions of any approved Isaac Conservation Park Management Plan.

2.2.8 Custodial/Management residential units - Open Space 3D (Isaac Conservation Park) Zone

2.2.8 Custodial/Management residential units - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

Residential units for custodial or management purposes for mineral extraction activity in the Isaac Conservation Park shall be a restricted discretionary activity with the Council's discretion restricted to those matters listed in assessment criteria clause 3.2.19.

2.2.9 Concept Plan - Open Space 3D Zone (Clearwater) Resort Community Activity Areas (2, 4, 5 and 6)

Updated 16 November 2009

Prior to any development taking place within Resort Community (RC) Activity Area 2, Area 4, Area 5 or Area 6 shown on the Clearwater Outline Development Plan contained in Appendix 2, a Concept Plan incorporating the following elements shall be submitted to the Council with respect to that Activity Area for consideration as a restricted discretionary activity with the Council's discretion limited to the matters in assessment criteria clause 3.2.10:

- (i) Road layout (both public and private roads) including links to adjoining sites and open space zones
- (ii) Indicative subdivision design, including resultant allotment density and distribution or where subdivision is not proposed, indicative development layout and location of multi unit development including provision for allotments greater than 1500m² near boundaries with rural zones.
- (iii) Pedestrian facilities/walkways including links to adjoining sites and open space zones
- (iv) Cycle ways including links to adjoining sites and open zones
- (v) Location of sites for built development (residential units, accessory buildings or resort hotel buildings) in relation to open space areas within the zone and to zone boundaries
- (vi) Provisions for stormwater management
- (vii) Indicative landscape treatment for roads, pedestrian facilities, cycleways, waterbodies, and where applicable, adjacent to zone boundaries
- (viii) Location and species of existing vegetation to be retained or removed
- (ix) Existing or proposed landscape features including waterbodies

Any subsequent development that does not comply with the Concept Plan as approved by Council shall be a limited discretionary activity with the Council's discretion limited to (i) to (ix) above.

2.2.10 Golf Course Construction, Planting and Maintenance - Open Space (Christchurch Golf Resort) Zone

Updated 15 August 2011

The construction and maintenance of a golf course and establishment and maintenance of planting within the Golf/Open Space Activity Area as shown on the Outline Development Plan contained in Appendix 5 shall be a restricted discretionary activity, with the Council's discretion limited to the assessment of a Management Plan which deals with the matters listed in assessment criteria clause 3.2.22

The application shall not require the written consent of other persons and shall be non-notified.

2.2.11 Implementation of Planting - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

Prior to the erection of any buildings in the Resort Community or Academy Activity Areas boundary plantings in accordance with 2.2.10 shall have been completed along the boundary of the Open Space 3D (Christchurch Golf Resort) Zone as shown on the Outline Development Plan contained in Appendix 5.

Note: The detailed species, width and density of plantings shall be in accordance with the resource consent approved under rule 2.2010.

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Building adjacent to waterways and the coastline
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects

(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, Access and Manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

2.3 Community standards

Updated 14 November 2005

2.3.1 Buildings and green space

Updated 15 August 2011

(a) Open Space 1 Zone

- (i) Buildings shall be limited to children's play equipment (unless approved as a discretionary activity).
- (ii) Parking areas for the use of motor vehicles shall be limited to a maximum of 6 parking spaces per open space or reserve and associated access.
- (iii) The maximum net area of any site covered by impervious surfaces, other than footpaths and cycle tracks, shall be 5%.

(b) Open Space 2 (excluding sites identified as ecological heritage sites), 3, 3A, 3B, 3C and 3D (Rosebank) Zones.

- (i) The maximum area of any site or reserve covered by any single building (exclusive of children's play equipment) shall be as specified in column A of Table 1; and
- (ii) The maximum percentage of the net area of any site or reserve covered by buildings shall be as specified in column B of Table 1; and
- (iii) The maximum percentage of the net area of any site or reserve covered by impervious surfaces (other than footpaths, artificial playing surfaces and cycle tracks, and excluding buildings) and/or in the case of the Open Space 2 and 3 Zone areas (other than Ruapuna Raceway) under exclusive lease arrangements, shall be as specified in column C of Table 1.

(c) Open Space 3D (Clearwater) Zone

The maximum area of any site covered by buildings or impervious surfaces shall be as specified in Table 2.

(d) Open Space 3D (Isaac Conservation Park) Zone

The maximum area of the zone covered by buildings shall be 0.15% of the total zone area provided that the maximum area of any single building shall be 500m². The maximum area of the zone covered by impervious surfaces (excluding buildings) shall be 0.15% of the total zone area.

(e) The total area of the Open Space 3D (Clearwater and Isaac Conservation Park) Zones covered by buildings or impermeable surfaces shall not exceed 5% of the total zone area.

(f) Open Space 3D (Clearwater) Zone - multi unit developments Resort Community Activity Areas 1-6

Where two or more residential or resort hotel units that individually have a site size of less than 150m² are contained within a single building, the maximum ground floor area of that building shall not exceed 600m².

(g) Open Space 3D (Christchurch Golf Resort)

The maximum area of the zone covered by buildings shall not exceed 5.5%.

Within the Academy Activity Area the maximum area covered by buildings shall not exceed 30%.

For the purpose of rules (ii) and (iii), site in relation to any buildings located at Addington Racecourse, including the Christchurch Sports and Entertainment Centre building and accessory buildings thereto, shall be defined as the Addington Raceway Ltd site (Pt Lot 1 DP 2836, Lot 19 DP 2835, Lot 20 DP 11792, Pt RS 145, Pt Lot 1 DP 11792, Lot 1 DP 6944, Pt Lot 1 DP 4460, Lot 5 DP 12877, Lots 1 and 2 DP 12927).

Table 1	A	B	C
Open Space 2 Zone	100m ²	1%	30% >
Open Space 2 Zone (Rawhiti, South Brighton and Spencer Parks)	500m ²	3%	10%
Open Space 2 Zone (central New Brighton)	100m ²	12%	75%
Open Space 3 Zone	500m ²	5%	30%
Open Space 3 Zone (Porritt Park)	750m ²	5%	30%
Open Space 3 Zone (Ruapuna Raceway)	1500m ²	5%	30%
Open Space 3A Zone	500m ²	1%	5%
Open Space 3B Zone (Addington and Riccarton Racecourses, excluding Christchurch Sports and Entertainment Centre)	5000m ²	5%	30%
Open Space 3B Zone (Christchurch Sports and Entertainment Centre)	11,500m ²	n/a	n/a
Open Space 3B Zone (Jade Stadium)	5000m ²	25%	n/a
Open Space 3B Zone (Wilding, Christchurch, Rugby, Western, Kearneys and Rangers Parks)	500m ²	10%	n/a
Open Space 3B Zone (Shirley, Avondale and Waimairi Beach Golf Courses)	500m ²	1%	5%
Open Space 3C Zone (exclusive of retention basin as shown on Appendix 1)	5000m ²	5%	5%
Open Space 3D Zone (Rosebank)	n/a	12%	15%

Table 2		
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Activity Area	Site size	Net area of any site covered by buildings (maximum)	Net area of any site covered by impervious surfaces (excluding buildings) (maximum)
RC7		100%	N/a
RC1-6	Less than 150m ²	100%	N/a
	150-249m ²	75%	N/a
	250-399m ²	50%	30%
	400-999m ²	40%	20%
	1000-1999m ²	30%	15%
	2000-4000m ²	20%	10%
	4000m ² +	10% or 2000m ² (whichever is less)	5% or 400m ² (whichever is less)
C/F		100%	N/a
G		800m ² maximum	N/a

2.3.2 Use of site and buildings

Updated 15 August 2011

(a) Open Space 3B Zone

Any site and buildings shall only be used for non-motorised, recreation activities, and for accessory administrative, social, professional and retail activities except that Addington and Riccarton Racecourses and Jade Stadium may also be used for exhibitions and conventions.

(b) Open Space 1 Zone

Retailing shall be limited to the sale of tickets, food and beverages for consumption on the site, equipment and the sale of tickets, equipment and souvenirs ancillary to and associated with the recreation activities on the site.

(c) Open Space 2, 3 and 3A Zones

Any site and building shall only be used for recreation activities and accessory administrative, social, professional and retail activities. Except within the Open Space 2 zone in central New Brighton where any site and building shall only be used for recreation and community activities, and accessory administrative, and retail activities.

(d) Open Space 3C Zone

Any site or buildings shall be sited generally in accordance with the Development Plan contained in Part 6, Appendix 1 and only be used for:

- (i) the display and showing of livestock;
- (ii) trade displays and demonstrations;
- (iii) machinery demonstrations;
- (iv) equestrian events and associated club facilities;
- (v) model livestock farming and horticultural units;
- (vi) ancillary restaurants and licensed liquor facilities;
- (vii) the sale of livestock, including a sales auditorium;
- (viii) administration and professional offices associated with the provision of services to the agricultural and horticultural industries;
- (ix) businesses involved in the sale of goods and services related to the agricultural and horticultural industries;
- (x) premises for the day-to-day operations and social functions of organisations and clubs which exhibit in the agribusiness centre;
- (xi) tourist displays and activities associated with agriculture and horticulture;
- (xii) dog trialing;
- (xiii) facilities for the research and development of products and services for the agricultural and horticultural industries;
- (xiv) organised sports;
- (xv) short-term carnivals, bazaars, fairs, exhibitions;
- (xvi) agro forestry demonstration plots;
- (xvii) carparking;
- (xviii) accessory buildings including storage, workshops and managers' residences.

(e) Open Space 3D Zone (Rosebank)

Any site or buildings shall only be used for:

- (i) sports facilities
- (ii) restaurants
- (iii) conference facilities and travellers accommodation, restaurants and facilities for the consumption of liquor for those staying or dining on the premises, places of assembly.
- (iv) rural based manufacturing demonstration complexes ancillary to and part of travellers accommodation.
- (v) retail activities for the sale of produce processed on site, where the maximum area of retail activities is no more than 100m²

(f) Open Space (Christchurch Golf Resort) Zone

The scale of building development in the Open Space 3D (Christchurch Golf Resort) Zone shall not exceed:

Within the Academy Activity Area shown on the Outline Development Plan in Appendix 5 the following buildings shall not exceed a maximum building footprint of:

(i)	Golf Clubhouse	1000m ²
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(ii)	Sport Complex	2000m ²
(iii)	Dormitory / Education Facilities	1600m ²
(iv)	Each Resort Apartment Building Located in Area A	1300m ²
(v)	Each Resort Apartment Building Located in Area A1	6500m ²

(g) Within the Academy Activity Area shown on the Outline Development Plan in Appendix 5 the number and size of Resort Apartment bedrooms shall be limited to:

- (i) 338 bedrooms
- (ii) A minimum internal floor area of:
 - 2 bedrooms 100m²
 - 3 or more bedrooms 130m²

For the purposes of this rule this minimum internal floor area excludes car parking, garaging, or balconies allocated to each resort apartment.

(h) Within the Resort Community Activity Area, shown on the Outline Development Plan in Appendix 5 the number and size of residential units shall be limited to:

- (i) 141 residential units
- (ii) one residential unit per site.
- (iii) The maximum building footprint of any residential unit shall not exceed 400m².

(i) Within the Driving Range Activity Area, shown on the Outline Development Plan in Appendix 5 buildings shall not exceed a footprint of 800m².

(j) Within the Golf/Open Space Activity Area, shown on the Outline Development Plan in Appendix 5 there shall be no buildings other than buildings for utilities, such as water supply or waste water.

(k) Lighting

- (i) Lighting within the Driving Range Activity Area shown on the Outline Development Plan in Appendix 5 shall be a controlled activity with Council's consideration restricted to the following matters;
 - the design and distribution of ground mounted lights within the driving range located with Activity Area D;
 - the height and distribution of lighting attached to and associated with the Driving Range building and tee areas contained within Activity Area D1.

2.3.3 Residential units or other accommodation

Updated 14 November 2005

(a) Only one residential unit may be erected on any site or reserve shown zoned as Open Space 2, 3, 3A, and 3B and two residential units on land zoned Open Space 3C on the planning maps, such unit being provided only for custodial or management purposes for that facility.

(b) The erection of any residential unit in the Open Space 1 Zone shall be a discretionary activity.

(c) The erection of any travellers' accommodation shall be a discretionary activity in all open space zones, except as provided for in Clause 2.3.2 above in the Open Space 3D Zone.

2.3.4 Development plan - Open Space 3C Zone

Updated 14 November 2005

All activities shall be located generally in accordance with the development plan in Part 6 Appendix 1.

Vehicular access shall be provided to both Wigram and Curletts Roads, generally as shown in Appendix 1 Section 6. Access for livestock vehicles shall only be from Wigram Road. There shall be no vehicular access between the Open Space 3C Zone and the reserve areas adjoining its southern and western boundaries.

2.3.5 Development plan - Open Space 3D (Rosebank) Zone

Updated 16 November 2009

All activities within the zone (Rosebank) shall be located generally in accordance with the development plan in Part 6 Appendix 4.

2.3.6 Protection of native vegetation, natural features and existing landscape character - Open Space 2 Zone

Updated 14 November 2005

Ecological heritage sites 11.05, 3.13 and 19.01 identified in Part 4 Appendix 2 only.

(a) Vegetation removal

The maximum removal or loss of native vegetation indigenous to the area in any continuous five year period shall be 100m² per hectare. The area per hectare shall not be aggregated over the total area of the site, except for:

- (i) maintenance and weed control (including the clearance of existing drains and ponds);
- (ii) the construction or maintenance of tracks provided their width is not greater than 1.5m;
- (iii) the planting of species indigenous to the site.

(b) Planting

The planting of exotic species or native plants of non-local origin, shall be a discretionary activity, except where:

- (i) planting involves the re-introduction of native species no longer occurring naturally in the Christchurch area (these species are to be procured from the next most appropriate source where they still occur naturally);
- (ii) planting consists of oversowing with exotic grasses.

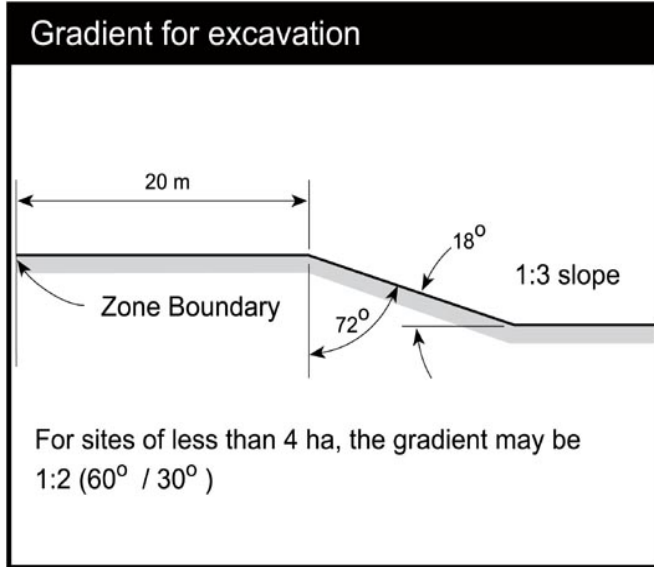
(c) Site Coverage

The maximum area of the site to be covered by buildings shall be 40m².

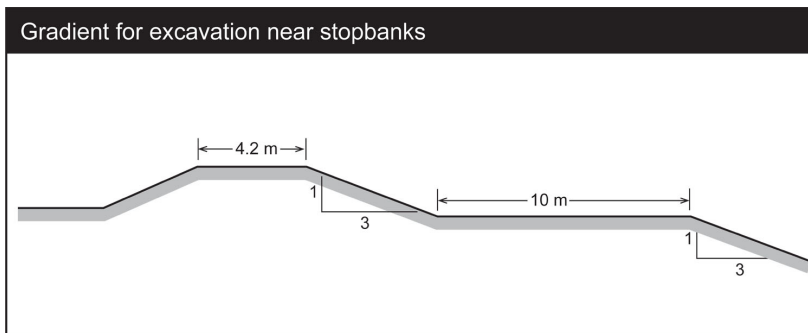
2.3.7 Setback distance and gradient for excavation - Open Space 3D Zone (Isaac Conservation Park) - Activity Area Q

Updated 15 April 2013

- (a) No mineral extraction or concrete batching shall take place within 20 metres of a zone or road boundary.
- (b) No mineral extraction or concrete batching shall take place within 6m of the boundary of an adjoining allotment, unless it is held in common ownership.
- (c) No excavation shall cut below the surface with a gradient greater than 1:3 measured from a point 20 metres from the site boundary as shown on the diagram below; provided that where an allotment being worked is less than 4ha, the maximum gradient shall be 1:2 (see diagram below).



- (d) No excavation shall cut below a surface with a gradient of 3 (horizontal) to 1 (vertical) measured from a point commencing 10 metres from the toe of any existing or consented stopbank (see diagram below).



2.3.8 Loading - Open Space 3D Zone (Isaac Conservation Park) - Activity Area Q

Updated 16 November 2009

All loading and unloading of vehicles shall occur within the zone and not on legal roads, and any spillage of quarried materials on land in adjoining road zones must be cleared within 24 hours.

2.3.9 Stockpiling - Open Space 3D Zone (Isaac Conservation Park) - Activity Area Q

Updated 16 November 2009

Stockpiles of extracted minerals or other material shall not exceed 5 metres in height above the natural ground level before excavation, or be located within 50 metres of the zone boundary or 150m of the banks of a waterway.

2.3.10 Hours of operation - Open Space 3D Zone (Isaac Conservation Park) - Activity Area Q

Updated 16 November 2009

All extraction, transportation and processing of materials shall be limited to the following hours: Monday to Saturday 0600 hours to 1800 hours. No extraction, transportation or processing of materials shall take place on Sundays or public holidays.

2.3.11 Location of crushing plant and concrete batching plant - Open Space 3D Zone (Isaac Conservation Park) - Activity Area Q

Updated 16 November 2009

All equipment involved in the crushing of aggregates, the screening of imported fill material or the batching of concrete, shall be located a minimum of 100m from a zone or road boundary.

2.3.12 Visual amenity - screening - Open Space 3D Zone (Isaac Conservation Park) - Activity Area Q

Updated 16 November 2009

Quarry sites shall be screened from road frontages and zone boundaries by either:

- (i) tree planting 20 metres in depth consisting of a minimum of five rows of evergreen trees capable of reaching a height of at least 8m at maturity and shall be not less than 1.5 metres high at the time of planting; or
- (ii) vegetated earth mounding to a minimum height of 3m with a single row of evergreen trees capable of reaching a height of at least 8m at maturity and not less than 1.5 metre high at the time of planting located between the mounding and the road or zone boundary, provided that the total depth of trees and mounding is a minimum of 20m.

2.3.13 Creation of waterbodies Open Space 3D Zone (Clearwater and Isaac Conservation Park)

2.3.13 Creation of waterbodies Open Space 3D Zone (Clearwater and Isaac Conservation Park)

Updated 16 November 2009

The creation of waterbodies in the Open Space 3D (Clearwater and Isaac Conservation Park) Zone shall be a discretionary activity.

