

**BEFORE THE CHRISTCHURCH REPLACEMENT  
DISTRICT PLAN INDEPENDENT HEARINGS PANEL**

**IN THE MATTER** of the Resource  
Management Act 1991  
and the Canterbury  
Earthquake  
(Christchurch  
Replacement District  
Plan) Order 2014

**AND**

**IN THE MATTER** of the Commercial  
(part) and Industrial  
(part) Proposals

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**MEMORANDUM OF COUNSEL SEEKING DIRECTIONS REGARDING  
LYTTELTON MARKET SUBMISSIONS**

**21 APRIL 2015**

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**MAY IT PLEASE THE PANEL:**

1. This memorandum of counsel is filed on behalf of the Christchurch City Council (**the Council**). The Council seeks a direction on whether submissions concerning temporary activities in Lyttelton, including the Lyttelton Market, should be considered as part of the Stage 1 Industrial and Commercial hearing, or whether they should be considered as part of the Stage 2 Transport (Proposal 7) hearing and the Stage 2 General Rules and Procedures (Proposal 6) hearing, which includes rules on temporary activities.
2. Sixty Stage 1 submissions have been made on specific provisions in the Commercial Proposal as notified that relate to temporary activities in Lyttelton, namely 15.5.2.1 (P17 and P18) and Appendix 15.9.10 (Lyttelton master plan overlay area). These provisions are shown in the excerpts from the notified Commercial Proposal that are attached as **Appendix 1** to this memorandum. A list of the relevant submissions is attached as **Appendix 2** to this memorandum.
3. In the Statement of Issues dated 2 March 2015, the Council stated as follows:<sup>1</sup>

*Submissions have been made on the following issues, which the Council considers should be heard in Stage 2:*

- (a) *Provision made for the Lyttelton Farmers Market on London Street, and whether controls are necessary to manage effects on the surrounding environment – this is more appropriately considered as part of the hearing on the part of the Transport Chapter in Stage 2, which includes the zoning of roads as a Transport zone; and*
- (b) *Submissions seeking provision for other temporary activities – this is more appropriately considered as part*

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<sup>1</sup> Paragraph 14.1.

*of the hearing on that part of Chapter 6 which will be notified in Stage 2.*

4. Similar comments were made in the statement of evidence of Mr Mark Stevenson, dated 13 April 2015.<sup>2</sup>
5. The Council considers that the submissions that concern temporary activities in Lyttelton are better considered as part of Stage 2, for the following reasons:
  - 5.1 The Stage 2 Transport proposal proposes to zone London Street as a Transport zone, despite being shown on the Stage 1 planning maps as zoned Commercial Banks Peninsula. All roads were shown on the Stage 1 planning maps as either commercial, industrial or residential for simplicity, but it was always intended that roads would be zoned as a Transport Zone as part of Stage 2. This zoning would reflect the zoning of roads in the Operative Plan, although the Stage 2 planning maps are intended to show the Transport zone, while the planning maps in the Operative Plan did not;<sup>3</sup>
  - 5.2 The relevant specific provisions in the Commercial Proposal that relate to temporary activities in Lyttelton are proposed to be deleted, as set out in the Revised Commercial Proposal dated 8 April 2015, and attached as **Appendix 3** to this memorandum; and
  - 5.3 Rules are proposed as part of Proposal 6 (General Rules and Procedures) at Stage 2 that apply to temporary activities, including markets, across the City.

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<sup>2</sup> Paragraph 28.1.

<sup>3</sup> Note that the Operative Plan maps did not show roads as Special Purpose (Road) Zone, rather it was stated in the text of the Operative Plan that all roads were zoned Special Purpose (Road) (see Volume 3, Part 8, paragraph 1.4). It was decided that for the sake of clarity, the Proposed Plan planning maps would show the Special Purpose (Road) Zone.

6. Accordingly, the Council respectfully seeks a direction from the Panel that the submissions concerning temporary activities in Lyttelton listed in **Appendix 2** should be heard as part of Stage 2.

**DATED** this 21<sup>st</sup> day of April 2015

A handwritten signature in blue ink that reads "M. Leslie".

