

COUNCIL 23. 2. 2012

10. PLAN CHANGE 43 BELFAST PARK – FINAL APPROVAL

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| General Manager responsible: | General Manager Strategy and Planning, DDI 941 8281 |
| Officer responsible: | Programme Manager, District Planning |
| Author: | David Punselie, Assistant Planner |

PURPOSE OF REPORT

1. This report seeks Council approval to make operative the changes to the City Plan introduced by an Environment Court decision on Plan Change 43. All appeals are now settled.

EXECUTIVE SUMMARY

2. Private Plan Change 43 (PC 43) was requested by Belfast Park Ltd and Tyrone Estates Ltd. The request sought to rezone approximately 64 hectares of land from Rural 3 to Living G (East Belfast), to provide for mixed-density residential development (up to 650 residential households), a small local neighbourhood shopping centre and amenity improvements. Amendments to the City Plan provisions in relation to a strip of the adjoining Business 5 zoned land were also proposed.
3. The plan change site is located to the east of the former CFM Freezing Works site and Main North Railway Line and largely to the west of the Northern Arterial Motorway Designation and Kaputone Stream. Belfast Road bounds the site to the north and Thompsons Road to the south. A map showing the location of the site is included at page 65 of the attached Environment Court decision (**Attachment 1**). The area is identified in Chapter 12A of the Regional Policy Statement (RPS) as an area for future urban development within the City over the next 30 years.
4. Commissioner Leigh McGregor conducted a hearing over four days in July 2010. Her report recommended that the plan change be approved with modification and her recommendation was adopted by the Council on 16 December 2010.
5. Three appeals against the Council's decision were lodged with the Environment Court. These appeals sought relief including:
 - deletion of staging requirements
 - deletion of the provisions which limited the number of sites to be developed until the completion of both a pedestrian and cycle railway crossing and an upgrade of Blakes Road
 - inclusion of provisions to ensure the site is developed at a minimum density of 15 households per hectare with a maximum site size to ensure this density is achieved
 - that the plan change be declined or alternatively that increased buffer zones be created between the proposed Living G zone and the boundaries of adjoining land zoned for industrial activities.
6. Environment Court mediation took place in August 2011. As a result of this mediation, settlement of two appeals covering the first three bullet points above was proposed and the terms of this settlement were approved by the District Plan Appeals Subcommittee and the Council in August and September 2011. A hearing of the third appeal (covering the matters in the fourth bullet point above) commenced on 21 November 2011. Before the completion of the hearing the parties advised the Court that an agreement had been reached that would settle the appeal. The District Plan Appeals Subcommittee agreed to the terms of this agreement on 24 November 2011 and the Environment Court subsequently issued a decision on 20 December 2011 that incorporated the agreed terms of settlement of the three appeals. A copy of the Court's decision is attached.
7. As the matter is now beyond challenge the Council can take the necessary steps to make operative the changes introduced by Plan Change 43.

FINANCIAL IMPLICATIONS

8. There are no direct financial implications.

10 Cont'd

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

9. The recommendation will not impose on the LTCCP budgets.

LEGAL CONSIDERATIONS

10. The recommendation in this report is for the Council to take the procedural step to make operative the changes introduced by the Environment Court's decision on Plan Change 43. The Resource Management Act 1991 requires that, following the closing of the appeal period and the resolution of any appeals, the Council must formally approve the changes to the plan under clause 17 of Schedule 1 before the plan change becomes operative on a date that is nominated in a public notice of the Council's approval. This plan change has reached the stage where it can be made operative.

Have you considered the legal implications of the issue under consideration?

11. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. Aligns with District Plan Activity Management Plan.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

13. Yes. Supports the project of processing plan changes in compliance with statutory processes and time frames.

ALIGNMENT WITH STRATEGIES

14. Aligns with the Greater Christchurch Urban Development Strategy.

Do the recommendations align with the Council's strategies?

15. Yes.

CONSULTATION FULFILMENT

16. Approval of changes to the District Plan under clause 17 of Schedule 1 to the Resource Management Act 1991 is a procedural step that does not require consultation.

STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Approve, pursuant to clause 17(2) of the Resource Management Act 1991, the changes to the District Plan introduced by the decision of the Environment Court on Plan Change 43 - Belfast Park.
- (b) Authorise the General Manager, Strategy and Planning to determine the date on which the changes introduced by Plan Change 43 become operative.

BEFORE THE ENVIRONMENT COURT

Decision No. [2011] NZEnvC 398

IN THE MATTER of the Resource Management Act 1991 (**the Act**) and of three appeals pursuant to clause 14 of the First Schedule to the Act

BETWEEN BELFAST PARK LTD AND TYRONE INVESTMENTS LTD
(In liquidation and receivership)

(ENV-2011-CHC-018)

CANTERBURY REGIONAL COUNCIL

(ENV-2011-CHC-019)

LOWE CORPORATION LTD

(ENV-2011-CHC-025)

Appellants

AND CHRISTCHURCH CITY COUNCIL

Respondent

Hearing: 21, 22 and 23 November 2011

Court: Environment Judge J E Borthwick
Environment Commissioner A Leijnen
Environment Commissioner H M Beaumont
Deputy Environment Commissioner B Gollop

Appearances: Ms A Dewar and Ms R Wolt for Belfast Park Ltd and Tyrone Estates Ltd
Ms M Abernethy for Canterbury Regional Council
Mr B Pizzey for Christchurch City Council
Ms S Watson for Lowe Corporation Ltd

Date of Decision: 19th December 2011

Date of Issue: 20th December 2011



DECISION OF THE ENVIRONMENT COURT

A: The court confirms the changes to the Christchurch City Plan, as agreed by the parties, to the extent that the City Plan is changed in accordance with Schedule A attached to and forming part of this decision.

B: The appeals are otherwise dismissed.

C: Under section 285 of the Resource Management Act 1991 there is no order as to costs.

REASONS**Introduction**

[1] In 2011 the Christchurch City Council approved an application to change the City Plan and rezone rural land located in northern Christchurch to enable residential and business uses. The decision was appealed by the applicants, Belfast Park Limited (in receivership and liquidation) and Tyrone Estates Limited (in receivership and liquidation) and also by Canterbury Regional Council and Lowe Corporation Limited.

[2] At the commencement of the hearing counsel for the applicant advised that its appeal, and the appeal of the Canterbury Regional Council, had settled. Evidence was called in support of plan change provisions agreed upon by the parties.

[3] The appeal by Lowe Corporation remained on foot. On the third day of the hearing, the parties announced that they had settled the appeal by agreeing to include in the City Plan a buffer zone and secondly, and outside of the City Plan, a no-complaints covenant – essentially the outcome sought by Lowe Corporation as an alternative to declining the plan change in its entirety.



[4] The hearing was adjourned to provide the parties time to work out the changes required to the plan change which they proposed be recorded in consent documentation.

[5] Consent documentation was filed on 7 and 13 December 2011, with memoranda from counsel on 16 and 19 December 2011. Rather than issue a consent order, we have made a formal determination on the plan change as we wish to comment on aspects of plan change 43.

Plan Change 43

[6] It is proposed to rezone 64.2 ha of Rural 1 (**Ru3**) land to enable business and residential use. Approximately 3.4 ha is to be zoned Business 1 and 4 (**B1 and B4**) and the remaining 60.8 ha Living G (East Belfast). Forty-four ha of the Living G (East Belfast) zone is to be built on and the remainder given over to reserves, stormwater management areas, the Northern Arterial Extension and the existing property at Spring Grove and the Thompsons Road Pump Station.¹

[7] The Living G (East Belfast) zone contains three residential densities that are the equivalent to Living 1 (**L1**), Living 2 (**L2**) and Living 3 (**L3**) zones in the City Plan. The development is to achieve a net residential density of 15 residential units per hectare, in total 642 new households are to be created.²

[8] Plan change 43 is able to be serviced for wastewater, potable water supply, power and telephone services through the existing networks.³

[9] The development will have its own local centre (0.7 ha) and a suburban industrial zone (2.4 ha)⁴. For office activities in the B1 and B4 zones a rule 3.5.6(b) specifies a maximum gross leasable floor area of 2000m² with a maximum gross leasable floor area of 300m² for any single tenancy (500m² for a supermarket tenancy).



¹ Brough EIC at [56].

² Collins EIC at [47].

³ Dixon EIC admitted by consent.

The issues

[10] At the commencement of the hearing into the Lowe Corporation appeal the issues for determination had narrowed to concerns about reverse sensitivity effects and their management.

[11] The court also raised an issue with the City Council as to whether the provisions for office activities in B1 and B4 zones should be consistent with that proposed by the City Council in plan change 22. Further evidence and submissions were filed in response.⁵ Secondly, the court queried policy wording concerning the exclusion of geotechnically constrained land within the site from residential development. Finally, the court raised concerns about the performance of the Radcliffe and Main North Road intersection.

[12] With the exception of evidence from the planners and odour experts, the parties proposed that the evidence from the remaining witnesses be admitted by consent. The court required traffic engineer Mr A Penny to attend and give evidence, but otherwise all of the evidence was admitted by consent.

The law

[13] Our decision follows the approach to evaluating the evidence set out in *Eldamos Investments Ltd*⁶ and *Long Bay-Okura Great Park Society*⁷.

[14] Notably in making provision for development in East Belfast this plan change does not seek to amend any city wide provisions in the City Plan.

Description of the locality

[15] The 64.2 ha plan change site is located east of Main North railway line in the vicinity of Belfast. The site is presently zoned rural, and is predominately covered in pasture.

⁴ Collins EIC at [53 &54].

⁵ Supplementary evidence of Ms Nash and EIC of Mr C Stanley and also Memorandum of Ms Dewar dated 7 December 2011.

⁶ W047/2005.

⁷ A078/2008.



[16] To the immediate west of the site across Blakes Road is the former Canterbury Freezing Works, which is also owned by Belfast Park Ltd. It is intended to close the plant at this site and a subdivision application has been recently approved for its redevelopment without any change to the underlying Business 5 zoning.

[17] Further west, northwest and southwest of the site is the residential area of Belfast, including Sheldon Park, Belfast Primary School and a local shopping area. At a much greater scale retailing, office and commercial activities have established at the intersection of Radcliffe Rd and Main South Rd.

[18] To the south is rural land owned by Lonestar Trust which is indicated for future residential growth in Chapter 12A of the Regional Policy Statement.

[19] To the north of the site and on land zoned Business 5 are a number of established meat processing related industries including Lowe Corporation Ltd, Vital Petfoods, Kaputone Wool Scour and the Belfast Freezing Works.⁸

Odour

[20] The principal area of contention in this proceeding concerned whether the development following plan change 43 would have a reverse sensitivity effect on Lowe Corporation. On this matter we heard from three experts: Ms T J Freeman, an environmental engineer who gave evidence on behalf of the applicants; Mr R Cudmore, an air quality management consultant who gave evidence on behalf of Lowe Corporation; and Mr G W Fisher, an applied atmospheric scientist and consultant on behalf of the City Council. Ultimately each expert held different opinions as to whether controls were needed to manage the impact of odour at the site.

[21] The experts did agree that many areas of plan change 43 are likely to experience odours.⁹ Odour from the processing industries is likely to be experienced in the area of plan change 43 at times of poor dispersion during “drainage flows”. Drainage flows (katabatic winds) are caused by the ground temperature cooling below the ambient air



⁸ Collins EiC at [46].

⁹ Joint witness statement at [1(h)].

temperature – as may happen with clear skies after sunset.¹⁰ Odour could occur at other times under different wind conditions.

[22] At the conclusion of their evidence the parties proposed to settle the Lowe Corporation appeal and include in the City Plan, provisions which give effect to the following for the plan change 43 land:

- (a) a 500 metre buffer area within which no residential activities or travellers' accommodation is permitted to establish; and
- (b) a Community Footprint Overlay for the land affected by the buffer area to provide for a limited range of non-residential activities.

[23] That buffer zone is a response to the potential for more intense odours primarily to be experienced under drainage flow conditions from the north-east quadrant. While odour may be experienced under other wind flow conditions these provisions to not respond to this possibility and it was not suggested by any party that additional measures were needed.

[24] We have considered the amendments proposed and consider that in light of the evidence given, these are entirely appropriate.

Geotechnical constraints

[25] Evidence was admitted by consent from Mr A Fairclough, a civil and geotechnical engineer. He advised that the site's geotechnical conditions are typical of those which underlie large parts of Belfast and Christchurch. While there were surface expression of liquefaction over part of the site, land damage during 22 February 2011 earthquake was generally minor. He observed that the absence of liquefaction at the surface does not mean that land has not experienced liquefaction. Nor does it preclude liquefaction and surface effects occurring over a greater area, or at different locations, in a future earthquake, particularly an earthquake with a longer duration of shaking



¹⁰ Cudmore EiC at [6.3].

occurring under different groundwater conditions.¹¹ However, he was confident that no geotechnical issue is expected to be within the site that cannot be appropriately addressed during the detailed design and/or construction phases of the proposed development.¹² He described briefly how this may be achieved.

[26] We accept this evidence and observe that the City Council will need to give the geotechnical issues raised in the evidence of Mr A Fairclough careful attention at the time when subdivision and building consents are sought.

Traffic

[27] We heard evidence from Mr A T Thomas on traffic engineering and transport planning in relation to plan change 43. Mr Penny advised that the Board of the New Zealand Transport Agency had recently confirmed the alignment of the Northern Arterial Extension slightly to the east of the route shown in the plan change. His understanding was the New Zealand Transport Agency would seek to progress the development of the Northern Arterial Extension in order to support the redevelopment of the central business zone. That said, no indication had been given by New Zealand Transport Agency as to its timing, which was subject to funding.¹³

[28] Mr Penny said that he expected the western bypass and the western corridor would be built or upgraded (as the case might be). Mr Penny anticipates the upgrade to the western corridor by 2014/15.¹⁴ When this happens traffic will come off Main North Rd and in turn ease congestion at the Radcliffe Rd intersection. He confirmed that the Radcliffe Rd/Main North Rd intersection would likely be the key intersection for plan change 43. We understood Mr Penny to say that the intersection at Radcliffe Rd and Main North Road provides a low level of service, which will be lowered again if plan change 22 and plan change 43 were also approved.¹⁵ It was his expectation that the intersection would “struggle by” until the Northern Arterial Route was built, whereupon traffic volumes should decrease by around 50%.¹⁶ Mr Penny considered it important

¹¹ Fairclough EiC at [27].

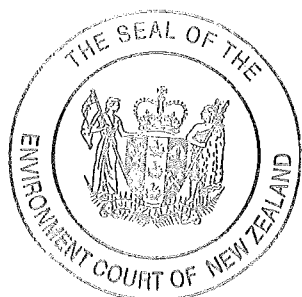
¹² Fairclough EiC at [14(c)].

¹³ Transcript at 220.

¹⁴ Transcript at 226.

¹⁵ Transcript at 226.

¹⁶ Transcript at 226-229.



that there were alternative routes avoiding this particular intersection, if congestion became an issue.¹⁷

[29] Reluctantly we accept Mr Penny's evidence as to the ability of the Radcliffe Rd/Main North Rd intersection to "struggle by" in circumstances where no party sought to challenge the evidence. It is our expectation that the City Council will be monitoring the performance of this intersection closely given the changes to traffic volumes since the February 2011 earthquake and the development recently authorised in the Belfast area.

Office development

[30] To support the central business zone recovery the City Council has sought to limit office development within the B1 and B4 zones. This is in the manner of a temporary cap on the total amount of, and size of, any single office tenancy up until 2017. While the risk of large-scale offices establishing within plan change 43 was considered to be low, there is nothing to stop this occurring. The loss of office space post-quake may mean the larger scale offices will look to establish in locations which, under normal circumstances, would not have been contemplated. It would be preferable that these activities locate in a key activity centre.¹⁸

[31] While the applicants do not consider the restrictions are necessary because of the provisions in the draft Central City Plan, they agree to the same.

[32] The evidence of Ms Nash, for the City Council, was that there are no provisions in the City Plan or in plan change 43 rules which limit office activity in these zones, although retailing is limited. Office activity could establish within the business zones as a permitted activity.¹⁹

[33] The provisions for plan change 43 differ slightly from those proposed in plan change 22 (the latter being a Business 2 zone). The reasons for this are set out in Annexure 1 attached to Ms Dewar's memorandum dated 6 December 2011. In

¹⁷Transcript at 227.

¹⁸Nash Supplementary at [25].

¹⁹Nash Supplementary at [12].



particular, different time periods apply because the City Council says that staging of development to 1 February 2017 “will cover a critical period for the CBD recovery” and secondly, plan change 22 (in contrast) involves a much larger site and is geared also to achieving a mix of activities on that site.

[34] While we understand the rationale for these new provisions for business 1 and 4 zones we are concerned that there is no scope to amend the plan change. The applicant and the City Council propose that the amendments be made under section 293 of the Act and say that there is scope to consider these changes under Lowe Corporation Ltd’s appeal.²⁰

[35] On 13 December 2011 I invited the parties to address the issue of scope further and in particular the nexus between the appeal and the change relief sought. Having considered the Notice of Appeal it is not clear to me why the parties say that there is scope as the reasons given by Lowe Corporation for its appeal do not concern the development of office space within Plan Change 43. Secondly, Lowe Corporation originally sought that the appeal be declined, but this is no longer being pursued.

[36] I referred the parties to the dicta of *Hamilton City Council v New Zealand Historic Places Trust (Hamilton City)*.²¹ The primary purpose of section 293 is to provide the court during the hearing of an appeal with a mechanism for expanding the nature and extent of the relief sought beyond the scope of the reference where appropriate. But always this must be related back to and arising out of the appeal itself. Consequently there must be a nexus between the appeal and the changed relief sought.

[37] The applicants responded asserting that there is a nexus between the relief sought by Lowe Corporation and the relief proposed parties in respect to restrictions on offices. Unhelpfully they do not identify the nexus. They submit, however, that it is unnecessary for the Court to invoke section 293 and that the matter is more appropriately dealt with on a city wide basis.²² The City Council and Lowe Corporation Ltd did not respond.

²⁰ Transcript at 214.

²¹ [2005] NZRMA 145, 152 – while considered under pre-2005 amendments to section 293 the findings are relevant.

²² Memorandum of counsel dated 16 December 2011



Outcome

[38] Having considered the detailed provisions of plan change 43 (as amended by agreement between the parties) we are satisfied that the plan change should be approved.


[39] Subject to what we find in relation to office activities, all parties are in agreement that the changes to the plan change are within the court's jurisdiction and that these changes will ensure that future development is the most appropriate way to achieve the purpose of the Act, it is in accordance with Part II of the Act and will assist the City Council in carrying out its functions under the Act.

[40] We have considered carefully the evidence of the witnesses (whether called or admitted by consent) and have no reason to depart from the opinions that they expressed.

[41] We decline to amend the plan change in the manner proposed by placing a temporary cap on office activities. We find that there is no scope to do this under section 293 of the Act. Instead we commend the City Council consider a city wide review of its provisions for business activities in preference to leaving an issue of this importance to be dealt with on individual plan appeals.

[42] We accordingly approve the proposed plan change in the final agreed format attached as Schedule A²³. In every other respect the appeals are dismissed. By consent, costs are to lie where they fall.

For the court:



²³ Final copy was filed 19 December 2011.

J E Borthwick
Environment Judge

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Schedule A: City Plan Amendments

Note: For the purposes of this plan change, any text amended as a result of other decisions is shown as “normal text”. Any text to be added by the plan change as a result of the Council’s decision on submissions is shown as **bold underlined**. The text proposed to be added by the Consent Order is shown as **bold underlined** and text to be deleted as ~~**bold underlined**~~.

Amend the City Plan as follows:

Volume 2 Section 11: Living

11.7 Objectives - Living G (East Belfast) Zone

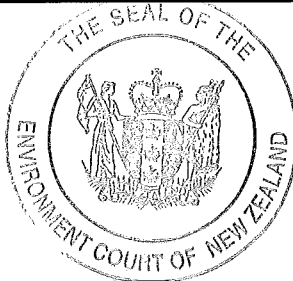
11.7A : General Land Use Objectives - Living G (East Belfast)

Provide opportunities for people to live, work, play and meet their convenience, service and retail needs in East Belfast and immediately adjoining areas through:

- **Choice in housing density and typology;**
- **Retention and viable re-use of the Spring Grove heritage house in an appropriate setting;**
- **The inclusion of business areas in East Belfast, including provision of a local centre that serves local residents and workers;**
- **Integration with the existing Business 5 zoned (possible future business park) land to the west and north; and**
- **Basing recreation opportunities in two identified reserves and along a open space corridor.**

11.7A(i) Land Use Policies - Living G (East Belfast)

- Provision of a local centre that includes facilities to meet the day-to-day convenience and/or health needs of residents and workers.**
- The incorporation of trees identified for protection in roads, reserves and lots where feasible, to retain a connection to past uses on the site.**
- The zone shall achieve an overall minimum net residential density ~~target~~ of 15 residential units per hectare.**
- The zone shall include a mix of three residential density types which shall include medium (Density Area A), low-medium (Density Area B) and low (Density Area C) densities, with Density Area A comprising a minimum of 10% and Density Areas B and C comprising a minimum of 35% of the mix.**
- To ensure medium density residential development (Density Area A) is located within walking distance of a public park and either a public transport route or the local centre.**



- (f) To ensure that development gives effect to urban design best practice and the principles of the Urban Design Protocol (MfE 2005).
- (g) The Spring Grove heritage house should be retained on a site that enables a viable re-use of the building, with extensive boundaries to its associated reserve and the open space corridor to the west and north.
- (h) To ensure the continued protection of the heritage values and the special amenity values associated with the Spring Grove homestead and its curtilage area.
- (i) To promote an appropriate future use for Spring Grove and enhance its setting through the identification of the site in the Residential Density Area C and a Community Footprint Overlay while minimising adverse effects and avoiding incompatible activities on the site.
- (j) To avoid or mitigate the potential for residential activities and travellers' accommodation to give rise to reverse sensitivity effects on lawfully established activities located at 18 Station Road, Belfast (legally described as Lot 1 DP 35966 and Lot 1 DP 51224) through the identification of a buffer area on the Outline Development Plan (Appendix 3s, Part 2, Volume 3).

Explanation and reasons

The layout and distribution of activities shown on the Outline Development Plan and ~~Concept Plan~~ for East Belfast should be based on:

- Achievement of a legible, well-connected and highly walkable comprehensive movement network that enables easy access to open space facilities, public transport, and a centrally-located local centre. This will be achieved through a connected roading hierarchy based on establishing Blakes Road as the collector road providing the primary north-south movement route and bus route through the site. Circulation will be supported further by a "parkside" roading pattern along the open space corridor, and cycle and pedestrian facilities within the corridor (refer to the Movement Network layer diagrams and the associated objectives and policies).
- Achievement of a high quality curvilinear open space corridor that incorporates stormwater management and recreation functions, based on the retention and enhancement of the Kaputone Stream (supplemented by an additional linkage running parallel to the Northern Arterial designation). This provides a defining element of the design and a contrast with the envisaged rectilinear roading pattern (refer to the Green and Blue Network layer diagrams and the associated objectives and policies).
- Achievement of a centrally located neighbourhood reserve opposite the local centre, together acting as a focal point for the new community.
- Provision of a reserve associated with the Spring Grove heritage building.
- Provision of a range of residential and business uses while retaining key natural and cultural heritage elements.

Together with a neighbourhood reserve opposite, Spring Grove should form a focal point for the new community.



Policy 11.7A(i)(c) requires a minimum ~~target~~ net residential density of 15 to be achieved for the zone overall to enable the most sustainable use of the land and to create a compact urban area which is effectively and efficiently served by strategic infrastructure. This ~~target~~ is also in accordance with the objective to achieve urban consolidation in Greater Christchurch contained in Chapter 12A to the Regional Policy Statement urban growth targets identified under Proposed Change No. 1 to the Canterbury Regional Policy Statement and is intended to ensure that the overall net density required for the whole of the CN4 Greenfields Area identified in Proposed Change 1 is not compromised.

Residential densities shall be calculated using net residential density.

Net Residential Density: is the number of lots or household units per hectare (whichever is greater). The area (ha) includes land for:

- Residential purposes, including all open space and on-site parking associated with residential development;
- Local roads and roading corridors, including pedestrian and cycle ways, but excluding State Highways and major arterial roads;
- Local (neighbourhood) reserves.

The area (ha) excludes land that is:

- Stormwater retention and treatment areas;
- Geotechnically constrained (such as land subject to subsidence or inundation);
- Set aside to protect significant ecological, cultural, heritage or landscape values;
- Set aside for esplanade reserves or access strips that form part of a larger regional or sub-regional reserve network;
- For local community services and retail facilities, or for schools, hospitals or other district, regional or sub-regional facilities.
- Identified on the Outline Development Plan (Appendix 3s, Part 2, Volume 3) as a buffer area.

A range of residential densities within the development will ensure a more compact and consolidated urban form and diverse living environments.