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

2.4 Critical standards

Updated 14 November 2005

2.4.1 Livestock facilities - Open Space 3C Zone

Updated 14 November 2005

- (a) Any activity involving the sale of livestock or side show entertainment shall not be permitted south of the 300m line shown on the development plan in Part 6, Appendix 1.
- (b) All permanently constructed livestock pavilions are to be roofed and have concrete floors.
- (c) All livestock pavilions are to be cleared of effluent within 24 hours following any sale or show event involving the display of animals.
- (d) All areas used for the regular loading and unloading of animals and parking and turning of stock trucks shall be sealed.
- (e) Washdown facilities for vehicles transporting stock shall be provided on site.
- (f) All effluent from sealed surfaces and all washdown water shall be disposed of to the City Sewerage System.

2.4.2 Exclusion of noise generating activities and camping grounds - Open Space 3C Zone

Updated 14 November 2005

No activity shall involve the following:

- (a) outdoor musical events and concerts;
- (b) camping grounds;
- (c) motor vehicle sporting events.

2.4.3 Development plan - Open Space 3C Zone

Updated 14 November 2005

All activities within the zone shall be located generally in accordance with the development plan in Part 6, Appendix 1.

2.4.4 Separation from Wigram Road - Open Space 3C Zone

Updated 14 November 2005

Any activities, other than carparking, are prohibited activities within the 150m exclusion area from the southern boundary of Wigram Road opposite its intersection with Treffers Road, as shown on the development plan in Part 6, Appendix 1. This restriction shall only apply whilst the site to the north-east of the intersection of Treffers and Wigram Roads is occupied by Bayer New Zealand Limited or is used for any activity which has the same or similar effects relating to the storage and/or manufacture of hazardous substances, as the activities undertaken on that site by Bayer New Zealand Limited.

2.4.5 Flood protection - Open Space 3D Zone

Updated 16 November 2009

- (i) Clearwater
- (a) Building locations and ground/floor levels

All residential units and resort hotel buildings or parts of buildings used for residential or resort hotel purposes shall only be located within the areas shown as Resort Community areas on the outline development plan in Appendix 2. Ground levels within these areas identified in Column A of Table 3 shall be maintained at or above minimum levels defined by the following:

- (i) a plane sloping west to east over the full extent of the identified area, where the westernmost and easternmost points area identified in Column B of Table 3 and where the height and slope of the plane is defined by the levels in Column C of Table 3;
- (ii) building floor levels shall be a minimum of 250mm above minimum ground levels required by (i).

- (b) General ground profiles

Ground profiles outside the Resort Community areas shown on the outline development plan in Appendix 2 shall be shaped and maintained so that in a primary stopbank breach flood event flood depths on land in adjacent zones will not be increased by more than 100mm compared to pre-development levels.

- (c) Primary sewage treatment

Primary sewage treatment facilities shall be located, designed and maintained to be protected from flood damage or escape of contents in the event of flooding due to stopbank breach floods of up to 1 in 1000 year return period.

Except that provisions (a) and (c) shall not apply in the event that residential units and resort hotel buildings and primary sewage treatment facilities are protected from a 1 in 10,000 year return period flood event by an appropriately located secondary or tertiary stopbank system.

- (ii) Rosebank

No buildings shall be sited outside the areas shown on the outline development plan in Appendix 4. Floor levels within the area shall be maintained at or above a minimum level of 13.25 metres above mean sea level.

Table 3			
Column A	Column B		Column C
Area to which minimum ground levels apply (as shown on plan in Appendix 3b)	Grid reference (NZMS Grid)		Minimum finished ground level (metres above mean sea level)
	Northing	Easting	
RC5 - A			
Westernmost extent	5751420 N	2477660 E	12.05
Easternmost extent	5751719 N	2477909 E	11.9
RC5 - B			
Westernmost extent	5751568 N	2478180 E	11.07
Easternmost extent	5751870 N	2478449 E	10.46
RC5 - C			
Westernmost extent	5751034 N	2478238 E	12.85
Easternmost extent	5751611 N	2478525 E	10.40
RC6	5751014 N	2477695 E	13.8

2.4.6 Access - Open Space 3D Zone

Updated 15 August 2011

- (i) Clearwater

Vehicle access to the zone from State Highway 1 (Johns Road) shall be limited to Clearwater Avenue; and an alternative service access road/right of way shall be established from Coutts Island Road for use by service vehicles only.

- (ii) Rosebank

No vehicle access shall be permitted from Johns Road.

- (iii) Christchurch Golf Resort

Public vehicle access to the zone shall be limited to one access each from Lower Styx Road, Spencerville Road and Teapes Road provided that any vehicles using Teapes Road shall be limited to the servicing of the maintenance compound.

2.4.7 Civil defence - Open Space 3D Zone

Updated 16 November 2009

Clearwater

The resort manager shall maintain and operate civil defence arrangements which enable the safe evacuation of residents and visitors within the zone in an emergency situation.

2.4.8 Scale of building environment - Open Space 3D Zone

2.4.8 Scale of building environment - Open Space 3D Zone

Updated 16 November 2009

(a) Open Space 3D Zone (Clearwater)

Activities and buildings in each Activity Area, as specified in the Outline Development Plan contained in Appendix 2 shall be restricted to the following:

G buildings associated with golf course construction, use and maintenance and activities associated with these

C/F clubhouse, conference facilities, offices, retailing activities associated with providing services to visitor and resident needs and recreation activities within the zone, restaurants, gymnasium and spa facilities, buildings accessory to these activities and the activities of the RC Activity Area, buildings associated with utility service and treatment facilities and activities associated with these

RC Residential units, resort hotel and accessory buildings and activities associated with these, including in RC(7) only restaurants associated with the resort hotel

OS Buildings associated with the utilisation of open space by the public and activities associated with these.

(b) Open Space 3D Zone (Isaac Conservation Park)

Activities and buildings in each Activity Area, as specified in the Outline Development Plan contained in Appendix 3 shall be restricted to the following:

ICP Buildings and activities associated with conservation, wildlife protection, recreation, park maintenance, park administration, golf courses, agricultural, horticultural or pastoral farming,

ICP/Q Buildings and activities associated with conservation, wildlife protection, recreation, park maintenance, park administration, golf courses, salmon farm, retailing associated with the salmon farm, agricultural, horticultural or pastoral farming, mineral extraction activity and associated buildings, concrete batching plant, retailing associated with the mineral extraction activity.

H/ICP Heritage buildings and activities associated with these buildings, including for public educational and recreational purposes but excluding residential or travellers accommodation activity.

(c) The scale of building development in the Open Space 3D (Clearwater) Zone shall not exceed:

(i) resort hotel - 350 bedrooms including up to 260 bedrooms within the 50dBA Ldn noise contour with up to 52 of those bedrooms within the 55 dBA Ldn noise contour;

(ii) 111 residential units including up to 73 residential units within the 50dBA Ldn contour within Resort Community Activity Areas 1, 2, 3 and 5 and with up to 7 of the 73 within the 55dBA Ldn noise contour within Resort Community Activity Area 1 and 1 of the 73 existing in the G Activity Area west of Resort Community Activity area 1.

(iii) conference facilities - maximum 200 persons.

(iv) retail activities - any retail activity shall be limited to the following:

(a) food and beverage outlet(s);

(b) retail activities other than food and beverage outlets that comprise either a single tenancy, or a group of tenancies sharing vehicle access and/or parking; and that comprise no more than 2000m² gross leasable floor area;

For the purposes of this rule, 'tenancy' shall mean one retail occupancy created by freehold, leasehold, license or any other arrangement to occupy.

(v) Notwithstanding compliance with (iv) above, retail activities shall be non-complying activities where the aggregate gross leasable floor area of:

(a) the proposed retail activity; and

(b) any other existing or approved retail activity floorspace

within the zone exceeds 3000m².

Provided that:

any existing or approved food and beverage outlet shall be excluded from assessment of the gross leasable floor area in (v)(a) and (b) above; and this clause (v) shall not apply to proposed food and beverage outlets.

(vi) For the purposes of applying (v) above:

(a) where:

- a person/applicant (A) obtains retail floorspace information from the Council or any other source; and
- another retail application (B) (for resource consent or for building consent) is approved within the 3000m² threshold, which causes the information obtained by applicant (A) to become outdated;

then the additional retail floorspace in (B) and any consequential breach of rule 2.4.8(c)(v) above by applicant (A) shall be required to be included and assessed by applicant (A), even if their application has already been lodged.

(b) the term 'approved' shall include any retail activity for which resource consent or building consent has been granted; provided that the application of this term:

- shall not include retail activity for which resource consent or building consent has been granted, but which has since been cancelled, or which has lapsed and for which no application has been made within applicable statutory timeframes to extend the time in which to give effect to it; and
- shall not include retail activity for which building consent has been granted but which cannot be given effect to because resource consent for the retail activity is required and has not been obtained; and
- in those situations where more than one application has been made for a retail activity on the same part of a site and no construction progress has been made toward giving effect to any of the proposals, shall only consider the largest floorspace for which resource consent or building consent has been granted.

(d) Retail activities - Open Space 3D (Isaac Conservation Park) Zone

Retail activities shall be restricted to the ICP/Q Activity Area and shall be a single selling place per site of not more than 75m² in area for the sale of the following:

(i) Fish and game reared, processed and packaged on the site

(ii) Minerals extracted from the same site.

2.4.9 Aircraft noise exposure - Open Space 3D Zone Clearwater Resort

Updated 16 November 2009

Any new residential units, or any building or part of a building described in Part 4 Appendix 1, and which is between the 55 dBA Ldn noise contour and the 65 dBA Ldn/95 SEL dBA air noise boundary shown on the planning maps shall be insulated from aircraft noise so as to comply with the provisions of that clause.

2.4.10 Outline development plan Open Space 3D (Clearwater, Isaac Conservation Park and the Christchurch Golf Resort) Zone

Updated 15 August 2011

All activities within the Zone (Clearwater, Isaac Conservation Park and the Christchurch Golf Resort) shall be located generally in accordance with the Outline Development Plans in Part 6, Appendices 2, 3 and 5.

2.4.11 Mineral extraction and related processing near waterways - Open Space 3D (Isaac Conservation Park) Zone Activity Area Q

Updated 16 November 2009

No mineral extraction, concrete batching or associated activity shall take place within 150m of the banks of a waterway.

2.4.12 Residential units Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

The establishment of residential units for purposes other than provided for by development standard 2.2.8 shall be a non-complying activity.

2.4.13 Protection of groundwater - Mineral extraction activities Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

Extraction of sands, gravels or other materials shall be limited to 1m above maximum recorded groundwater level.

(Maximum recorded groundwater level will be determined upon consultation with the Canterbury Regional Council).

2.4.14 Establishment of visual screening - Open Space 3D (Isaac Conservation Park) Zone Activity Area Q

Updated 16 November 2009

No extraction or processing of materials including concrete batching shall take place within 100m of a road frontage or zone boundary until landscape planting, either alone or in combination with mounding, to a depth of 20 metres along the full length of that part of the boundary that adjoins the extraction or processing activity, reaches a minimum height of 3 metres.

2.4.15 Staging of development - Open Space 3D (Clearwater) Zone

Updated 16 November 2009

- (a) Notwithstanding any other provisions in this Plan that may separately make an activity permitted, controlled, restricted discretionary or fully discretionary, the construction of any building within the Open Space 3D (Clearwater) zone shall be a non-complying activity in the following circumstances:
- (i) when vehicles turning right from Clearwater Avenue on to Johns Road experience a delay of 30 seconds or more, except where the intersection of Clearwater Avenue and Johns Road has been upgraded to the requirements of the Christchurch City Council in consultation with New Zealand Transport Agency or equivalent road controlling authority for Johns Road at this location;
 - (ii) when monitoring and reporting on the intersection delay is not undertaken in accordance with the following requirements:
 - The intersection delay shall be determined through monitoring of intersection movements and delays at intervals of no more than six months undertaken over a six day period (Sunday-Friday inclusive) between the hours of 1500 and 1800. The monitoring shall commence no later than 31 May 2006. The average delay for right turning traffic for the busiest hour on each day of the six day monitoring period shall be measured directly and for the purposes of applying this rule the intersection delay shall be deemed to be the highest of the six daily measured peak hour delays. This monitoring shall be undertaken by a qualified traffic engineer on behalf of and funded by Clearwater Land Holdings Limited or its successors in title and results shall be lodged with the Christchurch City Council within 20 working days of the completion of each six monthly monitoring period. This monitoring shall cease at the commencement of intersection upgrading work in accordance with this clause.
- (b) Construction resulting in more than 31 residential units and 200 resort hotel bedrooms within the zone shall be a non-complying activity until:
- (i) wastewater infrastructure diverting all wastewater flows from the Belfast wastewater treatment plant to the City wastewater system is constructed and operational; and
 - (ii) a Council approved additional water main from the Northwest water supply zone connecting into the existing water reticulation in Clearwater resort is constructed, operational and vested in Christchurch City Council.

2.4.16 Intensive livestock management - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

Intensive livestock management, excluding salmon farming, shall be a non-complying activity.

2.4.17 Stockpiling or spreading of manures - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

The stockpiling or spreading of manures shall be a non-complying activity.

2.4.18 Offal pits - Open Space 3D (Isaac Conservation Park) Zone

2.4.18 Offal pits - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

The creation of any offal pit shall be a non-complying activity.

2.4.19 Management Plan - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

Mineral extraction activity and concrete batching plant within the land area contained within Lot 1 DP 83039, Lots 1 and 2 DP 78859 as at 1 July 2004 shall be a non-complying activity unless a management plan for the Isaac Conservation Park has been approved by the Council, and the proposed mineral extraction activity and concrete batching activity is in accordance with the provisions of that management plan.

The management plan shall include but not be limited to, in both plan form and explanatory material:

- (i) An overall concept plan for the Park, including the objectives of the Park;
- (ii) the extent and type of recreation activity provided for;
- (iii) location, construction and maintenance of walkways, cycleways, bridleways or other routes which are to be provided for public access within the Park;
- (iv) the location, construction and maintenance of any parking facilities;
- (v) the location, construction and maintenance of any facilities associated with the public use of the park, including toilet and visitor information facilities;
- (vi) demarcation of areas to be quarried and associated processing activity location;
- (vii) how quarried areas are to be rehabilitated, including final contours in relation to adjoining land, the type and extent of vegetation to be used and the nature of the completed ecosystem;
- (viii) how adverse effects arising from quarry activity are to be avoided, remedied or mitigated;
- (ix) how quarrying activity and associated processing is to be staged in relation to the creation of the Conservation Park, the extension or restriction of public access and the period over which each stage is to occur;
- (x) how public safety near quarrying activity is to be protected;
- (xi) how quarried material, overburden or waste is to be disposed of or stockpiled;
- (xii) how traffic generation arising from quarrying and associated processing activity is to be managed so as to avoid, remedy or mitigate adverse effects on surrounding land uses and traffic safety;
- (xiii) how ecologically sensitive areas are to be identified, protected or enhanced;
- (xiv) methods to be employed to avoid, remedy or mitigate adverse visual impacts of quarrying;
- (xv) provisions for monitoring of quarrying activity and adverse effects associated with that activity;
- (xvi) a description of the methods to be employed to prevent contamination of air or natural water from all land uses and particularly how contamination of groundwater is to be avoided, remedied or mitigated;
- (xvii) a description of when and how farming activity will be phased out;
- (xviii) an explanation of pest management measures to be undertaken, particularly after farming activity is phased out;
- (xix) proposals for riparian and ecological enhancement and maintenance in that area of the Park that is not proposed to be quarried, including timeframes;
- (xx) a description of measures to be undertaken to deter birds that may pose a hazard to aircraft;
- (xxi) demarcation of the location of heritage buildings and provision for public access to those buildings;
- (xxii) types of events that may be held within the Park and conditions under which they may be held;
- (xxiii) demarcation of areas where public access is to be restricted due to their ecological sensitivity and how public access to those areas will be controlled;
- (xxiv) the location of any park or quarrying maintenance or administration buildings and concrete batching plant, including re-locatable dwellings;
- (xxv) the extent of golf course and public access provisions in relation to golf course.

The Management Plan is prepared in consultation with CIAL in relation to (xx).

The Management Plan shall be reviewed at least once every ten years from the date of first approval.

2.4.20 Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

- (a) Activities and buildings in each Activity Area, as specified in the Outline Development Plan contained in Appendix 5 shall be restricted to the following:

G/OS	Golf course construction, use and maintenance, establishment and maintenance of Wetlands, and outdoor recreation;
G/OS1	Limited to use for a turf nursery and chipping and putting practice greens;
D	Driving range, fairway and greens and associated lighting;
D1	Driving range building and tees and associated lighting;
A	All Academy activities excluding the Golf clubhouse, Academy activities include the golf academy, education activities, sports complex, recreation activities, resort, apartment, academy dormitory and associated retailing to serve the resort;
A1	All Academy activities as described for Area A plus the Golf Clubhouse which must be located within Area 1 to the east of the Main Access Road;
A2	All Academy activities as described for Area A. excluding the Golf Clubhouse and any above-ground car parking;
M	resort maintenance facilities;

RC	residential activities.
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- (b) The scale of building development shall not exceed:
- (i) resort apartments within the Academy Activity Area - 380 bedrooms;
 - (ii) academy dormitory within the Academy Activity Area - 160 bedrooms;
 - (iii) 150 residential units within the Resort Community Activity Area;
 - (iv) retail activities - any retail activity shall be limited to the following:
 - food and beverage outlet(s) - 1000m² ;
 - all other retail activities - 500m² gross floor area.
- (c) The height of any building in the Academy Activity Area shall not exceed 12m.
- (f) All buildings located in the Academy and Resort Community Activity Areas shall be setback a minimum of five metres from the Lower Styx Ponding Area shown on the Outline Development Plan contained in Appendix 5 and on Planning Map 11B except for the golf clubhouse which shall be setback by half a metre.
- (e) No activity, other than earthworks, landscaping and planting and the construction and use of the access roads, in the Academy Activity Area shall be permitted until such time as the Lower Styx/Marshland Road intersection has been signalised.
- (f) Driving Range Activity and Design Open Space 3D (Christchurch Golf Resort)
- (i) No driving range activities shall be undertaken with Activity Area D or D1 until a building is established which has been designed to ensure that the maximum noise level from a golf ball being driven from the driving range does not exceed L_{max} 50dBA when measured at the notional boundary (as defined in NZS6801:1991) of any dwelling existing at (the date that Plan Change 45 becomes operative). A report from an acoustic engineer shall be submitted to Council confirming that the building design and construction will achieve the required standard.
 - (ii) The maximum noise level from a golf ball being driven from the driving range does not exceed L_{max} 50dBA when measured at the notional boundary (as defined in NZS6801:1991) of any dwelling existing at the date that Plan Change 45 becomes operative.
 - (iii) Within Activity Area D1 driving range activities shall only be undertaken from within, or from tees immediately in front of, the building which has been designed and constructed in accordance with Rule 2.4.20(f)(i) above.
 - (iv) Within Activity Area D lighting of the driving range shall be limited to the operation of a ground-mounted lighting system.
 - (v) Within Activity Area D1 the maximum height of any elevated lighting, whether attached to a pole or the Driving Range building shall have a mounting height not exceeding 8.0m to the underside of the luminaire.
 - (vi) Lighting required to illuminate the Driving Range shall not operate when the Driving Range is closed.
- (g) Hours of Operation
- (i) The driving range shall not be open to the resort residents or visitors or the general public between the hours of 10pm to 7am.
 - (ii) No food or beverage outlets shall operate outdoors between the hours of 10pm and 7am.
- (h) Sequencing of Resort Apartment Development
- No more than 169 resort apartment bedrooms shall have been constructed prior to:
- (i) The completion of the earthworks and final contouring of the golf course; and
 - (ii) The construction of the Academy building.

