



## COUNCIL 28. 6. 2012

### 12. PLAN CHANGE 54: MARSHS ROAD – FINAL APPROVAL

<b>General Manager responsible:</b>	General Manager Strategy and Planning, DDI 941-8281
<b>Officer responsible:</b>	Programme Manager District Planning
<b>Author:</b>	David Punselie, Assistant Planner

#### PURPOSE OF REPORT

1. This report seeks Council approval to make operative the changes to the City Plan introduced by its decision on Plan Change 54.

#### EXECUTIVE SUMMARY

2. Private Plan Change 54 was initiated by Calder Stewart Industries Limited (CSIL). It rezones 39 hectares of land bounded by Sir James Wattie Drive, Shands Road, Marshs Road and by the Hornby to Prebbleton railway corridor from Rural 2 to Business 5. The land is shown as part of a new business growth area (CB9) within the Urban Limits in Chapter 12A of the Regional Policy Statement (RPS) and has the alignment of the proposed Christchurch Southern Motorway Stage 2 (CSM2), a Road of National Significance, crossing it.
3. Commissioner Ken Lawn conducted a hearing in December 2011. His recommendation, that the Council adopt the plan change with some modification, was accepted on 12 April 2012. The plan change as amended by the Council decision is attached (**Attachment 1**) to this report. No party having given notice of appeal the Council can now take the necessary steps to make operative the changes introduced by Plan Change 54.

#### FINANCIAL IMPLICATIONS

4. There are no direct financial implications.

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

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

#### LEGAL CONSIDERATIONS

6. The recommendation in this report is for the Council to take the procedural step to make operative the changes introduced by its decision on Plan Change 54. 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. This plan change has reached the stage where it can be made operative.

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

7. Yes. See above.

#### ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

8. 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?

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

#### ALIGNMENT WITH STRATEGIES

10. Aligns with the Greater Christchurch Urban Development Strategy and Chapter 12A of the Canterbury Regional Policy Statement.

**12 Cont'd**

**Do the recommendations align with the Council's strategies?**

11. Yes.


**CONSULTATION FULFILMENT**

12. 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 its decision on Plan Change 54 Marshs Road.
- (b) Authorise the General Manager, Strategy and Planning to determine the date on which the changes introduced by Plan Change 54 become operative.

	<p>Resource Management Act 1991  <b>Christchurch City Plan</b>  Privately Requested  Plan Change as amended by  Council Decision</p>	<h1>54</h1>
<p>Note: From the date of this notification, under Clause 10 of Schedule 1 of the Resource Management Act, the City Plan is amended in accordance with the Council Decision. The decision is subject to appeal and will not have full legal effect until the close of the appeal period if there are no appeals or, if there are appeals, when all appeals are resolved.</p> <p style="text-align: center;"><b>Rezoning of Land on Shands Road between Sir James Wattie Drive and Marshs Road from Rural 2 to Business 5 Zone.</b></p> <p><b>Explanation</b></p> <p>The purpose of the Proposed Plan Change is to rezone the subject site being some 39.05ha of land on Shands Road between Sir James Wattie Drive and Marshs Road from Rural 2 to Business 5 (General Industrial) Zone. This application is a privately initiated Plan Change request made in accordance with Clause 21 of the First Schedule of the Resource Management Act 1991 (the Act).</p> <p>The Plan Change seeks:</p> <p>To rezone land for Business 5 Zone (B5) purposes, integrating with the adjoining B5 Zone (north boundary), the Hornby railway siding and the land identified for “Future Urban Growth – Business” to the immediate west (refer Plan Change No. 1 to the Regional Policy Statement). Given the surrounding activities, transport networks and zoning, as well as the general topography and ground conditions, the site is considered by the requester to better operate as part of the Business 5 Zone area in this sector of Christchurch, rather than as a long term or sustainable part of the Rural 2 Zone.</p> <p>The plan change has investigated a range of potential environmental effects in determining the suitability of the land for Business 5 Zone (General Industrial) use and has sought to address these where the requester considers it necessary.</p> <p>In summary the key amendments to the District Plan are:</p> <ul style="list-style-type: none"> <li>(i) Amend City Plan Maps No. 43A, 44A, 50A and 51A as attached to provide for Business 5 Zoning of the subject land.</li> <li>(ii) Include the attached new Outline Development Plan (Sir James Wattie Drive – Appendix 21)</li> <li>(iii) Make the following changes to the Business 5 Zone, Vol 3, Part 3 Rules: <ul style="list-style-type: none"> <li>▪ Development Standards</li> <li>▪ Critical Standards</li> </ul> </li> </ul> <p style="text-align: right;">Continue...</p>		
<p><b>Date Publicly Notified: 3 August 2011</b>                      <b>Date Operative:</b></p> <p><b>Council Decision: 12 April 2012</b></p> <p><b>Plan Details:</b> Planning Maps 43A, 44A, 50A, 51A    <b>File No:</b> PL/CPO/3/54  Vol.3 Part 3 Appendix 21</p>		