Medium density residential areas should be located near areas of open space amenity as this compensates for reduced outdoor living spaces and mitigates the visual scale and intensity of the development. The location of densities within the zone should also promote a sustainable pattern of growth, particularly in terms of increasing opportunities for walking, cycling and public transport as an alternative to car use. The term “walking distance” is often taken to being equivalent to 400m, this being the distance a person will typically walk in about five minutes.

The Urban Design Protocol contains many principles to enhance the sustainability and quality of urban environments and adherence to these principles will ensure that good urban design is achieved consistently across all parts of the City. Good urban design will benefit both the economic performance of the City and the quality of life of its residents. In particular it will:

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- Articulate the shape, direction, and quality of new development to complement the defined character and amenity of the area;
- Achieve a high standard of safety and amenity in public open spaces and at the transition interface with privately owned spaces;
- Achieve residential development with a high standard of building design and visual amenity which contributes to the street scene appearance and addresses and engages the street and public realm (particularly in medium density areas);
- Reduce travel times, fuel usage and dependence upon private cars;
- Avoid adverse effects such as flooding, traffic congestion, and degraded water on other areas; and
- Protect important features of the natural environment.

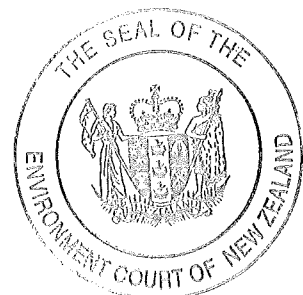
Spring Grove is a listed heritage item in the City Plan. The retention of the historic homestead is important so the significance of the building, its heritage values and open character of the site is not compromised. The future economic viability of Spring Grove shall be provided for and the use of a community footprint overlay is one such method.

Policy 11.7A(i)(j) recognises the potential for reverse sensitivity effects on lawfully established activities located at 18 Station Road, Belfast (legally described as Lot 1 DP 35966 and Lot 1 DP 51224). Reverse sensitivity effects may potentially arise if residential activities and travellers' accommodation locate within 500 metres of the odour sources at the tannery. To mitigate this potential effect a buffer area is shown on the Outline Development Plan (Appendix 3s, Part 2, Volume 3) within which residential activities and travellers' accommodation are not permitted to establish. A Community Footprint has been applied to this area to provide for a limited range of non-residential activities including educational, spiritual, daycare and health facilities.

11.7B Green Network Objectives : Living G (East Belfast)

- (i) The provision of a continuous, accessible, well used and safe public open space.
- (ii) To ensure that the open space corridor incorporates important natural features and habitat areas, and that stormwater facilities and open space site along each other, complement recreation open space but do not compromise dedicated recreation open space, and contributes to the identity and amenity of the area.
- (iii) Identification of priority reserve areas.
- (iv) Opportunity for neighbourhood reserve facilities (playgrounds etc) within the Green Network.
- (v) Opportunity for future integration of the ends of the Green Network open space corridor into adjoining land.

11.7B(i) Green Network Policies : Living G (East Belfast)



(a) The provision of an open space corridor along the Kaputone Stream edge (labelled 'Kaputone Stream Open Space Corridor' on the Green Network Diagram), supplemented by a further public corridor running parallel to the western edge of the Northern Arterial and linking between the two sections of the Kaputone corridor located west of the designation (labelled 'Arterial Edge Open Space Corridor' on the Green Network Diagram).

(b) To provide accessible public open space that provides for recreation activities within a 400m walking distance of all new residential development and must be within 200m for the medium density areas.

(c) To provide a Spring Grove Reserve and Local Centre Reserve which should:

- Be considered the priority reserve areas when the Council is considering the location, size and layout of any reserve areas at the time of subdivision; and
- Should vest in the Christchurch City Council.

(d) The Kaputone Stream Open Space Corridor should:

- Be made up of esplanade reserve, open space recreation areas and stormwater management areas (included within the drainage reserve) provided that these do not overlap;
- Include an esplanade reserve averaging 20 metres wide measured from the edge of the bed of the stream and contained within the Open Space Corridor;
- Be abutted by parkside roads at least to the extent shown in the Outline Development Plan ~~and Concept Plan~~ and in other locations be abutted by development that typically 'fronts' onto the corridor (i.e. the front of dwellings face onto the corridor across driveways or walkways);
- Be crossed by roads only at the locations shown on the Green Network Diagram; and
- Be planted with species that are locally appropriate.

(e) The Arterial Edge Open Space Corridor should:

- Be abutted by parkside roads at least to the extent shown in the Outline Development Plan ~~except where it would be inconsistent with the consented Concept Plan,~~ and in other locations be abutted by development that typically "fronts" onto the corridor (i.e. the front of dwellings face onto the corridor across driveways or walkways);
- Have a minimum legal width of 10m and a minimum average width of 15m;
- Be designed to be complementary to any landscape proposals associated with the future Northern Arterial (should these be known).

(f) The Open Space Corridors should incorporate a cycle path and pedestrian path network (which may be a shared or separated facility) along its entire length



(subject to achieving access to land east of the Northern Arterial Route designation).

- (g) Neighbourhood reserve facilities such as playground structures should be incorporated at, but necessarily not limited to, locations generally shown on the Green Network Diagram. Where these are provided, good visibility of the facility from adjoining or nearby roads should be available. A minimum reserve dimension of 20m should be available, clear of any drainage reserve, at locations for these facilities.

Explanation and reasons

The Green Network refers to the 'system' of public open space provisions throughout the site.

In East Belfast recreation and stormwater management facilities will be focused along an open space corridor based on the alignment of the Kaputone Stream, supplemented by a further corridor along the western edge of the Northern Arterial Route designation.

The Green Network is intrinsically related to the Blue Network (including stormwater management areas) and is an important part of the Movement Network. The integration of natural features, amenity and stormwater management areas in the open space corridor will provide a high level of environmental amenity that can be enjoyed by both residents and members of the public.

All new development in the Living G (East Belfast) zone should be located within a 400m walking distance of an open space area such as a neighbourhood park or open space corridor, including stormwater management areas. This will provide residents with adequate access to open space amenity and opportunities for passive and active recreation. The maximum distance may be reduced to 200m for medium density areas in recognition of the importance of such spaces for those residents residing in smaller allotments who have limited access to open space amenity on their own properties.

11.7C Blue Network Objectives : Living G (East Belfast)

- (i) The achievement of identified stormwater quality and quantity requirements consistent with an integrated stormwater management approach.
- (ii) A complementary approach whereby surface stormwater treatment areas are located alongside Green Network spaces.
- (iii) A multiple use approach to stormwater management where detention basins and wetland areas contribute to the overall quality of the Green Network spaces through appropriate amenity treatment of these areas.

11.7C(i) Blue Network Policies : Living G (East Belfast)

- (a) The provision of integrated stormwater management facilities which will include above ground devices and attenuation areas associated with the open space



corridor to meet the anticipated stormwater requirements for the site while avoiding, remedying or mitigating adverse effects of stormwater runoff.

- (b) The Kaputone Stream alignment will be retained and in some places its flood plain areas will be adjusted in order to help facilitate stormwater detention across the site. The conveyance drainage network will feed to the Kaputone Stream.

Explanation and reasons

The Blue Network refers to the 'above ground' system designed in order to help meet the future anticipated stormwater quality and quantity requirements on the site.

In East Belfast this will comprise integrated stormwater management facilities.

Stormwater management including above ground devices and attenuation areas in the open space corridor is an integral component of the overall development of the site and to avoid, remedy or mitigate adverse effects of stormwater runoff.

11.7D Movement Network Objectives : Living G (East Belfast)

- (i) Provision for vehicle, bus, cycle and pedestrian movements to and through the site through formation of a legible and well-connected network with a clear hierarchy, primarily of public streets that incorporate as many of these modes as possible.
- (ii) The provision of a safe and efficient network that helps disperse traffic through the site and minimises the traffic impact of new development on surrounding areas.
- (iii) The provision of a network that integrates the site with the surrounding environments.
- (iv) The provision for vehicle, pedestrian and cycle movements along most of the boundaries of the Green Network.
- (v) The provision for pedestrian and cycle movements in and through the Green Network.

11.7D(i) General Movement Network Policies : Living G (East Belfast)

- (a) To promote connectivity and permeability in and through the zone by minimising the walking distance around urban development blocks (the area enclosed by public space or roads). This should be achieved by limiting the length of any urban development block to a maximum of 250m.
- (b) To ensure the design, location and alignment of key roads, major cycle and pedestrian routes, cater for all modes of transport and integrate with and promote connection to the Blue and Green Networks.



(c) Safety:

- **Traffic engineering design should maximise safety and minimise traffic accidents. This should be conducted in conjunction with strategies that reduce traffic speeds thereby still allowing for good integration between pedestrians, cyclists and cars.**
- **The Movement Network should be designed to encourage local traffic (at the right speeds) throughout the area and to enable ‘natural’ surveillance by motorists to assist with personal safety.**

(d) Efficiency:

- **The Movement Network should be well connected so as to provide a choice of routes for all users as well as to enable reduced travel distances.**
- **Culs-de-sac should be short (typically serving 10-12 dwellings) and straight (i.e include minimal, if any, curvature).**

(e) Legibility:

- **Pedestrian and vehicle routes should be relatively direct to ensure the layout is easily understood by users.**
- **Vistas at the end of streets and key junctions should be marked by landmark elements such as key buildings (e.g. the local centre) and/or special landscape features.**
- **Other than parkside roads, which follow the Green Network, the street pattern should typically be rectilinear, and generally follow the alignment of Blakes Road or the external boundaries of East Belfast (whichever is nearer).**
- **Vistas to the Green Network at the end of streets should be marked by landscape features in the Green Network, such as groups of trees, playgrounds or other park structures.**

Explanation and reasons

The Movement Network refers to the system of public roads, cycle ways, pedestrian pathways and linkages throughout the site.

The vehicle movement system has been designed to integrate with the Green and Blue Networks in respect of pedestrian and cycleway linkages, and in terms of legibility. The roading and block pattern is rectilinear, while the Green and Blue Networks follow the natural alignment of the Kaputone Stream, providing an obvious contrast. This is a unique and defining feature of the East Belfast design, and views to the Green and Blue networks help assist with legibility.

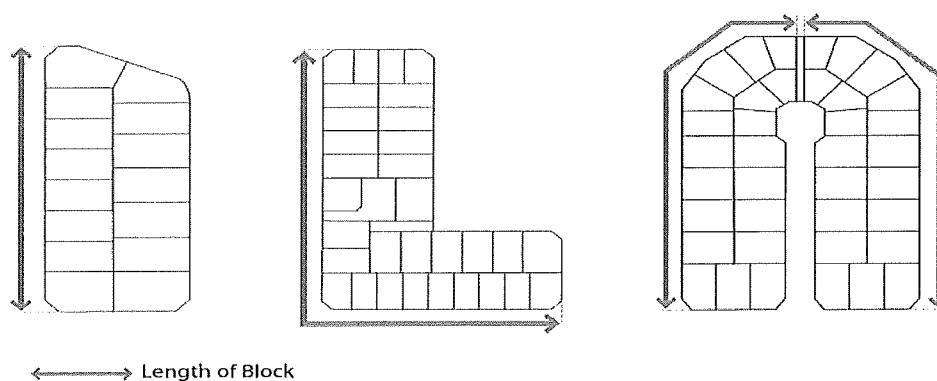
In East Belfast the movement system has been designed to ensure that alternative modes of transport can be successfully promoted and implemented to produce less reliance on cars for local trips. A centrally located spine road runs north-south through East Belfast and will enable access by public transport and also provide good connections to



the wider locality. The proposed block layout will also promote pedestrian and cycle permeability through the site and will ensure good connectivity to the external road network.

Planning for shorter walking distances around urban development blocks enables and encourages people to walk or to choose alternative modes of travel to the car, and promotes permeability and better connections to neighbourhood services and facilities.

Urban development blocks (the area of land enclosed by public space or streets) should be kept relatively short (i.e typically no longer than 200m, and never longer than 250m) in order to facilitate and to encourage walking. Examples of the measurement of block length for the purpose of this policy are shown below. This policy does not apply to development blocks abutting the Northern Arterial and rail corridors.



11.7D(ii) Vehicle Network Policies : Living G (East Belfast)

- (a) Modification to Blakes Road to Create Main Collector Road: Blakes Road should be upgraded to form a collector road, and be clearly legible as the central north-south spine route through East Belfast.
- (b) Provision of East-West “Local Roads” intersecting with Blakes Road: As shown on the Vehicle Network Diagram, these four roads should intersect with Blakes Road at T intersections (three from the east and one from the west) as generally shown on the Vehicle Network Diagram and should connect, at their other ends, to parts of the Green Network.
- (c) Provision of “Parkside Roads” along the Green Network: Parkside roads should be located generally as shown on the Vehicle Network Diagram, and are encouraged in other locations abutting the green network.
- (d) Provision of “Neighbourhood Local Roads” as additional connections around the area: Neighbourhood local roads should be located generally as shown on the



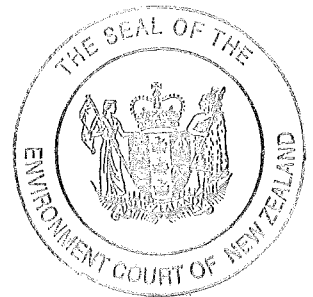
Vehicle Network Diagram to complete connections between large local and parkside roads; and

- One of these local roads, as shown on the Movement Network Diagram, should provide road frontage for a new lot incorporating the historic Spring Grove house.
 - Additional Neighbourhood Local Roads will be provided primarily for local access to the residential neighbourhoods.
- (e) Retention of Thompsons Road: Thompsons Road should be retained as legal road in order to provide for future road connections from it to the south, and for a future pedestrian connection across the railway to Thompsons Road West.
- (f) The provision of a pedestrian and cycle railway crossing solution at Thompsons Road to the west. An at-grade railway crossing solution is preferred to encourage utilization of this connection.
- (g) Limiting the number of residential allotments created until such time as a pedestrian and cycle connection across the railway line at Thompsons Road has been approved, constructed and commissioned or financial provision has been made for these works within the Council's Capital Works Programme and Development Contribution Policy.
- (hg) Connection Through the Local Centre: A north-south vehicular route through the Local Centre should be provided. This route should:
- Have an equivalent legal width of 17 to 19m but a narrow carriageway width;
 - Be designed to provide priority for pedestrians and vehicles visiting the local centre, rather than through traffic, through use of a narrow carriageway, on-street parking, varied surface materials, and traffic calming measures.
- (ih) Other Streets: Other streets not shown on the Vehicle Network Diagram should be seen as "local lanes", and should be designed to be attractive and pedestrian/cycle friendly. Key characteristics should include the following:
- Slower Vehicle Speeds: Street layout and design should encourage lower vehicle speeds. This can be achieved in a number of ways, such as:
 - Use of "Local Lanes" dimensioned to provide for the width of two vehicles (typically 5.5m to 5.7m kerb) inclusive of the width required for parking, which will act as a traffic calming measure;
 - Tighter kerb radii; and
 - Access to individual frontage properties typically being provided directly from streets (rather than via rear lanes).
- (jh) On Street Parking: On street parking should be provided within the road carriageway, which assists with traffic calming. Consideration should be given to variation in roadway traffic management devices and materials, in order to provide visual interest.



(k) Street Character: Streets should have a high quality visual character. This may be achieved by (but is not limited to):

- **Fronting the Green Network with a public street (i.e. a “parkside’ road);**
- **Consistent use of street trees;**
- **Attractive street lighting and other street furniture elements;**
- **Variation of materials such as the use of paving cobbles in parking bays or lanes or at thresholds or intersections; and**
- **Providing direct access to properties from public streets and avoiding long private rights of way or access lots servicing rear lots.**



Explanation and reasons

The Vehicle Network refers to the hierarchy of proposed public roads across the site. A legible road hierarchy makes it easier to navigate around an area and provides cues as to appropriate speeds and traffic priorities.

Road typologies should be generally in accordance with the indicative diagrams shown on the Vehicle Network Diagram which include a particular treatment for Blakes Road, a single-loaded “parkside” road which runs along the edge of the Green Network, “local roads” for key east-west routes intersecting with Blakes Road, and a “neighbourhood local road” treatment for other roads. Other roads not shown on the Diagram will typically be “neighbourhood local roads” and narrower “local lanes” which principally will provide residential property access.

The proposed network has been designed to integrate with the Green and Blue Networks as they also include pedestrian and cycleway linkages. The distribution of land uses and residential densities across the site is also tied to the vehicle network.

An example of this is the location of the proposed local centre site at a key location on Blakes Road between intersections with main roads into the residential and adjoining business park areas.

Roads at East Belfast should focus toward Blakes Road, as it approximately bisects the site and is therefore typically within 400m (five minutes walk) of most of East Belfast. Blakes Road should act as a collector route and should be designed to accommodate vehicle, bus, on-road cycle, and pedestrian movements (refer to indicative “Blakes Road” diagram). It will provide the only bus route through East Belfast.

The four local roads should be designed as the main vehicle (and among the main pedestrian) connections from the residential areas onto Blakes Road.

Thompsons Road ~~West~~ should be created as a ‘future’ local road, though its future southern berm and possibly the full final width of its carriageway would not be created until development of land to the south is commenced. This would provide for future road connections from it to the south, and for a pedestrian and cycle connection across the railway to Thompsons Road West. A railway crossing would significantly improve accessibility to existing facilities to the west for future residents of East Belfast and the land across Thompsons Road to the south.

11.7D(iii) Public Transport Network Policies : Living G (East Belfast)

- (a) Provision of a bus route through the site based along Blakes Road.
- (b) Provision of three bus stops on Blakes Road. The final placement of bus stops should be based on the following:
- Locating a central stop adjacent to the Local Centre site;
 - Locating a northern stop where it can be easily accessed by pedestrians from the north-eastern part of East Belfast by way of a crossing of the Kaputone Stream Corridor;



- Locating a southern stop close to where Blakes Road is crossed by the Green Network (so pathways in and along the Green Network are also convenient route options for this bus stop).

Explanation and reasons

The Public Transport Network refers to possible bus routes to be provided through the site. In the case of East Belfast, the only option proposed is for Blakes Road to be a bus route, potentially linking back to Main North Road via Belfast Road and Radcliffe Road.

11.7D(iv) Cycle Network Policies : Living G (East Belfast)

- (a) Avoidance of 'blind spots' for cyclists on roads through careful placement of on-street parking bays and street trees in relation to private vehicle crossings.
- (b) Connections to facilitate future cycle linkages to Thompsons Road and Sheldon Park should be provided (subject to agreement of safe arrangements for railway crossing).
- (c) Connections through the Local Centre site should be provided upon its development.

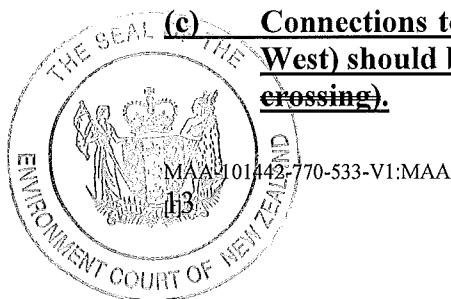
Explanation and reasons

The Cycle Network refers to the system of cycle ways, cycle paths and linkages 'to and through' the site. This network has a relationship with the underlying Movement Network and land uses and is integrated with the Green and Blue Networks.

Three key types of cycle movement are shown on the Cycle Network Diagram. However, in general all 'other' streets in the development should be considered as being cycle compatible due to envisaged design speeds and low traffic volumes.

11.7D(v) Pedestrian Network Policies : Living G (East Belfast)

- (a) Pedestrian paths in the Green Network should be designed to run generally parallel with parkside roads (and as such, parkside roads should not include a footpath within the legal road on the side of the road abutting the Green Network).
- (b) Pedestrian crossings of the Kaputone Stream should be incorporated into the pathway network generally at locations shown on the Pedestrian Network Diagram.
- (c) Connections to facilitate a future pedestrian linkage to Thompsons Road (to the West) should be provided (subject to agreement of safe arrangements for railway crossing).



- (d) Connections through the Local Centre site should be provided upon its development.
- (e) Where separate pedestrian linkages between roads at East Belfast are provided these should be straight, have a minimum of 6m wide and be a maximum of one block (typically 55 to 65m) deep.
- (f) Pedestrian linkages should be provided along the Green Network between the main residential area and that part of the Kaputone Stream Open Space Corridor severed by the Northern Arterial Route (subject to agreement for safe arrangements for crossing of the Northern Arterial).
- (g) Provision of Footpaths Generally: Footpaths throughout the site should:
- Be provided on all roads;
 - Consist of a clearly demarcated surface, material or colour, to differentiate them from the main vehicle accessways;
 - Have a minimum width of 1.5m;
 - Be provided on both sides of all roads except parkside roads where one footpath is acceptable; and
 - Be designed to be clear of obstructions (such as above-ground services) and to be 'friendly' to wheelchair users and other restricted-mobility users at crossing points.

Explanation and reasons

The Pedestrian Network refers to the system of pedestrian footpaths and linkages 'to and through' the site. This Network has a relationship with the underlying Movement Network and land uses and is integrated with the Green and Blue Networks.

Two types of pedestrian movement are shown in the Pedestrian Network Diagram. However, in general all 'other' streets in the development should be considered as pedestrian compatible due to the envisaged footpath and street tree provisions.

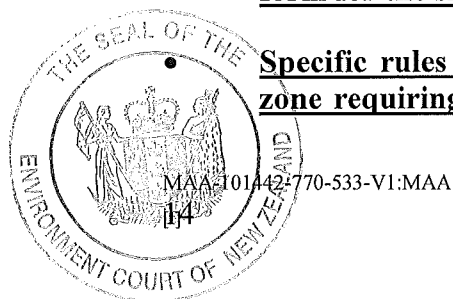
In addition, at the detailed level, there may be some limited use of short straight paths as separate pedestrian links.

Implementation

District Plan

- The identification of the Living G (East Belfast) zone and associated policies in support of a strategy which seeks to achieve consolidation and a compact urban form for the site overall.

Specific rules for Subdivision and Development in the Living G (East Belfast) zone requiring development in accordance with a ~~Concept Plan and an Outline~~



Development Plan and its associated Network Layer Diagrams to control the density mix and layout of development.

- Specific rules for Subdivision and Development in the Living G (East Belfast) zone which allow for a mixed density character and distribution of density areas, including a range of medium density housing.
- City rules for Transport, e.g. for parking, access and manoeuvring.
- Rules relating to specific sites in the Business 4 zone fronting Blakes Road to control bulk and location, landscaping, health and safety matters, and to protect and enhance residential and visual amenity at the interface between non-residential and residential activities.
- Specific rules for Business 1 at East Belfast to control building design and appearance.

VOLUME 3 Part 2 Living Zones

1.15 Living G (East Belfast) Zone

Zone Description

The Living G (East Belfast) zone covers approximately 64.2ha of land on the north eastern edge of the City and is generally bound by Belfast Road to the north, the Northern Arterial Designation and the Kaputone Stream to the east, existing Business 5 zoned land and the Main North Railway Line to the west and Thompsons Road to the south.

The Living G (East Belfast) zone provides the opportunity to plan and develop a mixed use community comprehensively, comprised of a range of residential densities. The zone integrates activities, infrastructure, open space and a transport network internally and with surrounding activities and communities.

The development form is to be in accordance with an Outline Development Plan ~~and consented Concept Plan~~, which is ~~are~~ designed to ensure that a range of resource management outcomes are achieved. These outcomes include a ~~target net~~ range of residential density areas, achieving an overall minimum net density across the zone, permeability in terms of all transport modes, a mix of uses and an urban environment responsive to the natural environment.

The zone contains a number of heritage and cultural features. The zone contains the Kaputone Stream which is recognised as both an important natural feature of the area and as having cultural significance to local Iwi. The zone also contains Spring Grove, a Category 2 Listed Heritage Building that is recognised as being an important heritage resource for the Belfast Community.

A Community Footprint Overlay has been located over Spring Grove for the purpose of enabling some community activities to establish in the future that will be sensitive to and compatible with Spring Grove and its historic and heritage values.

A Community Footprint has also been located over the buffer area identified on the Outline Development Plan for the purpose of enabling a limited range of non-residential



activities, including educational, spiritual, daycare and health facilities to establish within the buffer area.

An area of Business 1 zone is located centrally within the site to accommodate a local centre which will provide for local shopping, community and services uses.