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer part 11, Clause 3)

Subdivision
(refer Part 14)

3.0 Assessment matters for resource consents

3.1 General

Updated 14 November 2005

3.1.1

Updated 14 November 2005

The matters contained in Sections 104 and 105, and in Part II of the Act, apply to consideration of all resource consents for land use activities.

3.1.2

Updated 14 November 2005

In addition to the matters covered in 3.1.1 above, the Council shall also apply the relevant assessment matters set out in Clause 3.2 below.

3.2 Assessment matters

Updated 14 November 2005

In considering whether or not to grant consent or impose conditions, the Council shall have regard to the following assessment matters.

3.2.1 Separation from Neighbours

Updated 16 November 2009

- (a) Any adverse impacts of the building in terms of its scale and appearance on adjoining residences or foreshore and beach areas at New Brighton.
- (b) The quality and effectiveness of any landscaping proposed around the building.
- (c) Whether better use of public space within the site can be achieved by a reduction in the separation distance.
- (d) The use to be made of the building and potential disturbance to neighbours.
- (e) In the case of the Open Space 3A, 3C and 3D Zones, the visual intrusion of buildings as seen from the surrounding rural, open space or conservation zones.
- (f) In addition, for mineral extraction and concrete batching plant activity within Open Space 3D (Isaac Conservation Park) Zone, those assessment matters in Part 4, 4.2.2 (a)-(e).
- (g) At New Brighton, the ability for public access along the interface of the foreshore and beach areas to be maintained.

3.2.2 Street scene

3.2.2 Street scene

Updated 16 November 2009

- (a) Any adverse impacts in terms of building scale and appearance on any living, rural, open space or conservation zone/s adjoining or opposite the site (except from the rear), or on the visual quality of the site as seen from the street.
- (b) The quality and effectiveness of landscaping existing or proposed around the building.
- (c) Whether better use of any public space within the zone will be achieved by a reduction in the standard.
- (d) In the case of the Open Space 3A, 3C and 3D Zones, the visual intrusion and any adverse impacts in terms of building scale and appearance of buildings as seen from surrounding rural, open space or conservation zones (except from the rear).
- (e) In addition, in the case of Open Space 3D (Clearwater) RC Activity Area, those assessment matters in Part 2, 6.2.3(a).

3.2.3 Height, sunlight and outlook for neighbours

Updated 14 November 2005

- (a) Any adverse impacts of buildings or structures on residences in any adjoining living zone, including overshadowing.
- (b) Any impacts of the building on the open space character of the zone itself, and on local amenities.
- (c) Any benefits of greater height in respect to retention of open space, or the satisfaction of specialised recreational needs.

3.2.4 Visual amenities

Updated 14 November 2005

- (a) The effectiveness and quality of landscaping proposed, should the setback for buildings or hard surfacing be reduced.
- (b) Whether lesser landscaping would be acceptable with regard to the quality of landscaping and planting elsewhere on the site.
- (c) The nature and scale of outdoor storage proposed.
- (d) Whether any lesser landscaping (or in the case of the Open Space 3C Zone, mounding) would increase actual or perceived noise attenuation or the visual impact of buildings and other activities.
- (e) The nature, sensitivity and location of adjoining land uses, especially dwellings.

3.2.5 Buildings and green space

Updated 14 November 2005

- (a) The size and scale of the proposed buildings and their effect on the area of land available for public use and enjoyment, should the building be constructed.
- (b) The visual impacts of the building in terms of size and scale, especially as seen from any adjoining residences or from the surrounding zones.
- (c) The likely activities to take place within the building, their intensity and scale, and any consequent disturbance that may be caused to adjoining residents or land users.
- (d) The value of the building, impervious surfaces, cycle or walking tracks, in terms of meeting a local or district recreational function, particularly if such need is not currently provided for in the vicinity.
- (e) The functional relationship between the proposed building and purposes of the zone and its anticipated environmental results.
- (f) The quality and effectiveness of any landscaping proposed to screen the buildings or parking areas.
- (g) Where applicable, the degree to which the proposed building adds to the number and coverage of buildings already on the site, or duplicates the use of other facilities both on site and elsewhere.
- (h) Any impacts of the building in terms of tree retention, or views of existing trees and vegetation.
- (i) Any provision for exclusive lease arrangements and the impacts that may have on public use or enjoyment of the open space or reserve.
- (j) The effects of any additional hard surfacing on the visual appearance and enjoyment of the zone, or on trees and vegetation within it.
- (k) In the case of the Open Space 3C Zone, and any adverse impact on the functioning of the Wigram East retention basin.

3.2.6 Use of site and buildings

Updated 16 November 2009

- (a) The scale, nature and intensity of the activity proposed.
- (b) The provision of screen planting or other proposed means to minimise adverse effects and their likely adequacy.
- (c) The extent to which the proposed activity would enhance services of value to the community, or assist in retaining the viability of the facility as private open space.
- (d) The likely effect of any additional activities on traffic generation, and the safety and efficiency of traffic movement in adjacent streets.
- (e) The effect of additional activities on residential amenities in the vicinity, particularly noise, traffic safety, parking congestion, signage and visual amenity.
- (f) The extent to which additional retail activity (having regard to its proposed size, composition and characteristics), is likely to have an adverse effect upon the amenity values and functions of the central city or any district centre or centres and their ongoing ability to provide for the future needs of their communities.

3.2.7 Residential units or other accommodation

Updated 14 November 2005

- (a) The visual impacts of such development as seen from any living zone or street frontage.
- (b) The need for a dwelling or additional dwelling(s) for custodial or management purposes or other purposes.
- (c) The extent to which available open space would be reduced by proposed buildings and their surrounds.
- (d) The extent to which accommodation is related to the primary function of the open space, or would enhance tourism.
- (e) The scale of residential or other accommodation, and its effects on the visual quality of the environment, residential amenities and traffic generation.
- (f) Any compensating provision for other open space in the vicinity.
- (g) In the case of the Open Space 3A zone, the ability to provide adequate disposal of effluent, or protection of buildings from flood risk.
- (h) Any adverse effects of residences or accommodation on the range of recreational activities undertaken on the site or adjoining sites.

3.2.8 Protection of native vegetation, natural features and existing landscape character

Updated 14 November 2005

- (a) Vegetation removal
The assessment matters under Part 4, 4.2.7 (a) and (b).
- (b) Planting
The assessment matters under Part 4, 4.2.7 (a) and (c).
- (c) Site coverage
The assessment matters under Part 4, 4.2.7 (a) and (d).

3.2.9 Creation of waterbodies - Open Space 3D Zone (Clearwater and Isaac Conservation Park)

Updated 16 November 2009

- (a) The extent to which the size, design and construction of the waterbodies deters birds that pose a risk to aircraft from roosting and nesting. This can include, but not be limited to the following measures:
 - (i) vertical embankments
 - (ii) adequate depth of water
 - (iii) waterbodies to be kept free from obstructions, structures or islands
- (b) Whether the provisions of a bird strike hazard management programme, prepared in consultation with Christchurch International Airport Limited and the Board of Airlines Representatives of New Zealand, include appropriate measures for the ongoing management of the proposed waterbody so as to avoid, remedy or mitigate the potential incidence of bird strike, including:
 - (i) measures to ensure that birds which constitute a hazard to aircraft are not permitted to establish or maintain nesting, roosting or feeding sites;
 - (ii) techniques proposed to control the population of birds that constitute a hazard to aircraft; and
 - (iii) a protocol for the monitoring and reporting of number of bird species that constitute a hazard to aircraft.
- (c) The extent to which the size, design, construction, management and maintenance of the waterbodies avoids, remedies or mitigates the entry of contaminants into groundwater via the waterbodies.
- (d) Methods of avoiding, remedying or mitigating potential adverse effects of waterbodies on existing ecological values.

3.2.10 Concept Plan - Open Space 3D (Clearwater) Zone

Updated 16 November 2009

- (a) The extent to which the design and layout ensures the density and location of residential and resort hotel development and roads are compatible with and do not detract from the open space rural character and values of the wider locality;
- (b) The extent to which the design, layout and landscaping contributes to an open space environment compatible with and not detracting from the Groynes recreation area and surrounding rural zones;
- (c) The extent to which the design, layout and landscaping proposed will incorporate and enhance existing landscape and water features including whether provision is made for retention and augmentation of existing trees (excluding noxious species) along water courses;
- (d) The location and extent of proposed planting for amenity and screening purposes and its contribution to improved ecological and habitat values;
- (e) The extent to which the design and layout and landscaping proposed provide for separation from and screening of buildings from SH1 (Johns Road) the adjacent "Groynes" recreation area and adjacent rural properties;
- (f) Whether the plant species proposed will not threaten the operations of Christchurch International Airport with respect to potential for bird strike;
- (g) The extent to which stormwater management systems proposed will be effective and ecologically sensitive;
- (h) The extent to which the connectivity of pedestrian, cycle and vehicular access to the other parts of the resort and, where appropriate, adjacent open space zones, is incorporated within the design;
- (i) The extent to which linkages between areas of high density development and open space are convenient and accessible for future occupiers of the high density areas;

- (j) The extent to which principles of Crime Prevention Through Environmental Design have been incorporated in the design of pedestrian and cycle ways and open space areas;
- (k) The extent to which design, layout and landscaping proposed provides for viewshafts across the Activity area to the golf course within the zone, and hills and mountains;
- (l) The extent to which provision is made for a transition between higher density areas and surrounding Rural zones through the use of larger allotment sizes adjacent to rural zone boundaries and the avoidance of higher density development in these locations.

3.2.11 Setback distance and gradient for excavation - Open Space 3D (Isaac Conservation Park) Zone - Activity Area Q

Updated 15 April 2013

- (a) The ability to provide adequate landscaping/screening with reduced setback
- (b) The effect on the stability of any adjoining land or roads, taking account of potential slope erosion or collapse
- (c) The ability to adequately and effectively plant the slopes of an excavation
- (d) The visual and noise impacts of a reduced setback or a steeper gradient
- (e) The potential of the land to be redeveloped for other activities compatible with the ICP
- (f) The potential effects on ecological values and water quality associated with waterways and their riparian areas.
- (g) The actual and potential effects on the structural integrity of the stopbank, including those resulting from scour and backwash during a flood event due to a potential increase in waterflow within excavated areas.

3.2.12 Loading - Open Space 3D (Isaac Conservation Park) Zone - Activity Area Q

3.2.12 Loading - Open Space 3D (Isaac Conservation Park) Zone - Activity Area Q

Updated 16 November 2009

- (a) Any likely adverse noise, dust or traffic generation effects on surrounding properties
- (b) Any likelihood that quarry materials could accumulate on road surfaces and create a nuisance or hazard
- (c) Any adverse effects on traffic safety or efficiency.

3.2.13 Stockpiling - Open Space 3D (Isaac Conservation Park) Zone - Activity Area Q

Updated 16 November 2009

- (a) The visibility of the stockpile from residential units or roads or other public spaces.
- (b) The quality and effectiveness of any existing or proposed screen planting on the zone or site boundary.
- (c) The extent and appearance of the total amount of stockpiling on the site.
- (d) The proposed duration of stockpiling proposed.
- (e) The potential effect of the stockpile on ground or surface water quality or the natural character of waterbodies.

3.2.14 Hours of Operation - Open Space 3D (Isaac Conservation Park) Zone - Activity Area Q

Updated 16 November 2009

- (a) The intensity, frequency and duration of increased hours of quarry and processing operations and likely impacts on residents in adjoining zones.
- (b) The presence of and proximity of the activity to sensitive land uses, and the extent of these.
- (c) The likely additional or prolonged adverse effects associated with quarrying and processing activities, including lighting, noise and traffic generation.

3.2.15 Location of crushing plant and concrete batching plant - Open Space 3D (Isaac Conservation Park) Zone - Activity Area Q

Updated 16 November 2009

- (a) The appearance and size of plant employed on the site.
- (b) The period of time in which the plant is proposed to be located closer to the zone boundary
- (c) Any locational constraints associated with the depth of the groundwater or presence of waterbodies on the site.
- (d) The proximity and number of residential units near the site with particular regard to potential noise disturbance.
- (e) Any proposed measures to reduce the visual or noise impacts of the plant to be used, including locating equipment below ground level.

3.2.16 Visual Amenity Screening - Open Space 3D (Isaac Conservation Park) Zone Activity Area Q

Updated 16 November 2009

- (a) The type, scale, density, appearance and effectiveness of vegetation proposed for screening.
- (b) The likely visual impacts of reduced screening or mounding, and its implications for increasing actual or perceived noise from quarrying and processing activities.
- (c) The visibility of the quarry, buildings and machinery from other parts of the Isaac Conservation Park.
- (d) The risk of adverse effects on waterbodies from dust emissions.

3.2.17 Access and Parking - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

- (a) Traffic effects associated with the location and layout of access and parking areas.
- (b) The visual effects of car parking areas both within the zone and as seen from outside the zone, and potential mitigation of these effects through landscaping or design.
- (c) Stormwater management and potential impacts on waterbodies and/or groundwater.
- (d) The provision of adequate lighting for accessways and carpark areas and the effects of this on the open space rural character, including the avoidance of the effects of glare and lightspill to neighbouring properties and roads.
- (e) The design of parking areas and access routes to ensure public safety.
- (f) Proximity to and convenience of pedestrian linkages to other parts of the Open Space 3D (Isaac Conservation Park and Clearwater) zones.

3.2.18 Scale and Staging of Mineral Extraction activity - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

- (a) The visual impact of excavated land, as seen from adjoining land or public roads.
- (b) The potential for adverse effects such as dust nuisance to neighbours, road users and those parts of the ICP open to the public.
- (c) Any mechanisms to ensure that the land will be restored within a particular timeframe and the purpose for which it will be restored.
- (d) Potential land uses for unrestored quarried land and the likelihood of these being established on the site.
- (e) The risk of undesirable filling materials or refuse being deposited.
- (f) The risk of adverse traffic impacts on adjoining zones and the safe and efficient functioning of the road network as a result of quarrying land in excess of 2ha in area at any given time.

3.2.19 Custodial/Management Residential Units - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

- (a) The necessity for the residential unit for custodial or management purposes.
- (b) The length of time the residential unit will be required for custodial or management purposes.
- (c) The relocatability of the residential unit.
- (d) The extent of onsite amenity provisions for the occupier of the unit in terms of access to private outdoor living and storage spaces.
- (e) Safe access to the residential unit
- (f) Proximity of the residential unit to active mineral extraction and processing areas.

3.2.20 External Appearance and Layout of Buildings in the Academy Activity Area - Open Space 3D Zone (Christchurch Golf Resort)

Updated 15 August 2011

- (a) The relationship between the external style of the building and the character of the surrounding area.
- (b) The extent to which the building reflects an architectural style that is consistent with and complementary to the Styx River, and the rural and alluvial nature of the Canterbury plains.
- (c) The colour and nature of proposed materials used on the exterior of the building.
- (d) The level of reflectivity of materials used on the exterior of the building.
- (e) The effectiveness and quality of landscaping proposed around the building.
- (f) The provision made for pedestrian linkages between buildings within the Academy Activity Area and the Resort Community Activity Area.

3.2.21 Reflectivity of Roofs - Open Space 3D (Christchurch Golf Resort) Academy, Resort Community and Driving Range Activity Areas

Updated 15 August 2011

- (a) The materials and colour of the proposed roof.
- (b) The architectural design and profile of the roof which may reduce or mitigate any visual impact.
- (c) The potential for glare or visual incompatibility with the surrounding environment arising from higher reflectivity.
- (d) Any cumulative effects arising from high reflectivity within the Community Resort Activity Area when viewed from Lower Styx, Spencerville or Turners Roads.

3.2.22 Golf Course Construction and Planting - Open Space 3D (Christchurch Golf Resort) Zone

3.2.22 Golf Course Construction and Planting - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

- (i) The extent to which a Management Plan prepared for the Golf Course and Open Space Activity Area achieves the following objectives:
 - Enhanced biodiversity;
 - A wetland system and associated habitat which are complementary to the Conservation 3 Zone;
 - Improved water quality;
 - Amenity planting around the zone boundary which will screen or provide effective softening of the built development within the Activity Areas;
 - Appropriate management of any potential archaeological sites;
 - Sufficient storage capacity within the Lower Styx Ponding Area and the effective management of stormwater and flood discharge to ensure that flooding is not exacerbated in the floodplain.

In assessing and considering achievement of these objectives the Council shall have regard to the following matters:
Construction and Operation

Details of the construction works and final design of the golf course and wetlands; and

Details of the operation of the wetlands and proposed golf course drainage system including:

- The proposed methods to control sediment discharges.
- The proposed methods to control dust.
- Any adverse effects of construction works on the natural qualities, amenity values or ecology of the Styx River.
- The extent to which the additional flood storage capacity within the Ponding Area required to accommodate stormwater discharged from buildings and hardstanding areas. This may require calculations to demonstrate that the storage capacity of the Ponding Area is maintained after taking up into account the extra stormwater run-off.
- Any potential impacts of excavation or filling on the rate, level or volume of flood discharges to the Styx River.
- The extent to which land contours and plantings that enable overland flood flows from the Styx River to continue to be effective.
- The effectiveness and environmental impact of any measures that may be proposed to mitigate the effects of filling or excavation.
- Any adverse effects likely on land as a result of tidal influences during flood periods including the potential for exacerbation of those effects with potential sea level rise.
- Any adverse effects on the ability to obtain access for the purpose of maintenance of the Styx River, utilities vested in Council or flood protection works.
- The operation and maintenance of the existing pump station.
- Any beneficial effects, including the provision of public access or enhancement of the natural qualities, amenity values or ecology of waterways and wetland areas.
- The extent to which the applicant has consulted with the Canterbury Regional Council on the above matters and has addressed any concerns raised by that Council

Planting

- Details of the location of wetland areas within the golf course, the proposed species to be planted, the layout and location of planting and maintenance (including pest management);
- Details of species, width and density of boundary planting required for amenity and screening purposes;
- The extent to which the applicant has consulted with immediately adjoining neighbours and has addressed any concerns raised by those neighbours.
- Details of the integration of planting in the golf course with planting in the Conservation 3 Zone;
- Measures to mitigate effects on biodiversity.

Maintenance and Monitoring

- Regimes and methods for mowing, irrigation, drainage, pesticide and fertiliser use;
- A monitoring programme for water quality, plant success, habitat restoration success;
- Protocols for the management of mosquitoes or midges.

Management of Archaeological Sites

- Details of an Accidental Discovery Protocol which includes requirements for contractors to be trained in the recognition of archaeological sites and earth works to be monitored by a suitably qualified archaeologist in areas identified as having potential archaeological values.
- A process or protocol to require notification of the commencement, staging and duration works to Te Ngai Tuahuriri so as to enable a representative of the Runanga to be present to observe any earthwork activities in areas of cultural values or interest.