...Continued

- (iv) Make changes to Health and Safety, Vol 3, Part 12 – Manufacturing, use, storage and disposal of hazardous substances.
- (v) Make the following changes to the Subdivision Rules, Vol 3, Part 14:
  - New clause – Outline Development Plan and reasons for the rules; and the inclusion of additional resource consent assessment matters and further explanations to the reasons for the rules

## 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 proposed to be added by the plan change as notified is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~. Any text proposed to be added by the Commissioner’s Recommendation is shown as **bold double underlined** and text to be deleted as ~~**bold double strikethrough**~~.

### AMEND THE CITY PLAN AS FOLLOWS

Volume 2, Section 8, Utilities

Amend Objective 8.3 by adding Business 5 zone at Sir James Wattie Drive to clause (c) and the Reasons as follows:

8.3 Objective: Adverse environmental effects

(...)

- (c) Avoid, remedy or mitigate adverse effects in the **Business 5 Zone at Sir James Wattie Drive**, Business 7, Business 8, Open Space 3 Carrs Road, and Living G Awatea Zones in instances where new development occurs near existing electricity transmission line utilities.

Urban development within the **Business 5 Zone at Sir James Wattie Drive**, Business 7, Business 8 and Living G Awatea Zones is projected by Proposed Change 1 to the Regional Policy Statement.

Amend Policy 8.3.7 and the second paragraph of the accompanying Reasons by adding reference to Business 8 as follows:

Policy 8.3.7 Development adjacent to electricity transmission lines in the **Business 5 Zone at Sir James Wattie Drive**, Business 7, Business 8, Open Space 3 Carrs Road and Living G (Awatea) Zones.

In the **Business 5 Zone at Sir James Wattie Drive**, Business 7, Business 8, Open Space Carrs Road and Living G Awatea Zones avoid, remedy or mitigate adverse effects from new development on the existing high voltage electricity transmission lines traversing those zones.

Reasons

The reverse sensitivity effects generated by subdivision and land use adjacent to the transmission lines, including within the identified corridor, need to be managed in order to

avoid, remedy, or mitigate the adverse effects on both the safe, secure and efficient use and development of the transmission lines and the safety and amenity values of the community. The electricity transmission line corridor will be managed by set minimum buffer distances, from the transmission line assets to manage activities in both the immediate proximity of and adjacent to the lines. The position of the transmission power lines is shown on planning maps 44B and 51B (for Awatea), ~~and~~ 36B and 43B (for Islington) and 43B for Business 5 (Sir James Wattie Drive).

Amend Section 8 – Implementation by including reference to Sir James Wattie Drive at the end of the section as follow:

Rules for the avoidance remedy and mitigation of adverse reverse sensitivity effect on electricity transmission infrastructure shown on planning maps 44B, 51B (for Awatea), ~~and~~ 36B and 43B (for Islington) and 43B for Business 5 (Sir James Wattie Drive).

Volume 3, Part 3, Business Zones, Zone Description 1.13 Business 5 Zone

Amend Zone Description 1.13 Business 5 Zone by adding the following:

Zone Description and Purpose

(...)

In most (but not all) locations, the zone is buffered from living zones by the Business 4 Zones. **The Business 5 land at Sir James Wattie Drive, does not adjoin living but rather rural zonings. Additional rules have been included to improve the level of visual amenity at the rural-urban boundary. The Business 5 Zone at Sir James Wattie Drive is traversed by a high voltage transmission line (BRY-ISL 220kV Line). In accordance with the National Policy Statement on Electricity Transmission 2008 (NPSET) the Council is required to manage development to ensure that any third party development in the transmission corridor does not affect the on-going operation, maintenance, upgrading and development of the line or result in any reverse sensitivity effects.**

Environmental results anticipated

(...)