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J G A Winchester / S J Scott / M D Leslie  
Counsel for Christchurch City Council

**Appendix 1: Provisions from the Notified Commercial Proposal relevant to temporary activities in Lyttelton**

while still permitting commercial development on the site or adjoining sites.

- f. The site layout, building specifications, nature and/or purpose of the proposed residential accommodation, and the need or likely demand for residential accommodation of that kind in the general area.

#### 15.4.5.4 Building height in the Commercial Local centre at Wigram

- a. Whether the additional building bulk and activities will have an adverse effect on the amenity of the town centre and surrounds.
- b. The extent to which the character of the residential areas surrounding the Commercial Local Zone (Wigram) remains reasonably open rather than being dominated by buildings.
- c. The extent to which the additional height results in a built form which would strengthen the role of the Commercial local zone as the physical, visual and activity centre for the community.

### 15.5 Rules- Commercial Banks Peninsula zone

#### 15.5.1 How to use the rules

- 15.5.1.1 The Rules that apply to activities in the Commercial Banks Peninsula Zone are contained in:
  - a. The Activity Status Tables (including Activity Specific Standards) in Rule [15.5.2](#); and
  - b. Built Form Standards in [15.5.3](#).
- 15.5.1.2 The Activity Status Tables and Standards in the following Chapters also apply to activities in all areas of the Commercial Banks Peninsula Zone (where relevant):

5	Natural Hazards;
6	General Rules and Procedures
7	Transport;
8	Subdivision, Development and Earthworks;
9	Heritage and Natural Environment;
11	Utilities, Energy and Infrastructure; and
12	Hazardous Substances and Contaminated Land.

#### 15.5.2 Activity status tables- Commercial Banks Peninsula zone

##### 15.5.2.1 Permitted activities

The Activities listed below are Permitted Activities if they comply with the Activity Specific Standards set out in this table and the Built Form Standards in Rule [15.5.3](#). Note that the Built Form Standards do not apply to an activity that does not involve any development.

Activities that are not listed in this table or that do not meet the standards will be Restricted

Discretionary, Discretionary or Non-complying, as specified in Rules [15.5.2.3](#) – [15.5.2.5](#) below.

Activity	Activity specific standards
<p>The use of an existing <u>building</u> for the following activities in Lyttelton or Akaroa and the erection of <u>buildings</u>, <u>relocatable building</u> or <u>relocation of a building</u>, external additions, alterations, and repairs for the following activities in the Commercial Banks Peninsula Zone at Governors Bay, Diamond Harbour, Church Bay and Little River.</p>	
P1	<p><u>Retail Activity</u></p> <p>a. Nil</p>
P2	<p><u>Second-hand Goods Outlet</u></p> <p>a. Nil</p>
P3	<p><u>Supermarket</u></p> <p>a. Nil</p>
P4	<p><u>Commercial Services</u></p> <p>a. Nil</p>
P5	<p><u>Office</u></p> <p>a. Nil</p>
P6	<p><u>Entertainment Facility</u></p> <p>a. Nil</p>
P7	<p><u>Gymnasium</u></p> <p>a. Nil</p>
P8	<p><u>Community Facility</u></p> <p>a. Nil</p>
P9	<p><u>Health Care Facility</u> outside the Lyttelton Port Influences Overlay Area defined on the planning maps</p> <p>a. Nil</p>
P10	<p><u>Education Activity</u> outside the Lyttelton Port Influences Overlay Area defined on the planning maps</p> <p>a. Nil</p>
P11	<p><u>Care facility</u> outside the Lyttelton Port Influences Overlay Area defined on the planning maps</p> <p>a. Nil</p>
P12	<p><u>Pre-School</u> outside the Lyttelton Port Influences Overlay Area defined on the planning maps</p> <p>a. Nil</p>