3.2.23 Golf Course Environmental Management Plan - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

- (a) Alternative methods or staging of development which will ensure that the planting of open spaces and the golf course will be achieved without adversely affecting the ability to achieve biodiversity, water quality and amenity outcomes.

3.2.24 Implementation of Boundary Planting - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

- (a) The location and scale of built development proposed prior to completion of boundary planting.
- (b) The nature and significance of effects on visual and amenity values arising from built development proposed to occur ahead of boundary planting.
- (c) The location, density and species of any planting which is to occur on part of the boundary or elsewhere within the Zone that may reduce the requirement for planting of the boundary in accordance with the Outline Development Plan.
- (d) Alternative methods or mechanisms that may be adopted to reduce or avoid the need for boundary planting.
- (e) The outcomes of consultation with neighbours which may avoid or reduce the need for boundary planting.

3.2.25 Scale of Built Development - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

- (a) The need for the building to be of larger footprint, having regard to its purpose and design.
- (b) The degree of variation in form, profile and height of the building.
- (c) The avoidance of large expanses of wall or repetitious building forms.
- (d) The extent of landscape buffer and treatment proposed to mitigate the overall bulk and appearance of the buildings.
- (e) The necessity for a greater number of Resort Apartment bedrooms or residential units, or the necessity for bedrooms to have reduced dimension.
- (f) Any cumulative effects arising in relation to the form, bulk or density of buildings.
- (g) The visibility of additional built development from beyond the boundary of the Open Space 3D Zone and the nature of any effects arising from that visibility.
- (h) The purpose and size of any buildings proposed in the Golf/Open Space Activity Area.
- (i) The effect of building in the Golf/Open Space Activity Area on the amenity, cultural or ecological values of an adjoining Rural or Conservation Zone.
- (j) The effect of a building on the Golf/Open Space Activity Area on the effective function and capacity of the Lower Styx Ponding Area and the flow of flood discharges to the Styx River.

4.0 Reason for rules

4.1 General

Updated 14 November 2005

Land within the Open Space 1, 2 and 3 Zones are in public ownership, while those in the Open Space 3A, 3B, 3C and 3D Zones are in private ownership or controlled by other bodies. Reserve management plans may provide adequate procedures for public input on managing Council open spaces, but do not apply to private open space.

Compatibility with surrounding activities is a key concern with activities in open space zones. It is difficult to predetermine the wide variety of circumstances that can occur in terms of potential adverse effects from activities in these zones. Because the sites in them are often in public ownership, and also open to procedures under the Reserves Act and management plans, or their future as private recreational resources is reasonably secure, the rules are relatively simple. For these reasons, no critical standards have been specified.

An exception is the special provisions applicable in the Open Space 3C (Agribusiness) and 3D Zones, where particular environmental factors apply to large land areas on previously rural land being developed for specialist uses. Here issues relating to visual amenities, effects on neighbouring area (particularly in respect to the Open Space 3C Zone) access and other matters require critical standards and outline plan requirements.

Because most of these zones are surrounded by living or rural zones, the written consent of other persons for resource consents will be required, reinforced by the fact that many sites are owned by the Council itself. The Open Space 3A Zone is an exception because of its relative remoteness and large sites.

4.2 Separation from neighbours

Updated 15 August 2011

In the case of the Open Space 1 Zone there is no as of right provision for buildings, but there is a separation set-back required for play equipment to ensure that its use does not unduly detract from the amenity of adjoining residential neighbours.

In the Open Space 1, 2 and 3C Zones, and the Open Space, 3A and 3D (Rosebank) Zones, set-backs of 10 and 20 metres respectively are required to deal with the potential impacts and scale of buildings within those zones on adjoining residences (where applicable), or to maintain open space character.

The 3 metre setback provided at New Brighton has less of a focus on the scale of buildings in relation to the boundary, as the adjoining land is open beach and dune areas. Instead this setback maintains the ability of the public to access the higher foreshore area behind the beach, without this access being impeded by buildings.

Mineral extraction and related processing activities including concrete batching in the Open Space 3D (Isaac Conservation Park) Zone have a 20m setback in recognition of potentially greater impacts on neighbours than other activities permitted in the zone, which have a 15m setback. In the Open Space 3D (Clearwater) Zone an amenity setback of 20m is required in recognition of the potential impact associated with the scale of development allowed in this zone on the amenity values of the surrounding rural and open space land, and the intention for this zone to be predominantly open space. A similar setback is proposed in the Open Space 3D (Christchurch Golf Resort) Zone. An exception is made at the boundary of the Groyne where an 8m wide strip of Open Space 3D (Clearwater) land will be landscaped and incorporated into the Groyne reserve to serve as a buffer between the Groyne and Clearwater residential development in Resort Community Activity Area 4. In relation to development in Resort Community Activity Area 5 that is in close proximity to other Open Space Zones (i.e. the Groyne) where development is proposed within a 50m setback, landscaping is required to be provided to ensure the development is screened from the Open Space zone. In the Open Space 3B Zone, 20 metre setbacks are required for the very large racecourse and Jade Stadium facilities (with large building scale) with a 10 metre setback on other Open Space 3B Zone sites with generally smaller scale buildings.

4.3 Street scene

Updated 15 August 2011

Setbacks are required for buildings and play equipment in all zones in open space areas to ensure that any necessary landscaping can be provided and that maintenance of a park-like character in these areas can be achieved. In the generally smaller Open Space 1 and 2 Zones, a 5 metre setback is considered sufficient, in contrast to 10 metres in larger or more intensively used open space zones. A 20m setback for mineral extraction and concrete batching activity in the Open Space 3D (Isaac Conservation Park) Zone has been imposed, consistent with setback provisions for mineral extraction activity in the rural quarry zone and in recognition of potentially greater adverse effects on neighbours than other activities. A 4.5m setback for residential units within the Resort Community Activity Area is required in the Open Space 3D (Clearwater) Zone, with a greater setback required for garages that can dominate the streetscape unless appropriately sited.

A setback of 100m is proposed from Turners and Spencerville and Teapes Roads for built development in the Open Space 3D (Christchurch Golf Resort) Zone. This setback ensures that the scale of built development does not impact on rural amenity values and the views from public roads are predominantly open in character.

4.4 Height and sunlight and outlook for neighbours

Updated 15 August 2011

The type of structures which can be found in district and metropolitan parks can be potentially quite large, but their scale is compensated for by the fact that they are normally surrounded by large areas of open space. A 6m or 8m height limit is seen as reasonable in district parks and smaller private parks and the private golf courses because it matches the scale of buildings permitted in adjoining residential areas. In metropolitan parks with large stadium type facilities, a maximum height of 14m is provided for to recognise the likely requirements for such facilities. On the private Addington and Riccarton Racecourses (also with large sites) and for Lancaster Park the height limit allowing large structures recognises the height of structures already constructed on these sites and their need for similar large structures in the future.

An exception is required in the Open Space 3C Zone limiting buildings to 8m in height nearer residential areas, to limit the visual impact of large structures, while specialised height provision is made in the Open Space 3D Zone to ensure buildings can be developed to provide a high standard of tourist accommodation and other resort buildings but well set back and screened to reduce visual impacts.

In the Academy Activity Area of the Open 3D Zone (Christchurch Golf Resort) buildings are anticipated as a discretionary activity beyond the 8m threshold (9m for the Sport Complex) and up to a height of 12m. Any application for resource consent would need to examine the height and location of the proposed building and its relationship to other buildings and the effects on properties adjoining the Zone.

Similarly, a 14m height limit is specified in the Open Space 3A Zone to allow for the flexible development of moderate to large scale private recreational facilities in an area which has large numbers of trees, where the sites are large and there are no residential neighbours.

The purpose of these controls is to ensure that neighbours and adjoining residences are protected in a consistent way, as they are from adjoining neighbours in the living zones themselves, or from activities in other adjoining zones such as rural zones.

4.5 Visual amenities

Updated 15 August 2011

This provision applies to the Open Space 2, 3, 3A and 3B and 3D (Clearwater and Christchurch Golf Resort) Zones which provide for buildings.

Although open space areas have a low building coverage, it is important that when the buildings are of a reasonably large scale, or associated carparking areas are provided, that there be a requirement for them to be landscaped, particularly if they are sited close to the road or an internal boundary. Maintenance of open space is also an important factor in terms of the outlook from streets in terms of the public and visitor image of reserve areas and the city as a whole. In the Open Space 3C Zone, screening and mounding to reduce noise and adverse visual impacts of saleyards activities are necessary.

Additionally, the larger Christchurch Golf Resort buildings are to be controlled so that their external design and appearance is responsive to the natural character and setting of the area. The roofs of buildings in the Academy, Resort Community and Driving Range Activity Areas of the Christchurch Golf Resort are also limited in terms of reflectivity value to avoid glare and adverse visual effects on the locality. The layout of buildings is also controlled to ensure compliance with an Outline Development Plan and to encourage good connectivity between Activity Areas for pedestrians and to link carpark areas and publicly accessible buildings. The maintenance of open space and landscape treatment are also important feature of the zone.

Also included is provision requiring screening of outdoor storage areas to prevent detracton from the high visual amenities of Open Space areas.

An additional provision relating to screening of activities relates to mineral extraction and concrete batching in the Open Space 3D (Isaac Conservation Park) Zone only. This rule ensures that landscaping measures are visually effective. The undertaking of quarrying activities has considerable potential for detracton from amenities. Screening the quarry from view helps to reduce visual as well as noise and dust nuisance effects.

4.6 Buildings and green space

4.6 Buildings and green space

Updated 15 August 2011

This control is seen as the most important standard in dealing with the effects of change to open space areas, and perception of their amenity values.

Any buildings in the Open Space 1 Zone will require a resource consent as they are only intended to serve as small scale recreation areas. This is required because of the small size of Open Space 1 Zones, and because buildings could have a substantial impact on the space available and visual amenity. The zone's primary purpose is to provide for an amenity and play area, rather than intensive use and buildings.

In the Open Space 2 Zones (excluding sites identified as ecological heritage sites), which apply to district parks, it is commonplace to have buildings within these areas serving such organised sports as rugby, cricket, soccer and tennis. Here the rules emphasise the coverage and size of buildings, to ensure that the predominantly open space character of these parks is retained and visual impacts are minimised. The Open Space 2 Zone on the foreshore at New Brighton provides for a range of recreational and associated activities providing benefit to the district, with a higher proportion of impervious surfacing and buildings than would be typical for district parks. Additional coverage is permitted in three city parks which contain existing or proposed motor camp facilities, a factor which particularly differentiates these from other parts of the Open Space 2 Zone. A dominant green space character will still be maintained under these standards.

The Open Space 3 Zone provides for large scale metropolitan facilities and allows for larger buildings than in other open space zones, and a greater level of building coverage is acceptable. Facilities such as Pioneer Stadium and Queen Elizabeth Park, necessitate large scale buildings with intensive public use. Significant retention of open space with these facilities is however required.

The Open Space 3A Zone is located in a rural environment with generally large sites, so that a lower level of building coverage is consistent with maintaining the character of the area and its amenities.

The Open Space 3B Zone contains three categories of recreation areas. The racecourse sites are very large and form a substantial component of local neighbourhood identity. Accordingly, the rules address the need to assess significant changes to the proportion of open space provided, while allowing large structures. Large structures are also anticipated in the private parks, especially Jade Stadium and Addington Racecourse, and the intensity of development required makes a limitation on impervious surfaces inappropriate in conjunction with that already on buildings. On the private golf courses, the rules emphasise the coverage and size of buildings, which is regulated to ensure that the predominantly open space character of these areas is retained and visual impacts are minimised.

Provision for children's play equipment, (which for larger structures may come under the definition of "building"), is made in all zones with provision for set-back to provide for protection of adjoining residential amenities. No specific control over play equipment is considered necessary (except setback for neighbours) in recognition of the need for most parks to cater for the specific recreational needs of local children.

A key feature of open space areas is that they maintain a clear dominance of open space (green space) consisting of grass, shrubs and trees which contrast to the surrounding built environment.

Major facilities are expected to be built in the Open Space 3C Zone, reflecting its function as a centre for display, produce and entertainment, although much of the site is to remain open. Through the designation procedure, no building provision will be allowed in the retention basin area as this is incompatible with protecting its function.

Only a very low total coverage is allowed for in the Open Space 3D (Clearwater) Zone which, although containing major hotel facilities and other buildings, is a very large site in a rural environment, where a high quality of landscaping and dominance of open space over built form (as seen from outside the zone) is an important factor. Similarly, in the Open Space 3D (Christchurch Golf Resort) Zone a low site coverage is required for the total site with a significant higher coverage provided for in the Academy Activity Area which is characterised by larger footprint buildings.

The availability of public open space can be affected by the type and extent of activities taking place, an example being the leasing of space for exclusive use by particular sports such as bowling clubs and tennis clubs. A threshold for green space coverage has been set in order to provide public scrutiny of the use of open space areas, should the area required affect the availability of space which the park is expected to serve.

Similarly there is a need to ensure that larger areas of impervious surfaces (especially parking and hard surfacing) within parks is assessed, to ensure that the dominance of open space character is not unduly compromised. The threshold of permitted coverage is significantly lower for sites in the Open Space 1 Zone which are the smallest and most sensitive sites, and higher in the Open Space 3 and parts of the Open Space 3B Zones, with their multi-functional nature and variety of activities which can be expected. The low specified coverage in the Open Space 3A Zone reflects large sites and the rural character of that area.

4.7 Use of sites and buildings

Updated 15 August 2011

This rule recognises the presence of private recreation facilities in and adjoining residential (living zone) environments. Reserve management plans cannot be applied to such facilities, and their use for activities other than those in living zones, or associated with the operation of the recreation activities, is controlled to protect the amenities of the surrounding area. This is especially important in terms of traffic movements in evening hours to and from these facilities, and associated noise.

In addition, for both private and public open spaces, the rules are intended to ensure that retail activity does not become so large in scale and scope that it diminishes open space values, or threatens the function or amenity of existing district centres or the central city. In the case of the very large racecourse facilities, there is sufficient capacity to absorb some limited additional retailing (such as a stand alone restaurant) without undue environmental effects. For most public parks in the open space zones, there is an expectation that recreational use will remain totally dominant over other activities such as retailing, and where a combination of site size and visitors justifies a greater limitation in order to protect amenities of surrounding land.

The use of land in the large Open Space 3C and 3D Zones is for specific purposes related to particular projects and proposals, those being the Agribusiness Centre, Clearwater, the Isaac Conservation Park, Christchurch Golf Resort and Rosebank respectively. Accordingly there are specified "activity" limitations to ensure that these primary functions upon which these projects were presented to the public, are retained. In the case of the Open Space 3C Zone the activities can have significant potential impacts, and controls on the range of activities which can generate adverse effects is included, in conjunction with setback requirements and other rules, to limit potential impacts.

Accordingly, activities are restricted from locating within 150m of the Bayer Site in the B5 Zone on Wigram Road and residential accommodation is restricted within a wider area adjoining the Bayer site. This is to minimise the potential for conflict with the operation of Bayer NZ Ltd on the opposite side of Wigram Road. Further, no saleyard or sideshow activities are permitted south of the 300m line identified in the Development Plan. This is to protect residents from adverse noise, smell and adverse visual effects.

4.8 Residential units or other accommodation

Updated 14 November 2005

This rule is to limit the extent and function of building development in open space areas. For custodial and security reasons a dwelling on sites in the zone is considered reasonable as it does not detract from the character of the zone, except the small Open Space 1 Zones where all buildings are restricted and no custodial need is apparent.

4.9 Development plans

Updated 15 August 2011

(a) Open Space 3C Zone

This large zone contains 120 hectares of land, some of which is intended for uses associated with displays, fairs, business and particularly the sale of livestock. Such activities have the potential to generate significant potential adverse effects in terms of noise, traffic, visual distraction and odour. Accordingly the location of particular activities within the zone is controlled through the outline development plan in order to reinforce other amenity rules (such as landscaping and setbacks) which on their own would not provide sufficient certainty or protection for adjoining residential landowners as to the likely effects of particular activities in the zone. This is particularly the case with activities involving livestock sales and outdoor entertainment.

The outline plan also identifies the location of access points, the location of which is important to managing the effects of traffic movements to the zone, some of which involve heavy vehicles or very high volumes when major events take place.

(b) Open Space 3D Zone

This large zone covers four separate areas, each of which are subject to outline development plans. The Clearwater and Christchurch Golf Resort areas contain 240 hectares and 132ha of land respectively which are to be developed for a golf course and associated resort communities. In this zone, the outline development plan serves to identify the location of the resort buildings and recreation or open space in a very large site (in respect to external visual effects and flood management factors) the location of development in respect to external activities (land use conflict) access provisions, and extent of waterways and pedestrian access. The outline development plan enables the location of these features to be identified to provide some certainty in a manner which is unpredictable under setback provisions or other rules. With respect to Clearwater the outline development plan also restricts built development to the more eastern parts of the zone to reduce conflict with airport operations while in the Christchurch Golf Resort the plan does not allow building in the Lower Styx Ponding Area.

To ensure that there is some control over the effects of the development of the Resort Community Activity Areas identified on the Outline Development Plan for Clearwater there is a requirement for a concept plan to be approved prior to development commencing within these areas.

The Isaac Conservation Park contains an outline development plan that serves to identify that part of the Zone within which quarrying and related activity may occur and where heritage buildings are to be located.

Rosebank Estate is also subject to a development plan which identifies the location of buildings, landscaping, points of access and carparking. The Outline Plan provides a degree of certainty regarding the development of this area.

4.10 Protection of native vegetation, natural features and existing landscape character

Updated 14 November 2005

(a) General

Three areas within the Open Space 2 Zone comprise areas of high ecological heritage value. All three sites are listed in Part 4, Appendix 2. The sites listed in Part 4, Appendix 2 have been identified as having high ecological heritage value based on five criteria: biodiversity, representativeness, rarity, naturalness and the extent of the area.

(b) Vegetation removal

Any removal of native vegetation lowers the ecological viability of a site, and of certain rare species overall, therefore the purpose of this rule is to place greater restriction on the removal of vegetation. As with the earthworks and buildings, the limit allows for some removal and hence for small buildings and tracks.

An exception to the rule is made for the planting of natives. On some sites there are several successional stages of vegetation types which are native to the site. Some of these vegetation types are better represented than others and so some planting of the species from the less well represented vegetation types may be appropriate. An example is on the Port Hills where some tussock grassland areas occur where it may be appropriate to replant forest species. Where large areas of planting are carried out the area involved may exceed the 100m² vegetation removal limit, and hence an exception for this has been allowed. Clearance of drain and the provision of tracks less than 1.5m wide, are also an exception as these are seen as necessary works, and if carried out sensitively are unlikely to be detrimental.

(c) Planting

This rule is intended to help retain the genetic integrity of areas of ecological heritage and landscape value. Any revegetation with trees is restricted to original native species and some areas, particularly gullies, are seen as suitable for this purpose.

The exception allows for the few species that may have been eliminated entirely within the local area to be replaced with the closest possible source. This is considered acceptable as there is no local genetic stock to be affected.

(d) Site coverage

Any site coverage in all but very modest proportions may be detrimental to the ecological viability and survival of the site, and its visual character. Consequently, an assessment of any proposed building or structure for its likely impacts is seen as necessary. Nevertheless some minor building will be possible without the need for a resource consent such as bird hides and shelters.