**(j) The protection of the security of supply of electricity to the City and prevention of reverse sensitivity effects in respect of the National Grid.**

**(k) Avoidance of activities that may constitute a birdstrike hazard or reverse sensitivity issues for aircraft using Christchurch International Airport.**

Volume 3, Part 3, Business Zones, Development Standard 5.2.3 – Street Scene

Add the following new exception to Clause 5.2.3(a) Street scene

**(vi) In the Business 5 Zone on the land covered by the Outline Development Plan (Sir James Wattie Drive – Appendix ~~18~~ 21), the minimum building setback from Shands Road shall range from 40m at the intersection with Marshs Road to 20m at the intersection with Sir James Wattie Drive and 40m along the frontage with Marshs Road, as provided for on the Outline Development Plan.**

Volume 3, Part 3, Business Zones Development Standard 5.2.7 – Landscaped areas:

Amend Clause 5.2.7(a), Area and Location of landscaping by adding the following qualification and new bullet point:

- (...)

- Business 5 Zone (excluding that area of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive – Appendix 18 21), refer Clause 5.2.7(a)(vii)) and that area of the Business 7 Zone shown as hatched on Part 3, Appendix 12 – 7.5%
- ~~▪ Business 5 zone (area covered by the Outline Development Plan, Sir James Wattie Drive – Appendix 18 21) and located within the area of the Outline Development Plan bordered by Sir James Wattie Drive, the internal loop road and the Hornby Industrial Railway line – 7.5%~~
- Business 4T and 4P Zones – 20%

And by adding

On sites other than rear sites, sites within the Business 8 zone and (parts of that sites within the area of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive – Appendix 18 21)), all required landscaping shall be located along the road frontage of the site.

and

Add the following new provision (~~ix~~ xi) to Clause 5.2.7 (a) Landscaped areas

~~(ix)~~ xi) In that part of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive – Appendix 18 21) the minimum area set aside for landscaping and the planting to be undertaken shall be as provided for on that Outline Development Plan. Landscaping with a minimum width of 2.5m is still required along all road frontages.

Add the following advice note to the end of 5.2.7(b) Trees

Advice Note:

Vegetation to be planted within the transmission corridor shown on the Outline Development Plan for Sir James Wattie Drive in Appendix 21 should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact Transpower.

Volume 3, Part 3, Business Zones Development Standard 5.2.8 – Development plans:

Add the following new provisions to Clause 5.2.8 Development plans, being Clause 5.2.8(~~gh~~) and Clause 5.2.8 (~~hi~~)

5.2.8(gh) Within the Business 5 Zone the development of land in the area covered by the whole of the Outline Development Plan (Sir James Wattie Drive – Appendix 18 21) shall be in general accordance with the site layout, landscape area, plant species, and building colour shown on and site layout contained within that Plan and shall ensure that:

- (i) the planting within the landscape setback areas from Shands Road and Marshs Road and the formation of any pedestrian/cycle access within the



landscape area shall be completed and maintained and legal public pedestrian/cycle access formed as a condition of subdivision consent.

- (ii) any pedestrian and cycle access through or within the Outline Development Plan Area shall be illuminated to a level between 2 and 10 lux to provide for safe and convenient access;
- (iii) the road and cycleway layout provides safe and convenient access to the surrounding road network and the public cycleway between Little River, Prebbleton and Hornby;
- (iv) the finished colour of all buildings achieves the outcomes set out in the colour palette for the total height of all the walls over 8m which face directly or are generally parallel to Shands Road and Marshs Road and are located within that sector of the Outline Development Plan to which the colour palette applies; and
- (v) the land is set aside for stormwater infiltration ponds basins and swales in accordance with the Outline Development Plan and that these are designed to achieve an attractive finish and easily maintained grade.
- (vi) Any third party development in the electricity transmission line corridor does not affect the ongoing operation, maintenance, upgrading and development of the line or result in any reverse sensitivity effects.