Zone purpose – aims and principles

1. The purpose of the Living G (East Belfast) zone is to develop a zone primarily for mixed density residential activity in accordance with the framework of the ~~Concept Plan~~ and the four documents forming the Outline Development Plan being:
 - a) The Outline Development Plan (Appendix 3s)
 - b) The Green Network Layer Diagram (Appendix 3s/1)
 - c) The Blue Network Layer Diagram (Appendix 3s/2)
 - d) The Movement Network Layer Diagrams (Appendix 3s/3a-3d)

~~Except where it would be inconsistent with the Concept Plan,~~

2. The purpose in (1) above seeks to provide for:
 - a) A minimum net residential density target ~~of 15 households per hectare, comprising at least 45%¹ of the residential development across the zone to be low-medium and medium density residential development. This development should be located wherever possible alongside the open space corridor or within close proximity (400m walking distance) of the local centre, community/employment ‘nodes’ and adjacent to the primary movement routes.~~
 - b) Management of existing sensitive land use activities and interfaces through the use of appropriate ‘like with like’ buffers of density, setbacks and/or interface controls.
 - c) A well-connected, comprehensive movement network within the site, which enables public transport routes and safe pedestrian and cycle movements.
 - d) Blakes Road to be established as a primary movement route (‘the spine road’) through the site linking Belfast Road with Thompsons Road to the south.
 - e) A high quality public open space network comprising a network of green linkages including esplanade reserve and neighbourhood parks within a curvilinear corridor system including stormwater facilities and public amenity areas.

Environmental results anticipated

- a) An urban form which creates a sense of place and local identity and encourages a distinct community to develop.
- b) A safe, comfortable and healthy living environment.
- c) The integration of the roads within the site with the existing road network and strategic infrastructure.
- d) An integrated road network that supports effective and efficient provision of public transport.
- e) An efficient and effective cycle and pedestrian network connecting with existing and potential future facilities.
- f) The provision of a continuous open space corridor generally based on the alignment of the Kaputone Stream and also integrated with stormwater devices, cycle and pedestrian facilities.
- g) Opportunities for a wide variety of residential development typologies and forms comprising low, low-medium and medium densities.

¹ The 45% figure is derived from adding the minimum density required for Density Area A (10%) and Density Area B (35%).
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- h) Medium density buildings which relate well to each other as well as to adjoining public and private open space where appropriate.
- i) A development that meets City Plan policies to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- j) The provision of a central local centre including local retail services and health facilities, in a mixed use setting.
- k) A sustainable stormwater system integrated alongside open space reserves and compatible with the natural, cultural, ecological and amenity values of the site.
- l) An overall development concept that provides a defined basis for integrated development of this area.

7.0 RULES - LIVING G (EAST BELFAST)

7.1 Categories of activities

7.1.1 Residential activities

- a) Any residential activity which complies with:
 - All of the development standards under Clause 7.4; and
 - All of the community standards under Clause 7.5; and
 - All of the critical standards under Clause 7.6.

shall be a permitted activity.
- b) Any residential activity which complies with all of the critical standards in Clause 7.6, but does not comply with any one or more of the development standards in Clause 7.4 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.
- c) Any residential activity that does not comply with any one or more of the community standards under Clause 7.5 shall be a discretionary activity.
- d) Any residential activity which does not comply with any one or more of the critical standards in Clause 7.6 shall be a non-complying activity.
- e) Clarification of Categories of Activities:

The standards may also specify that an activity is discretionary or controlled (where non-compliance is with development standards) with the exercise of Council's discretion limited to the matter(s) subject to that standard.

7.1.2 Other activities

- a) Any other activity, which complies with:
 - All of the development standards under Clause 7.4; and
 - All of the community standards under Clause 7.5; and
 - All of the critical standards under Clause 7.6.

shall be a permitted activity.
- b) Any other activity, which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards in Clause 7.4 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.



- c) Any other activity, which complies with all of the critical standards, but does not comply with any one or more of the community standards in Clause 7.5 shall be discretionary activity.
- d) Any other activity which does not comply with any one or more of the critical standards in Clause 7.6 shall be a non-complying activity.

7.2 Application of Rules

7.2.1 Where part of the open space areas, including the Kaputone Open Space Corridor, are not required by the Council for public open space the land shall then be treated as a continuation of the immediately adjacent Density Area and the standards for that Density Area shall apply unless otherwise stated in a consent notice under Section 221 of the Resource Management Act (or similar mechanism) for that land.

7.2.2 Where any part of the Northern Arterial Designation is uplifted the Density Area C rules shall apply unless otherwise stated in a consent notice under Section 221 of the Resource Management Act (or similar mechanism) for that land.

7.3 Deferment

In the Living G (East Belfast) Zone the standards applicable to the Rural 3 zone shall apply until a footpath has been constructed on the southern side of Belfast Road between the railway line and Blakes Road.

7.4 Development Standards

Any application arising from Clauses 7.4.56(a)(i), 7.4.910, 7.4.101, 7.4.14 and 7.4.185 will not require the written consent of other persons and shall be non-notified.

7.4.1. Concept plan – all activities

~~No development shall occur in the Living G (East Belfast) zone until a concept plan has been approved for the whole of the zone which specifies the esplanade reserves, residential densities and stormwater provision for the whole of the zone. The development shall require consent as a controlled activity if the concept plan:~~

~~(a) — Complies with the 20m average esplanade reserve required under Part 14, Clause 6.3.1; and~~

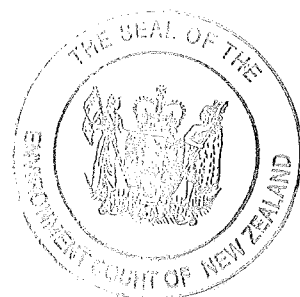
~~(b) — Achieves a net density of 15 households per hectare as defined in Policy 11.7A(i)(c); and~~

~~(c) — Makes sufficient provision for stormwater;~~

~~with the Council's discretion limited to the details of how the requirements listed in (a) to (c) are proposed to be achieved.~~

~~Otherwise resource consent is required under Part 2, Clause 7.5.1 or 7.6.9.~~

7.4.12 Residential site density – residential activity



In accordance with subclauses (a) to (c) below, Any residential activity shall provide for a mix of residential densities from within a range of the following average site sizes, and for a minimum number of residential sites within Blocks A to D as in the locations shown on the consented Concept Outline Development Plan for (East Belfast) contained in Appendix 3s, Part 2 Volume 3 and shall not frustrate the achievement of a minimum net residential density of 15 averaged over the whole of the Living G (East Belfast) zone required under Part 2, Clause 7.4.1, 7.5.1 or 7.6.9:

(a) Each residential unit shall be contained on its own separate site in accordance with the average net areas, defined in the Density Range Consent Notice attached to its title in accordance with Part 14, Clause 19.3.2 or in the absence of a Consent Notice as set out below. Where the terms 'Density Area A', 'Density Area B' or Density Area C' are used they shall have the following meanings:

| | |
|---|---|
| <u>'Density Area A' residential sites</u> | <u>The average site size to be within the range of 220 –325m².</u> |
| <u>'Density Area B' residential sites</u> | <u>The average site size to be within the range of 350-450m².</u> |
| <u>'Density Area C' residential sites</u> | <u>The average site size to be within the range of 550-700m².</u> |

except that:

- i. Where densities have been permitted to be transferred to another density area in accordance with Critical Standard 7.6.8(c).
- ii. For elderly persons' housing units with a gross floor area of less than 80m², there shall be no minimum net area for any site in Density Areas A, B and C.
- iii. For the Spring Grove historic homestead site the minimum lot size shall be 3500m².

(b) A site plan shall be provided with any application for a Project Memorandum pursuant to the Building Act 1991, specifying in the case of each site in which density range the site falls.

(c) The minimum number of residential sites within Blocks A to D shall be:

| | |
|----------------|------------------------------|
| <u>Block A</u> | <u>75 residential sites</u> |
| <u>Block B</u> | <u>147 residential sites</u> |
| <u>Block C</u> | <u>203 residential sites</u> |
| <u>Block D</u> | <u>217 residential sites</u> |

Except that:

- i. If one Block has been fully developed and has achieved a greater number of residential sites than shown above, the minimum number of sites for the remaining Blocks can be proportionately reduced.
- ii. If the net residential density area within a Block changes, the requirement for a minimum number of residential sites within the Block shall be proportionately changed.

Note: The Block labels do not indicate the order in which subdivision or development shall proceed.



(Refer to the explanation for Policy 11.7A(i), Section 11, Volume 23 for the definition of net density).

7.4.23 Open space - residential and other activities

The maximum percentage of:

a) The net area of any site covered by buildings shall be:

| | <u>Other activities and residential activities with garage provided</u> | <u>Residential activities without garage provided</u> |
|-------------------------|---|---|
| <u>'Density Area A'</u> | 50% | <u>50% less 18m²</u> |
| <u>'Density Area B'</u> | 40% | <u>40% less 18m²</u> |
| <u>'Density Area C'</u> | 35% | <u>35% less 18m²</u> |

b) The maximum net area of any site, excluding dwelling and garage covered by impervious surfaces shall not exceed 25%.

(Refer also to critical standards for open space - Clause 7.6.2)

7.4.34 Building height - residential and other activities

The maximum height of any building shall be:

| | |
|--------------------------------|------------|
| <u>'Density Area A'</u> | <u>11m</u> |
| <u>'Density Areas B and C'</u> | <u>8m</u> |

except that:

Where there is an internal boundary between two sites that are in different Density Areas as specified under 7.4.12 the more restrictive maximum height shall apply to both sites.

(Refer also to critical standards for building height - Clause 7.6.3)

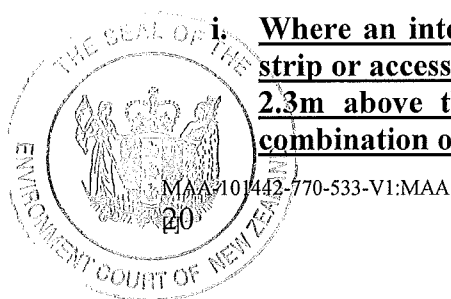
7.4.45 Sunlight and outlook for neighbours - residential and other activities

a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above ground level on internal boundaries, as shown in Part 2, Appendix 1, as follows:

| | |
|-------------------------|--------------------------------------|
| <u>'Density Area A'</u> | <u>Part 2, Appendix 1, Diagram C</u> |
| <u>'Density Area B'</u> | <u>Part 2, Appendix 1, Diagram B</u> |
| <u>'Density Area C'</u> | <u>Part 2, Appendix 1, Diagram A</u> |

except that

i. Where an internal boundary of a site immediately adjoins an access, or access strip or access to a rear site, the recession planes shall be constructed from points 2.3m above the furthest boundary of the access lot or access strip or any combination of these areas.



- ii. 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.
- iii. Where there is an internal boundary between two Living G (East Belfast) sites that are in different density areas the more restrictive recession plane shall apply to both sites.

- b) The level of internal 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.

7.4.56 Street scene - residential and other activities

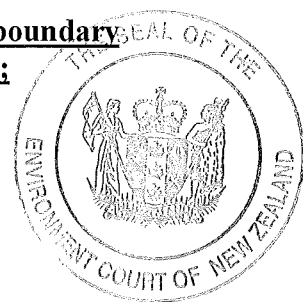
- a) Minimum building setback from road boundaries shall be 3.0m except that:
 - i. Where a garage has a vehicle door generally facing a road or shared access, the minimum garage setback shall be 5.5m from the road boundary or shared access;
- b) Street frontage and street frontage landscaping and fencing.
 - i. The full length of the road frontage shall be landscaped to a depth of 2m except across those parts of the road boundary used as a vehicle or pedestrian crossing, or where necessary to ensure safety/visibility or natural surveillance of public spaces.
 - ii. Garage doors and carport entranceways on attached or detached garages and carports shall not comprise more than 50% of any ground floor elevation as viewed from any one road boundary on any one site.
 - iii. Any fence within the minimum building setback specified in Rule 7.4.53.6(a) where the height is greater than 1.2 metres, shall be more than 50% visually transparent, except where required for screening of outdoor storage areas.
- c) For residential units with boundaries facing the open space corridor, the height of any fence within 3m of that boundary facing the open space corridor shall be limited to 1m where the fence is solid, or up to 1.8m in height where at least 50% of the fence is visually transparent.

Note: "50% visually transparent" means visibility is achieved through 50% of the fence.

7.4.67 Separation from neighbours - residential and other activities

Minimum building setback from internal boundaries shall be 1.8m, except that

- a) Buildings within Density Areas A and B may be located up to 1.0m from one internal side boundary. (Note: where one side boundary abuts an access or part of an access, building may be located up to 1.0 from both internal side boundaries);
- b) Accessory buildings may be located within 1.8m (Density Area C) or 1.0m (Density Areas A & B) of internal boundaries where the total length of walls or part of accessory building facing, and located within 1.8m (Density Area C) or 1.0m (Density Areas A and B) of each internal boundary does not exceed 9m in length;
- c) Where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m;
- d) Where buildings on adjoining sites have a common wall along an internal boundary no setback is required along that part of the boundary covered by such wall;



- e) For residential activities any part of any balcony or window of a living area at first floor level or above shall not be located within 4m of any internal boundary provided that:
- i. This shall not apply to a window at an angle of 90° or greater to the boundary; and
 - ii. The first floor level shall not include a window or balcony which begins within 1.2m of ground level (such as above a garage which is partly below ground level). For further explanation see diagram in relation to clause 2.2.6 in this part of the City Plan).
 - iii. This shall not apply to windows, which comprise of fixed opaque glass.
- f) For residential activities, where a window of a ground floor living area of a residential unit faces an internal boundary, the window shall be set back a minimum of 3m from the internal boundary provided that:
- i. Where an internal boundary of a site immediately adjoins an access or part of an access, the setback shall be 1m measured from the internal boundary.
 - ii. This shall not apply to a window at an angle of 90° or greater to the boundary. (For explanation see diagram in relation to clause 2.2.6 in this part of the City Plan).
 - iii. Where there is an intervening fence or wall of 1.8m or greater in height, this shall not apply to windows of a living area, which comprise of fixed glass, and where such a wall or fence does not exist, this shall not apply to windows of a living area, which comprise of fixed and opaque glass.

7.4.78 Continuous building length - ridgelines and parapets - residential and other activities

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgelines and/or parapets to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that:

- i. This rule shall not apply to any part of a ridgeline and/or horizontal parapet, which is more than 10m from every internal boundary and more than 6m from every road boundary;
- ii. Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end building, the length of that step need only be equal to the remaining length of the ridgeline and or horizontal parapet.

(Refer to Part 2, Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.)

7.4.89 Continuous building length – exterior walls – residential and other activities

- a) Subject to (b) and (c) steps shall be provided along the length of exterior walls in accordance with the following table:

| <u>Length of exterior wall</u> | <u>Minimum number of steps</u> |
|------------------------------------|--------------------------------|
| <u>< than or =20m</u> | <u>0</u> |
| <u>> 20m < than or = 24m</u> | <u>1</u> |
| <u>> 24m < than or = 28m</u> | <u>2</u> |



> 28m < than or = 32m

3

>32m

4 + 1 for every additional 10m of length over 32m

b) Where steps are required by (a) above:

- i. One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.
- ii. One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.
- iii. No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
- iv. The required steps shall be provided at all levels of the exterior walls.

except that:

- i. This rule shall not apply to any part of an exterior wall, which is more than 10m from every internal boundary and more than 6m from every road boundary.
- ii. Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

(Refer to Part 2, Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.)

7.4.910 Outdoor living space - residential activities

a) Each residential unit with a room or garage on the ground floor shall be provided with an outdoor living space in a contiguous area, contained within the net area of the site with the outdoor living space having a minimum area and dimensions as follows:

| | <u>Minimum area</u> | <u>Minimum Dimension</u> |
|-------------------------|------------------------|--------------------------|
| <u>'Density Area A'</u> | <u>40m²</u> | <u>4.0</u> |
| <u>'Density Area B'</u> | <u>75m²</u> | <u>4.5m</u> |
| <u>'Density Area C'</u> | <u>90m²</u> | <u>6m</u> |

b) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine at midday on the shortest day of the year.

Note for clarification: This rule only applies to structures on the same site.

c) The required minimum area shall not be occupied by any building, access or parking space, other than:

- An outdoor swimming pool; or
- Accessory building of less than 8m²; or
- Any building or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and occupies no more than 30% of the area of the outdoor living space.

7.4.101 Family flats - residential activities



- a) Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandas, of 65m².
- b) Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:
- i. The family flat shall be relocated from the site; or
 - ii. The family flat shall have the kitchen removed so that the flat is no longer a self-contained residential unit.

7.4.11~~2~~ Screening from neighbours - other activities

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination of those, to at least 1.8m in height along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.8m maximum height standard is to be achieved at the time of planting.

7.4.12~~3~~ Restrictions on outdoor activities - other activities

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

7.4.13~~4~~ Other activities - Noise from pre-schools

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to consideration of the effects of noise from location of outdoor activities and facilities associated with this activity.

7.4.14~~5~~ Dwelling orientation to the street – Density Area A – residential activities

Dwellings on Density Area A sites shall have a kitchen or dining room or living room or combination thereof, with a total area of windows of at least 3m² facing the road boundary.

7.4.15~~6~~ Retailing – other activities

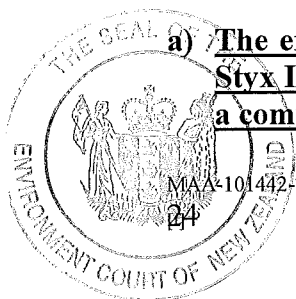
Retail activities involving the sale of goods grown or produced on site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment.

(Refer also to critical standards for retailing – Clause 7.6.7 which means that the sale of goods other than those grown or produced on site is a non-complying activity).

7.4.16~~7~~ Creation of stormwater drainage swales and water basins – residential and other activities

Creation of stormwater drainage swales and water basins in the Living G (East Belfast) zone shall be a restricted discretionary activity with the Council's discretion limited to:

- a) The efficient and effective operation of the stormwater system as part of the Draft Styx Integrated Catchment Management Plan for the Belfast Area thereby ensuring a complete treatment train for rain waters;



- b) Compliance with the ~~Consented Plan required under Part 2, Clause 7.4.1, 7.5.1 or 7.6.9~~Blue Network Layer Diagram (Appendix 3s/2); and
- c) The need to maximise open space and pedestrian/cycle access opportunities in the locations shown on the ~~consented Concept Plan required under Part 2, Clause 7.4.1, 7.5.1 or 7.6.9~~ and the Green Network Layer Diagram (Appendix 3s/1) ~~(except where that is inconsistent with the Concept Plan).~~

Note: The ODP plans show indicative stormwater management areas and, as such, the ODP allows a degree of flexibility whereby subsequent subdivision and development plans may include refined stormwater management areas (in terms of location, boundaries and areas) so as to reflect the outcome of any future agreements with the Council and/or any advances in the design of stormwater management areas that may result in a smaller area being required.

7.4.17~~8~~ Walkable blocks – residential and other activities

The length of any one urban development block (the area of land enclosed by public space or streets) shall not exceed 250m. Refer to Appendix 3s/3 Movement Network for diagram showing how to measure urban development blocks.

Except that:

This shall not apply to any urban development blocks that abut the northern arterial or rail corridor designations.

7.4.18~~7.5.10~~ Design and appearance – Density Area A – residential activities

In ~~Within~~ Density Area A any residential development shall be a restricted discretionary activity, with the exercise of Council's discretion limited to the urban design and external appearance of the development.

References to other development standards

Clarification of rules

(refer Part 9, Clause 2)

Excavation and filling of land

(refer Part 9, Clause 5)

Financial contributions on land use activities

(refer Part 9, Clause 7)

Outdoor advertising

(refer Part 10, Clause 3)

Sale of liquor

(refer Part 10, Clause 4)

Relocated buildings

(refer Part 10, Clause 6)

Transport (parking, access and manoeuvring)

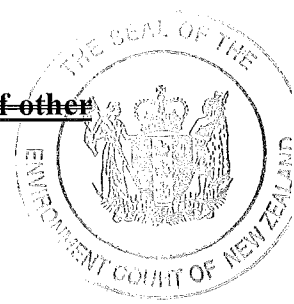
(refer Part 13)

Subdivision

(refer Part 11, Clause 18)

7.5 Community Standards

~~Any application arising from Clause 7.5.10 will not require the written consent of other persons and shall be non-notified.~~



~~7.5.1 A Concept Plan for development that does not meet the standards in Clause 7.4.1 shall be a fully discretionary activity except where consent is sought to permit a net residential density of less than 12.73 households per hectare in which case it shall be a non-complying activity under Clause 7.6.9.~~

~~(Refer to the explanation for Policy 11.7A(i), Section 11, Volume 3 for the definition of net density).~~

~~7.5.2. Any development not in accordance with the consented Concept Plan required under Part 2, Clause 7.4.1 shall be a fully discretionary activity except where consent is sought to permit a net residential density of less than 12.73 households per hectare in which case it shall be a non-complying activity under Clause 7.6.9.~~

~~(Refer to the explanation for Policy 11.7A(i), Section 11, Volume 3 for the definition of net density).~~

7.5.13 Scale of activity - other activities

- a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities shall be 40m² or 30% of the gross floor area of all buildings on the site, whichever is larger, except where an activity is an educational, spiritual, day-care, health or retail facility or is located within a Community Footprint.
- b) No more than one full-time equivalent person, who permanently resides elsewhere than on the site may be employed in undertaking any activity on the site except where the activity is located within an educational, spiritual, day care, health facility or the activity is located within a 'Community Footprint'.

7.5.24 Site size - other activities

The maximum net area of any site for activities other than residential activities shall be 1100m² except that this area may be exceeded:

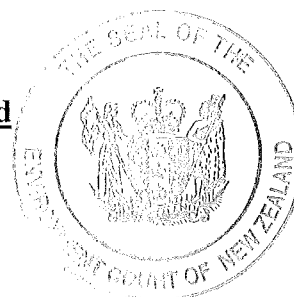
- a) Where the activity is located in a 'Community Footprint'; or
- b) Where the activity occupies not more than 40m² of floor space and at least one person engaged in the activity resides permanently on the site.
- c) For nursery and market gardens;
- d) For public reserves without buildings.

7.5.35 Hours of operation - other activities

- a) The maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week.
- b) Hours of operation shall be limited to between the hours:
0700 - 2300 Monday to Friday, and
0800 - 2300 Saturday, Sunday and public holidays

except

- i. Where the activity is located within a 'Community Footprint', or
- ii. Where the activity occupies not more than 40m² of floor space, and



- iii. Where each person engaged in the activity outside the above hours resides permanently on the site, and
- iv. There are no visitors, clients or deliveries to or from the site outside the above hours.

(Refer also to General City Rules - (Part 11, Clause 1 - Noise))

7.5.46 Traffic generation - other activities

a) Maximum number of vehicle trips per site shall be:

i. Sites where access is shared with at least one other site:

Heavy vehicles 2 per week

Other vehicles 16 per day

ii. Sites with frontage to local roads, other than (i) above:

Heavy vehicles 2 per week

Other vehicles 32 per day

iii. All other sites:

Heavy vehicles 4 per week

Other vehicles 50 per day

except that:

- On sites within a 'Community Footprint', the maximum number of vehicle trips shall be:

Heavy vehicles 8 per week

Other vehicles 100 per week

- For educational, spiritual, day care and health facilities the maximum number of other vehicle trips per site shall be:

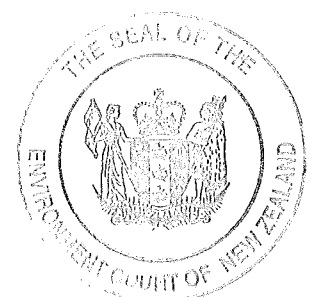
Collector and arterial roads 100 per day

Community Footprint 200 per day

- b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

7.5.57 Storage of heavy vehicles – other activities

The maximum number of heavy vehicles stored on a site shall be one.



7.5.68 Building size and separation - residential and other activities

- a) The maximum gross floor area of any single building shall be 550m² except this area may be exceeded where the activity is located in a 'Community Footprint'.
- b) Where buildings located on the site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 3.6 metres, except where the building is located in a Community Footprint.

7.5.79 Residential coherence - other activities

At least one person engaged in the activity shall reside permanently on the site, except where the activity is an educational, spiritual, day-care, health facility and is located:

- a) Within a 'Community Footprint'; or
- b) On a front site, with frontage to a Collector or Arterial road and
 - i. Any residential activity on an adjoining front site or front site separated by an access with frontage to the same road is left with at least one residential neighbour. (For the purposes of this clause, the residential neighbour shall be on an adjoining front site or front site separated by an access and have frontage to the same road); and
 - ii. The residential block is not left with more than two non-residential activities in that block.

Note: With the exception of the community footprint for Spring Grove, these exceptions do not apply to local roads.

~~7.5.10 Design and appearance - Density Area A - residential activities~~

~~In Density Area A any residential development shall be a restricted discretionary activity, with the exercise of Council's discretion limited to the urban design and external appearance of the development.~~

Reference to other community standards

Noise

(refer Part 11, Clause 1)

Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

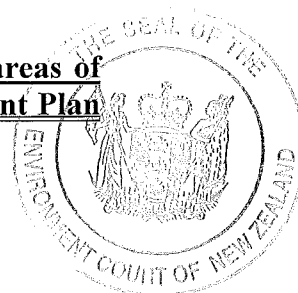
Transport (parking, access and manoeuvring)

(refer Part 13)

7.6 Critical Standards

7.6.1 Residential site density

- a) Where the terms 'Density Area A', Density Area B' or Density Area C' are used they shall have the meanings set out below.
- b) Each residential unit shall be contained on its own site. The minimum net areas of the site shall be as follows for those areas identified in the Outline Development Plan



(East Belfast) Appendix 3s, Part 2 Volume 3 on the consented Concept Plan for East Belfast required under Part 2, Clause 7.4.1, 7.5.1 or 7.6.9.