Activity	Activity specific standards																
<p>P13 <u>Public Artwork</u></p>	<p>a. Nil</p>																
<p>P14 <u>Residential Activity</u> outside the Lyttelton Port Influences Overlay Area</p>	<p>a. Any <u>Residential Activity</u> shall:</p> <ul style="list-style-type: none"> <li>i. be located above ground floor level or at the rear of a <u>commercial activity</u>. In Akaroa this shall only apply to <u>sites</u> fronting Beach Road between Rue Jolie and Bruce Terrace;</li> <li>ii. have a minimum <u>net floor area</u> (including toilets and bathrooms but excluding lobby and/or reception area, car parking, garaging and balconies) per unit of: <ul style="list-style-type: none"> <li>A Studio 35m<sup>2</sup></li> <li>B 1 Bedroom 45m<sup>2</sup></li> <li>C 2 Bedroom 70m<sup>2</sup></li> <li>D 3 Bedroom 90m<sup>2</sup>; and</li> </ul> </li> </ul> <p>b. Each <u>residential unit</u> shall be provided with:</p> <ul style="list-style-type: none"> <li>i. an <u>outdoor service space</u> of 3m<sup>2</sup> and a <u>waste management area</u> of 2m<sup>2</sup> per unit, each with a minimum dimension of 1.5 metres in either a private or communal area;</li> <li>ii. a single, indoor storage space of 4m<sup>3</sup> with a minimum dimension of 1 metre; and</li> <li>iii. any space designated for waste management, whether private or communal, shall not be located between the <u>road boundary</u> and any <u>building</u> and shall be screened from <u>adjoining sites</u>, <u>roads</u>, and <u>adjoining outdoor living spaces</u> by screening from the first floor of the <u>waste management area</u> to a height of 1.5 metres.</li> </ul> <p>c. Each <u>residential unit</u> shall be provided with a single <u>balcony</u> with a minimum area and dimension as follows, located immediately outside and accessible from an internal <u>living area</u> of the <u>residential unit</u>.</p> <table border="1" data-bbox="700 1671 1412 1966"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>6m<sup>2</sup></td> <td>1.5 metres</td> </tr> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m<sup>2</sup></td> <td>1.5 metres</td> </tr> <tr> <td>iii.</td> <td>3 or more bedrooms</td> <td>15m<sup>2</sup></td> <td>1.5 metres</td> </tr> </tbody> </table> <p>d. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB <small>D<sub>tr,2m,nTw</sub>+C<sub>1r</sub></small>.</p>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m <sup>2</sup>	1.5 metres	ii.	2 or 3 bedroom	10m <sup>2</sup>	1.5 metres	iii.	3 or more bedrooms	15m <sup>2</sup>	1.5 metres
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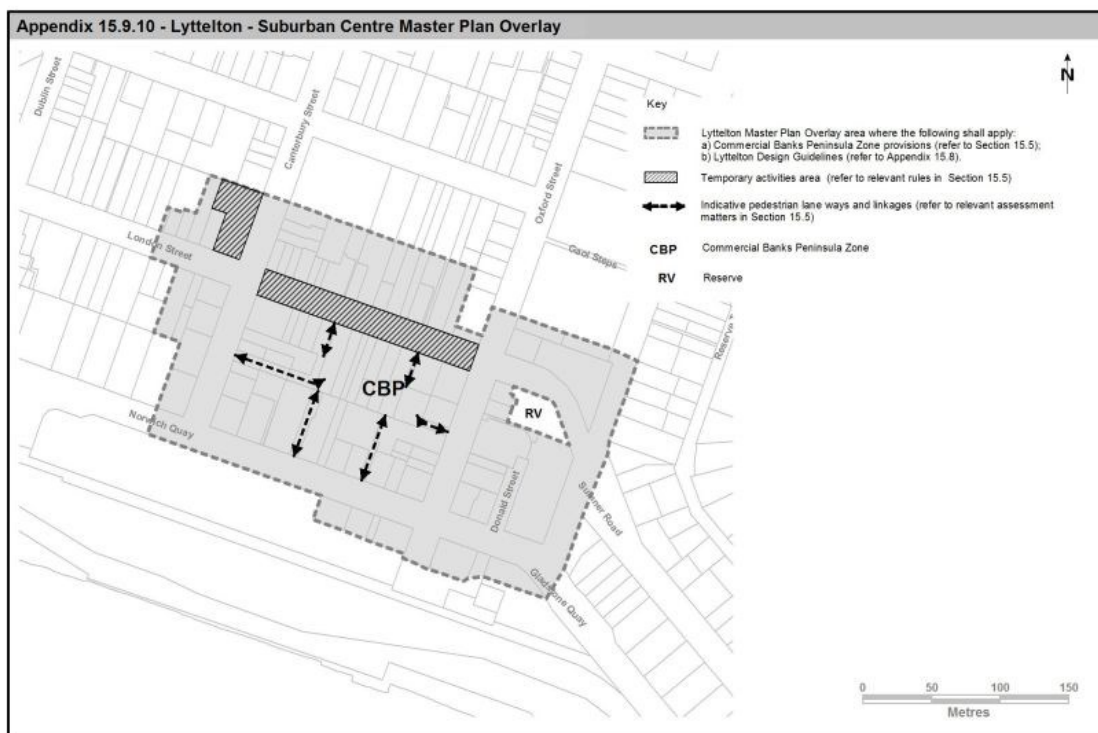
Activity		Activity specific standards
P15	<u>Guest Accommodation</u> outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>a. In Akaroa <u>Guest Accommodation</u>:</p> <p>i. shall be located above ground floor level or to the rear of a <u>commercial activity</u> on Beach Road, between Rue Jolie and Bruce Terrace, in Akaroa, except for a pedestrian entrance/ ground floor lobby/ reception area.</p> <p>b. In all areas outside Akaroa, <u>Guest Accommodation</u> shall be located above ground floor level, except for a pedestrian entrance/ ground floor lobby/ reception area.</p> <p>c. In Lyttelton, any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB <math>D_{tr,2m,nTw} + C_{tr}</math>.</p>
P16	<u>Public Transport Facility</u>	a. Nil
P17	<u>Temporary buildings and activities</u> in all areas excluding the 'Temporary Activities Area' shown on the Lyttelton Master Plan Overlay in <a href="#">Appendix 15.9.10</a>	<p>a. Temporary activity or <u>buildings</u> ancillary to a <u>building</u> project or construction project shall not be located on a <u>site</u> for more than one month before a project commences and not more than one month after the completion of the project.</p> <p>b. <u>Accessory buildings</u> or structures associated with one-off, occasional or recurring community or special events of short duration, such as concerts, markets, public meetings and exhibitions, shall not remain on the <u>site</u> longer than fourteen days and no more than six events shall be held annually per <u>site</u>.</p> <p>c. Any temporary <u>buildings</u> or activities associated with filming shall not remain on the <u>site</u> longer than one month.</p>
P18	<u>Temporary buildings and activities</u> in the 'Temporary Activities Area' shown on the Lyttelton <u>Master plan</u> overlay in <a href="#">Appendix 15.9.10</a>	a. Nil