5.2.8(hi) Any development not in accordance with Clause 5.2.8(gh) will be a restricted discretionary activity with the Council's discretion limited to the relevant matters with which the development does not comply. An exception to this is where building and structures are proposed within 0-12m of either side of the centre line of a high voltage transmission line in which case such activities are non-complying activities.

Volume 3, Part 3, Business Zones, Development Standards

Add the following references to the Business 5 Zone

#### 5.2.15 Waterbodies and Birdstrike Risk

In the Business 5 Zone at Sir James Wattie Drive and Business 8 Zone, because of the birdstrike risk for Christchurch International Airport there shall be no creation of waterbodies, except for stormwater facilities for the disposal and/or treatment of stormwater (...)

Volume 3, Part 3, Business Zones, Community Standard 5.3.1 – Retail Activities

Add the following new provision to Clause 5.3.1 Retail Activities under the Business 4P, 5, 6 and 7 Zones being proposed new Clause 5.3.1(g)

**5.3.1(g) Within that part of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive – Appendix 18 21) provision is made for a single food and beverage outlet of 150m<sup>2</sup>.**

Volume 3, Part 3, Business Zones Critical Standards Clause 5.4

Amend Title as follows:

Critical Standards – Business 4, 5, 7 and 8 Zones

Volume 3, Part 3, Business Zones Critical Standard 5.4.1 – Groundwater Protection

Add the following new provision (ie clause 5.4.1(c)) to clause 5.4.1 Groundwater Protection

**5.4.1(c) In the Business 5 Zone on the land covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 18 21) the Group 3 standards for hazardous substances under Schedule 2 of Part H11, Section 3 Clause 3.3 shall apply.**

Volume 3, Part 3, Business Zones Critical Standard 5.4.2 – Wastewater discharge

Add the following new provision Clause 5.4.2 Wastewater discharge:

**5.4.2(e g) In that part of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive – Appendix 18 21) business activities shall be a non-complying activity where: ~~provision is not made for the disposal of wastewater to the Christchurch City Council Wastewater System, or in the alternative, for any activity where the trade waste and stormwater disposal exceeds a daily average sewerage flow greater than 0.09l/s (litres/second/hectare).~~**

**(i) the total volume of wastewater from the block will exceed a daily average sewage flow of 0.09 l/s/ha (litres/second/hectare); and**

**(ii) until local sewerage capacity is increased, the total volume of wastewater from the block will exceed a daily average sewage flow of 1000 litres/day/ha.**

Volume 3, Part 3 Business Zones, Critical Standard 5.4.6 – Height

Add the following new provision to Clause 5.4.6 Height

- (...)
- (...)
- (...)

- **Business 5 Zone, within the hatched area covered by the Outline Development Plan (Sir James Wattie Drive – Appendix ~~18~~ 21) the maximum height of any building shall be 20m.**

Volume 3, Part 3 Business Zones, Critical Standard:

Add the following new provision (ie clause 5.4.~~89~~ – Outline Development Plan - Sir James Wattie Drive – Appendix ~~18~~ 21) – Road Improvements

**5.4.~~89~~ Outline Development Plan (Sir James Wattie Drive – Appendix ~~18~~ 21) – Road Improvements**  
**Notwithstanding any other provisions of this Plan that may separately make an activity permitted, controlled, restricted discretionary or fully discretionary any development within the area covered by the Outline Development Plan – Sir James Wattie Drive – Appendix ~~18~~ 21 shall be a non-complying activity until the intersection of Shands Road – Sir James Wattie Drive is upgraded by way of a roundabout or traffic lights the layout and design of the intersection ~~to be~~ shall be agreed with the City Council.**

Add the following to Reference to other Critical Standards after Part 3, 5.4 Business Zones Critical Standards

**Electricity Transmission Line Corridor (refer Part 9, Clause 4)**

Volume 3, Part 3, Business Zones Clause 6.0 Assessment matters for Resource Consents

In the title for 6.7, add reference to the Business 5 zone at Sir James Wattie Drive as follows:

6.7 Business 3, 3b, 4, 4P, 4T, 5, (**including the Business 5 zone at Sir James Wattie Drive**) 6, ~~and~~ 7, and 8 Zones

6.7.17 Waterbodies and Birdstrike risk

(a) The extent to which the proposed water features will be attractive to birdlife that might pose a birdstrike risk to the operations of Christchurch International Airport Limited;

(b) Whether a management plan has been developed that demonstrates there will be ongoing operation and maintenance of the stormwater system to minimise bird strike risk for the life of the stormwater system, and whether that plan has been developed in consultation with Christchurch International Airport Limited.