'Density Area A' Residential Sites Minimum net site area of 200m²

'Density Area B' Residential Sites Minimum net site area of 330m²

'Density Area C' Residential Sites Minimum net site area of 450m²

except where densities have been permitted to be transferred in accordance with Critical Standard 7.6.8 (c).

c) For the Spring Grove historic homestead sites, in the Living G (East Belfast) zone the minimum lot size shall be 3000m².

7.6.2 Open space - residential activities

a) The maximum percentage of the net area of the site covered by buildings shall be:

| | <u>Other activities and residential activities without garage provided</u> | <u>Residential activities with garage provided</u> |
|-------------------------|--|--|
| <u>'Density Area A'</u> | <u>60%</u> | <u>60% less 18m²</u> |
| <u>'Density Area B'</u> | <u>45%</u> | <u>45% less 18m²</u> |
| <u>'Density Area C'</u> | <u>40%</u> | <u>40% less 18m²</u> |

- i. In Density Areas B and C for housing complexes for the elderly, the percentage coverage by buildings shall be calculated over the net area of the site of any part of the complex.
- b) For Density Areas B and C residential sites the maximum percentage of the site covered by impervious surfaces shall be 30%.
- c) For Density Area A residential sites the maximum percentage of the site covered by impervious surfaces and buildings shall be 80%.

(Refer also to Development Standards for Open Space - Clause 7.4.23)

7.6.3 Building height - residential and other activities

Maximum height of any building shall be:

| | |
|--------------------------------|------------|
| <u>'Density Area A'</u> | <u>14m</u> |
| <u>'Density Areas B and C'</u> | <u>9m</u> |

except that:



Where there is an internal boundary between two sites that are in different Density Areas as specified in 7.4.12 the more restrictive maximum height shall apply to both sites.

(Refer also to Development Standards for Height – Clause 7.4.34.)

7.6.4 Boarding of animals - other activities

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

7.6.5 Dismantling or repair of motor vehicles - other activities

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles, provided that vehicles being dismantled or repaired that are owned by people who live on the same site, are exempted from this standard.

7.6.6 Special setback provisions – residential and other activities

- a) The minimum residential unit setback from the left edgeline of the nearest traffic lane of the Northern Arterial shall be 40m.

Except that:

If the Northern Arterial has not been built when the application is made for building consent then the minimum residential unit setback shall be 20m from the Northern Arterial designation boundary.

- b) The minimum distance between any residential buildings, including family flats, and the nearest edge of a track of the Main North Railway Line shall be 20m.

- c) Any rooms used for living or sleeping purposes within a residential unit, family flat or accessory building, or internal area of other noise sensitive activities, and situated within 100m of the left edgeline of the nearest traffic lane of the Northern Arterial (or within 80m of the Northern Arterial designation boundary if the Northern Arterial has not been built when the application is made for building consent), shall be acoustically insulated so that traffic noise within any dwelling or other habitable room is limited to the levels specified below, with all external doors and windows closed.

Within bedrooms 35dBA (Leq 9 hour) From 2200-0700

Within any living area 45dBA (Leq 24 hour)

- d) Any rooms used for living or sleeping purposes within a residential unit, family flat or accessory building, or internal area of other noise sensitive activities, and situated within 40m of the Main North Railway track shall be acoustically insulated so that traffic noise within any dwelling or other habitable room is limited to the levels specified below, with all external doors and windows closed.

Within bedrooms 35dBA (Leq 1 hour)

Within any living area 45dBA (Leq 1 hour)



- e) A report from an accredited acoustic expert specifying the type and extent of sound insulation required to meet (c) and (d) shall be provided to Council before the houses are built.

For the purposes of this rule:

‘Living and sleeping’ means any room in a residential unit other than a room used principally as a laundry, bathroom or toilet.

‘Other noise sensitive activities’ means:

Education activities including preschool places or premises, travellers’ accommodation, hospitals, healthcare facilities and any elderly persons’ housing or complex.

7.6.7 Retailing – other activities

Retail activities shall be limited to the sale of goods grown or produced on the site.

(Refer also to development standards for retailing – Clause 7.4.156 which means that the sale of goods grown or produced on site is a discretionary activity in respect of that standard).

7.6.8 Conformity with Outline Development plan - residential and other activities

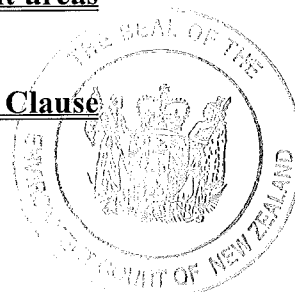
- ~~a) Except to the extent where change is necessary to achieve compliance with the Concept Plan required and consented under Part 2, Clause 7.4.1, 7.5.1 or 7.6.9, and~~

~~Provided that no development shall achieve an overall net density of less than 12.73 households per hectare:—~~
a) Any development shall be in accordance with the following parts of the Outline Development Plan (East Belfast):

- i. The Outline Development Plan (Appendix 3s, Part 2 Volume 3)
- ii. The Green Network Layer Diagram (Appendix 3s/1)
- iii. The Blue Network Layer Diagram (Appendix 3s/2)
- iv. The Movement Network Layer Diagram (Appendix 3s/3)

Except that

- Where any part of the Northern Arterial Designation is uplifted the Density Area C rules shall apply unless otherwise stated in a consent notice under Section 221 of the Resource Management Act (or similar mechanism) for that land. Any development shall provide for the extension of the “park edge” road around the perimeter of the residential sites and for the extension of the local roads to intersect with the “park edge” road.
- Where the stormwater management areas are refined (in terms of location, boundaries and areas) so as to reflect the outcome of any future agreements with the Council and/or any advances in the design of stormwater management areas that may result in a smaller area being required.
- Where altering the location of residential density areas as provided for in Clause 7.6.8(c) below.



b) Any development shall not frustrate the achievement of the following minimum mix of residential sites in the Living G (East Belfast) zone:

| | |
|-----------------------|------------|
| <u>Density Area A</u> | <u>10%</u> |
| <u>Density Area B</u> | <u>35%</u> |
| <u>Density Area C</u> | <u>35%</u> |

c) For any development that does not accord with the density locations in the Concept Plan consented under Part 2, Clause 7.4.1, 7.5.1, 7.6.9 achieve the residential densities in the locations shown in Appendix 3s, Outline Development Plan (East Belfast), Part 2, Volume 3 details shall be provided to show alternative locations for that density on other land within the zone where the applicant is the registered proprietor, where compliance with the overall density provisions of the consented Concept Plan for the zone Appendix 3s, Outline Development Plan (East Belfast), Part 2, Volume 3 are to be otherwise be achieved provided that the following sub-paragraphs (i), (ii), (iii), (iv) and (v) are met:

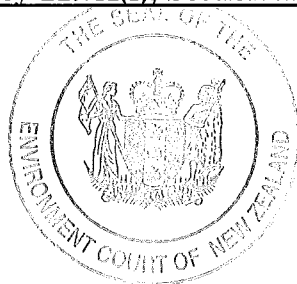
- i. The development is in accordance with the Network Layer Diagrams contained in Appendix 3s/1, 3s/2 and 3s/3, Part 2, Volume 3 (except where that is inconsistent with the Concept Plan).
- ii. Both of the sites involved are adjacent to other land with the same net area requirements as the new net area requirements proposed for each site, or are separated by a road no greater than a local road.
- iii. Where any Density Area A residential development is proposed for alternative location(s) to those identified in Appendix 3s, Outline Development Plan (East Belfast), Part 2, Volume 3 the consented Concept Plan for East Belfast, it shall also be located within 200m walking distance from an open space/reserve area and either a public transport route or the local centre.
- iv. A consent notice or other mechanism such as a memorandum of encumbrance to secure the achievement of the densities in alternative location(s) in the zone shall be registered on the Title of the land for on which the application is being made that density will be required.
- v. Any application under paragraph (c) shall be accompanied by a subdivision consent application for development on the proposed new lot(s) at the alternative location, which shall be processed jointly with the land-use consent application.

Except to the extent provided in (c) above to alter the location of densities, in all other respects development must be in accordance with the Concept Plan consented under Part 2, Clause 7.4.1, 7.5.1 or 7.6.9.

7.6.9 An application for development pursuant to a Concept Plan that will achieve an overall net residential density of less than 12.73 households per hectare shall be a non-complying activity.

(Refer to the explanation for Policy 11.7A(i), Section 11, Volume 3 for the definition of net density).

7.6.910 Staged Development



- (a) The Council shall not issue a section 224 RMA certificate for any residential subdivision at the Living G (East Belfast) until such time as a footpath has been constructed on the southern side of Belfast Road between the railway line and Blakes Road;

and

- (b) Residential lots at the Living G (East Belfast) zone shall be limited to the areas identified as Stage 1 on Appendix 3s/3a, Part 2, Volume 3 until such time as a pedestrian and cycle connection across the railway line at Thompsons Road has been approved, constructed and commissioned or until such time as financial provision has been made for these works within the Council's Capital Works Programme and Development Contributions Policy, whichever is the earlier;

and

- (c) No more than:

~~(i) 200 residential allotments shall be created until such time as Blakes Road (from Belfast Road to Radcliffe Road) has been upgraded to a minimum 9m wide sealed carriageway or until such time as financial provision has been made for these works within the Council's Capital Works Programme and Development Contributions Policy, whichever is the earlier.~~

~~(ii) a total of 412 residential allotments shall be created prior to 2020.~~

7.6.10 Residential Activity and Travellers Accommodation – Buffer Area

No residential activity or travellers' accommodation shall establish within the buffer area identified on the Outline Development Plan (Appendix 3s, Part 2, Volume 3).

Reference to other critical standards

Excavation and filling of land

(refer Part 9, Clause 5)

Outdoor advertising

(refer Part 10, Clause 3)

Fortified sites

(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Subdivision (including prohibited activities)

(refer Part 11 Clause 3.3.5)

7.0 ASSESSMENT MATTERS FOR RESOURCE CONSENTS

7.2 Living 1, 1F, H, RS, RV, TMB, 2,3,4A, 4B, 4C and G Zones

7.2.1 Site density and open space

(...)

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- (k) In the case of elderly persons housing complexes the extent to which decreased open space on the site is out of character with the local environment.
- (l) In the Living G (Yaldhurst) zone **and the Living G (East Belfast) zone** the extent to which the site density and 'green network' provisions indicated in the Outline Development Plan and supporting principles for this zone are given effect to.
- (m) In the Living G (Yaldhurst) zone the extent to which high density (A) or (B) development **and in the Living G (East Belfast) zone, the extent to which Density A development** is located adjacent to areas of green space so as to provide for compensating open space amenity.
- ~~(n) In the Living G (East Belfast) zone, the extent to which the site density and 'green network' provisions indicated in the Concept Plan consented under Part 2, Clause 7.4.1, 7.5.1 or 7.6.9 and with the Outline Development Plan Living G (East Belfast) Appendix 3s Part 2, Volume 3 (except where that is inconsistent with the Concept Plan) and the objectives and policies for this zone.~~
- ~~(o) In the Living G (East Belfast) zone the extent to which the net density target required under Part 2, Clause 7.4.1(b) is met.~~
- ~~(p) In the case of the Spring Grove homestead site in the Living G (East Belfast) zone, the extent to which decreased lot size would have an adverse effect on the building's heritage values and/or potential for reverse sensitivity from adjacent residential activity.~~
- (o) **In the case of the Living G (East Belfast) zone, the extent to which the application:**
(a) achieves the overall minimum net residential density required by Policy 11.7A (noting that the net residential density requirement does not need to be achieved at every stage of the development, provided it is achieved overall) and the mix of densities specified in Part 2, Clause 7.4.1; and
(b) contributes to enabling the most sustainable use of the land and to creating a compact urban area which is efficiently and effectively served by strategic infrastructure.

7.2.2 Building height and sunlight and outlook for neighbours

(...)

- (k) * The extent to which an intrusion into any applicable recession plane is necessary in order to avoid, remedy or mitigate adverse effects on the building resulting from a natural hazard for example effects from inundation or flooding. (Variation 48)
- (l) In the Living G (Yaldhurst) zone **and the Living G (East Belfast) zone**, the extent to which the character of the living areas surrounding high density (A) or (B) development remains reasonably open rather than being dominated by buildings.

* Note: Pursuant to Section 20 of the Resource Management Act the Council has determined that this clause shall have no effect until Variation 48 is operative.

7.2.3 Street scene

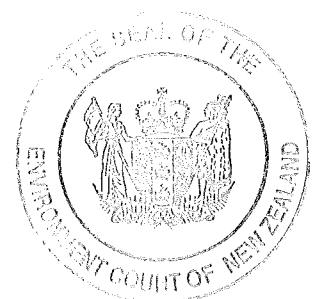
- a) All street scene resource consents except controlled activities.

(...)

- xii. In the Living G (Yaldhurst) zone **and the Living G (East Belfast) zone**, the provision of street trees on both sides of roads, corresponding in scale to the significance of the road in the roading hierarchy for interest and differentiation.
- xiii. In the Living G (Yaldhurst) zone **and the Living G (East Belfast) zone**, the extent to which the street scene is not dominated by fenced areas, and/or access drives to rear lots.

7.2.4 Separation from neighbours

(...)



- m) In the case of the setback requirement on Montgomery Spur, in the areas identified in Appendix 9, the extent to which building development will be visually dominant and prominent when viewed from adjoining sites and from the City.
- n) In the Living G (Yaldhurst) zone **and the Living G (East Belfast) zone**, the extent to which buildings designed to achieve higher densities (A) or (B) may dictate that setbacks are either unnecessary and/or may be dispensed with.

7.2.7 Outdoor living space

(...)

- (f) In the Living G (Yaldhurst) zone **and the Living G (East Belfast) zone**, the extent to which any outdoor living space or fenced court area intrudes in front of any residential unit to the detriment of the street scene.
- (g) In the Living G (Yaldhurst) zone **and the Living G (East Belfast) zone**, the ability of any outdoor living space or fenced court area to receive a minimum of 2 hrs continuous sunlight, measured on the winter solstice between the hours of 10.00am and 2.00 pm. When assessing the adequacy of sunlight access, regard should be had to the bulk and height of any building that could be constructed as of right on any adjoining site.

(...)

7.2.23 Special setback provisions – Living G (East Belfast) zone

a) Main North Railway Line

- i. **The extent to which the building, window and glazing design and location will assist in mitigating the potential for effects from rail activity.**
- ii. **The extent to which reverse sensitivity effects on the continued operation of this transport network have been mitigated.**

b) Northern Arterial Motorway

- i. **The extent to which the setback complies with the current New Zealand Transport Authority Planning Policy Manual: Diagram 2, Appendix 5D – Reverse Sensitivity.**
- ii. **The extent to which the building, window and glazing design and location will assist in mitigating the potential for noise effects from the Northern Arterial.**
- iii. **The extent to which reverse sensitivity effects on the operation of this transport network have been mitigated.**

7.2.24 Roading and access

The effect of any additional access points in respect to:

a) (...)

7.2.25 Building size and separation - residential and other activities

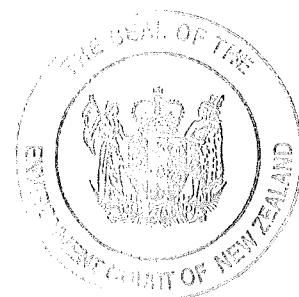
a) (...)

7.2.26 Comprehensive housing improvement areas

a) (...)

7.2.27 Special setback provisions - Living 1 and 3 Zones at Wigram

a) (...)



~~7.2.28 Development plans and Concept Plans – Living G (East Belfast)~~

- ~~a) The extent to which any development is in accordance with the Concept Plan consented under Part 2, Clause 7.4.1, 7.5.1 or 7.6.9 and with the Outline Development Plan Living G (East Belfast) Appendix 3s Part 2, Volume 3 (except where that is inconsistent with the Concept Plan) and the objectives and policies for this zone.~~

~~For any development application not in accordance with the approved Concept Plan the extent to which the application:~~

- ~~a) Achieves the target net density of 15 households per hectare.~~
- ~~b) Would undermine the achievement of the total household numbers for East Belfast as identified in Policy 6, Table 2 of Proposed Change No 1 to the Canterbury Regional Policy Statement.~~
- ~~c) Provides for an esplanade reserve with an average width of 20m.~~
- ~~d) Provides sufficient land for the management of stormwater.~~

7.2.289 Design and appearance within Density Area A – Living G (East Belfast) zone

Any residential development within Density Area A shall be assessed against the following criteria:

- a) Building Articulation and Orientation to Public Space
- i. When viewed from any public space, buildings should create visual interest through variation in the roof line and openings and plan shape, and should avoid any continuous flat or blank building frontages to the public space.
 - ii. Secondary elements such as balconies, canopies, porches, bay windows and dormers should be used to break up continuous mass and large roof forms.
 - iii. The building frontage should encourage visual and physical interaction with the street. This includes providing appropriate architectural detailing, and maximising doors, windows and balconies fronting onto streets and other public spaces.
 - iv. Where similar dwellings are grouped or joined together individuality should be provided to each dwelling through devices such as individualised front doors, architectural details, colour schemes and materials.
 - v. Every dwelling should have a sheltered pedestrian entry that is clearly visible, identifiable and accessible from the street.
 - vi. Garage doors should not dominate the street elevation and where they face the street they should be set back at least 1m behind the line of the front face of the dwelling.
- b) Corner Sites
- i. Buildings on corner sites should be designed in a way that visually reinforces the importance of the corner, and should be designed to address all street frontages, with the highest priority given to the street frontages which are opposite reserve areas.
- c) Parking and Access
- i. Garages and parking spaces should be located adjoining or in close proximity to, and visible from, the dwelling they serve.
 - ii. Garages and parking spaces, if accessed from driveways from the street, should be positioned such that driveways to separate dwellings are not located side by side (two adjoining driveways with a total width not exceeding 5.5m/is



- acceptable). This criteria does not apply if one of the two dwellings is a corner site.
- iii. Driveways from the street should be separated from each other, to improve the pedestrian experience and partially enable on-street parking between the driveways.
 - iv. Shared rear accessways (sometimes referred to as rear lanes) may be used as a means to conceal garages from the street to improve the street scene and minimise driveway crossing of the footpath, but only where the safety of the accessway and appropriate long term maintenance of the accessway can be achieved. In practice, this will be best achieved by rear lanes that are short and straight, with clear sight lines from a street at one end to a street at the other, or rear-access vehicle courts serving fewer than six dwellings.
 - v. Outdoor parking areas, driveways and accessways serving more than two dwellings should include attractive hard and soft landscaping treatments.
- d) Crime Prevention
- i. Buildings should be designed to overlook streets, reserves and other public spaces. A main living area (kitchen, family or dining room) should be located along the street frontage to maximise the opportunities for natural surveillance.
 - ii. Blind corners, entrapment areas, dense vegetation, hiding places and dark recesses should be avoided adjacent to pedestrian or cycle routes and along any shared accessways or rear lanes.
- e) Front Fences and Landscaping
- i. Planting (trees and shrubs) between the building and any road or reserve boundary should be concentrated along the boundary of the public space (and within 2m of it) using species that maintain sight lines between the 1.2m and 2.0m height.
 - ii. Attractive hard and soft landscaping treatments should be provided for all publicly visible areas of the development.
 - iii. The style and materials used for any walls or fences forward of the front face of a building should relate to or compliment the style and materials of the dwelling.
- f) Site and Dwelling Planning, Position and Orientation
- i. Buildings should be oriented and located to define external spaces allowing adequate daylight to dwellings and sunlight to main living rooms and private outdoor spaces, and main living rooms should include openings located generally on the northern side of dwelling.
 - ii. Buildings should be positioned to minimise overshadowing or visual dominance of adjoining private outdoor spaces.
 - iii. Buildings and rooms should be designed to enable natural through ventilation (e.g. by window openings facing in different directions within a room).
 - iv. Outdoor living spaces at ground level should not be positioned solely between the dwelling and any road boundary, though secondary semi-private spaces such as verandas may be positioned in this location.
 - v. Outdoor service areas should be provided on-site which include bin storage and provision for an outdoor washing line, in locations which minimise adverse visual, noise and odour effects on public areas.

7.2.2930 Dwelling orientation to the street within Density Area A – Living G (East Belfast) zone

The extent to which window glazing, building design, orientation or other method(s) allows informal visual surveillance from the residential unit to the street.

7.2.301 Creation of stormwater drainage swales and water basins – Living G (East Belfast) zone

- a) The form or slope of any embankments and planting regimes;

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- b) The depth of stormwater drainage swales and water basins in respect of their ability to capture and treat stormwater on site;
- c) The extent to which the overall design of the stormwater drainage swales and water basins incorporates the principles of integrated catchment management planning under the Draft Styx Integrated Catchment Management Plan.

7.2.31~~2~~ Walkable blocks – Living G (East Belfast) zone

The extent to which urban development blocks are permeable (for both walking, cycling and vehicles) and provides connectivity to the open space network, public transport and the local centre.

AMENDED REASONS FOR THE RULES – LIVING ZONES

8.0 REASONS FOR RULES

8.1 Living G (East Belfast) Zone

8.1.1 Site density and open space

These two standards are closely related to one another, and are major determinants of the character of the living areas of the city. The size of residential sections and the amount of each section that is retained as open space or available for tree and garden plantings are key factors in determining the visual amenity, spaciousness, levels of privacy, access to sunlight and daylight, and pleasantness of each living environment. Generally no open space standard has been set in the Living 3, 4A, 4B, 4C and G Zones as the site density requirement and other standards will ensure a certain proportion of the site is retained for open space. Within the Living 4C Zone (Avon Loop) an open space standard rather than a site density standard applies to promote the retention of green spaces in this area and to provide certainty as to the degree of spaciousness. Within the Living G (Yaldhurst) zone and Living G (East Belfast) zone, an Outline Development Plan ~~and in the case of the Living G (East Belfast) zone a Concept Plan~~, stipulates the density and development principles, including the pattern and location of principal open spaces (the 'green network') to be achieved within that zone.

(...)

In some cases the minimum site size standard has been increased at the boundary with rural land. This has been done to reduce the possibility of conflicts between residential and rural activities. The larger site size reduces the number of potential residential neighbours and permits the residential houses to be located further from the boundary. In other cases site density standards provide for medium - high-density development within large greenfield sites enabling greater housing choice and variety. That is the case with the Living G (Yaldhurst) zone and the Living G (East Belfast) zone. These zones are intended to achieve a comprehensively planned mixture of primarily medium to high-density housing and ancillary commercial activities. These areas are to be closely integrated with the adjoining urban area and their transport and infrastructure networks to better achieve the consolidation objectives and policies for Living zones.

However, the overall general pattern set is a progressive increase in building densities toward the central city and toward consolidation focal points.



In accordance with this, the Plan has the following standards.

(...)

- (j) Primarily medium to high density in the Living G (Yaldhurst) zone **and the Living G (East Belfast) zone**, based on a comprehensive Outline Development Plan ~~and Concept Plan for East Belfast~~ integrating transport and open-space networks with the existing adjoining peripheral urban areas. **In the Living G (East Belfast) zone a target net residential density has been set in order to achieve consistency with the regional urban growth objectives and polices, including minimum densities for increased density and the total number of households for the CN4 Greenfield Area overall as identified in Proposed Change No. 1 to the Canterbury Regional Policy Statement, and a range of living environments while minimising or mitigating any potential adverse effects on the road network, historic or heritage features, natural, cultural or ecological values. In the Living G (East Belfast) zone the exceptions to the requirement for a minimum number of residential sites that must be achieved within each of Blocks A to D identified on the Outline Development Plan provide for circumstances where a greater number of residential sites than required by the standard are developed within a Block, in which case a proportionately lesser number of residential sites are required to be developed in the other Blocks, and for circumstances where the net residential density area within a Block is changed from that shown on the Outline Development Plan, for example because of changes to the location of the Northern Arterial corridor.**

Because these standards are major determinants of the character of the zones, critical standards have been set for site density and open space in addition to development standards in most zones. In this way, some minor relaxation of the standards may be permitted where the adverse effects on the environment are minor, but the critical standard limits the degree of relaxation and establishes an upper limit in terms of zone character. However, because of the sensitivity of the Living RS and RV Zones to changes in their general character, only critical standards have been specified. Likewise in the higher density Living 3, 4A, 4B and 4C Zones only critical standards have been set to allow greater flexibility up to the upper limits specified. In the Living 1 Deferred Zones in the Cashmere and Worsley Valleys, those sites which adjoin the flood retention basin are required to have a minimum area of 1,000m² to accommodate floodwater in a storm event greater than that expected in a 1 in 50 year flood. In the Living H Zone there is only a critical standard for open space. The reason for this is to enable a degree of flexibility for site design while retaining generous amounts of open space on each site.