4.11 Livestock pavilions - Open Space 3C Zone

Updated 14 November 2005

Because of the importance of reducing the odour, traffic, usual and potential pollution effects of livestock sales, rules have been incorporated requiring roofing, concreting of floor areas, effluent disposal and location of access provision which address the key elements likely to give rise to adverse effects. The importance of these management practices is such that the requirements have been made critical standards.

4.12 Noise generating activities - Open Space 3C Zone

Updated 14 November 2005

In order to provide additional protection for adjoining residential zones the general approach taken in the Plan has been varied to exclude specified activities seen as potentially noisy. This provision has been carried over from the plan change preceding the City Plan to address specific concerns raised by adjoining residents in respect to the range of activities which may have impacts outside the zone.

4.13 Flood protection and civil defence - Open Space 3D Zone

Updated 16 November 2009

Parts of the sites for Clearwater and Rosebank are within the Waimakariri floodplain. The rules are incorporated to ensure buildings in Rosebank are above the 1000 year return flood period and further that the design of the raised building platform does not create adverse impacts on water levels on other land. Similarly, the rules require that any sewage treatment ponds associated with Clearwater also be protected from the 1000 year flood return period level. However, residential units and resort hotel buildings at Clearwater are required to be protected from a 1 in 10,000 year return period flood event. This level of protection, particularly for grouped buildings in the zone, is substantially greater than that for permitted dwellings in the rural zone to the north. The purpose of these rules is to integrate potential flood hazards to buildings, people and sewers in the zone, a factor of such importance that it has been made a critical standard. Provision has been made to no longer require raised building platforms as a method of flood protection if a suitable secondary or tertiary stopbank system is implemented. Provision has also been made to ensure adequate provision for civil defence procedures for evacuation of the zone, to reinforce other rules.

4.14 Access to zone - Open Space 3D Zone

Updated 16 November 2009

The rules on location of access for Clearwater, Isaac Conservation Park and Rosebank have been incorporated to ensure the access and associated traffic into the site minimises conflict with the safety and efficiency of State Highway 1 (Johns Road), the enjoyment of the Groyne's recreation area and other activities in adjoining zones.

The rule concerning the creation of access and parking to serve the Isaac Conservation Park has been incorporated as a development standard to allow further investigation of the most suitable location, routes and form of access and parking to be undertaken.

4.15 Scale of building development - Open Space 3D Zone

Updated 16 November 2009

The rules restricting the number and size of facilities at Clearwater including the resort hotel, resort community residential units, retailing and conference facilities, and also buildings associated with Rosebank have been incorporated as community and critical standards to ensure firm control over the extent of "urban" development in the zone, notwithstanding its large size. It also acts to reinforce provisions in the Plan in respect to flood risk and ensuring that the location and scale of development does not adversely impact on airport operations. The 111 residential units permitted at Clearwater include the rights for 42 residential units transferred from the Isaac Conservation Park. The limited transfer has been allowed in exchange for the protection of the Isaac Conservation Park from residential development in perpetuity, enabling a large amount of open space to be developed for conservation and public recreation use. Including this development within Clearwater will allow it to be integrated within the Clearwater resort community with access to reticulated infrastructure and services that could not readily be provided within the Isaac Conservation Park. The development rights are transferred from land within the 50dBA Ldn noise contour, the outer control boundary and the air noise control boundary, to land entirely within the 50dBA Ldn noise contour. Much of the development will therefore occur within less noise-affected areas than would otherwise have been permitted.

The provisions for retailing are essentially to limit the adverse effects of traffic movement and intensive activities on adjoining land, as well as to avoid distributional effects on existing retail centres. The provision applicable to the sale of fish within the Isaac Conservation Park is to recognise the long standing sales associated with salmon farming, which itself is part of the site rehabilitation. Provision is also specifically made within the Isaac Conservation Park for the sale of aggregates extracted from the site.

4.16 Aircraft noise exposure

4.16 Aircraft noise exposure

Updated 14 November 2005

Rules have been established to mitigate the effects of aircraft noise on noise sensitive activities in the vicinity of the International Airport while recognising the need to operate an airport efficiently. These rules are based upon the New Zealand Standards set down in Airport Noise and Management and Land Use Planning NZS 6805:1992.

Within the 55 dBA Ldn noise contour shown on the planning maps, noise insulation measures are required for buildings, depending on the sensitivity of the internal building space for specified uses.

4.17 Creation of waterbodies - Open Space 3D Zone (Clearwater and Isaac Conservation Park)

Updated 16 November 2009

The rule concerning the creation of waterbodies has been incorporated as a discretionary activity to ensure that their location, size, design, construction, management and maintenance discourages birds species that constitute a hazard to aircraft from congregating. "Birdstrike" has been identified as a real threat to aircraft and Clearwater and the Isaac Conservation Park lie in a critical position under the flight path of aircraft. The rule recognises that waterbodies have conservation values and exist within Clearwater and the Isaac Conservation Park, but seeks to ensure that their attractiveness to bird species species that constitute a hazard to aircraft is minimised and the numbers of such birds are monitored and managed to avoid creating a hazard to aircraft.

The rule also incorporates consideration of the potential impacts of creating waterbodies on groundwater quality so as to control the potential adverse effects of the creation of waterbodies on aquifers. As a fully discretionary activity, any potential adverse effects on the environment outside of those raised above can also be considered.

4.18 Setback and gradient for excavation - Open Space 3D (Isaac Conservation Park) Zone Activity Area Q

Updated 15 April 2013

Effective screening of quarrying and related processing operations necessitates a combination of earth-mounding and tree planting on the road, zone or Activity Area margins of land being worked. The 20m setback from zone boundary is considered appropriate in the context of the surrounding Isaac Conservation Park and its conservation objectives. For reasons of safety in both working and rehabilitation, edges of excavations are required to have moderately sloping faces. Where allotments are restricted in area, a slightly steeper gradient is permitted so as to enable effective utilisation of the mineral resource. In addition the rule is designed to prevent erosion of the slope and undermining of roads or adjoining land.

A setback is required on internal property boundaries in order to protect the adjoining land, unless the adjoining property is in common ownership.

A setback from stopbanks has been included to ensure that the structural integrity is not adversely affected by excavation close to the stopbank foundation. Excavation for mineral extraction adjacent to stopbanks also has the potential to alter flood flow paths, including the creation of backflows and scouring of the stopbank structure during flood events. The setback has been set in accordance with consents granted by both the Canterbury Regional Council and the Christchurch City Council for quarrying activity within the Open Space 3D Zone (Isaac Conservation Park) - Activity Area Q. As a result this setback is reduced from that applying to the balance of the Waimakariri River stopbank floodplain, which has not been through any such consent process.

4.19 Loading - Open Space 3D (Isaac Conservation Park) Zone Activity Area Q

Updated 16 November 2009

The loading and unloading of vehicles associated with quarrying and related processing activities is required to be within the site for reasons of both traffic safety and amenity protection.

4.20 Stockpiling of minerals - Open Space 3D (Isaac Conservation Park) Zone Activity Area Q

Updated 16 November 2009

This rule is to protect visual amenities and to lessen the potential intrusiveness of large stock piles as seen from the edges of the zones and to lessen the potential impacts on the natural character and ecological values of waterways.

4.21 Hours of Operation - Open Space 3D (Isaac Conservation Park) Zone Activity Area Q

Updated 16 November 2009

These limits are set to ensure the amenities of existing and potential residents in the vicinity of the ICP and visitors to the ICP are protected, particularly in relation to noise and traffic effects that are likely from such operations. The intrusive impacts of quarrying and related processing, which are to some extent unavoidable, are less acceptable during night hours, the early morning, and on weekends and public holidays.

The expectation of the Isaac Conservation Park is for increased noise and traffic generation during weekday hours of 0600 - 1800 with regard to mineral extraction and related processing activities.

4.22 Location of crushing plant and concrete batching plant - Open Space 3D (Isaac Conservation Park) Zone Activity Area Q

Updated 16 November 2009

This rule is intended to protect visual amenities and to reduce adverse effects from the noise of such machinery on areas beyond quarry area boundaries. Experience has shown that crushing plant equipment is extremely noisy, and that mitigation options are limited. Concrete batching plant, though less noisy, also has limited mitigation options.

4.23 Scale and staging of mineral extraction activity - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

This rule is intended to ensure that the extent of any mineral working does not create adverse visual effects, and that a programmed restoration of worked land proceeds at the same time as active extraction or when quarrying is completed. It is also intended to ensure that when mineral extraction activity is undertaken on a large scale, any increase in heavy traffic volumes does not adversely effect the functioning or safety of the surrounding road network.

4.24 Staging of development - Open Space 3D (Clearwater) Zone

Updated 16 November 2009

An intersection delay of up to 30 seconds is considered to be the limit of acceptability for traffic turning right from Clearwater Avenue onto Johns Road. Any increase in traffic on Clearwater Avenue and/or Johns Road that produces a peak hour delay in excess of this figure is considered unacceptable. Ongoing monitoring is required to determine when the 35 second threshold is being approached. When monitoring indicates that a delay of 30 seconds or more is being experienced, the Johns Road/Clearwater Avenue intersection will be required to be upgraded before any further built development may occur. Once the intersection is upgraded to a standard approved by the City Council, in consultation with New Zealand Transport Agency, this rule will no longer apply.

The rule also provides for the required servicing infrastructure to be in place prior to development proceeding beyond a certain level.

4.25 Mineral Extraction and related processing near Waterways - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

Excavation of minerals and related processing activities have the potential to adversely impact on the functioning and natural character of waterways, by direct disturbance of the waterways and their riparian areas and by the deposition of dust, and through noise and visual impacts. Providing a 150m setback will assist in avoiding these potential impacts.

4.26 Protection of groundwater - Open Space 3D (Isaac Conservation Park) Zone (mineral extraction only)

4.26 Protection of groundwater - Open Space 3D (Isaac Conservation Park) Zone (mineral extraction only)

Updated 16 November 2009

Excavation of minerals has the potential to expose groundwater, leading to a risk of pollution of groundwater. This rule seeks to ensure prior establishment of groundwater levels and the maintenance of adequate separation during excavation.

4.27 Establishment of riparian and visual screening Isaac Conservation Park Activity Area Q

Updated 16 November 2009

Mineral workings and associated processing activities are almost inevitably visually unsightly and establishment of landscape planting is intended to screen such effects from wider view. This rule is to ensure that until such planting becomes visually effective, no workings are to be commenced unless they are set well back from both roads and adjoining zone boundaries. This will act as an incentive to undertake screen planting at an early date prior to planned excavations. Mineral extraction and related processing activities near waterbodies can create adverse impacts on these waterbodies from dust and siltation. Appropriate screen planting can help to minimise the amount of dust reaching sensitive waterbodies.

4.28 Intensive Livestock Management - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

Intensive management of livestock may have adverse effects in terms of odour and to a lesser extent, visual appearance and noise. These effects are considered to be incompatible with the use of this zone for conservation, recreation and public access generally and the activity is therefore non-complying in the zone. Salmon farming has been occurring in the south western portion of the Isaac Conservation Park for many years without the creation of adverse environmental effects and this activity is provided for in the Conservation Park.

4.29 Stockpiling or Spreading of Manure - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

Applications of manure to land, while an accepted farming practice in many areas, may result in adverse effects in terms of odour and potential contamination of groundwater. The effects of stockpiling or spreading manure are considered to be incompatible with the use of this zone for conservation, recreation and public access and the activity is therefore non-complying in the zone.

4.30 Offal Pits - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

The location and operation of offal pits can have significant adverse effects not only in terms of the quality of adjacent waterways and groundwater but also in terms of amenity values and public access to waterways. These adverse effects are considered to be incompatible with the use of this zone for conservation, recreation and public access and this activity is therefore non-complying in the zone.

4.31 Management Plan and Implementation of Planting - Open Space 3D (Isaac Conservation Park and Christchurch Golf Resort) Zone

Updated 15 August 2011

With the wide range of activities that are proposed to occur within the Isaac Conservation Park, notably including mineral extraction, concrete batching, conservation, recreation, farming and public access, there is potential for conflicts to arise between the various activities and between mineral extraction and public access in particular. A management plan is an important tool for managing competing uses within the park, for the staged development of mineral extraction and subsequent rehabilitation of the land. Any application to extend mineral extraction activity beyond the boundaries of the former Rural Quarry Zone within the Isaac Conservation Park will therefore trigger the requirement to develop a comprehensive management plan.

Considerable ecological restoration is proposed at the Christchurch Golf Resort, both as indigenous wetland within the golf course and amenity planting around the boundary of the resort. The construction and planting of the proposed Golf/ Open Space Activity Area will require resource consent and it is through this consent that a detailed management plan will be required. This Management Plan will be required to address a series of objectives concerned with enhanced biodiversity, improved water quality, effective boundary planting, appropriate management of archaeological sites and effective storage capacity within the Lower Styx Ponding Area.

Landscape treatment of the boundary of the Open Space 3D (Christchurch Golf Resort) Zone is important as a method of providing naturalised edge to the zone, and for maintenance of amenity values. It is preferable that this boundary treatment is established early in the development phase, prior to the commencement of built development to provide certainty to the community that this planting will occur.

4.32 Concept Plan - Open Space 3D (Clearwater) Zone

Updated 16 November 2009

The development of Resort Community areas within Clearwater to provide for up to 111 residential units as well as 350 resort hotel bedrooms has the potential to adversely impact upon the rural and open space character of the zone and the surrounding area. In order to ensure that the development of these areas is undertaken in a way that is compatible with the zoning of the area for open space purposes, without restricting individual expression in terms of design of separate residential units on their own separate sites, a concept plan is required to be submitted for the Council's evaluation and approval prior to any development commencing. This will enable the relationship of the Resort Community area with surrounding open space and in particular the effects of any high density development to be considered and is intended to combine certainty in terms of the avoidance or mitigation of adverse effects at the 'Activity Area' level with flexibility for the owners of individual sites within the Resort Community, once these sites are created.

4.33 Access and Parking - Open Space 3D (Isaac Conservation Park and Christchurch Golf Resort) Zone

Updated 15 August 2011

Activities within the Isaac Conservation Park may range from farming, to quarrying, to temporary events or permanent recreation activities. The access arrangements required for these activities will vary depending upon their location within the Park and likely traffic generation characteristics. As such access to the Park and carparking requirements are required to be assessed as discretionary activities.

Public vehicle access to the Christchurch Golf Resort is limited to one access for Lower Styx Road and one to Spencerville Road as a mechanism for managing traffic impacts on the road network. Access to the Resort from Teapes Road is limited to vehicles accessing the Maintenance Activity Area and is intended to maintain low traffic volumes and amenity values on this local road.

4.34 Custodial/Management residential units - Open Space 3D (Isaac Conservation Park) Zone

Updated 16 November 2009

The rights for residential units within the Isaac Conservation Park have been transferred to Clearwater. In the past, there has been recognition that mineral extraction activities may require on-site residence for custodial or management purposes, albeit at a low density and for a temporary period. Due to the particular circumstances surrounding the Isaac Conservation Park and the transfer of development rights, the Council has retained the discretion to consider applications for custodial or management units on their merits, and to ensure that any potential for their long-term occupation is avoided. While it is recognised that these residential units may only be occupied on a temporary basis it is considered important to ensure that a certain degree of onsite amenity is provided for the occupant/s and therefore this is also required to be addressed, along with the separation of the units from active quarry areas for health and safety reasons.

4.35 Setback - Lower Styx Ponding Area - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

A remnant river terrace marks the edge of the Lower Styx Ponding Area within the Open Space 3D (Christchurch Golf Resort) Zone. Buildings are to be setback from the terrace so it remains an identifiable natural feature which demarcates the Resort Community and Academy Activity Areas from the Lower Styx Ponding Area.

4.36 Lower Styx/Marshland Road Intersection Upgrade and Sequencing of Resort Apartment Development - Open Space 3D (Christchurch Golf Resort) Zone

4.36 Lower Styx/Marshland Road Intersection Upgrade and Sequencing of Resort Apartment Development - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

The Lower Styx/Marshland Road intersection must be upgraded prior to the full development of the Academy Activity Area within the Christchurch Golf Resort, with the exception of the Golf Clubhouse which is provided for as part of the Golf Course establishment and operation. It is anticipated that the intersection will be signalised to deal with the increasing volume of traffic produced by growth to the north of the City. The Christchurch Golf Resort must be staged to ensure that the additional traffic generated by its facilities does not adversely affect the safe and efficient functioning of the Lower Styx Road and Marshlands Road intersection before the up-grade occurs.

4.37 Driving Range Activity and Design - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

The design and operation of the Driving Range at the Christchurch Golf Resort is subject to a number of specific provisions. These are concerned with the mitigation or avoidance of potential noise and lighting effects. No driving range activities can commence until such time as a driving range building meeting a specific acoustic standard has been designed and built. All driving range activity is then restricted to this building and immediate tees to avoid noise effects on adjoining properties.

4.38 Lighting - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

Lighting is a controlled activity in the Driving Range Activity Area of Christchurch Golf Resort subject to consideration of the design and distribution of lights. Lighting is then further limited to a ground-mounted lighting system within the driving range fairway and to a maximum height for lights associated with the driving range building. These provisions ensure that the potential for light spill and glare from floodlighting on adjoining land is avoided or minimised.

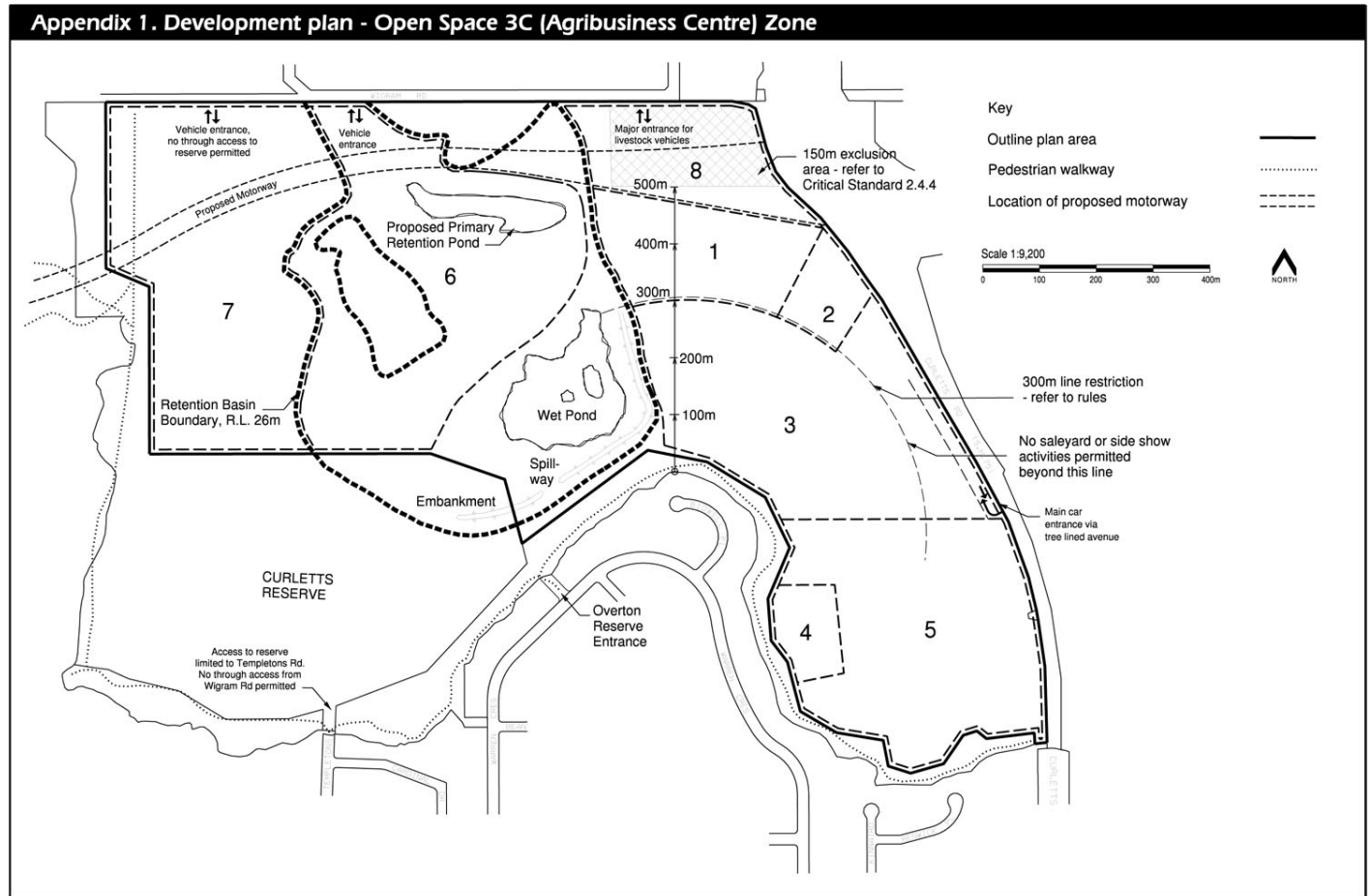
4.39 Hours of Operation - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

The hours of operation of the driving range along with food and beverage outlets with outdoor seating are limited to between 7am and 10pm. The purpose of these limited hours is to ensure that noise and lighting effects do not adversely affect adjoining rural-residential properties and rural amenity values.