Volume 3, Part 3, Business Zones Clause 6.0 Assessment matters for Resource Consents, Sub-clause 6.7

Add the following new assessment matter to 6.7.2 Street Scene

**(g) Within that part of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive – Appendix ~~18~~ 21) the effect of reducing that**

**standard on the visual amenity of the adjoining Rural Zone and nearby public cycleway, and on the approach to Christchurch along Shands Road or Marshs Road.**

Volume 3, Part 3, Business Zones Clause 6.0 Assessment Matters for Resource Consents

Amend 6.7.7 to read Outline Development Plans – Business 4, **5 and 8** Zones ~~and Business 5 Zone~~.

Add the following new provision:

**6.7.7(DE) In relation to that part of the Business 5 zoned land located within the Outline Development Plan, Sir James Wattie Drive, Appendix 18 21.**

- (a) **The extent to which the development provides for safe and efficient connectivity to the surrounding area and transport network for vehicles, pedestrians and cyclists including to Marshs Road.**
- (b) **The extent to which the development provides safe and efficient linkages within the site for all forms of transport.**
- (c) **The extent to which the landscaping, (planting and maintenance) and stormwater ~~treatment ponds~~ infiltration basins maintain or enhance the visual amenity of the site and in particular the urban-rural edge at Marshs Road and the approach to Christchurch City on Shands Road.**
- (d) **The extent to which building, form, colour and location on site mitigates the visual dominance of buildings when viewed from the rural-urban boundary, the Little River-Hornby cycleway and the south side of Marshs Road; and**
- (e) **The extent to which the planting (species and density) will maintain an attractive green edge to the urban area and provide habitat for birdlife.**
- (f) **Effects on high voltage transmission lines (except where buildings and structure are proposed and located within 12m either side of the centreline and are therefore non-complying activities – see Rule 9-4.4.8).**

Volume 3, Part 3, Business Zones Clause 7.5 Reasons for Rules

Add the following explanation to Clause 7.5.2 Street scene (at the end of paragraph three)

**In the area of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive – Appendix ~~18~~ 21) increased street scene setback is provided along the frontage with Marshs Road and Shands Road to consolidate a green edge to the city and the rural-urban boundary and to maintain the amenity values of the Shands Road approach to the City.**

Add the following explanation to Clause 7.5.6 Landscaped areas (as a new paragraph five).

**The location and extent of landscaping in the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive – Appendix ~~18~~ 21) has been provided for in a consolidated and comprehensive manner in order to establish an integrated green edge to the City and to maintain a high level of visual amenity along the rural-urban boundary and the principal road frontages of Marshs Road and Shands Road.**

Add new wording as follows to existing paragraph 15:

The **Business 5 zone at Sir James Wattie Drive, and** Business 8 Zone at Islington ~~is~~ **are** traversed by ~~an~~ electricity transmission corridors. The height of landscaping beneath ~~this~~ **these** corridors is required to comply with the Growth Limit Zones as prescribed by the Electricity (Hazards from Trees) Regulations 2003. These regulations seek to ensure that the safe and efficient functioning of the electricity network is not threatened by the growth of tall vegetation in close proximity to the conductors. (...)

Add the following explanation to Clause 7.5.7 Development plan:

**In relation to that part of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive – Appendix ~~18~~ 21) the development plan is intended to achieve the following objectives:**

- **to ensure coordinated safe and efficient access for all modes of transport within the area and to the surrounding transport networks;**
- **to identify the important locations for the provision of open space and landscape enhancement;**
- **to enhance buildings so as to minimise the visual impact of buildings on the rural-urban boundary, nearby rural activities and public areas; and**
- **to ensure provision is made for the principal elements of the stormwater network.**

Add the following paragraph to the explanation to Clause 7.5.11 Rooding and access:

**Development within that part of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive – Appendix ~~18~~ 21) has the potential to generate a significant number of vehicle movements at the intersection of Sir James Wattie Drive and Shands Road which will cause extensive delays for right turning**

**traffic and resulting congestion. To mitigate this effect provisions have been included to limit access from Sir James Wattie Drive until such time as the intersection is upgraded. These measures will ensure that the function of Shands Road is not compromised as a major access link to Christchurch.**

Add the following to the explanation to Clause 7.5.12:

**The same precaution has also been applied to that area of the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive – Appendix 18 21).**

Add the following explanation to Clause 7.5.13(b) Wastewater discharge and number the existing clause 7.5.13(a)

**7.5.13(b) All business activities located within the area covered by the Outline Development Plan (Sir James Wattie Drive – Appendix 18 21) are restricted to a non-complying activity until the Christchurch City Council Wastewater System is upgraded to accommodate wastewater from business activities within that Outline Development Plan area or the daily average sewerage flow from any new activity where the total volume of wastewater from the block would exceeds 0.09 l/s /ha (litres/second/hectare). This reflects limited capacity in downstream trunk sewers for discharges from businesses in the western area of Christchurch. In addition, there is a local sewerage capacity issue in the immediate area. The rule restricting total flow to 1000 litres/ha/day until local capacity upgrading occurs, only provides for a very low sewage flow. This means that businesses in this block will generally need to have a low labour intensity, for example large distribution activities. Before any development which is more labour intensive overall or generates more than this flow in total can occur, local upgrading of capacity will be necessary beyond the area covered by Appendix 21.**

Add the following new explanation to clause 7.5.20 – Height

**Within the hatched area part of the Business 5 Zone shown on covered by the Outline Development Plan (Sir James Wattie Drive – Appendix 18 21) the maximum building height has been set at 20m. This is to maintain a building height consistent with nearby business activities and to recognise the location of the subject land adjoining the rural-urban interface in this part of the city. It also provides for a building height that can be well screened by the comprehensive and coordinated landscape setback and planting species identified on the Outline Development Plan for the Marshs Road and Shands Road frontages. For the non-hatched Business 5 Zoned area shown on this ODP, there is no maximum building height.**

Add the following explanation to Clause 7.5.22 Waterbodies and Birdstrike

The Business 8 Zone is located in proximity to the Christchurch International Airport Limited aircraft approach slopes, **and the Business 5 Zone at Sir James Wattie Drive is not far away and is located on a bird flight path.** As such, it is important that the risk of birdstrike on Airport operations is minimised. Water features are therefore not anticipated **in either zone, within the Business 8 Zone** apart from any basins necessary for the management and disposal of stormwater. Such basins are to be designed to minimise their attractiveness for bird species that potentially create a birdstrike risk. Proposals that do not comply with this rule are to be limited notified to Christchurch International Airport Limited so that CIAL can have the opportunity to respond to potential risk posed by such proposals.

Part 3, Business Zone – Appendices

**Add New Appendix ~~18~~21 – Outline Development Plan (Sir James Wattie Drive).**

## Volume 3, Part 9, General City Rules

Amend Clause 4.4.7 as follows:

4.4.7 Electricity Transmission Line Corridor – Restricted Discretionary Activity. ~~Corridor applicable to the area shown on Part 2, Appendix 3T – Outline Development Plan (Awatea)~~

For the transmission lines shown on Part 2, Appendix 3S – Outline Development Plan (Awatea), ~~and~~ Part 3, Appendix 18, Outline Development Plan Business 8 Zone – Islington, and Part 3, Appendix 21, Outline Development Plan – Sir James Wattie Drive, the:

- Erection of a building; or
- Planting of vegetation that can exceed a height of 3m when mature; or
- Erection of any other structure that exceeds 3m in height

shall be a restricted discretionary activity where located between 12 and 32 metres from the centre line at ground level of the transmission corridor (...)

Advice Note:

The Electricity Transmission Line network utility owner or operator shall be considered an affected party for any activity requiring consent.

Any application within the transmission line corridor in the Business 5 zone at Sir James Wattie Drive and Business 8 Zone need not be publicly notified and need not be served on any affected party other than Transpower New Zealand Limited.