(...)

The exception to this rule for that part of the Living HB Zone as shown in Part 2 Appendix 6 allows for a degree of spaciousness with minimal view obstruction, consistent with the very low density residential development proposed for this area of the Port Hills.

In the Living G (East Belfast) zone, development and critical standards have been set for the Spring Grove homestead site to ensure that the interrelationship between the building and its site is maintained.

8.1.2 Building height and sunlight and outlook for neighbours

(...)

The maximum heights of buildings have been set at levels, which are in keeping with the existing general scale and character of the residential areas within the zones and within some special amenity areas. In some areas these result in localised variations to the zone standards,



for example in Sumner, Riccarton, Taylors Mistake Bach Zone, Rastrick area and New Brighton. **In the Living G (East Belfast) zone, height provisions vary depending on the density of development provided for in different parts of the zone.** In the Living 3 Zone the maximum height is lowered for buildings with a low pitched roof both in recognition that at least 2m of the height allowance is intended for a sloping roof design and to reduce the overall bulkiness of buildings. In the Living 1, H, RS, RV, TMB, 2 **and Density Areas B and C of Living G (East Belfast) zone,** the sunlight standards are intended to retain outlooks not dominated by buildings, good access to sunlight and daylight and levels of privacy consistent with suburban living. Access lots and strips are excluded from the application of the rules as they do not constitute the primary living spaces in respect to daylight admission. A specific exception is provided for Gwynfa Avenue in Cashmere to recognise its special character and to assist in providing a building setback from what effectively acts as a narrow street, but which is legally a right of way (access).

(...)

In the Living 3, 4A, 4B, 4C, G (Yaldhurst) **and Density Area A Living G (East Belfast) Zones** the sunlight standards are only intended to retain outlooks, access to sunlight and daylight, and levels of privacy appropriate to and consistent with the higher densities specified for each zone.

8.1.3 Street Scene

(...)

The exception to this rule for that part of the Living HB Zone as shown in Part 2 Appendix 6 allows for a degree of spaciousness with minimisation of view obstruction consistent with the very low density residential development proposed for this area of the Port Hills.

In the Living G (East Belfast) zone a reduced front yard setback applies to maximise opportunities for private rear outdoor living spaces.

In the Living G (East Belfast) zone a limit on the height of front boundary fencing has been imposed to protect and enhance the visual amenity of the street scene and to provide safety and passive surveillance to the street and open space corridor.

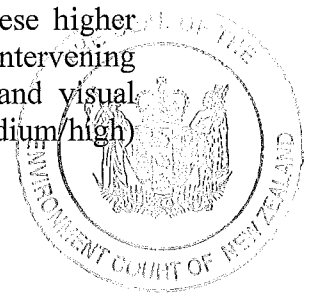
In the Living G (East Belfast) zone dwellings within Density Area A are required to have kitchen, dining or living room windows facing the street to provide active frontages and passive surveillance over the street and any open space opposite.

8.1.4 Separation from neighbours

A standard separation distance of buildings from adjoining neighbours' boundaries has been required in all zones, to reduce the visual dominance of buildings on the outlook of adjoining sites; to enable access to daylight; and to provide a degree of privacy consistent with suburban living. At Riverlea Estates, a distance between buildings has been specified, as allotment boundaries are not yet clearly defined and dwellings are already located in close proximity to one another. In the Avon Loop some variation in separation distances has been provided to encourage development to reflect and enhance the architectural form of buildings.

(...)

In the Living G (Yaldhurst) zone, provision is made for zero building setback from internal boundaries within those areas of the zone identified as catering for developments at 'High Density (a) or (b)'. Such developments may in some circumstances share common party walls, but provisions also enable individual dwellings to be contemplated at these higher densities. In such cases, a limit is placed on the extent of the length of walls on intervening boundaries along such adjoining sites, so as to enable a more open outlook and visual amenity to be provided. Where adjoining sites in areas of different density (medium/high)



area involved, while zero building setback is still enabled in the higher density area, provision is made for the more stringent of the relative recession plane requirements to apply to buildings in the intervening boundary with the higher density site, so as to ensure a reasonable visual transition between such neighbouring properties.

In the Living G (East Belfast) zone a reduced setback is provided for in Density Areas A and B to allow a more efficient use of these residential sites.

8.1.7 Outdoor living space

(...)

A progressively smaller amount of outdoor living space is required for residential units in the Living 2, 3, 4A, 4B, 4C, G (Yaldhurst) **and G (East Belfast) zones**, reflecting the likely size of the units erected in the respective zones and the consequent likely occupancy levels. At Riverlea Estates, a large area of communal open space is available for all residents, so no additional open space standards are imposed. A reduced amount of outdoor living space is also required for small elderly persons units, reflecting the likely single-person occupancy and the outdoor needs of elderly people.

(...)

8.1.8 Outdoor service space, storage space and on site convenience

A minimum area and shape outdoor service space has been required for residential units in the Living 3, 4A, 4B, 4C, G (Yaldhurst) **and G (East Belfast) zones**, to ensure that in these higher density environments sufficient areas are set aside for rubbish storage and drying washing outside. Recognising that providing such areas in the highest density zones may not be practicable in every circumstance an alternative indoor area(s) will be considered acceptable.

(...)

8.1.12 Residential coherence

(...)

As with the standards for scale of activity and site size, there are a range of activities serving an important local function, for which residents will generally accept a loss of residential activity on a site. These activities are spiritual, day care, health and educational facilities. Concentrations of such activities may result in residential sites being left without immediate residential neighbours, or in adverse cumulative effects to visual character, traffic generation levels, noise levels or the general residential character of areas. For these reasons in the Living 1, H, RS, RV, 2 and 3 Zones, together with Living G (Yaldhurst) (other than in that area shown as 'Commercial' in Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3), **and the Living G (East Belfast) zone** activities without a residential component, have been limited to locations within "community footprints" where these either adjoin business zones and / or collector or arterial roads. In such locations, the number and co-location of such activities is limited so as to disperse such non-residential activities and ensure retention of residential neighbours and character. Consequently no provision has been made for non-residential activities without a residential component that serve an important local function on local roads. In some circumstances it may be appropriate to locate any one of the specified activities on a corner site, particularly in situations where the access to the site is from a collector or arterial road.

(...)

In a small part of the Living 4A Zone a select number of activities are exempt from the residential coherence rule in recognition of the existing diverse nature of the area and the need for such activities to be centrally located.



In the Living G (East Belfast) zone the Spring Grove homestead and setting has a Community Footprint overlay to facilitate the establishment of appropriate new uses and protect the economic viability of the heritage building and its potential future identity as a community focal point.

8.1.17 Scale of activity and site size

(...)

There are, however, a range of activities, which are necessary for the practical, efficient and pleasant functioning of the entire living environment. These activities include health services, spiritual, educational and day-care establishments which meet the needs of residents principally within the surrounding residential environment. In many instances it is not practical, suitable or necessary for these activities to establish in business areas and it is considered that residents accept a loss of residential activity on a site, if the activity is serving an important local function. For these reasons, the scale of non-residential activity and the number of persons employed is not limited for such activities in the Living 1, H, RS, RV, 2, 3, G (Yaldhurst), **and G (East Belfast)** and a small part of the L4A Zone. Over the small part of the L4A Zone the exemption is extended to travellers' accommodation in recognition of the strategic requirements of this type of activity to locate close to the city centre.

(...)

8.1.18 Hours of operation

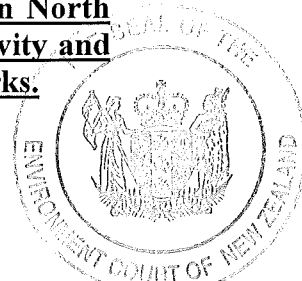
The hours over which a non-residential activity operates is a significant determinant in the level of adverse effects likely for neighbours as a result of vehicle and pedestrian movements, noise levels, loss of privacy and security and general disturbance, which are incompatible with living environments. These effects can be as a result of operations during hours when neighbours can reasonably expect a more peaceful environment; or as a result of the cumulative effects of extended periods of operation from which there is little respite for neighbours. For these reasons, limitations have been placed on the total number of hours of operation and the acceptable hours of operation for each day. Exceptions to these requirements have been included for activities which do not involve visitors, clients or deliveries coming to and from the site and for small-scale home-based activities within buildings, recognising that such activities are less likely to result in disturbance to neighbours. A further exception is made for travellers accommodation along specific arterial roads in the Living 3 Zone and pockets of the Living 4A Zone, to allow this type of activity to locate there, subject to meeting the other applicable rules, for strategic reasons. Exception is provided for certain sites in the Living 4C Zone (Avon Loop) in recognition of the history and location of these sites and the capacity of the immediate environment to absorb the effects of limited non-residential activity. In addition, exemptions are also provided in the Living G (Yaldhurst) **and Living G (East Belfast)** zones where activities other than residential may be located within those areas identified as 'Community Footprint' in Appendix 3N Development Plan (Yaldhurst) Part 2, Volume 3, **and in Appendix 3s Outline Development Plan (East Belfast).**

8.1.23 Special setback provisions - Residential and other activities

(...)

In the Living 1 and 3 zones at Styx Mill (refer Appendix 3f) a special setback and planting/fencing requirement is specified along the boundary with the Styx Mill Reserve. This setback planting and fence (partly in the reserve itself) is to assist in the protection of birdlife in the reserve from predation by domestic animals, particularly cats.

In the Living G (East Belfast) zone special setback provisions and noise insulation standards are specified for buildings adjoining the Northern Arterial or Main North Railway Line to protect occupiers from noise generated by traffic and rail activity and to minimise the potential for reverse sensitivity effects on these transport networks.



In the Living G (East Belfast) zone a special fencing requirement is specified for residential units with boundaries facing the open space corridor to promote the safety of pedestrians and cyclists by providing good surveillance characteristics and a positive physical and visual relationships to the street and open space corridors.

8.1.24 Development ~~and Concept~~ plans

(...)

An outline development plan applies to the Living G (Yaldhurst) zone and ~~a Concept Plan for the Living G (East Belfast) zone~~ which requires the development of a large area of land in accordance with specified urban design principles and at mixed densities.

In the Living G (East Belfast) zone an Outline Development Plan ~~Concept Plan~~ is required demonstrating how any development will achieve the ~~target~~ overall minimum net residential density stated under Policy 11.7A(i)(c) along with the requirement for an 20m average esplanade reserve and the provision of sufficient land for stormwater disposal. ~~This will effectively modify the Outline Development Plan to take into account the specific requirements relating to those matters, which are considered necessary for any development.~~ This is also required to show a buffer area within which residential activities and travellers' accommodation are not permitted to establish so as to avoid or mitigate potential reverse sensitivity effects on lawfully established activities at 18 Station Road, Belfast (legally described as being Lot 1 DP 35966 and Lot 1 DP 51224).

8.1.28 Deferred Zoning - Cashmere and Worsley Valleys, Taylors Mistake, west of Philpotts Road south of Winters Road and Living G (East Belfast).

(...)

The Living G (East Belfast) Zone is deferred until a footpath has been constructed on the southern side of Belfast Road between the railway line and Blakes Road.

8.1.33 Design and appearance – Density Area A Living G (East Belfast) zone

All development within Density Area A requires a resource consent with regard to design and appearance to ensure an appropriate building form and design is achieved.

8.1.34 Dwelling orientation to the street within Density Area A – Living G (East Belfast) zone

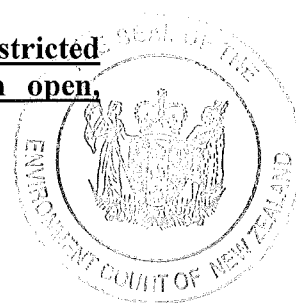
Kitchen and dining rooms or living rooms, or a combination thereof are to face the road boundary to provide informal visual surveillance on the adjoining open space network.

8.1.35 Stormwater drainage swales and water basins in the Living G (East Belfast) zone

Within the Living G (East Belfast) zone a rule has been incorporated as a restricted discretionary activity to ensure that the location and design of any stormwater drainage swales and water basins has been properly sized and that stormwater disposal is appropriately captured and treated on the site.

8.1.36 Walkable blocks within the Living G (East Belfast) zone

In the Living G Zone (East Belfast) zone a rule has been incorporated as a restricted discretionary activity to ensure the new development pattern achieves an open,



accessible and well connected neighbourhood environment particularly in terms of linkages to the open space network, public transport and the local centre.

8.1.37 Staged Development – Living G (East Belfast)

No residential units shall be constructed within the Living G (East Belfast) zone until a footpath has been constructed on the southern side of Belfast Road between the railway line and Blakes Road. This is required to ensure provision of a continuous and safe pedestrian route between East Belfast and March Place (and ultimately through to Belfast School).

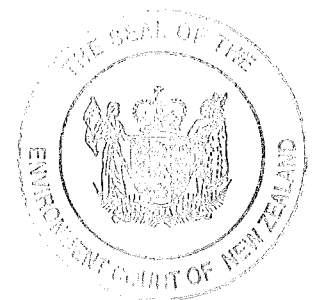
Restrictions are also imposed on the extent and location of residential development until such time as a pedestrian and cycle connection across the railway line at Thompsons Road has been constructed and commissioned, or financial provision has been made for these works within the Council's Capital Works Programme and Development Contributions Policy. This is required to improve accessibility and connectivity to existing facilities to the west for future residents and to encourage walking and cycling as alternative modes of transport.

Restrictions are also imposed on the number of lots that may be created pending an upgrade of Blakes Road to a 9m wide sealed carriageway, or financial provision being made by the Council for that, to ensure provision of a safe route for both vehicles and cyclists.

~~A cap has been imposed on the number of residential allotments that may be created prior to 2020 for consistency with the sequencing required under Proposed Change 1 to the Regional Policy Statement (RPS) and to achieve the consolidation objectives of the RPS and the City Plan.~~

8.1.38 Residential Activity and Travellers Accommodation – Buffer Area - Living G (East Belfast)

No residential activity or travellers' accommodation is permitted within the buffer area identified on the Outline Development Plan for East Belfast in order to mitigate against the potential for reverse sensitivity effects on lawfully established activities located at 18 Station Road, Belfast (legally described as Lot 1 DP 35966 and Lot 1 DP 51224). Reverse sensitivity effects may arise if residential activities and travellers' accommodation locate within 500 metres of the odour sources at the tannery and result in restrictions on that existing business activity.



PROPOSED CHANGES TO VOLUME 3, PART 3 BUSINESS ZONES

AMENDED/PROPOSED NEW RULES

Note: All Business 1, 4 and 5 provisions contained within the City Plan shall apply to the Business 1, 4 and 5 sites within the Living G (East Belfast) zone notwithstanding the specific rules proposed below.

3.0 RULES – COMMERCIAL BUSINESS ZONES

3.4 Development Standards – Business 1 and 2 Zones

Any application arising from non-compliance with Clause 3.4.3(f), 3.4.5 **and 3.4.7** will not require the written consent of other persons for notification, and shall be non-notified.

3.4.6 Special Provision - Linwood (Eastgate)

3.4.7 Special Provision – Design and appearance Business 1 zone at East Belfast

In the Business 1 zoned land at East Belfast identified on the Outline Development Plan in Part 3 Appendix 3s, Volume 2, all development shall be a restricted discretionary activity with the exercise of the Council's discretion limited to matters of design and appearance.

3.4.8 Development Plan

- (a) Within that part of the land shown in the development plan contained in Part 3, Appendix 14, zoned Business 1 development shall be in accordance with the layout position and floor areas of activities shown.
 - (b) Any development within the development plan contained in Part 3, Appendix 14 shall be a discretionary activity with the Council's discretion limited to:
 - conformity with the detail contained in the development plan
 - vehicular, cycle and pedestrian access
 - conformity with the concept plan required under (c) below
 - in the case of any floor area greater than that prescribed in the development plan, any distributional effects on other commercial centres and any wider transport network effects from any associated transport generation
- (...)

3.5 Community Standards – Business 1 and 2, and 2P (Fendalton Mall) Zones

3.5.6 Special provision – residential and retail activity in the Business 1 zone, East Belfast

In the Business 1 zone at fronting Blakes Road at East Belfast:

- a) **No residential activity shall be permitted to establish at ground floor level, with the exception of entranceway access, internal circulation arrangements, carparking and garaging for residential dwellings.**
- b) **For any retail activity the maximum gross leasable floor area for the zone is limited to 2000m², and any single tenancy shall not exceed a gross leasable floor area of 300m² except for a supermarket tenancy which shall not exceed 500m².**



5.0 RULES – INDUSTRIAL BUSINESS ZONES

5.2 Development standards – Business 3, 3B, 4, 4P 4T, 5, 6 and 7 Zones

(...)

5.2.3 Street scene

a) The minimum building setback from road boundaries shall be:

(...)

b) The minimum building setback from road boundaries opposite a living zone shall be:

(...)

except that

i. The minimum building setback from road boundaries opposite a living zone for service station canopies in the Business 3, 3B, 4, 4T, 4P, 5 and 6 zones, shall be 3m.

ii. In the Business 5 Zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 (CT 42C/1207) and shown on Part 3, Appendix 10, the minimum building setback from the site's south-western boundary shall be 10m, except that residential units shall be set back a minimum distance of 4.5m from the site's south-western boundary.

iii. In the Business 4 zoned sites fronting Blakes Road at East Belfast the minimum building setback from the road boundary opposite a living, conservation or open space zone shall be 7.5m.

5.2.5 Sunlight and outlook for neighbours

(...)

(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.

(d) Business 4 zoned sites fronting Blakes Road at East Belfast shall comply with a recession plane commencing at a height of 8m on the Blakes Road boundary and climbing at an angle of 15 degrees until it reaches a line 50m back from and parallel to the Blakes Road boundary.

5.2.7 Landscaped areas

a) Area and location of landscaping

The minimum percentage of the site to be set aside as a landscaped area shall be as follows:

(...)

i. In the Business 4P Zone

(...)

(vii) In the Business 4 zoned sites fronting Blakes Road at East Belfast a landscaping strip with a minimum width of 3m shall be provided along the site frontage opposite a living, conservation or open space zone except across vehicle crossings. The balance of landscaping required under rule 5.2.7(a) shall be located forward of the building frontage and along internal boundaries where these are visible from a public place.

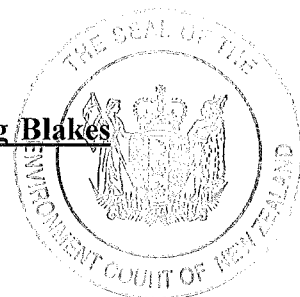
The minimum average width of a landscape strip shall be calculated by excluding any part of the strip that is further back than the minimum required building setback for the site.

(...)

5.2.13 Hours of operation: Service deliveries – Business 4 zoned sites fronting Blakes Road at East Belfast

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46



For Business 4 zoned sites fronting Blakes Road no service deliveries shall occur on site between the hours of 10.00pm to 7.00am.

AMENDED ASSESSMENT MATTERS FOR RESOURCE CONSENTS

6.0 ASSESSMENT MATTERS FOR RESOURCE CONSENTS

6.5 Business 1 and 2 Zones

6.5.12 Special Provision – Design and Appearance Business 1 zone at East Belfast

a) Any development in the Business 1 zone at East Belfast shall be assessed against the following criteria:

Site Configuration and Access

b) The development should be planned and designed in an integrated manner to avoid or mitigate adverse visual, noise and traffic effects on residential properties adjoining Blakes Road and opposite the Business 1 zone.

c) The main buildings should generally be parallel to the adjoining roads in order to address the street frontage(s) and to enable parking and storage to be located at the rear of the site.

d) Outdoor storage should be screened from view from Blakes Road and residential areas either by the configuration of buildings or by fencing.

e) Vehicle access shall be provided through the site, linking the two streets and ensuring the safe and efficient movement of pedestrians, cyclists and vehicles and connections to key routes nearby.

f) Development should be designed to minimise the number of service and vehicle accessways from Blakes Road to reinforce pedestrian priority along the footpath and within the site.

g) Direct pedestrian pathways should be provided from footpaths on adjoining and abutting roads (and from any bus stop along the frontage) to principal entrances to the building(s), and which avoids crossing parking areas.

h) Cycle racks should be provided at convenient locations.

Activity Mix

i) The development should comprise a mix of small tenancies that will provide for the day-to-day retail needs of residents.

j) The main entrance to any above ground level residential dwelling should be provided separately from the entrance to the ground floor tenancies and be clearly identifiable and well articulated.

Building Design and Appearance

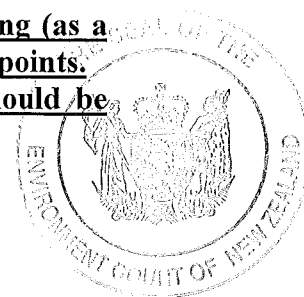
k) When viewed from any public space buildings should create visual interest through roof form, openings, and variation, and should avoid any continuous flat or blank building frontages to the public space. Architectural design and detailing should ensure that the development becomes a valued centrepiece (i.e. a local centre) for its local community.

l) Building design should encourage visual and physical interaction with the street. This includes providing appropriate architectural detailing, and maximising doors, display frontages and balconies fronting onto the adjoining roads and any other public spaces, with priority to be given to the Blakes Road frontage. Extensive blank walls facing the street should be avoided, particularly at ground level.

m) The design of new buildings and structures should emphasise and celebrate the corner of Blakes Road and adjoining business zone road.

n) Canopies should be provided along the Blakes Road frontage of the building (as a minimum) and at other locations to provide for dry access to the main entry points.

o) Signage should be located on the building(s) as much as possible and should be designed to integrate with the building and site design.



Landscaping and Fencing

- p) Attractive hard and soft landscaping treatments should be provided for all publicly visible areas of the development. Larger vegetation is encouraged along the boundary with business zoned properties.
- q) The style and materials used for any walls or fences forward of the front face of a building should relate directly to the buildings style and materials.
- r) Fences and landscaping along the road boundary should not obstruct ground level views, especially fences forward of the front face of a building, which should be low and allow open views of business frontages.

6.5.13 Special provision – residential and retail activity in the Business 1 zone, East Belfast

- (i) When considering residential activity, specifically entranceway access and internal circulation arrangements, carparking and garaging:
 - a) The development should integrate with existing development in the Business 1 zone.
 - b) Open carparking and enclosed garages should be located behind or beneath buildings such that that it is not visually dominant from the street.
 - c) Open carports and freestanding garages should not be used.
 - d) The form, amenity and function of the Business 1 zoned land as a comprehensive, mixed use local centre development should not be compromised by the scale, extent or design of residential activities.
- (ii) When considering the gross leasable floor area of retail activities:
 - a) The extent to which the local centre will remain dominated by small scale retail shops and service activities,
 - b) The potential for strategic and/or retail distributional effects on existing commercial centres.
 - c) Any adverse effects created by increased vehicular traffic from the development on the adjoining road network.
 - d) Any adverse effects on the amenity of neighbouring residential properties.
 - e) The extent to which the matters in 6.5.12 have been considered.

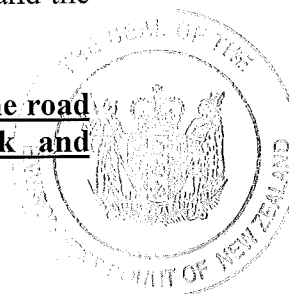
6.7 Business 3, 3b, 4, 4P, 4T, 5, and 7 Zones

6.7.4 Sunlight and outlook for neighbours

- a) The effect of any reduced sunlight admission on properties in adjoining living, cultural, conservation or open space zones, taking account of the extent of overshadowing and the position of outdoor living spaces or main living areas in buildings.

(...)

- (e) Within the Living G (East Belfast) zone the extent to which any intrusion of the road boundary recession plane results in additional building scale and bulk and



associated effects on the visual and residential amenity of residential properties and the visual amenity of the conservation or open space zones opposite.

6.7.6 Landscaped areas

a) The effect of any reduced landscaping in terms of the scale and appearance of the buildings in the business zone.

(...)

(i) Within the Living G (East Belfast) zone the extent to which the proposed landscaping mitigates any effects on the visual amenity of adjoining residential properties or conservation or open space zones.

(...)

6.7.15 Hours of operation: Service deliveries - Business 4 sites fronting Blakes Road at East Belfast

In relation to the Business 4 zoned sites fronting Blakes Road the extent to which the hours of operation will result in traffic movements, which are incompatible with the character and residential amenity anticipated within the adjoining Living zone.

AMENDED REASONS FOR THE RULES

7.0 REASONS FOR RULES

7.3 Business 1, 2 and 2P Zones

7.3.14 Special Provision - Business 1 Zone at East Belfast

Design and Appearance

All development within the Business 1 zone at East Belfast requires a resource consent for design and appearance to ensure that an appropriate building form and design is achieved and that it will be compatible and integrate with the surrounding development.