Appendix 1 - Development Plan - Open Space 3C (Agribusiness Centre) Zone

Updated 30 June 2009



Appendix 1 - Development Plan - Open Space 3C (Agribusiness Centre) Zone

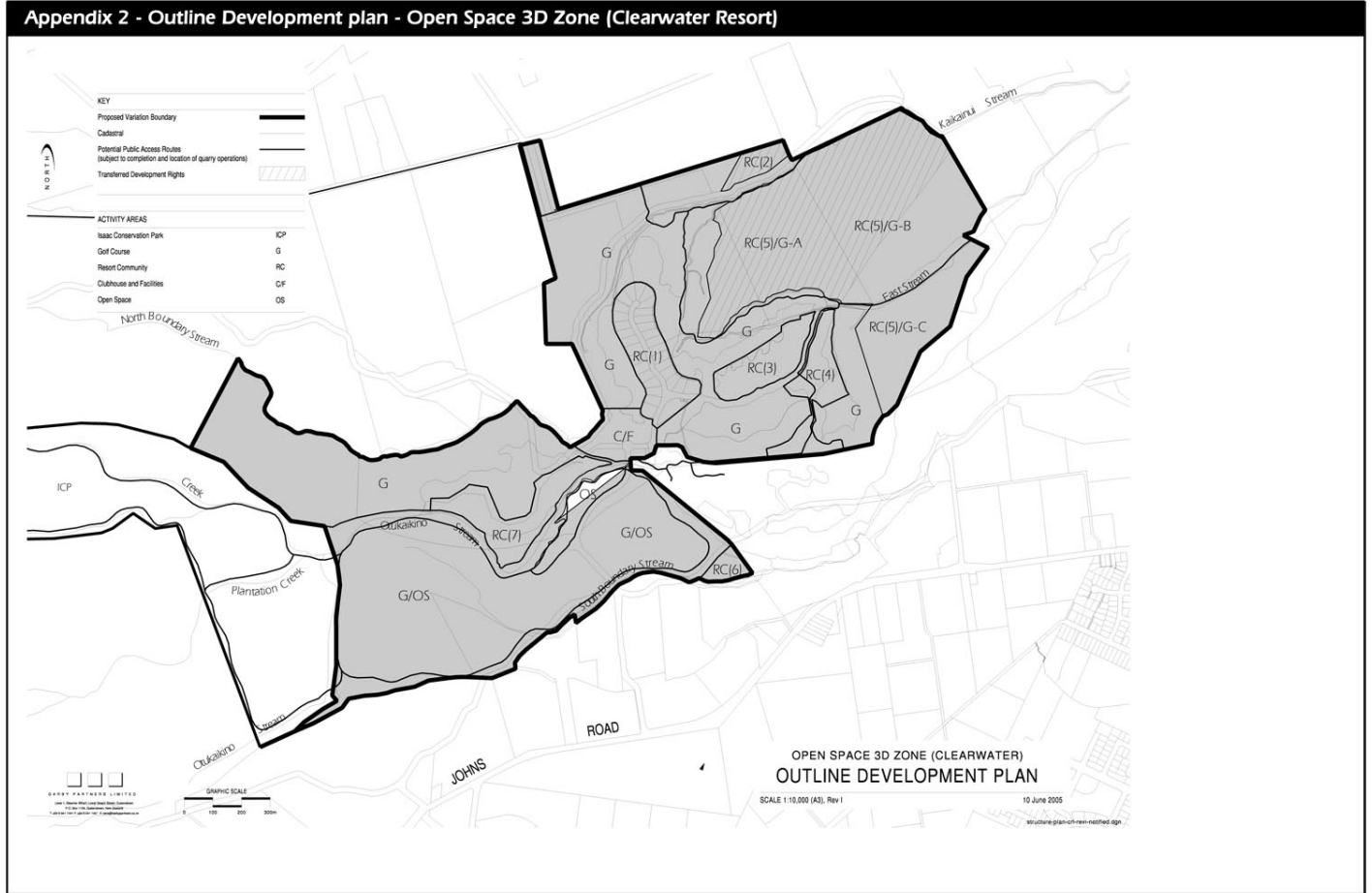
Specified activities identified in Column A are restricted to the activity areas specified in Column B and which are shown on the map accompanying this appendix.

Column A - Activities	Column B - Activity Areas
Animal pavilions	1
Truck access, loading, parking and wash down facilities	1, 2, 8
Display, sale and showing of animals	1, 2, 3
Permanent carparking	1, 2, 3, 8
Sideshowes	2, 3 (beyond the 300m line restriction)
Building ancillary to animal pavilions and the activities described in Part 6, Clause 2.3.2	1, 2, 3
Premises for organisations and clubs	1, 2, 3
Organised sports	2, 3
Residential units	3
Vineyard	4
Equestrian events, dog trialing, machinery demonstrations	1, 2, 3, 6, 7 (equestrian events only)
Passive recreation	3, 4, 5, 6, 7

Temporary carparking	5, 6
Agro forestry demonstration plots	3, 4, 5, 6, 7

Appendix 2 - Outline Development plan - Open Space 3D Zone (Clearwater Resort)

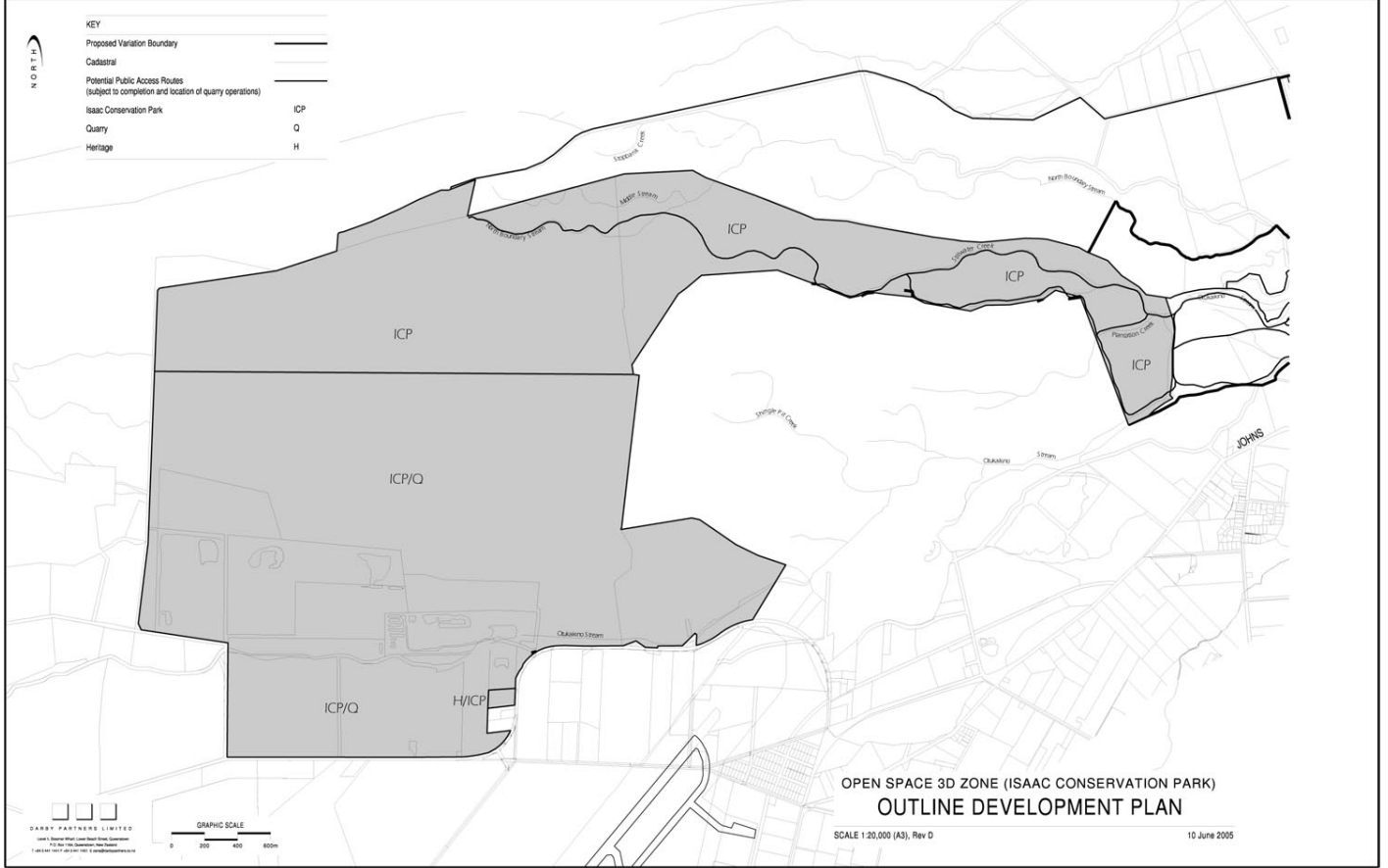
Updated 16 November 2009



Appendix 3a - Outline Development plan - Open Space 3D Zone (Isaac Conservation Park)

Updated 16 November 2009

Appendix 3a - Outline Development Plan - Open Space 3D Zone (Isaac Conservation Park)

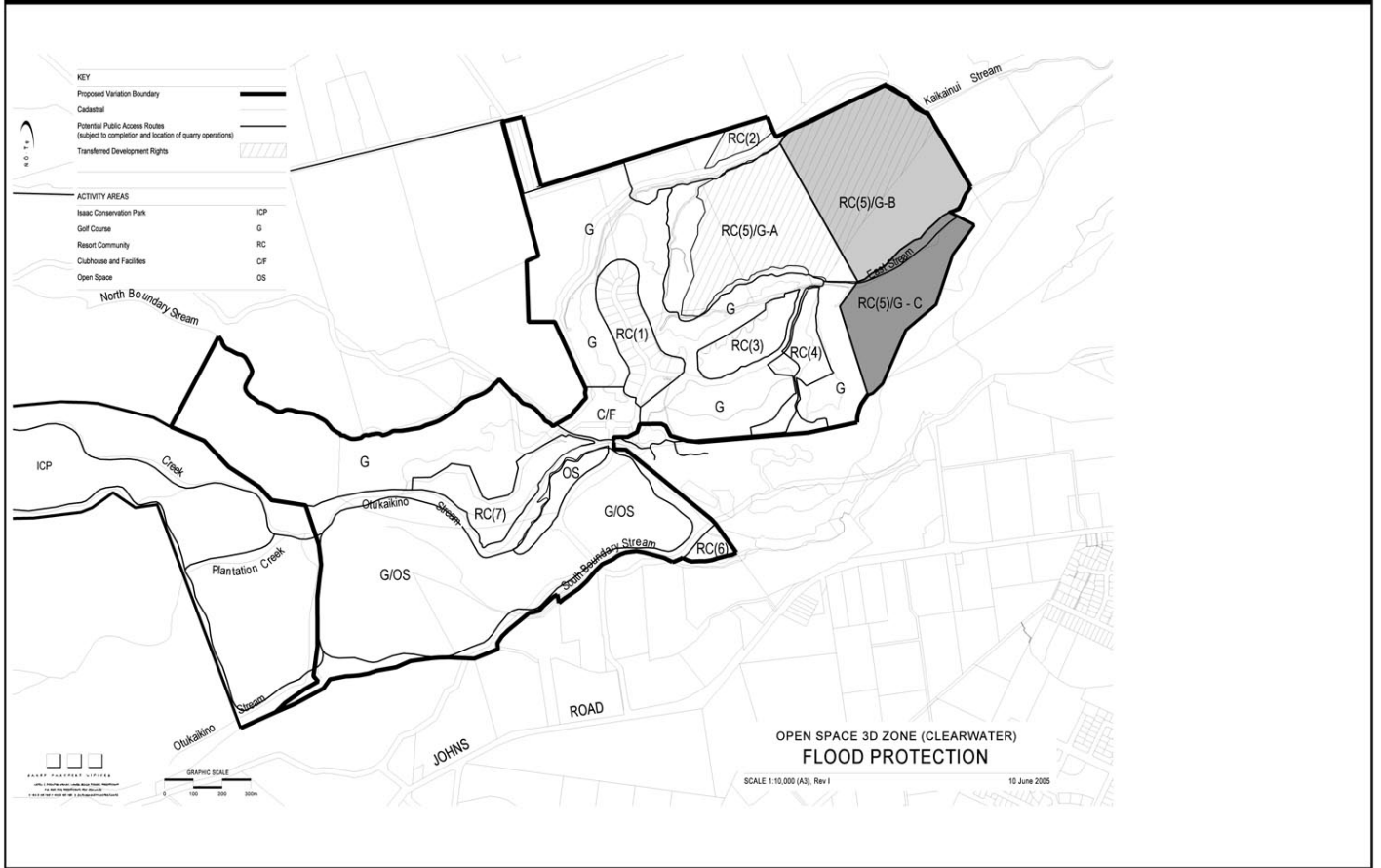


Appendix 3b - Flood Protection - Open Space 3D Zone (Clearwater)

Updated 16 November 2009

Appendix 3b - Flood Protection - Open Space 3D Zone (Clearwater)

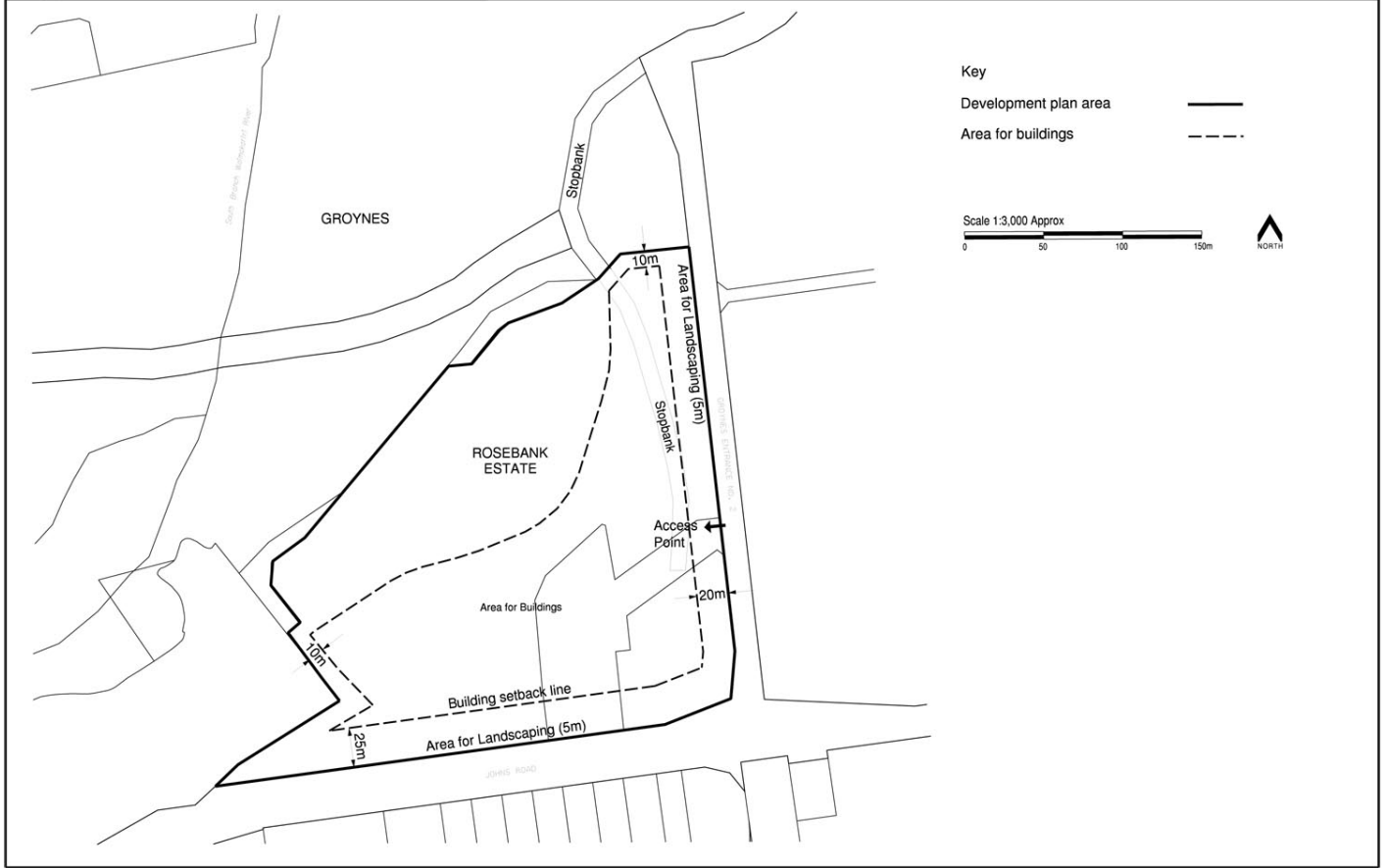
Appendix 3b - Flood Protection - Open Space 3D Zone (Clearwater)