Amend as follows:

Clause 4.4.8 Electricity Transmission Line Corridor – Non Complying Activity ~~applicable to the area shown on Part 2, Appendix 3T – Outline Development Plan (Awatea)~~

Within 12 metres either side of the centre line of the transmission lines shown on Part 2, Appendix 3S – Outline Development Plan (Awatea), ~~and~~ Part 3, Appendix 18 Outline Development Plan Business 8 Zone (Islington), and Part 3, Appendix 21, Outline Development Plan – Sir James Wattie Drive there shall be no:

- Erection of a building; or
  - Planting of vegetation that can exceed a height of 3m when mature (except in the Business 8 Zone); or
  - Erection of any other structure that exceeds 3m in height
- (...)

Amend as follows:

4.5.3 Assessment Matters - Electricity Transmission Line Corridor as shown on Part 2, Appendix 3S – Outline Development Plan (Awatea), ~~and~~ Part 3, Appendix 18, Outline Development Plan Business 8 Zone ( Islington), and Part 3, Appendix 21, Outline Development Plan – Sir James Wattie Drive.



(a) Where an application for resource consent for building(s) is considered, the Council's discretion shall be restricted to the following:

- the risk to the structure and functioning of the transmission line;
- (...)
- 

Clause 5 Filling, Excavation and Building Adjacent to Waterways  
Amend as follows:

5.6 Filling and Excavation Under Transmission Lines **Business 5 Zone at Sir James Wattie Drive and** Business 8 Zone

Except for earthworks for existing and new Network Utilities, no earthworks (including both filling and excavation) shall be carried out within 12 metres from the centre line of the electricity transmission lines shown on the outline development plans **for the Business 5 zone at Sir James Wattie Drive and the** Business 8 Zone Islington.

Amend as follows:

Assessment Matters 5.8.6 Filling and Excavation Under Transmission Lines – **Business 5 Zone at Sir James Wattie Drive and** Business 8 Zone

- a) Any effects on the integrity of the transmission line.
  - b) The volume, area and location of the works, including temporary activities such as stockpiles in relation to the transmission line corridor and infrastructure.
  - c) The timing and duration of the works.
  - d) The effectiveness of the proposed site remediation and the long-term protection of effects on the transmission line.
- (...)

## Volume 3, Part 10, Heritage and Amenities

## Section 3 Display of Outdoor Advertisements

## Amend 3.4.1 Area and Number as follows:

(d) Business RP, 3, 3B, 4, 4P, 4T, 5, 7 and 8 Zones, Special Purpose (Hospital, Airport, Rail, Landfill, Transfer Station) Zones, Special Purpose (Wigram) Zone - Areas A and B, and scheduled service stations

(i) (...)

(ii) (...)

(iii) (...)

**(iv) for sites within the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive – Appendix 21) which are adjacent to Marshs Road or Shands Road, no signs shall be permitted which face these roads.**

**(v) for sites within the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive – Appendix 21) other than those which are adjacent to Marshs Road or Shands Road, and for facades of buildings on sites listed in (iv) above which do not face those roads,**

- **the maximum total area of outdoor advertisements on any site shall be 10% of the site frontage area, provided that the maximum area of any single free standing sign shall be 10m<sup>2</sup>.**
- **The maximum area of any single outdoor advertisement on any building façade shall be 50m<sup>2</sup>.**
- **The minimum separation distance between any two outdoor advertisements shall be 5 metres.**
- **The total number of free-standing outdoor advertisements on any site shall be one.**

## Amend 3.4.3 Height as follows:

(d) Business RP, 3, 3B, 4, 4P, 4T, 5 **(including sites within the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive) – Appendix 21)**, 6 and 7 Zones, together with the Special Purpose (Wigram) Zone - Areas B, Special Purpose (Airport) Zone and scheduled service stations

(i) The maximum height of any free-standing outdoor advertising shall be 9m.

(ii) Any outdoor advertisement attached to, or displayed on a building shall not exceed the facade height of the building.

## Amend 3.4.4 Illumination as follows:

Any outdoor advertisement shall not be internally or externally illuminated by intermittent or flashing light sources.