For the successful functioning of the local centre, careful consideration of the site layout and the design and external appearance of buildings is required. Controls are centred around the scale, siting and form of buildings, and the layout of the site, including provision for pedestrian and vehicles. The rule seeks to create a local centre that has character, with a positive relationship between development and public spaces and high commercial amenity. The rule also seeks to minimise adverse effects on the surrounding residential environment including neighbourhood amenity values.

The primary frontage area is focussed on Blakes Road to facilitate the development of this area as the principal local shopping street, where retail for day-to-day purposes is predominant and buildings closely relate to the streets through building form and frontages, providing activity, interest and vitality. Buildings with active ground floor frontages are especially important in this area and the rule facilitates interaction with the street through window visibility and pedestrian entrances.

Residential and retail activity:

This standard limits the location of residential activity to above ground floor level in the Business 1 zone at East Belfast, with the exception of residential entranceways.



carparking and garaging. This is to ensure the form, function and amenity of the Local Centre is maintained and that small tenancy business use is the principal activity on the site.

The standard in respect of gross leasable floor area of retail activities is intended to limit the overall size of retail floorspace in the Local Centre and also the size of any single retail tenancy, particularly a supermarket tenancy. This is to ensure the Local Centre does not give rise to strategic and/or retail distributional effects, particularly on major retail centres and that it remains a Local Centre in size and character.

7.5 Business 3, 3B, 4, 4P, 4T, 5, 6 and 7 Zones

(...)

7.5.2 Street scene

(...)

The setback for buildings on corner sites provides the developer of a site with some flexibility to adjust setbacks without the loss of development potential that results when a road boundary setback is required from two road frontages. A minimum setback is still required to ensure sufficient space for landscape planting is available to screen buildings and maintain amenity values. No reduced setback is provided for on the road boundary of corner sites facing living zones due to the need to protect the amenity values and outlook from residentially developed sites.

The building setback is provided for Business 4 zoned sites fronting Blakes Road at East Belfast is 7.5m, with a 3m landscaped strip to ensure a uniform setback and a pleasing street scene for Blakes Road. A number of additional mitigation controls also apply to these sites including: a street scene recession plane restriction, increased frontage landscaping, restrictions on the hours of operation for deliveries, and glare restrictions which will ensure that the visual and amenity values associated with the Living, Open Space and Conservation zones opposite are not compromised. The proposed setback also encourages parking to be located to the rear of site rather than at the front to maintain the street scene.

7.5.4 Sunlight and outlook for neighbours

(...)

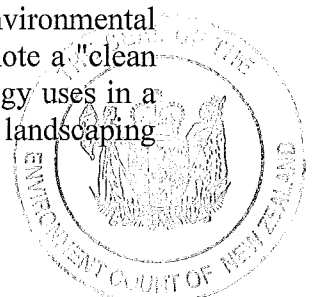
An exception is made for buildings erected in the Business 4 Zone adjoining land zoned Open Space 3 and 3B which contains the Addington league grounds and the Addington Racecourse. These Open Space Zones are dominated by large purpose-built buildings and the erection of larger buildings in the Business 4 Zone close to the zone boundary is unlikely to adversely affect the amenity values of the locality.

In the Business 4 zoned sites fronting Blakes Road at East Belfast the recession plane requirements are provided to ensure that the business zone interface with the residential properties or open space opposite maintains a sufficient standard of amenity consistent with the Living, Open Space or Conservation zones. The recession plane also acts as a 'de facto' height control.

7.5.6 Landscaped areas

(...)

The extent of landscaping required is a reflection of the location and environmental sensitivity of zones. The business 4P Zone was originally established to promote a "clean green" rural produce image, and the Business 4T Zone a range of high technology uses in a park like environment. Accordingly, both zones require a high proportion of site landscaping



to maintain the higher levels of landscape treatment and amenity values that are anticipated. Part of the Business 4 Zone at Ferrymead has increased landscaping standards because of the extensive landscaping which exists as a result of the rules in the Transitional District Plan, and the benefit of maintaining this high visual amenity.

The Business 4 zoned sites fronting Blakes Road at East Belfast have been provided with a minimum landscaping width in order to protect the visual amenity of residential properties or open space located opposite and to also provide a coherent landscaping strip along Blakes Road.

(...)

7.5.20 Hours of operation: Service Deliveries – Business 4 zone fronting Blakes Road (East Belfast)

The controls on the hours that service deliveries can take place are provided to ensure the residential amenity values associated with the Living Zone opposite are not compromised.

AMENDMENTS TO PART 8 SPECIAL PURPOSE ZONE

Appendix 3: List of Classified Roads (refer to map in Appendix 4)

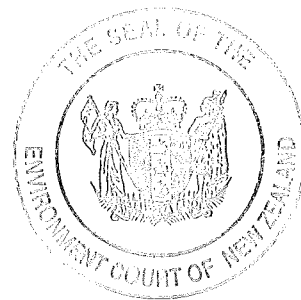
Add Blakes Road (Belfast Road to Thompsons Road) as a Collector Road

Appendix 4: Map of Roding Hierarchy

Add Blakes Road (Belfast Road to Thompsons Road) to Roding Hierarchy Map as a Collector Road

Appendix 4a: Map of Cycle Network

Add Blakes Road (Belfast Road to Thompsons Road) to Cycle Network Map

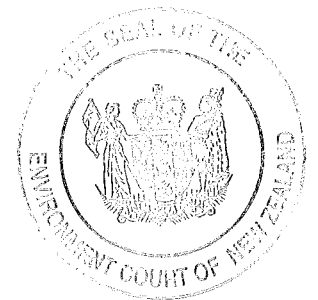


AMENDMENTS TO VOLUME 3 PART 10, HERITAGE AND AMENITY

Add the following Notable Trees to the Category 2 List

Appendix 4 – Heritage/Notable Trees

| Address | Legal Description | Species | Common Name | Comments |
|------------------------------------|-------------------------|---|-----------------------|----------|
| Category 2 – Notable Trees | | | | |
| <u>8 Blakes Road</u> | <u>RS 513</u> | <u>Taxus baccata</u> <u>'Fastiagata'</u> | <u>Irish Yew</u> | |
| <u>8 Blakes Road</u> | <u>RS 513</u> | <u>Taxus baccata</u> <u>'Fastiagata'</u> | <u>Irish Yew</u> | |
| <u>Cnr Belfast and Blakes Road</u> | <u>Pt RS 243A</u> | <u>Maytenus boaria</u> | <u>Maytens Tree</u> | |
| <u>Cnr Belfast and Blakes Road</u> | <u>Pt RS 243A</u> | <u>Tilia x vulgaris</u> | <u>Common Lime</u> | |
| <u>Cnr Belfast and Blakes Road</u> | <u>Pt RS 243A</u> | <u>Ulmus glabra</u> | <u>Wych Elm</u> | |
| <u>Cnr Belfast and Blakes Road</u> | <u>Pt RS 243A</u> | <u>Platanus acerifolia</u> x | <u>London Plane</u> | |
| <u>Thompsons Road</u> | <u>Pt Lot 2 DP 5561</u> | <u>Fagus sylvatica</u> | <u>European Beech</u> | |
| <u>Thompsons Road</u> | <u>Pt Lot 2 DP 5561</u> | <u>Ulmus glabra</u> | <u>Wych Elm</u> | |
| <u>Thompsons Road</u> | <u>Pt Lot 2 DP 5561</u> | <u>Tilia x vulgaris</u> | <u>Common Lime</u> | |
| <u>Thompsons Road</u> | <u>Pt Lot 2 DP 5561</u> | <u>Ulmus glabra</u> | <u>Wych Elm</u> | |
| <u>Thompsons Road</u> | <u>Pt Lot 2 DP 5561</u> | <u>Ulmus glabra</u> | <u>Wych Elm</u> | |
| <u>Thompsons Road</u> | <u>Pt Lot 2 DP 5561</u> | <u>Platanus orientalis</u> | <u>Oriental Plane</u> | |



**AMENDMENTS TO VOLUME 3 PART 13, TRANSPORT
AMENDED RULES**

Change to Table 1b ‘Minimum parking required in all other zones’, at clause 2.2.1 Parking space numbers as follows. Please note that Table 1b has not been included in its entirety.

2.2.1 Parking space numbers

For any activity the owner, occupier or developer shall make provision for vehicle parking, for use by staff and visitors, in accordance with columns 2 and 3 of Tables 1a and 1b below, and in compliance with the dimensions in Appendix 1, except that in those areas listed in Appendix 2 a financial contribution may be made in lieu of part, or all, of the parking requirement.

| Table 1b. Minimum parking required in all other zones | | | | |
|--|---|--------------|-----------------------------|--------------------------|
| Activity | Car parking spaces | | Cycle parking spaces | Loading/unloading |
| | Residents/visitors | Staff | | |
| Column 1 | Column 2 | Column 3 | Column 4 | Column 5 |
| Residential activities Generally: | | | | |
| All living zones including residential activities within Open Space 3D (Clearwater) Zone and except Living 4A, 4B (Central City), 4C, G and Central City Edge Zones (Variation 93) | Residents: 2 spaces (1 garageable)/unit + Visitors: 1 space/5 units | N/A | Nil | |
| Living G (Yaldhurst) zone and Living G (East Belfast) | For a residential site of 400m ² or less only 1 car-parking space is required | N/A | Nil | |

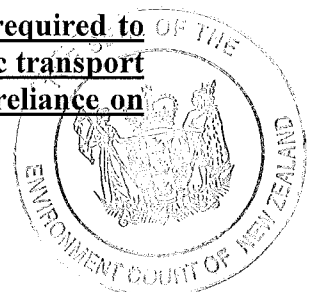
AMENDED REASONS FOR THE RULES

4.0 REASONS FOR RULES

4.1 Parking space numbers; Availability of parking spaces; parking area location; staff car parking; Parking spaces for people with disabilities

Add the following paragraph at the end of paragraph four, as follows:

In the Living G (East Belfast) zone, sites with an area of 400m² or less are required to provide only one car parking space in recognition of their proximity to public transport routes and to encourage the use of alternative modes of transport and less reliance on cars.



AMENDMENTS TO VOLUME 3 PART 14, SUBDIVISION

1.0 STATEMENT

Guide to using these rules

Add '19' to the 'Guide to using these rules' steps 4-7

(...)

- Step 4 If the proposed subdivision compiles with all of the relevant critical, community and development standards and is not specified as a prohibited activity, it shall be a controlled activity, subject to conditions relating to relevant matters set out in **Clauses 4-19.**
- Step 5 If the subdivision does not comply with any one or more of the relevant development standards in Clauses 4-10, 12, 14, 17, 18, **or 19,** or the community standards in Clause 18, application must be made for a resource consent, assessed as a discretionary activity, but only in respect of those matters(s) not complied with.
- Step 6 If the subdivision does not comply with any one or more of the relevant critical standards in clauses 4, 5, 7, 17, 18 or **19** then application must be made for a resource consent, assessed as a non-complying activity.
- Step 7 No application can be made for a subdivision, which is a prohibited activity under the relevant provisions of Clauses 4, 7, 18.

Note: All other subdivision rules in Part 14 of Volume 3 of the City Plan apply to the Living G (East Belfast) zone except where they conflict with the following rules.

3.2 Discretionary (subdivision) activities

Any subdivision which complies with all of the critical standards for subdivision activities but does not comply with any one or more of the development standards for subdivision activities shall be a discretionary subdivision activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard **unless otherwise stated.**

AMENDMENTS TO RULES

19.0 SUBDIVISION IN THE LIVING G (EAST BELFAST) ZONE

19.1 Application of Rules

19.1.1 Where part of the open space areas, including the Kaputone Open Space Corridor are not required by the Council for public open space the land shall then be treated as a continuation of the immediately adjacent Density Area and standards for that Density Area shall apply unless otherwise stated in consent notice under Section 221 of the Resource Management Act (or similar mechanism) for that land.

19.1.2 Where any part of the Northern Arterial Designation is uplifted the Density Area C rules shall apply unless otherwise stated in a consent notice under Section 221 of the Resource Management Act (or similar mechanism) for that land.



19.2 Deferment

19.2.1 In the Living G (East Belfast) Zone the standards applicable to the Rural 3 zone shall apply until a footpath has been constructed on the southern side of Belfast Road between the railway line and Blakes Road.

19.3 Development Standards

19.3.1 Concept Plan

No subdivision shall occur in the Living G (East Belfast) zone until a concept plan has been approved for the whole of the zone under Part 2, Clause 7.4.1, 7.5.1 or 7.6.9.

19.3.2. Any subdivision not in accordance with the Concept Plan approved under Part 2, Clause 7.4.1 shall be a fully discretionary activity except where consent is sought to permit a net residential density of less than 12.73 households per hectare in which case it shall be a non-complying activity.

(Refer to the explanation for Policy 11.7A(i), Section 11, Volume 3 for the definition of net density).

19.3.13 Residential site density - residential activity

In accordance with subclauses (a) to (c) below Any subdivision for residential activity shall provide for a mix of residential densities from within a range of the following average site sizes, and for a minimum number of residential sites within Blocks A to D as in the locations shown on Appendix 3s Outline Development Plan (East Belfast), Part 2 Volume 3 and shall not frustrate the achievement of a minimum net residential density of 15 averaged over the whole of the Living G (East Belfast) zone the consented Concept Plan for East Belfast required under Part 2, Clause 7.4.1, 7.5.1 or 7.6.9:

- a) Each residential unit shall be contained within its own separate site. Where the terms 'Density Area A', 'Density Area B' or 'Density Area C' are used they shall have the meanings set out below:

Density Area (A) Average lot size: to be contained within a range of 220m² to 325m²

Density Area (B) Minimum net site area of 200m².
Average lot size: to be contained within a range of 350m² to 450m²

Density Area (C) Minimum net site area of 330m².
Average lot size: to be contained within a range of 550m² to 700m²

Minimum net site area of 450m²

Except where densities have been permitted to be transferred obtained as part of a resource consent under Critical Standard 19.4.1(c).



- b) Notwithstanding the above the average and minimum allotment sizes do not apply to residual lots or allotments created for access, utilities, roads, open space and/or reserves.
- c) The minimum number of residential sites within Blocks A to D shall be:

| | |
|----------------|------------------------------|
| <u>Block A</u> | <u>75 residential sites</u> |
| <u>Block B</u> | <u>147 residential sites</u> |
| <u>Block C</u> | <u>203 residential sites</u> |
| <u>Block D</u> | <u>217 residential sites</u> |

Except that:

- i. If one Block has been fully developed and has achieved a greater number of residential sites than shown above, the minimum number of sites for the remaining Blocks can be proportionately reduced.
- ii. If the net residential density area within a Block changes, the requirement for a minimum number of residential sites within the Block shall be proportionately changed.

Note: The Block labels do not indicate the order in which subdivision or development shall proceed.

19.3.24 Density range consent notices – residential activities

Consent notices shall be required to attach to all titles created specifying which density range each residential site is within.

19.3.3 Allotment Size within the Buffer Area – other activities

- a) Any allotment to be created by subdivision within the buffer area shown on the Outline Development Plan (Appendix 3s, Part 2, Volume 3) shall have a minimum net site area of 330m².
- b) Notwithstanding the above the minimum allotment size does not apply to residual lots or allotments created for access, utilities, roads, open space and/or reserves.

19.3.45 Stormwater drainage swales and water basins

Creation of stormwater drainage swales and water basins in the Living G (East Belfast) zone shall be a restricted discretionary activity with Council's discretion limited to:

- a) The efficient and effective operation of the stormwater system as part of the Draft Styx Integrated Catchment Management Plan for the Belfast Area, thereby ensuring a complete treatment train for rain waters.
- b) Compliance with the Blue Network Layer Diagram (Appendix 3s/2) ~~consented Concept Plan required under Part 2, Clause 7.4.1, 7.5.1 or 7.6.9;~~ and
- c) The need to maximise open space and pedestrian/cycle access opportunities in the locations shown on the ~~consented Concept Plan required under under Part 2, Clause 7.4.1, 7.5.1 or 7.6.9;~~ and the Green Network Layer Diagram (Appendix 3s/1), ~~(except where that is inconsistent with the Concept Plan).~~

Note: The ODP plans show indicative stormwater management areas and, as such, the ODP allows a degree of flexibility whereby subsequent subdivision and development plans may include refined stormwater management areas (in terms of location).



boundaries and areas) so as to reflect the outcome of any future agreements with the Council and/or any advances in the design of stormwater management areas that may result in a smaller area being required.

19.3.56 Walkable blocks

The length of any one urban development block (the area of land enclosed by public space or streets) shall not exceed 250m. Refer to Policy 11.7D(i), Section 11, Volume 2 for a diagram showing how to measure urban development blocks.

Note: this rule does not apply to urban development blocks that abut the northern arterial or rail corridor designations.

19.4 Critical Standards

19.4.1 Conformity with outline development plan

~~a) Except to the extent where change is necessary to achieve compliance with the Concept Plan required and consented under Part 2, Clause 7.4.1, 7.5.1 or 7.6.9 and~~

~~Provided that no subdivision shall achieve an overall net density of less than 12.7 households per hectare; a) Any subdivision shall be in accordance with the following parts of the Outline Development Plan (East Belfast):~~

- i. The Outline Development Plan (Appendix 3s, Part 2, Volume 3);
- ii. The Green Network Layer Diagram (Appendix 3s/1);
- iii. The Blue Network Layer Diagram (Appendix 3s/2);
- iv. The Movement Network Layer Diagram (Appendix 3s/3).

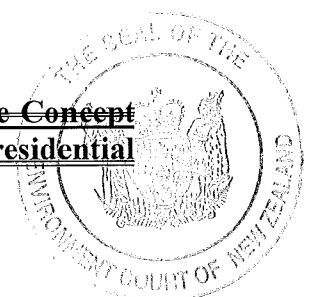
Except that:

- Where any part of the Northern Arterial Designation is uplifted the Density Area C rules shall apply unless otherwise stated in a consent notice under Section 221 of the Resource Management Act (or similar mechanism) for that land. Any development shall provide for the extension of the “park edge” road around the perimeter of the residential sites and for the extension of the local roads to intersect with the “park edge” road.
- Where the stormwater management areas are refined (in terms of location, boundaries and areas) so as to reflect the outcome of any future agreements with the Council and/or any advances in the design of stormwater management areas that may result in a smaller area being required.
- Where altering the location of residential density areas as provided for in Clause 19.4.1(c) below.

b) Any subdivision shall not frustrate the achievement of the following minimum mix of residential sites within the Living G (East Belfast) zone:

| | |
|-----------------------|------------|
| <u>Density Area A</u> | <u>10%</u> |
| <u>Density Area B</u> | <u>35%</u> |
| <u>Density Area C</u> | <u>35%</u> |

c) For any subdivision that does not accord with the density locations in the Concept Plan consented under Part 2, Clause 7.4.1, 7.5.1, 7.6.9 achieve the residential



densities in the locations shown in Appendix 3s, Outline Development Plan (East Belfast), Part 2, Volume 3 details shall be provided to show alternative locations for that density on other land within the zone where the applicant is the registered proprietor, where compliance with the overall density provisions for the consented Concept Plan the zone of Appendix 3s, Outline Development Plan (East Belfast), Part 2, Volume 3 are to be otherwise be achieved provided that the following subparagraphs (i), (ii), (iii), (iv) and (v) are met:

- i. The subdivision is in accordance with the Network Layer Diagrams and associated objectives and policies contained in Appendix 3s/1, 3s/2 and 3s/3, Part 2, Volume 3 (except where that is inconsistent with the Concept Plan).
- ii. Both of the sites involved are adjacent to other land with the same net area requirements as the new net area requirement proposed for each site, or are separated by a road no greater than a local road.
- iii. Where any Density Area A residential development is proposed for alternative location(s) to those identified in Appendix 3s, Outline Development Plan (East Belfast), Part 2, Volume 3 the consented Concept Plan for East Belfast, it shall also be located within 200m walking distance from an open space/reserve area and either a public transport route or the local centre.
- iv. A consent notice or other mechanism such as a memorandum of encumbrance to secure the achievement of the densities in alternative location(s) within the zone shall be registered on the Title of the land for on which the application is being made that density will be required.
- v. Any application under paragraph (c) shall be accompanied by a land use consent application for development on the proposed new lot(s) at the alternative location, which shall be processed jointly with the subdivision consent application.

Except to the extent provided in (c) above to alter the location of densities, in all other respects development must be in accordance with the Concept Plan consented under Part 2, Clause 7.4.1, 7.5.1 or 7.6.9.

19.4.2 Allotment dimensions - Residential activities

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

'Density Area A' 6m x 8m

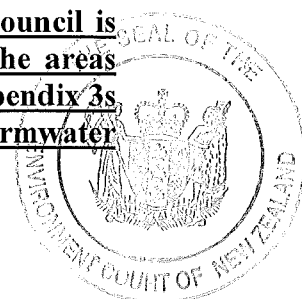
'Density Area B' 10m x 10m

'Density Area C' 15m x 18m

Notwithstanding the above, minimum allotment dimensions shall not apply to allotments created for access, utilities, roads, open space and/or reserves.

19.4.3 Neighbourhood Reserves

The total amount of land within the Living G (East Belfast) zone that the Council is required to accept for neighbourhood reserve purposes shall be limited to the areas shown as 'Spring Grove Reserve' and 'Local Centre Reserve' as shown on Appendix 3s – Outline Development Plan (East Belfast), which shall not be used for stormwater detention.



19.4.4 Staged Development

(a) The Council shall not issue a section 224 RMA certificate for any residential subdivision at the Living G (East Belfast) until such time as a footpath has been constructed on the southern side of Belfast Road between the railway line and Blakes Road;

and

(b) Residential lots at the Living G (East Belfast) zone shall be limited to the areas identified as Stage 1 on Appendix 3s/3a, Part 2, Volume 3 until such time as a pedestrian and cycle connection across the railway line at Thompsons Road to the west has been approved, constructed and commissioned or until such time as financial provision has been made for these works within the Council's Capital Works Programme and Development Contributions Policy, whichever is the earlier;

and

(c) No more than:

(i) 200 residential allotments shall be created until such time as Blakes Road (from Belfast Road to Radcliffe Road) has been upgraded to a minimum 9m wide sealed carriageway or until such time as financial provision has been made for these works within the Council's Capital Works Programme and Development Contributions Policy, whichever is the earlier.

(ii) a total of 412 residential allotments shall be created prior to 2020.

~~19.4.5 An application for subdivision pursuant to a Concept Plan that will achieve an overall net residential density of less than 12.73 households per hectare shall be a non-complying activity.~~

~~(Refer to the explanation for Policy 11.7A(i), Section 11, Volume 3 for the definition of net density).~~

19.4.56 Information to be supplied with subdivision consent for development within the Living G (East Belfast) zone

a) Information that illustrates how the proposed subdivision, and location of key infrastructure accords with the consented Concept Plan for the Living G (East Belfast) required under Part 2, Clause 7.4.1, 7.5.1 or 7.6.9 and the Outline Development Plan Living G (Belfast) Appendix 3s Part 2 Volume 3 (except where that is inconsistent with the Concept Plan) and in particular:

- i. The Outline Development Plan (East Belfast) (Appendix 3s)
- ii. The Green Network Layer Diagram (Appendix 3s/1)



- iii. The Blue Network Layer Diagram (Appendix 3s/2)
 - iv. The Movement Network Layer Diagram (Appendix 3s/3)
- b) Information to show how development will takes account of sediment and erosion control measures associated with construction and any adverse effects on ground and surface water quality of Kaputone Stream.
 - c) Information that illustrates how the proposed subdivision accords with the mix of densities identified in Part 14 , Clause 19.4.1(b) or how that mix of densities will be achieved on land within the applicant's control on subsequent subdivision applications.
 - d) Information that illustrates on a site plan what Density Area (A, B or C) and Block each residential lot is in.
 - e) Information detailing any previous consent notice or notices and or memorandum or memoranda of encumbrance registered on the Title of land pursuant to Clause 19.4.1(c) Part 14, Volume 3.
 - f) Measures to reduce dust emissions (if any) during construction of the subdivision.

AMENDMENTS TO ASSESSMENT MATTERS

19.6 Assessment matters for subdivision in the Living G (East Belfast) zone

Design and Configuration

The extent to which the proposal accords with the ~~consented Concept Plan for the Living G (East Belfast) required under Part 2, Clause 7.4.1, 7.5.1 or 7.6.9 and the Outline Development Plan Living G (East Belfast) Appendix 3s Part 2, Volume 3 (except where that is inconsistent with the Concept Plan)~~ and the Urban Design Objectives and Policies under Section 11.7, Volume 2.

Connectivity

The extent to which the proposal accords with the Movement Network Layer Diagrams (Appendix 3s/3, Part 2, Volume 3), and the Movement Network objectives and policies under Section 11.7, Volume 2.