Appendix 4 - Development plan - Open Space 3D (Rosebank) Zone

Updated 14 November 2005

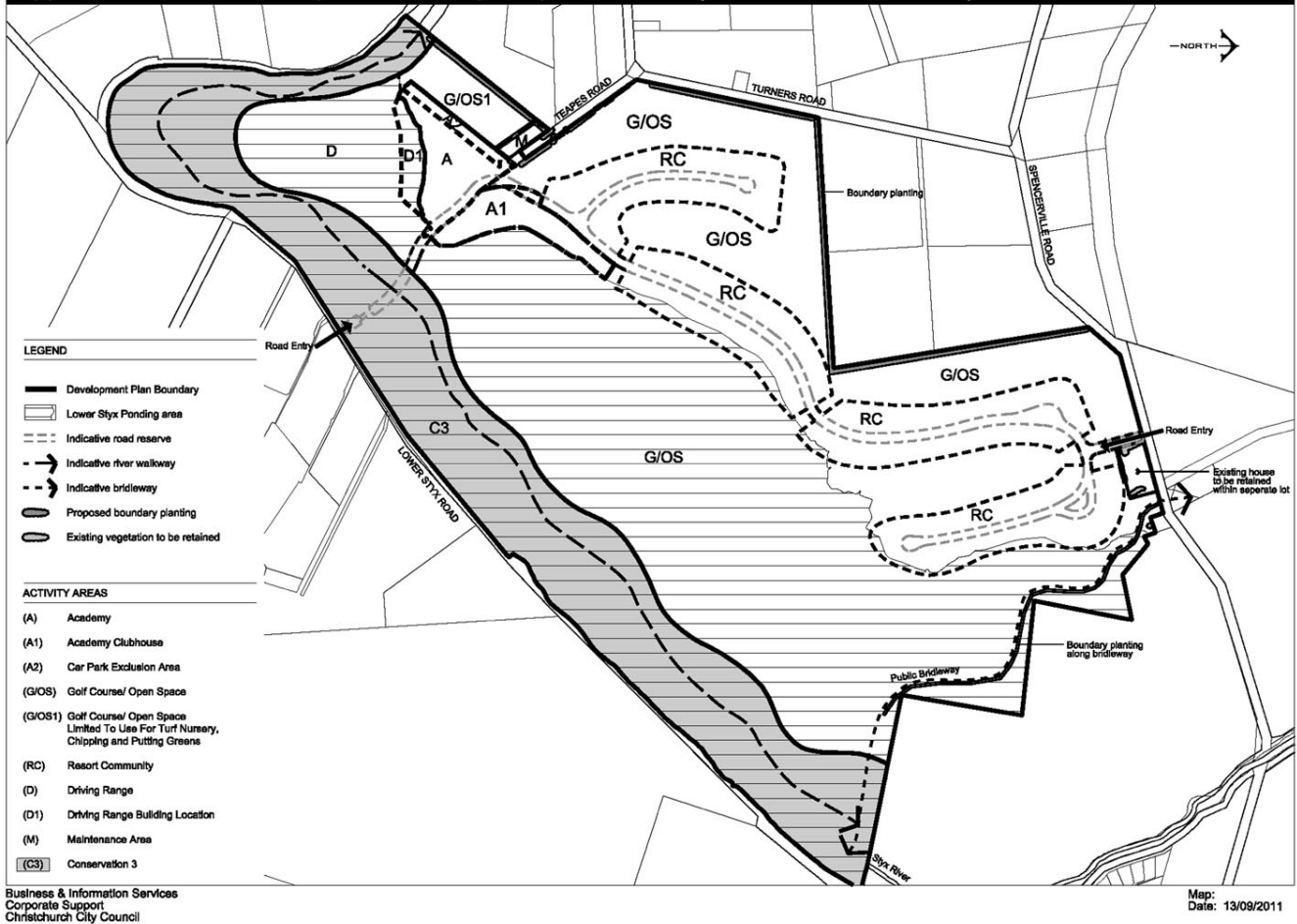
Appendix 4 - Development plan - Open Space 3D Zone (Rosebank)



Appendix 5 - Outline Development Plan - Open Space 3D Zone (Christchurch Golf Resort)

Updated 15 August 2011

Appendix 5 - Outline Development Plan - Open Space 3D Zone (Christchurch Golf Resort)



Appendix 6 - Open Space 3CS (Christchurch Stadium) Zone - Rules

Updated 21 December 2011

PERMITTED ACTIVITIES:

Any of the following activities which comply with all of the development and activity standards specified below are permitted activities:

- (1) Sporting and non-sporting events (excluding concerts) not requiring the use of floodlights.
- (2) Night sporting events and non-sporting events (requiring the use of flood lights) comprising up to 25 events in any rolling twelve month period and limited to a capacity of 25,000 seated patrons.
- (3) Sports practice and training sessions (including use of limited floodlighting)
- (4) Concerts limited to a capacity of 34,000 patrons (including one concert practice session per concert)
- (5) Construction and use of temporary structures and portable facilities designed to cater for spectators and participants at events held at the stadium (including grandstands, corporate boxes, ticket sales, pedestrian entry structures, changing rooms, toilets, first aid and medical rooms, food and beverage, souvenirs, sporting goods and liquor sales, score boards and display screens, committee and officials rooms).
- (6) Construction and use of temporary structures and portable facilities designed to assist in broadcasting events held at the stadium (including production facilities, technical services and facilities, camera towers and transmission equipment).
- (7) Feature and directional lighting for use on an event night.
- (8) Directional wayfinding, stadium naming and sponsorship signage and images to be placed on temporary grandstands and entrances (except only directional wayfinding signage and images are permitted on the North Stand facing the Living 3 Zone boundary)
- (9) Excavation and replacement of the existing playing surface.
- (10) Construction activities (including demolition of existing stands and facilities).
- (11) Excavation of existing earthen terraces.
- (12) Removal of vegetation except those vegetation areas specifically identified in the Outline Development Plan.
- (13) Construction of ground level landscaped areas, pedestrian plazas and concourses around the site.
- (14) Construction and use of temporary structures used for stadium administration including storage sheds, workshops, and administrative offices.
- (15) Sale of alcohol to persons attending events at the stadium.
- (16) Construction and use of temporary hospitality facilities ancillary to sporting and non sporting events (including concerts).
- (17) Carparking and vehicle accesses.

- (18) Vehicle and pedestrian access and egress points as shown on the Outline Development Plan
- (19) Site preparation activities for events at the stadium.

CONTROLLED ACTIVITIES

Any of the following activities specified below are controlled activities and will not be notified and do not require the consent of any affected parties:

- (1) Creation of new vehicle and pedestrian access points not illustrated on the Outline Development Plan.
- (2) Removal of vegetation areas identified on the Outline Development Plan to be retained.
- (3) Use of artificial lighting in excess of 100 lux measured at the Open Space 3CS zone boundary and 40 lux at the window of any residential unit.
- (4) Use of amplified noise producing levels in excess of the standard specified in Activity Standard 2(a) below.
- (5) Signage not provided for as a permitted activity located on the North Stand facing the Living 3 zone

RESTRICTED DISCRETIONARY ACTIVITIES

- (1) Night sporting events that exceed capacity limits specified in the permitted activity listed above.
- (2) Concerts that exceed noise levels specified in Activity Standard 2(b) below.
- (3) Any other permitted activity which does not comply with the provisions of the Outline Development Plan or meet development and activity standards

DEVELOPMENT STANDARDS

- (1) Building Platform

Structures and buildings will be located in the two building platforms illustrated on the Outline Development Plan except that structures remaining on site for less than one month may be located in the playing field

- (2) Maximum height and access to sunlight in relation to Living 3 zoned sites

The maximum height of buildings and structures:

- (a) 22 metres when located within the area of the building platform 1 illustrated on the Outline Development Plan
 - (b) 4 metres when located inside the building platform 2 illustrated on the Outline Development Plan (except that wayfinding signage and structures, sculptures and entrance gates may exceed this height when located in the area shown on the Outline Development Plan
 - (c) 40 metres for light towers as illustrated on the Outline Development Plan
- (3) A recession plane of 2.3 metres and 52 degrees shall operate on the north eastern boundary of the site with the Living 3 zone except the corporate box section of the North Stand may project into the recession plane as shown on the Outline Development Plan.
 - (4) Vehicular access points
Vehicle access and egress points shall be as shown on the Outline Development Plan
 - (5) Pedestrian access
 - (a) Pedestrian access and egress locations shall be as shown on the Outline Development Plan
 - (b) A paved pedestrian concourse shall be as shown on the Outline Development Plan
 - (6) Vegetation and Landscaping
 - (a) Existing vegetation identified on the Outline Development Plan shall be retained.
 - (b) Landscaping shown on the Outline Development Plan shall be maintained at all times in a tidy state, and any diseased or damaged plants shall be replaced as soon as practical.
 - (c) A solid fence of not less than 1.8 metres in height shall be located on the north eastern boundary with the Living 3 zoned land.

ACTIVITY STANDARDS

Definition

In relation to these standards, use of the term 'event' refers to sporting and non-sporting events and concerts unless a particular type of event is specifically excluded eg "all events (excluding concerts)".

- (1) Days and hours of operation
 - (a) Use of the stadium for events shall be completed by 10 pm Sunday to Thursday and 11 pm Friday and Saturday or any public holiday
 - (b) Use of stadium floodlighting for events is limited to no more than two nights in any week starting Monday
- (2) Noise standards
 - (a) The following maximum standard will apply for all events (excluding concerts): 65 dB LAeq
 - (b) The following maximum standard will apply for all concerts: 85 dB LAeq
- (3) Lighting
 - (a) Lighting shall not exceed an illuminance level of 100 lux when measured both vertically and horizontally at the boundary and 40 lux when measured both vertically and horizontally at the window of any residential unit
 - (b) Use of stadium floodlights at full illumination level shall be finished by 10.00 pm, Sunday to Thursday and by 11.00 pm Friday and Saturday or any public holiday with the floodlights switched to an average level no higher than 100 lux on the field after an event is finished and lasting not longer than 30 minutes thereafter to allow for safe crowd movement from the site. Thereafter the lights shall be reduced to 50 lux on the field to enable cleaning. Within 90 minutes from the finish of the event the lights shall be turned off.
 - (c) Stadium floodlights shall be directed towards the pitch.
- (4) Area Liaison Committee for Event Management

An Area Liaison Committee comprising representatives of the Stadium Trust, the Arena, Addington Raceway and the Council shall meet at least 4 times per annum for the purposes of:

- Determining and publishing a schedule of events and anticipated crowd numbers at the Addington location

- Consulting on managements plans as appropriate for events

(5) Event Management

Prior to any activity being undertaken at the stadium an event day operational plan (the Event Management Plan (EMP)) is required to be developed by the venue operator and submitted to the Council's Environmental Policy and Approvals Manager for certification that the matters set out in this rule are addressed. The EMP will be provided for certification no later than one month prior to the first event and shall address at least five typical event scenarios including:

- Concerts of up to 34,000 capacity
- Matches of up to 25,000 capacity
- Matches of up to 25,000 capacity combined with spectator activity nearby e.g. an event at CBS Arena
- Matches of up to 18,000 capacity
- Matches of less than 8,000 capacity

Note - while these five scenarios will require specific event management plans to be developed, crowd based formulas may require further planning to recognise differences between for example, crowds for rugby and for league matches and different types of matches eg for a test match and for a domestic provincial match.

The EMP will specifically include:

(a) Coordination of all relevant agencies

A specific section which:

(i) Outlines a process for the proper coordination of all relevant agencies involved in managing events at the stadium including as appropriate:

- (1) Police
- (2) Security companies (in ground and street security patrol)
- (3) Christchurch City Council parking, traffic and roading operations
- (4) NZTA (motorway)
- (5) Environment Canterbury and Transport companies (bus and train)
- (6) St Johns (first aid, ambulance)
- (7) Fire service (if required)
- (8) Taxi operators
- (9) Tow truck operators
- (10) Department of Labour occupational safety and health (if considered appropriate by the Stadium Operator)
- (11) Media
- (12) Caterers and merchandisers
- (13) Cleaning contractors
- (14) Traffic management contractor
- (15) Venue users

(ii) Outlines the process for convening prior to each event a briefing meeting of all key agencies to confirm arrangements for the particular event (including confirmation of the number and contact details of personnel involved from each agency).

(b) Lighting

A specific section on lighting which includes provisions related to:

- (1) The initial commissioning of the lighting towers on installation.
- (2) The testing of the lighting prior to events.
- (3) Maximum standards and times of operation for the lighting used for both construction and training, including the process and timeframes for warming up and shutting down the lighting.
- (4) Maximum standards and times of operation for feature lighting.
- (5) A monitoring regime to including the location of monitoring points.
- (6) Mitigation measures proposed in the case of a restricted discretionary activity to exceed the lighting levels specified.

(c) Noise

A specific section on noise which includes provisions related to:

- (i) Where and how noise will be measured, monitored and assessed.
- (ii) How the sound system will be calibrated.
- (iii) How fireworks involving detonation will be managed.
- (iv) How noise from mechanical plant associated with the site will be managed.
- (v) Mitigations proposed in the case of a restricted discretionary activity to exceed the noise levels specified.
- (vi) Procedures for complaint recording and action, including liaison and cooperation with Council Noise Control Officers

(d) Facilities

A specific section on the provision and operation of facilities which will include provisions related to:

- (i) Ensuring facilities for the storage, collection and disposal of refuse and recycling are provided on site at all times.
- (ii) Providing additional temporary public toilet facilities external of the stadium at the conclusion of every event.
- (iii) Management of any temporary hospitality facilities associated with an event including their set up, servicing and removal.
- (iv) Preparing a litter management plan and identifying an area within the vicinity of the stadium that shall be cleaned of rubbish and litter attributable to the activities at the stadium between the hours of 8.00am and 2.00pm on the day following any event. (The litter management plan will need to address how to limit any adverse effects of this operation).
- (v) Ensuring that there is no sale or supply of alcohol within car parking areas or other open areas outside of the stadium perimeter although the sale or supply of alcohol to persons in licensed areas inside the stadium is permitted up to 10.00pm Sunday to Thursday and 11 pm Friday, Saturday and any public holiday.
- (vi) Taking all reasonable and practical steps to prevent the consumption of alcohol in car parking areas after events finish and shall, through the use of security staff or other means actively encourage patrons to leave the carparks as soon as practicable .

(e) Communication

A specific section on communication, including provisions related to:

- (i) Ensuring ongoing community liaison to inform each household and businesses within the vicinity of the stadium of forthcoming events and related arrangements not less than four times per year. The timing, manner and extent of distribution of information shall be undertaken after consultation with the Council.

- (ii) Proving a telephone "Hotline" to be maintained and advertised by the stadium operator for the purposes of enabling residents to contact the appropriate authorities or gain assistance. The Hotline shall operate for two hours prior to any event and shall continue to operate until midday (12.00 pm) the following day. The Hotline shall be implemented in such a way that ensures all callers can make contact with event organisers without delay.
- (iii) Developing a protocol to effectively and promptly deal with any complaints arising, including but not limited to noise, lighting, litter, the actions of spectators and concerns over the management of nighttime events.

(f) Transport Management

A specific section on transport, including provisions related to:

- (i) Establishment and functioning of a Transport Management Group ("TMG") comprising representatives of the Stadium Operator, the CBS Arena and Addington Raceway and the Council, the traffic management contractor as well as where possible representatives of appropriate transport agencies, organisations and service providers. These should include ECAN, NZTA, NZ Police, bus, coach, taxi and train operators and others as considered appropriate by the Council. The TMG will provide input into the preparation of the various Transport Management Plans and meet at least 4 times per year to review and modify the Transport Management Plans.
- (ii) The requirement for a Transport Management Plan (TMP) to be finalised at least one month prior to an Event and to be operational for every event. The TMP shall show how transport and traffic aspects of events will be managed to reduce or mitigate any adverse effects.
- (iii) The goal of the TMP namely to avoid, mitigate and manage the adverse effects of event-related traffic on the wider neighbourhood and to manage the overlapping transport effects that could result from events occurring at either the CBS Arena or the Addington Raceway on the same day. The objectives of the TMP and any future modifications shall be:
 - (a) to manage the potential impact of events at the stadium and/or at the CBS Arena and Addington Raceway occurring on the site at the same time period
 - (b) to ensure that residents are able to access their properties and street permitted parking at all times during events days
 - (c) to ensure that arterial roads continue to function and do not experience excessive congestion as a result of event related activity
 - (d) to strongly encourage patrons and staff to make increasing use of passenger transport to access the stadium for events and to provide passenger transport information and to promote passenger transport services and Information.
 - (e) to maximise pedestrian safety particularly immediately before and after event.
 - (f) to ensure emergency vehicle access both to the ground and the surrounding neighbourhood is maintained at all times.
 - (g) in the immediate vicinity of the ground to separate the different modes to achieve safe and efficient traffic flow.
 - (h) to provide for the parking and movement of passenger transport so as to encourage this form of transport and assist efficient traffic movement before and after events.
 - (i) to manage traffic flows around the stadium so as to facilitate efficient clearing of people and vehicles after events.
 - (j) to investigate the definition of a parking restriction zone around the stadium for events, which may include provision for:
 - Residents' only parking in residential streets within the restricted zone;
 - Stadium related parking being excluded with the zone;
 - Business areas to retain existing parking restrictions;
 - (k) to ensure the TMP is reviewed on a regular basis
 - (l) that contingency plans are developed, to ensure that solutions are available to accommodate foreseeable deviations from the expected operation of the TMP.
 - (m) to provide for park and ride and park and walk facilities which may be required for the purpose of enabling patrons to use passenger transport or special bus and train services, in accordance with the TMP for any given event.
 - (n) to provide facilities for cyclists and for the safe and efficient storage of bicycles.
 - (o) to ensure that convenient and accessible parking is provided for the mobility impaired.
 - (p) Provisions to ensure that transport arrangements, (including residents only parking areas, the likelihood of towing, street closures, park and ride and walk locations and special bus and train services) shall be included in all pre-match publicity for events, in conjunction with the TMG

(6) Construction Management Plan

(a) A Construction Management Plan is required to be developed by the venue operator before 31 January 2012 and submitted to the Council's Environmental Policy and Approvals Manager for certification that the matters set out in this rule are addressed. The Construction Management Plan will include specific details relating to the excavation of the site, or parts thereof, and the construction and management of all works including:

- (i) Methods for reducing the potential adverse effects associated with the interaction of construction traffic with traffic associated with events at the Arena/Raceway.
- (ii) Ingress and egress to the construction site for construction, trade and worker vehicles and machinery during the construction period.
- (iii) Measures to be adopted to minimise impacts on visual and aural amenity, including location of noisy activities away from residences and businesses any screening proposed, and to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities.
- (iv) Construction noise shall be managed as far as is practicable in accordance with NZS 6803:1999 Acoustics – Construction noise Table 2 and Annex E
- (v) The Construction Noise Management Plan shall include specific details relating to managing noise to achieve these conditions and shall include specific details relating to managing noise in the event that these levels may be exceeded.
- (vi) Temporary construction lighting if required should be directed away from adjacent properties and roads.
- (vii) Measures to provide local residents and businesses information about the construction activity and timeframes.
- (viii) Procedures for complaints recording and actioning
- (ix) Measures to limit the disturbance caused by the delivery of materials to the site on neighbouring residents.
- (x) Location of off street parking sufficient for site workers and contractors.
- (xi) Hours of operation and days of the week for construction activities.
- (xii) Means of ensuring the safety of the general public.
- (xiii) Procedures for controlling sediment runoff, dust and the removal of soil, debris and demolition and construction materials from adjacent properties, public roads or places.
- (xiv) Procedures for preventing contamination of stormwater drains with water containing soil sediment.
- (xv) Procedures related to the excavation of soil including preparation of a management plan for managing contaminated materials in the event they are discovered, including:
 - (1) Health and safety requirements for those working around contaminated materials
 - (2) Outline of visual/odour indicators of contamination at site
 - (3) Unexpected contamination discovery procedure – includes notifying relevant authorities etc.
 - (4) Stockpiling requirements for contaminated soils