**For sites within the Business 5 Zone covered by the Outline Development Plan (Sir James Wattie Drive – Appendix 21) signs may only be illuminated by wall/sign mounted light fittings and/or ground mounted uplights.**

Volume 3, Part 11, Health and Safety

3.3 Specific rules – Manufacturing, use, storage and disposal of hazardous substances.

Add the following item to Schedule 2 – Zone Groupings for hazardous substances (Group 3)

<b>Schedule 2 – Zone groupings for hazardous substances</b>			
<b>Group 1</b>	<b>Group 2</b>	<b>Group 3</b>	<b>Group 4</b>
		<ul style="list-style-type: none"> <li>▪ <u>Business 5 Zone – that area covered by the Outline Development Plan – Sir James Wattie Drive – Appendix <del>18</del> 21, Part 3</u></li> </ul>	

Amend Section 3.5 Reasons for rules as follows:

**Special provision has also been made in that part of the Business 5 Zone located within the Outline Development Plan (Sir James Wattie Drive, Part 3, Appendix ~~18~~ 21) to recognise the potential risk of contamination by hazardous substances to the Christchurch groundwater. Additional provisions for sites located in the Outline Development Plan will effectively manage and minimise the potential for contamination of the groundwater.**

Volume 3, Part 14, Subdivision

Add a new Clause 23.0 as follows:

**2423.0 Subdivision within the Business 5 Zone Outline Development Plan (Sir James Wattie Drive) Part 3, Appendix 18**

**2423.1 Development Standards**

**24.1.1 Outline Development Plan**

**(a) Within the Business 5 Zoned land covered by the Outline Development Plan (Sir James Wattie Drive – Appendix 18 21) the subdivision of land shall be in general accordance with the Outline Development Plan landscape areas, plant species, road, pedestrian and cycleway layout and provision for stormwater.**

**Within the Business 5 Zoned land covered by the Outline Development Plan (Sir James Wattie Drive – Appendix 18 21) the establishment and maintenance of planting within the landscape setback areas from Shands Road and Marshs Road shall be required as a condition of subdivision consent.**

**Any development not in general accordance with the Outline Development plan will be a restricted discretionary activity with the exercise of the Council’s discretion limited to the relevant matters with which the development does not comply.**

**(b) With respect to any subdivision within the transmission line corridors on the Outline Development Plan (Sir James Wattie Drive – Part 3, Appendix 21):**

**No allotment shall be created within the transmission line corridors other than an allotment to provide for a network utility (for example stormwater), that does not allow for a building that complies with Clauses 4.4.7 and 4.4.8 Volume 3 Part 9.**

Add a new Clause as follows:

**23.2 Assessment Matters**

~~(a) (...)~~

~~(b) (...)~~

**(c) When considering an application for subdivision within the transmission line corridors shown on the Outline Development Plan, Part 3, Appendix 20, and the Outline Development Plan (Sir James Wattie Drive – Appendix 21), the Council shall reserve its control over:**

**(i) the extent to which the subdivision design mitigates the effects on the lines, for example through the location of roads and reserves under the line, or lot layout.**

**(ii) the ability for maintenance and inspection of the transmission line, including ensuring access for the same.**

**(iii) the extent to which the design and development will minimise risk or injury and/or property damage from such lines.**

**(iv) the extent to which potential adverse effects including visual impact are mitigated, for example through the location of building platforms and landscape design.**

**(v) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).**

**(vi) The outcomes of any consultation with the affected utility operator.**

Add the following new Clause to Clause 29.0 Subdivision of Land – Reasons for Rules

**25.24 29.31 Outline Development Plan for the Business 5 Zone (Sir James Wattie Drive Appendix 18 21)**

**A comprehensive Outline Development Plan has been included to guide development within the Business 5 Zone (Outline Development Plan – Sir James Wattie Drive - Appendix 18 21). The purpose of the Outline Development Plan is to assist the Council in managing the effects of the use and development of the site, while also ensuring the enhancement of the environment through the implementation of the landscape provisions of that Plan. Development Standard 24-123.1 requires the Landscape Area trees to be planted and maintained and legal public pedestrian and cycle access to be provided as conditions of subdivision consent. This comprehensive approach to the whole site was promoted by the landowner at the time the land was rezoned from Rural 2 to Business 5 and was accepted by the Council as being able to achieve a better overall outcome.**

Amend Planning Maps 43A, 44A, 50A, 51A to show change of zoning form Rural 2 to Business 5 Zone.