Access to outdoor space

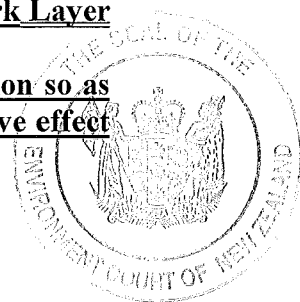
The extent to which the proposal is in accordance with the Green Network Layer Diagram (Appendix 3s/2, Part 2, Volume 3) ~~(except where that is inconsistent with the Concept Plan).~~

Street Trees

- a) The extent to which trees are proposed to be accommodated within the legal road reserve;
- b) The provision of trees which recognise the context and scale of the area in which they are located and the significance of the road in the roading hierarchy; and
- c) The provision of trees intended to provide a high level of visual amenity.

Stormwater

- a) The extent to which the proposal will be in accordance with the ~~consented Concept Plan required under Part 2, Clause 7.4.1, 7.5.1. or 7.6.9 and the Blue Network Layer Diagram and the objectives and policies under Section 11.7, Volume 2.~~
- b) The extent to which consideration has been given to the staging of subdivision so as to ensure that soakage basins do not become clogged during site works to give effect to a subdivision consent.



- c) Measures adopted so as to ensure the protection of ground and surface water quality of the Kaputone Stream including treatment of discharges from roads and sealed areas, and to avoid, remedy or mitigate any downstream flooding effects.
- d) The contribution made to the visual amenity of the immediate area.

Street Scene

The extent to which lot design and orientation will allow buildings to address the street, any open space areas or reserves adjacent to or opposite the lot.

Concept Plan

~~For any subdivision application not in accordance with the approved Concept Plan the extent to which the application:~~

- ~~a) Achieves the target net density of 15 households per hectare.~~
- ~~b) Would undermine the achievement of the total household numbers for East Belfast as identified in Policy 6, Table 2 of Proposed Change No 1 to the Canterbury Regional Policy Statement.~~
- ~~c) Provides for an esplanade reserve with an average width of 20m.~~
- ~~d) Provides sufficient land for the management of stormwater.~~

Mix of Densities and Site Density

The extent to which the application:

- a) Meets~~Meets~~ Achieves the overall minimum net residential density target required by Policy 11.7A(i)(c) (noting that the net residential density does not need to be achieved at every stage of subdivision, provided that it is achieved overall), under Part 2, Clause 7.4.1(b) and a mix of residential densities specified in Part 14, Clause 19.4.1(b).
- b) Specifies which density area and block each site is within (thereby identifying which development standards apply to the site).
- c) Contributes to enabling the most sustainable use of the land and to creating a compact urban area which is effectively and efficiently served by strategic infrastructure.

Location of Density Area A Sites

The extent to which 'Density Area A' sites are located so as to provide convenient access to potential public transport routes and wherever possible are in close proximity to the open space network and/or a reserve, the local centre and/or community focal points.

Allotment Sizes within the Buffer Area

- a) Whether the proposed allotment is of sufficient size for operational, maintenance, access and parking requirements.
- b) The extent to which the proposal relates to and is compatible with the pattern of the adjoining subdivision.

Integrated Public Transport Provision

The extent to which the proposal will support public transport services anticipated by the Movement Network Layer Diagram in Appendix 3s/3 Part 2 Volume 3.



Spring Grove

- a) The extent to which any proposal retains and protects the present driveway alignment;
- b) The extent to which any new driveway avoids passing in front of the dwelling (on the north west aspect), in order to retain the continuity of the current landscape setting and the house;
- c) Provision of appropriate buffer distances between the south-east lot boundary and the house if this area is intended to be used for parking in future; and
- d) The extent to which any proposal provides for the retention of the domestic outbuilding (garage, wash house, billiard room etc) and water tower in terms of the location of lot boundaries.

AMENDMENTS TO REASONS FOR THE RULES

Insert additional clauses as follows:

20.0 Subdivision of Land: Reasons for the Rules

20.4 Property access

(...)

The restriction on kerb and channel in the Living RS Zone has been included to clearly signal to developers that any development on existing road frontages (albeit owned by the Council) or any new roading, is to utilise the current subsoil drainage and soakage chamber system specifically provided in this particular zone. This settlement has drainage difficulties and a particular rural village character which makes conventional kerb and channel systems inappropriate.

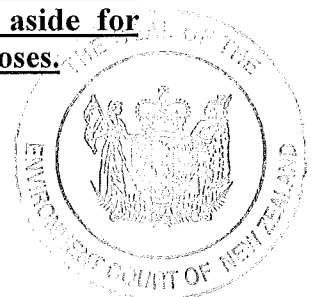
In the Living G (East Belfast) zone a number of specific requirements are included to ensure provision is made for pedestrian and cycle facilities connecting the development to the existing area of Belfast. Restrictions are also imposed in respect of the length of urban development blocks to limit walking distances and to promote permeability. Building setback and acoustic insulation requirements are imposed in relation to sites in proximity of the Main North Railway Line and Northern Arterial Motorway Designation.

(...)

20.8 Stormwater

(...)

In the Living G (East Belfast) stormwater management areas and open space reserves are located alongside each other, with provision to ensure that land set aside for stormwater management does not include areas dedicated for recreation purposes.



20.16 Outline Development plan for the Living G (Yaldhurst) Zone and Living G (East Belfast) zone

(...)

The Outline Development Plan referred to applies to land in Masham, between Yaldhurst and Buchanans Roads, **and land in East Belfast, bounded by Belfast Road, the Kaputone Stream, existing Business 5 zoned land to the west and Thompsons Road to the south.** This will involve staged development of a large area of land at mixed housing densities, and including provisions for integrated public transport, open space and pedestrian systems, as well as supporting provision for local commercial and community facilities. Limited flexibility is provided for in the location of different housing densities within this area, provided that such densities as are indicated for the overall zone are still achieved elsewhere within this zone, and that these also accord with the urban design principles referred to.

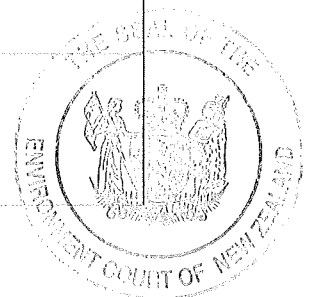
~~**In the Living G (East Belfast) zone a Concept Plan is required demonstrating how any development will achieve the target net density stated under Policy 11.7A(i)(c) along with the requirement for an esplanade reserve and the provision of sufficient land for stormwater disposal. This will effectively modify the Outline Development Plan to take into account the specific requirements relating to those matters, which are considered necessary for any development.**~~

In the Living G (East Belfast) an overall minimum net residential density has been set to achieve regional urban growth objectives and policies, including minimum densities and a range of living environments while minimising or mitigating any potential adverse effects on the road network, historic or heritage features, natural, cultural or ecological values. The Outline Development Plan at Appendix 3s takes into account the net residential density requirements as stated in Policy 11.7A(i)(c), along with the requirement for an esplanade reserve and the provision of sufficient land for stormwater disposal. It also shows a buffer area within which residential activities and travellers' accommodation are not permitted to establish, so as to avoid or mitigate potential reverse sensitivity effects on lawfully established activities at 18 Station Road, Belfast (legally described as being Lot 1 DP 35966 and Lot 1 DP 51224).

~~**A cap has also been imposed on the number of residential allotments that may be created prior to 2020 for consistency with the sequencing required under Proposed Change No.1 to the Regional Policy Statement (RPS) and to achieve the consolidation objectives of the RPS and the City Plan.**~~

APPENDIX 1 - ESPLANADE RESERVE AND STRIP SCHEDULE

| | | | |
|-------------------------------|-----------------------|---|----|
| Kaputone Stream | All strips | True left and right banks, commencing at Guthries Road, thence downstream to the junction with the Styx River | 20 |
| <u>Kaputone Stream</u> | <u>Reserve</u> | <u>True left and right banks located in the</u> | |



| | | | |
|--|--|--|---|
| | | <p><u>Living G (East Belfast) zone.</u></p> | <p><u>20m average width - to be contained within the area shown as Open Space on the Outline Development Plan at Volume 3, Part 2, Appendix 3s - except for the section adjoining the Spring Grove residential lot, which shall be required to extend only to the northern boundary of the lot containing the Spring Grove Heritage Building, as indicated on Appendix 3s, Part 3.</u></p> |
|--|--|--|---|

AMENDED PLANNING MAPS AND APPENDICES AS PER COUNCIL DECISION

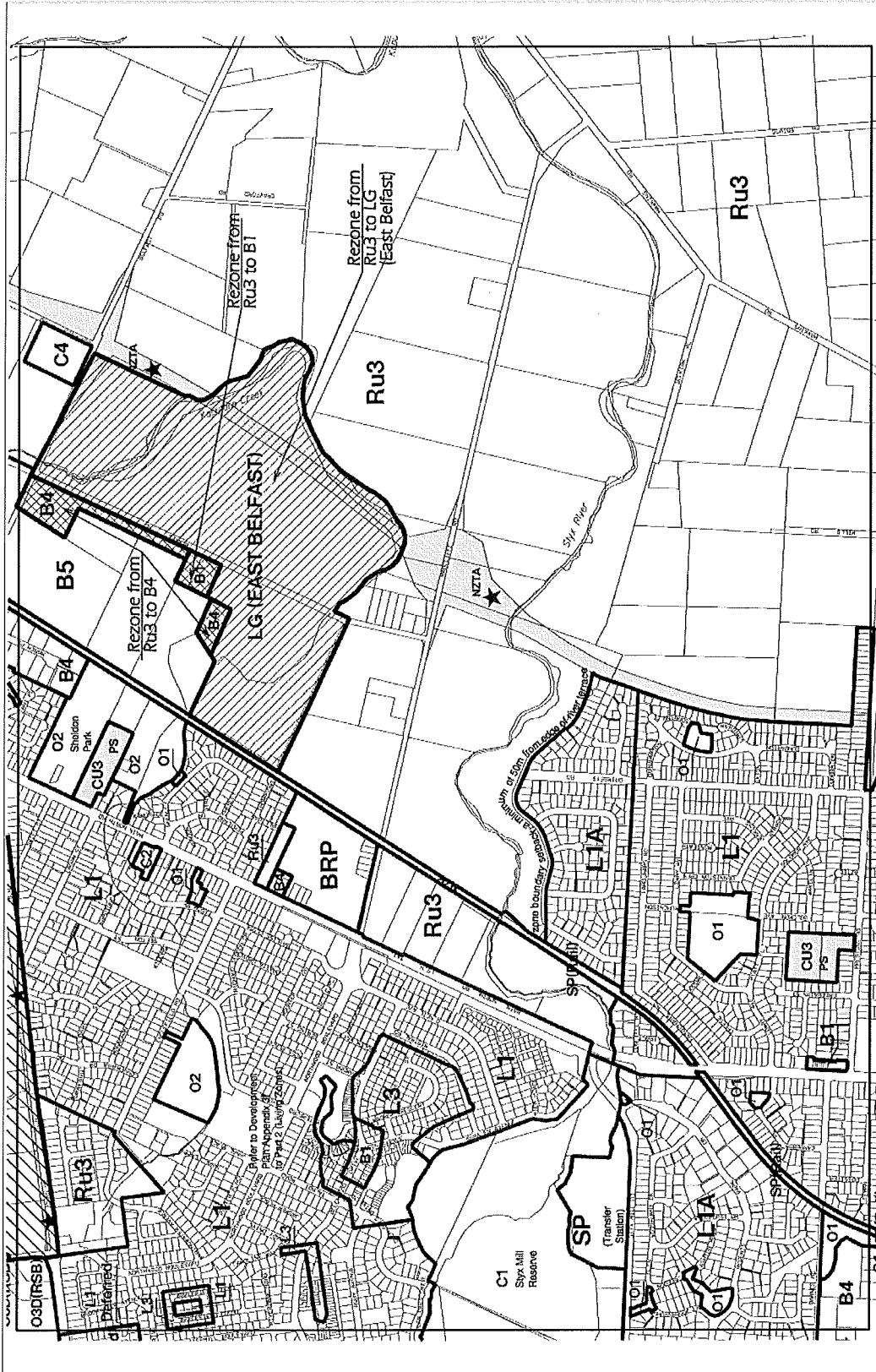
- Amended City Plan Map 18A
- Amended Planning Map 18B to show Spring Grove **and separately the buffer area** with a ‘Community Footprint’ Overlay **and with a requirement for an esplanade reserve along the Kaputone Stream.**

Outline Development Plan and Network Layer Diagrams in the City Plan under Appendix 3s, Part 2, Volume 3.

- Outline Development Plan for East Belfast (Appendix 3s)
- Green Network Layer Diagram for East Belfast (Appendix 3s/1)
- Blue Network Layer Diagram for East Belfast (Appendix 3s/2)
- Movement Network Layer Diagrams for East Belfast (Appendix 3s/3**a-3d**)

PLANNING MAPS





| | | | |
|----|----------------------|-----------------|--------------------------|
| 10 | City of Christchurch | City Boundary | Coastal Marine Area |
| 17 | 18A | Zone Boundary | Mean High Water Springs |
| 25 | | 160m Contour | Major Road Works |
| | | Designated Land | Local Road to be Widened |

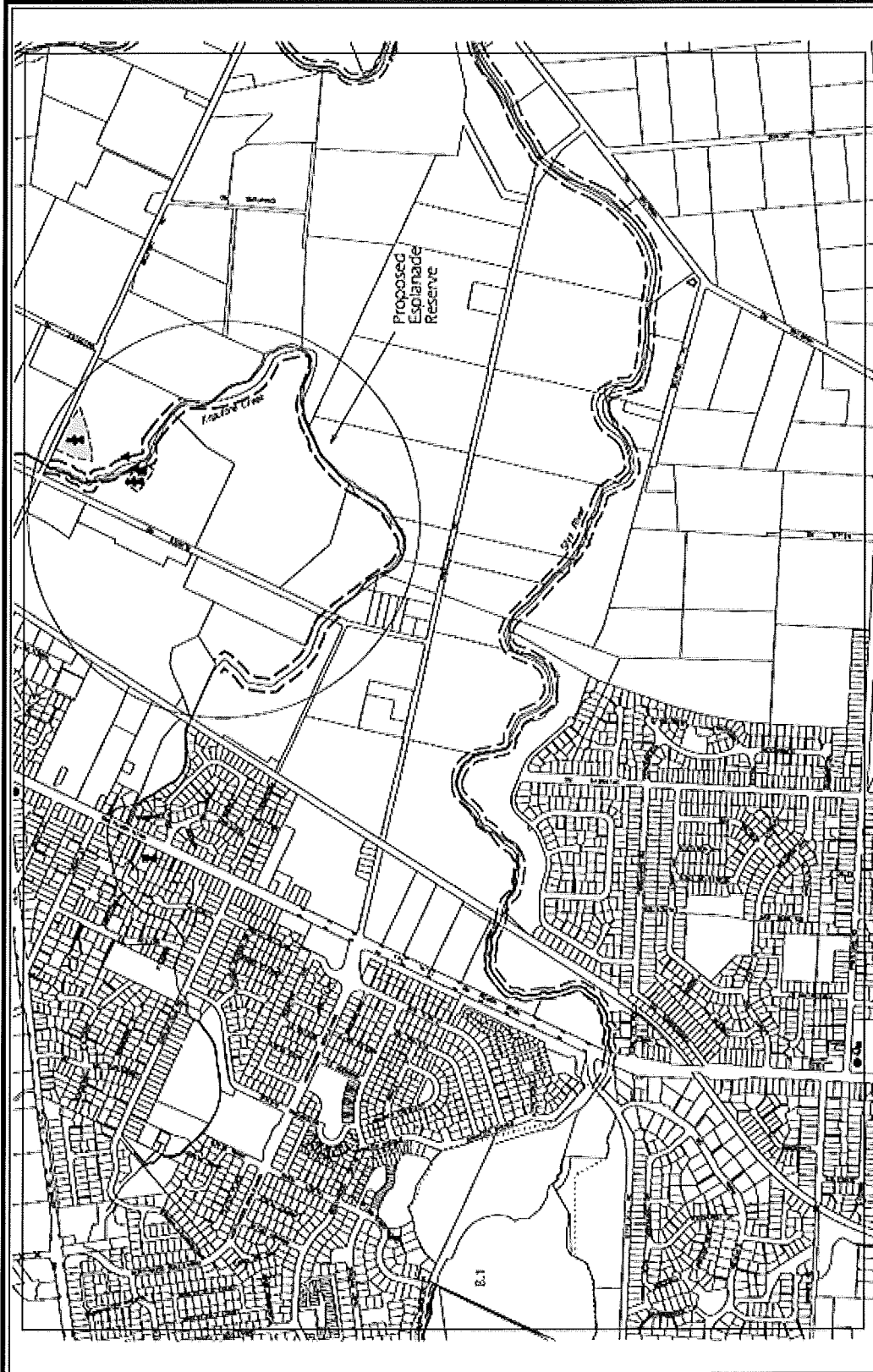
Scale: 1:15,000 Date: 16/11/09
 0 100 200 300 400m

All spiritual facilities (see Part 1) existing as at 24/6/95 and located in living or rural zones are deemed to be Class 2 scheduled activities (see Part 9).

Business & Information Services
 Corporate Support
 Christchurch City Council

Proposed Plan Change 43 : Proposed change to City Plan map 18A

PC 43-08.dgn
 Date 24/11/2010



City of Christchurch
City Planning Maps
 Scale 1:25,000 Date 14/01/03

| | | | | |
|----|----|-----|----|----|
| 10 | 17 | 18B | 19 | 25 |
|----|----|-----|----|----|

Key and Symbols:

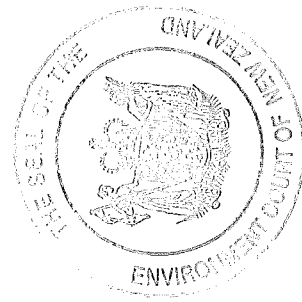
- City Boundary
- Summit Road Protection - R2
- Alford Hill Approach Slope Boundaries
- Alford Hill Valley Central Boundaries
- Pylos
- Hazard Line 1
- Urban High Water Surface
- Road to be stopped
- Unimproved Access Points
- Indicative Road
- Consolidated Facility
- Proposed Tree
- Protected Object, Place or Building
- Group of Protected Trees
- Flood Primary Area (Non-Operative V&B)
- Esplanade Reserve or slip road
- Flood Management Area
- Special Assembly Area
- Community Facility
- Recreational Heritage Area
- Comprehensive Planning Management Area
- Non-Operative Area

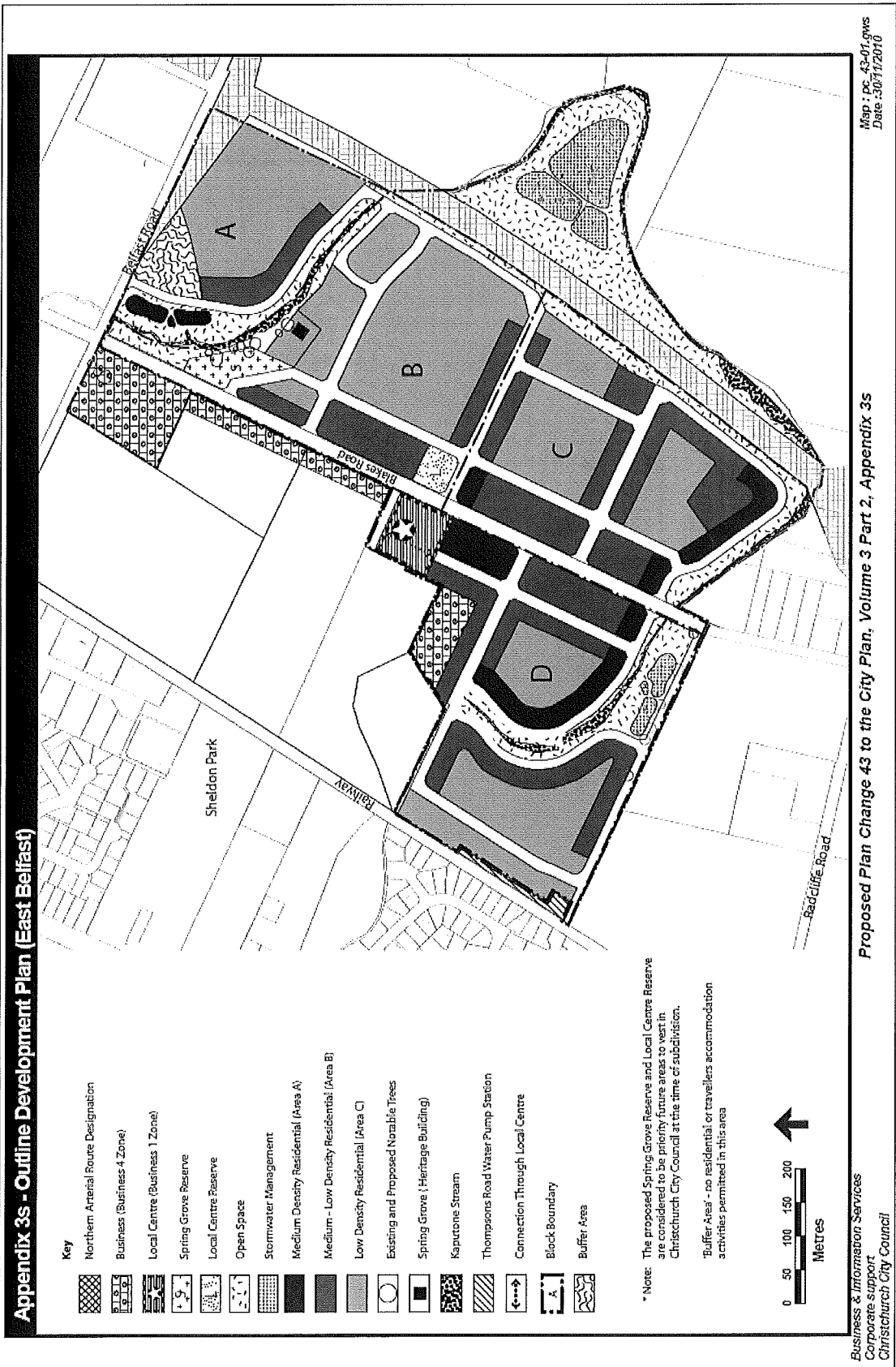
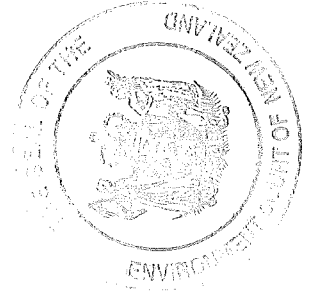
City of Christchurch City Planning Maps
 Scale 1:25,000 Date 14/01/03

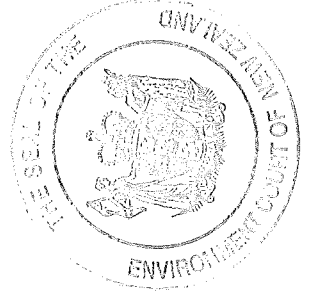
Proposed Plan Change 43 : Proposed change to City Plan map 18B

Prepared by: Environmental Services
 Checked by: Andrew
 Christchurch City Council

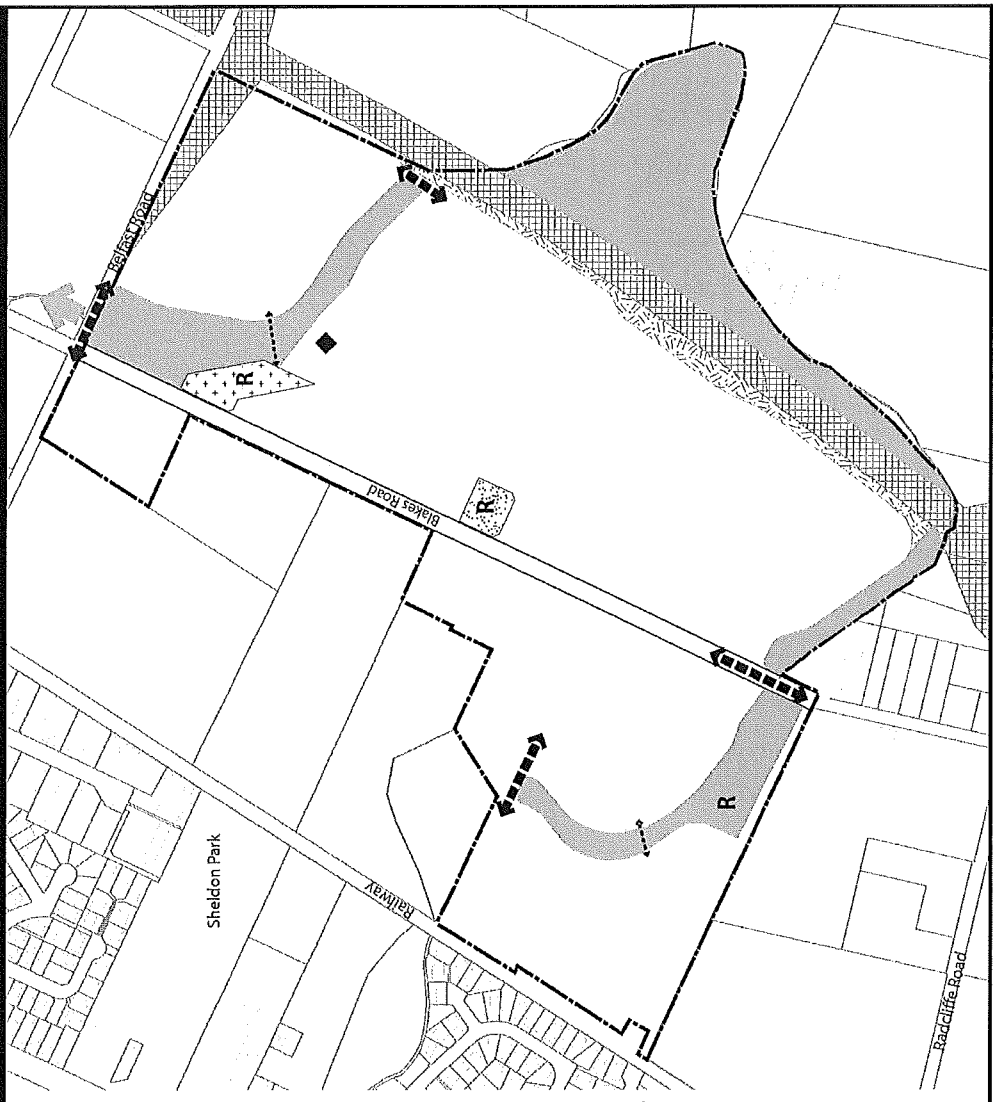
**Outline Development Plan for East Belfast
For Insertion into Appendices of City Plan**





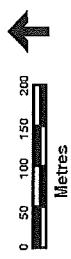


Appendix 3s / 1 - Layer Diagram - Green Network



- Key**
- Kaputone Stream Open Space Corridor
 - Arterial Edge Open Space Corridor
 - Spring Grove Reserve
 - Local Centre Reserve
 - Northern Arterial Route Designation
 - Road Crossing of Kaputone Open Space Corridor
 - Pedestrian Crossing of Kaputone Open Space Corridor
 - Spring Grove (Heritage Building)
 - Location of Neighbourhood Reserve Facilities

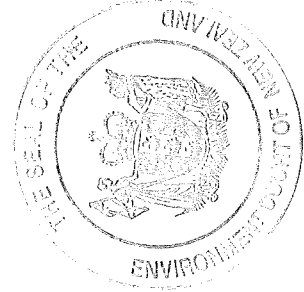
*Note: The proposed Spring Grove Reserve and Local Centre Reserve are considered to be priority future areas to vest in Christchurch City Council at the time of subdivision.