- (5) Erosion and sediment control measures
- (6) Possible groundwater control measures
- (7) Disposal requirements, landfill acceptance of materials
- (8) Validation of remaining in situ soils, and reporting to Environment Canterbury and Christchurch City Council
- (9) Reinstatement

Controlled Activities

(1) New vehicle and pedestrian access points

In considering any application relating to new vehicle and pedestrian access and/ or egress points, the Council shall have regard to the following assessment matters:

- (a) Traffic effects associated with the new location and layout of the access / egress points
- (b) The provision of adequate lighting and the effects on the neighbouring residential properties
- (c) The design of access / egress routes to ensure public safety

(2) Removal of vegetation

In considering any application relating to the removal of vegetation, the Council shall have regard to the following assessment matter:

- (a) The replacement where appropriate on the site of suitable native vegetation to enhance the ecological and landscape character of the area

(3) Use of artificial lighting in excess of standards

In considering any application relating to the use of lighting in excess of the standards specified in Appendix 6, the Council shall have regard to the following assessment matters:

- (a) The proximity of sensitive land uses and the nature of any adverse effects on them
- (b) The duration of the activity and its timing
- (c) The frequency of the use
- (d) The special nature of the use
- (e) Relevant standards and guidelines for lighting effects

(4) Use of amplified noise producing levels in excess of standards for sporting activities

In considering any application relating to the use of amplified noise in excess of the standards specified in Appendix 6, the Council shall have regard to the following assessment matters:

- (a) The proximity of sensitive land uses
- (b) The duration of the activity and its timing
- (c) The frequency of the use
- (d) The special nature of the use

(5) Signage not provided for as a permitted activity as specified in Appendix 6

In considering any application relating to the provision of signage not provided for as a permitted activity, the Council shall have regard to the assessment matters set out in Part 10, Clause 3.6.2

Restricted Discretionary Activities

(1) Night sporting events that exceed capacity limits specified for a permitted activity

In considering any application relating to night sporting events, the Council shall, in deciding whether or not to grant consent or impose conditions, have regard to the following assessment matters:

- (i) The duration of the activity and its timing
- (ii) The nature of the activity including its value and/or benefit (both economic, socially and culturally) to the wider community.
- (iii) The availability or otherwise of alternative venues with an appropriate capacity
- (iv) The impact on nearby residential properties and occupants
- (v) The cumulative effect of the activity,

(2) Concerts that exceed noise levels specified for a permitted activity

In considering any application relating to concerts, the Council shall, in deciding whether or not to grant consent or impose conditions, have regard to the following assessment matters:

- (i) The proximity of sensitive land uses
- (ii) The levels of noise predicted to be received at residential properties in the vicinity and elsewhere, and the scale and nature of associated effects
- (iii) Relevant standards and guidelines for noise effects assessment
- (iv) The duration of the activity and its timing
- (v) The nature of the activity including its value and/or benefit (both economic, socially and culturally) to the wider community.
- (vi) The availability or otherwise of alternative venues with an appropriate capacity
- (vii) The effectiveness of methods of control and mitigation proposed in the Event Management Plan
- (viii) Sound system design and calibration
- (ix) Any proposals made by the applicant to reduce noise generation, including:
 - reduction of noise at source;
 - screening of boundaries;

(3) Any other permitted activity which does not meet the provisions of the Outline Development Plan or the development and activity standards specified in Appendix 6

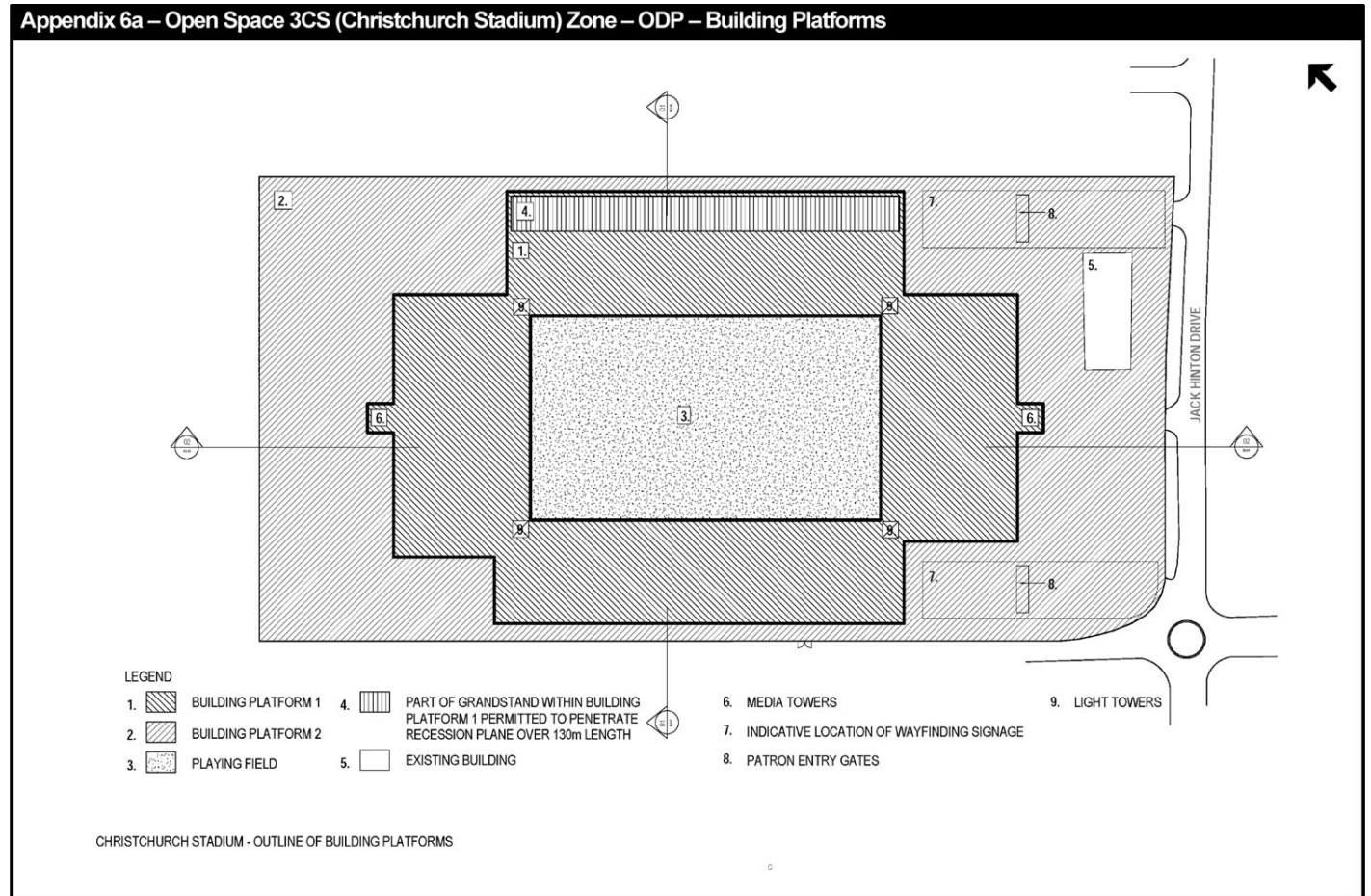
In considering any application relating to any permitted activity which does not meet the provisions of the Outline Development Plan or the development and activity standards specified in Appendix 6 , the Council shall have regard to the following assessment matters:

- (a) The impact on nearby residential properties and occupants
- (b) The cumulative effect of the activity,
- (c) The necessity for the location as opposed to else where on site where it may be permitted

- (d) The duration, timing and frequency of the activity
- (e) The nature of the activity including its value and/or benefit (both economic, socially and culturally) to the wider community.

Appendix 6a - Open Space 3CS (Christchurch Stadium) Zone - ODP - Building Platforms

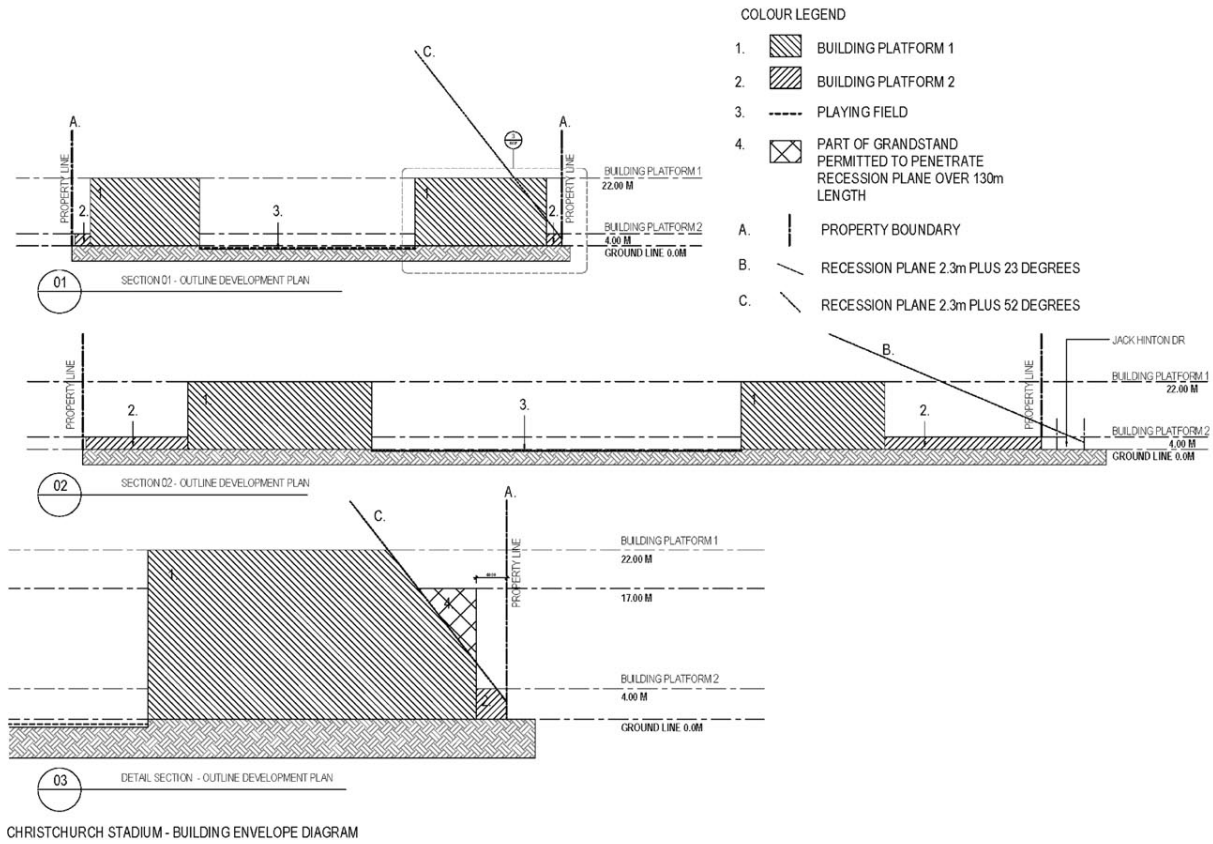
Updated 21 December 2011



Appendix 6b - Open Space 3CS (Christchurch Stadium) Zone - ODP - Building Envelope Diagram

Updated 21 December 2011

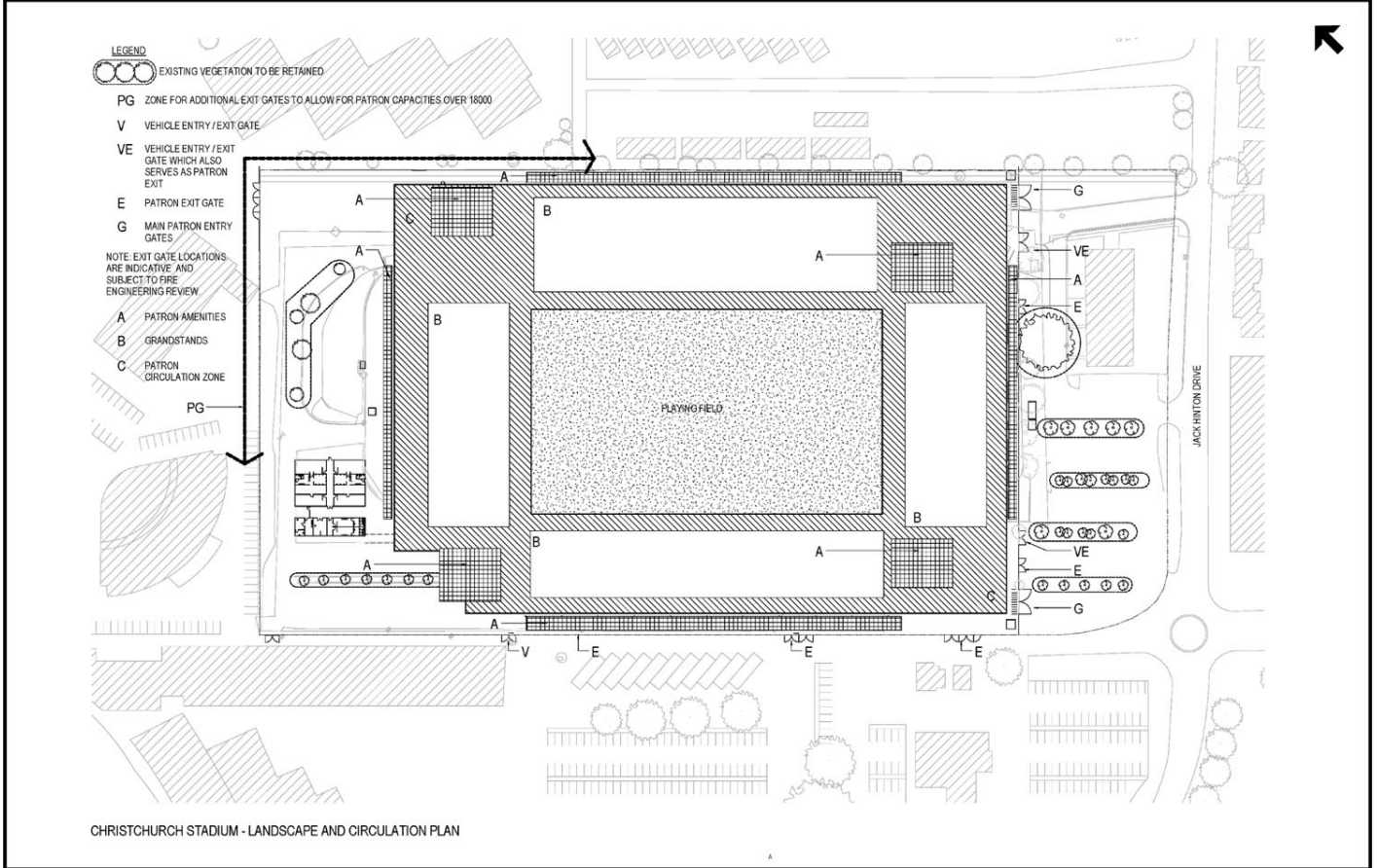
Appendix 6b – Open Space 3CS (Christchurch Stadium) Zone – ODP – Building Envelope Diagram



Appendix 6c - Open Space 3CS (Christchurch Stadium) Zone - ODP - Landscape and Circulation Plan

Updated 21 December 2011

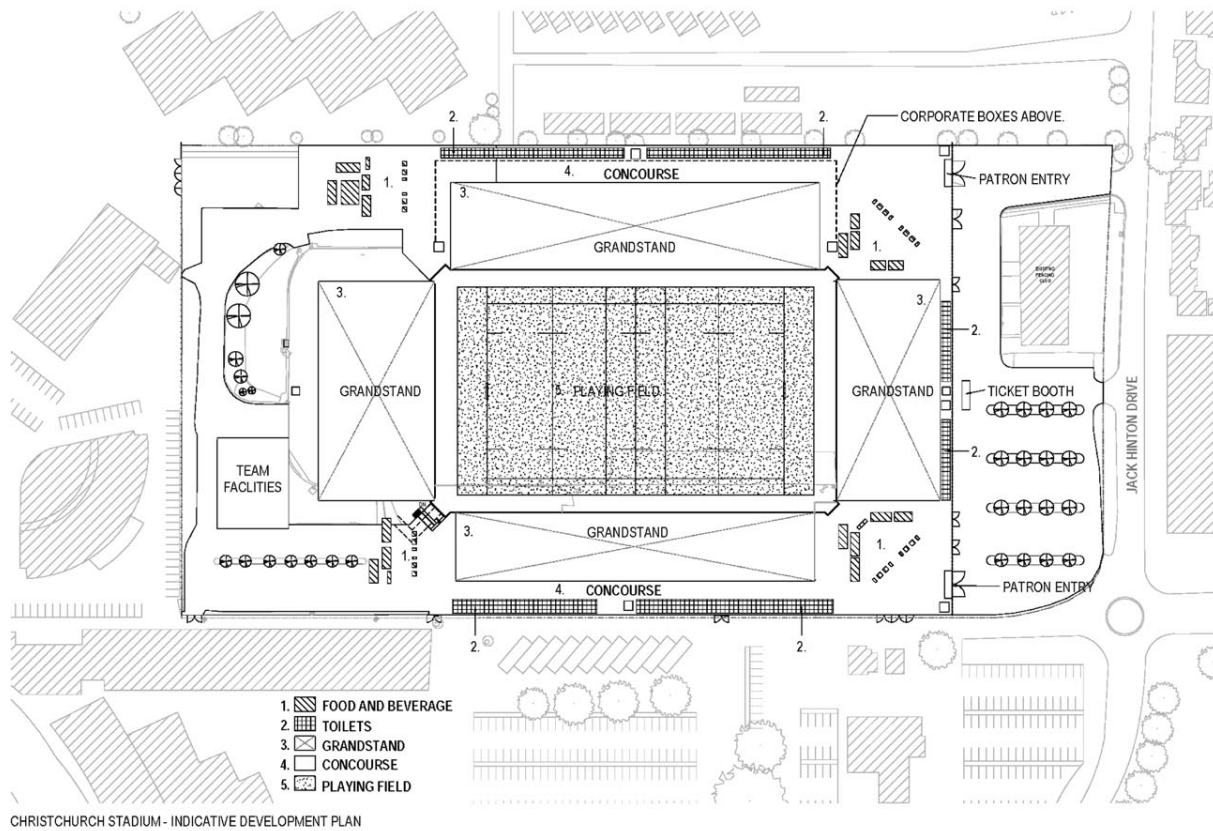
Appendix 6c – Open Space 3CS (Christchurch Stadium) Zone – ODP – Landscape and Circulation Plan



Appendix 6d - Open Space 3CS (Christchurch Stadium) Zone - ODP - Indicative Development Plan

Updated 21 December 2011

Appendix 6d - Open Space 3CS (Christchurch Stadium) Zone - ODP - Indicative Development Plan



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