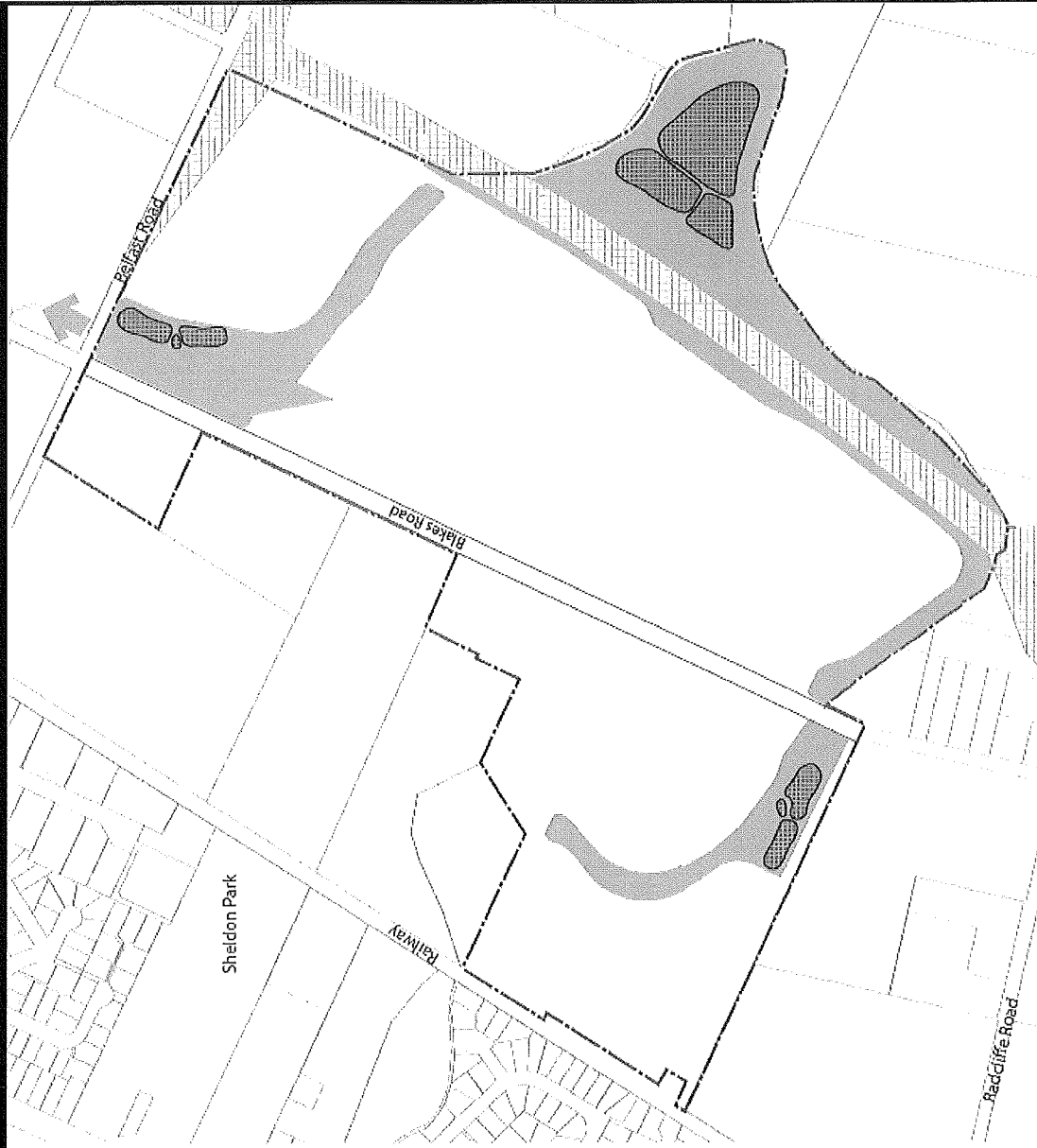
Map : pc_43-02.gms
Date :30/11/2010

Proposed Plan Change 43 to the City Plan, Volume 3 Part 2, Appendix 3s / 1

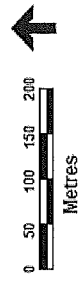
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Appendix 3s / 2 - Layer Diagram - Blue Network



Key
Stormwater Management Opportunities associated with Green Network



Map : pc_43-03.gws
Date : 30/11/2010

Proposed Plan Change 43 to the City Plan, Volume 3 Part 2, Appendix 3s / 2

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MAA-101442-770-533-V1:MAA



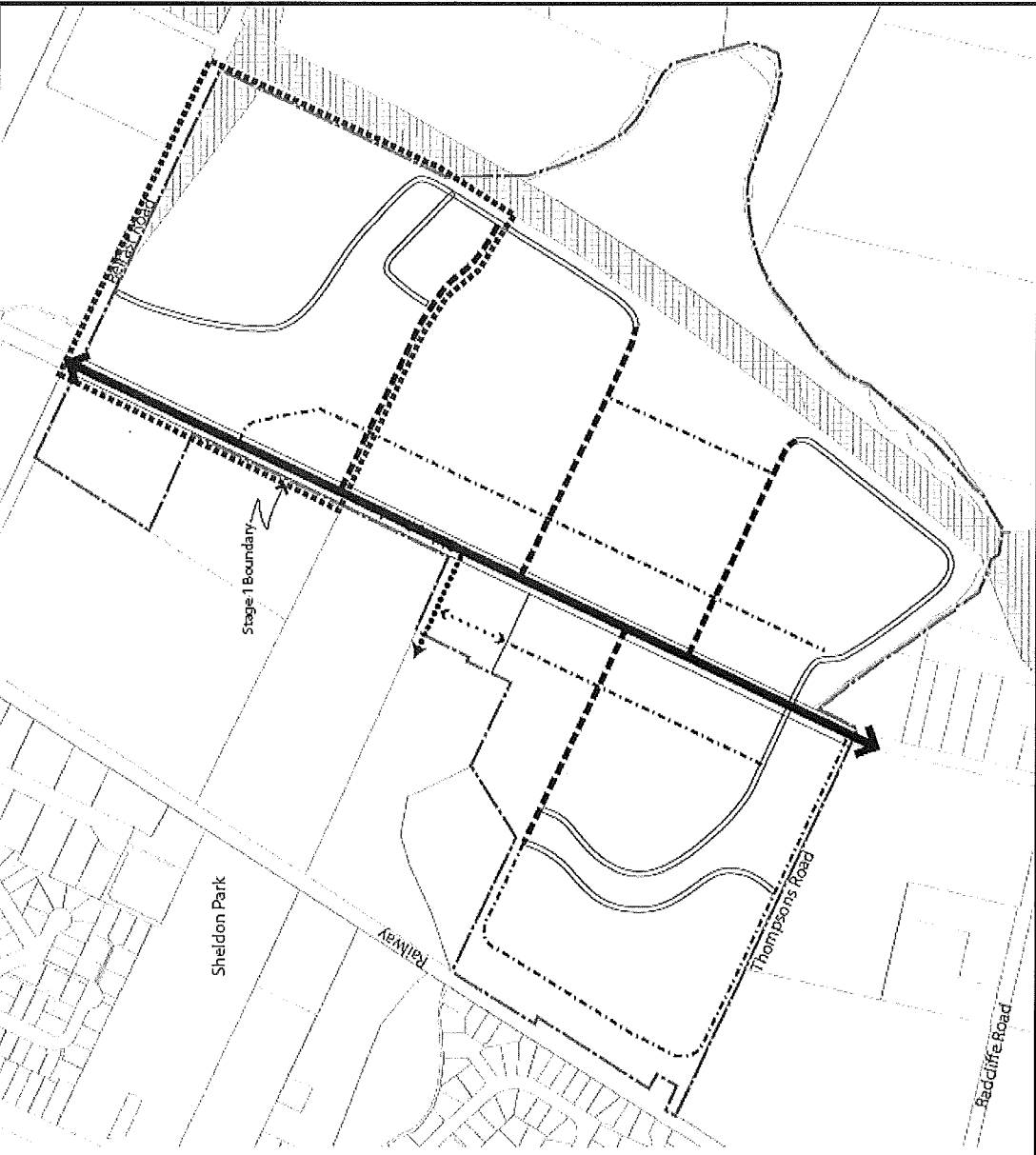
Map : pc_43-04.gws
Date : 30/11/2010

Proposed Plan Change 43 to the City Plan, Volume 3 Part 2, Appendix 3s / 3a

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MAA-101442-770-533-V1:MAA

Appendix 3s / 3a - Layer Diagram - Movement Network - Vehicle Network



Key

- Collector Road (Blakes Road)
- Local Road
- Neighbourhood Local Road
- Parkside Road
- Connection Through Local Centre with equivalent legal width of 17 -19m
- Local - Business Road (Refer Appendix 5 to Part 14 of the District Plan)
- Stage 1 Boundary

Blakes Road (Collector Road) (22-24m)

Local Road (17-19m)

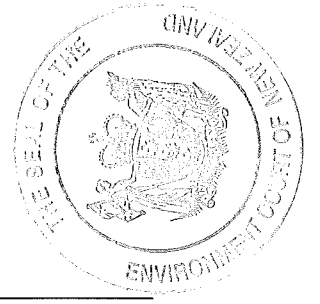
Parkside Road (12-13m)

Neighbourhood Local Road (15-17m)

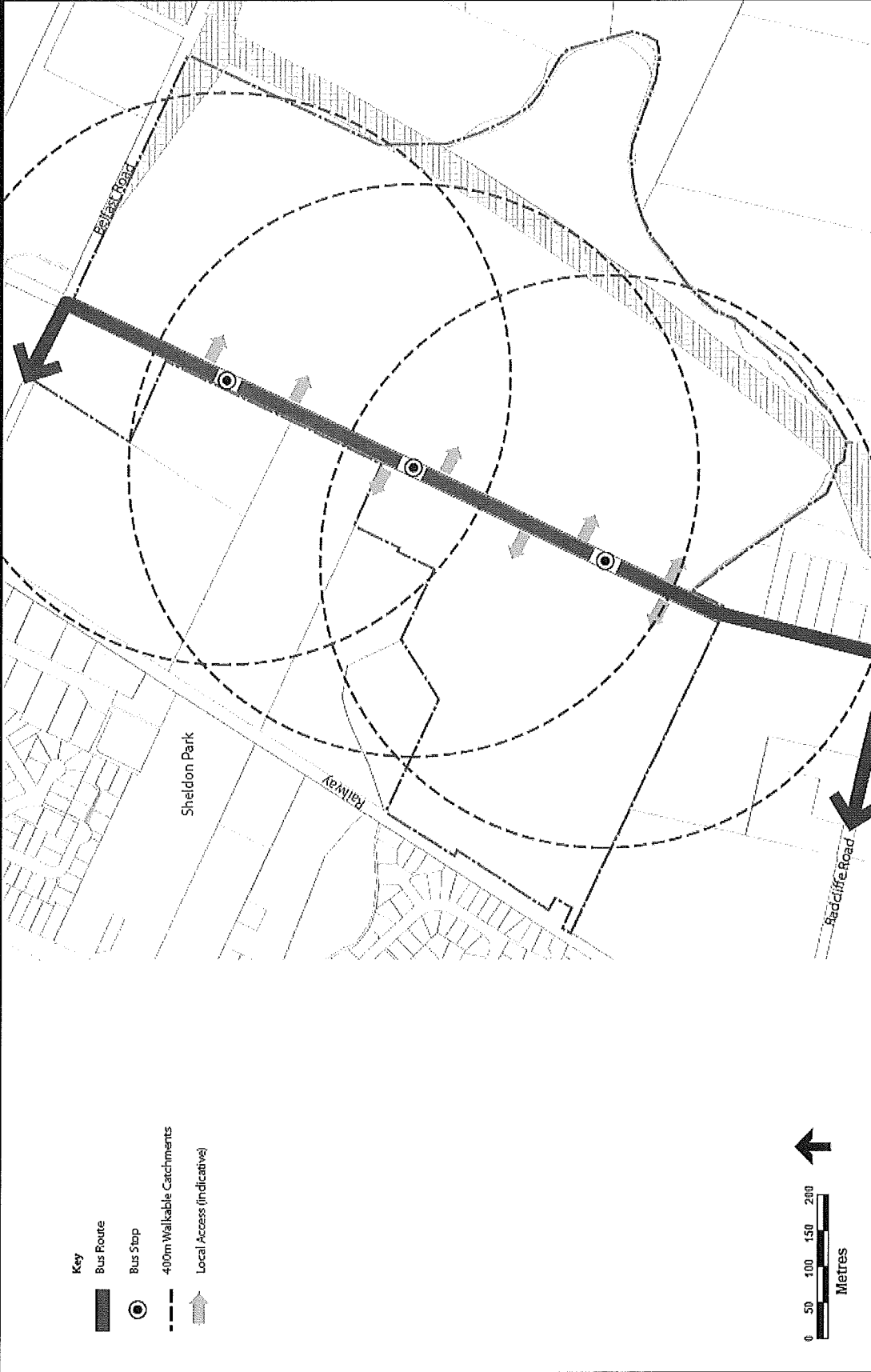
Local Lane (12-13m)

Cycle Lane

0 50 100 150 200 Metres



Appendix 3s / 3b - Movement Network - Public Transport

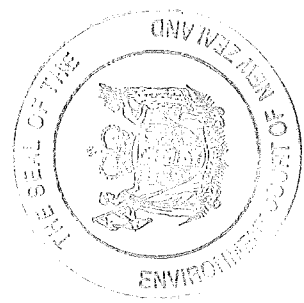


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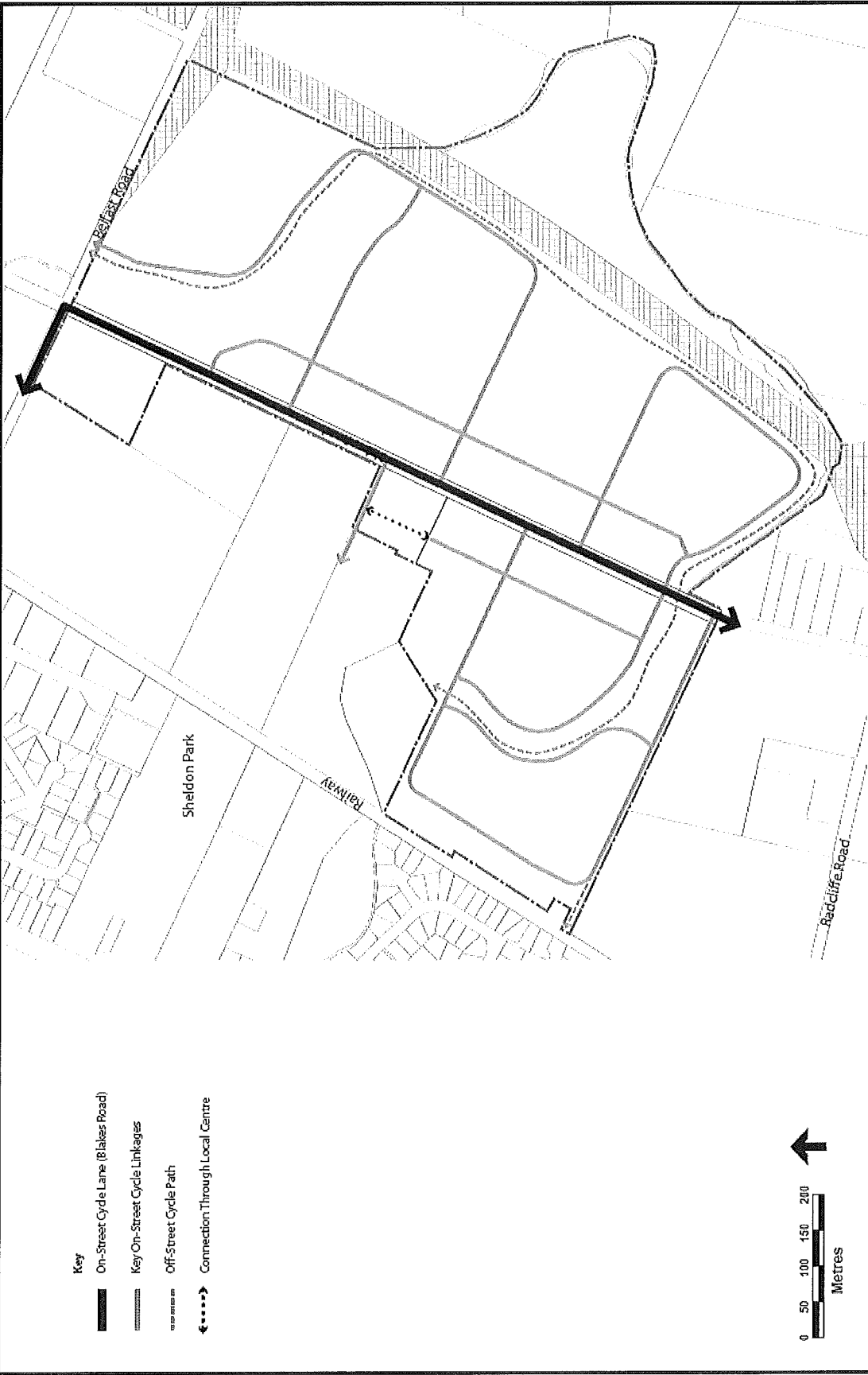
Proposed Plan Change 43 to the City Plan, Volume 3 Part 2, Appendix 3s / 3b

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Appendix 3s / 3c - Layer Diagram - Movement Network - Cycle Network

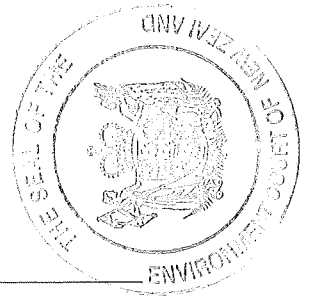


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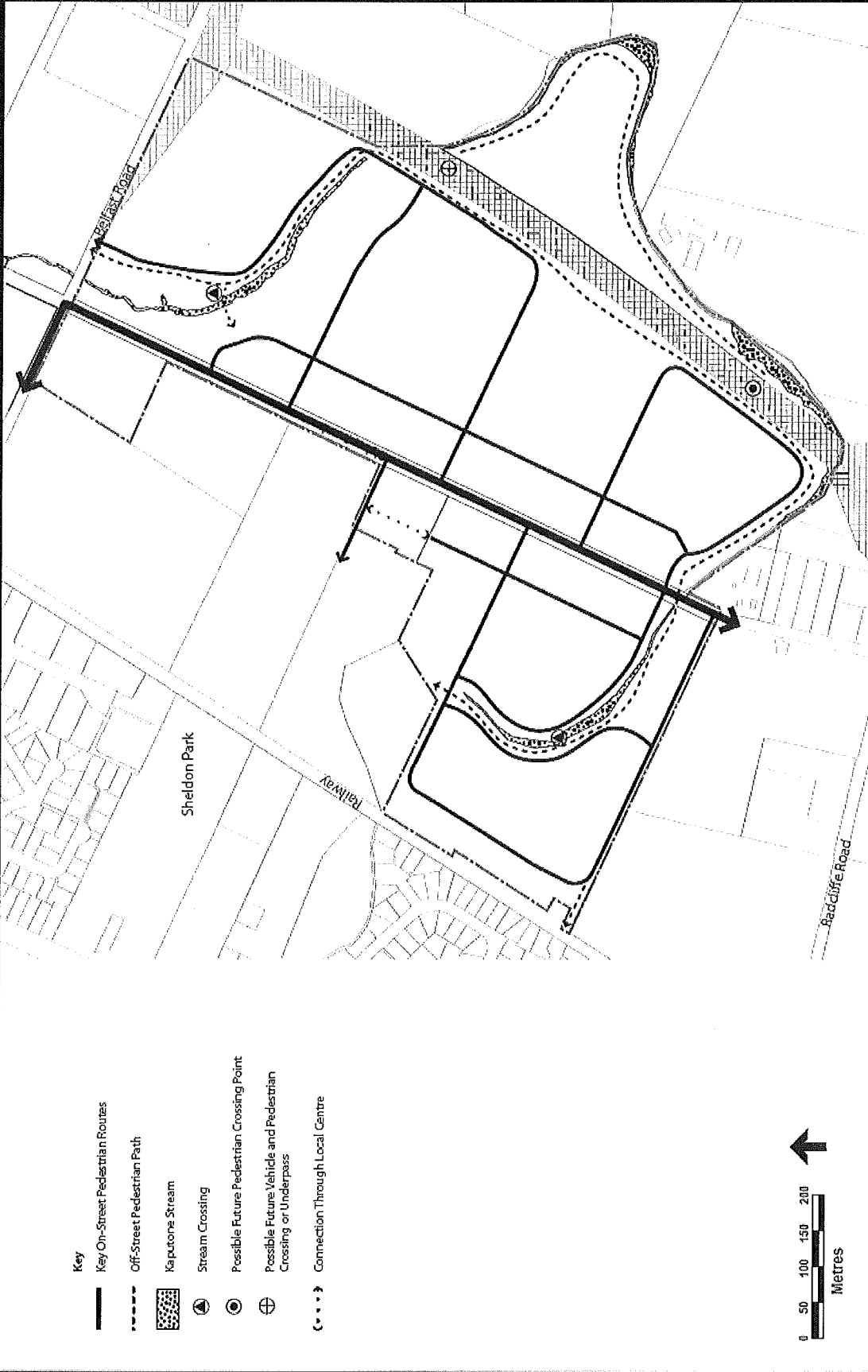
Proposed Plan Change 43 to the City Plan, Volume 3 Part 2, Appendix 3s / 3c

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MAA-101442-770-533-V1:MAA



Appendix 3s / 3d - Layer Diagram - Movement Network - Pedestrian Network



- Key**
- Key On-Street Pedestrian Routes
 - - - Off-Street Pedestrian Path
 - ▨ Kaiputone Stream
 - ▲ Stream Crossing
 - Possible Future Pedestrian Crossing Point
 - ⊕ Possible Future Vehicle and Pedestrian Crossing or Underpass
 - ⋯➔ Connection Through Local Centre



Map : pc_43-07.gws
Date : 30/11/2010

Proposed Plan Change 43 to the City Plan, Volume 3 Part 2, Appendix 3s / 3d

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MAA-101442-770-533-VI:MAA