### 15.5.2.2 Controlled activities

that promote more sustainable practice from concept design, through to the construction, use and maintenance of buildings and spaces, which means:

- i. Using design and construction methods that minimise waste to landfill and cleanfill, and the implementation of environmental management systems to ensure other impacts are managed throughout the construction process.
- ii. Incorporating design and technologies that conserve energy and water, promote renewable energy, encourage recycling, achieve a high level of thermal comfort and support natural ventilation and natural light penetration.
- iii. Selecting materials that are durable, low maintenance, non-toxic and where possible, that have independent environmental certification and are from local and renewable sources.
- iv. Providing facilities that encourage walking, cycling and the use of public transport, including high quality pedestrian access, showers, change facilities, storage and bicycle racks for staff and visitors.
- v. Designing for outdoor comfort by creating pleasant micro-climates and inviting, sheltered, sunny, spaces such as courtyards or balconies using verandas, planting or screens to help moderate temperature and wind.
- vi. Improving ecology and stormwater management on the site through the provision of rain gardens, landscaping, pot plants or living roofs and walls.

### 15.9.10 Lyttelton master plan overlay area



## Appendix 2: List of submissions relevant to temporary activities in Lyttelton

	Submitter No.	Submitter Name
1.	76	Sandilands, Sue-Ellen
2.	81	Duval, Lillian
3.	82	Clement, Sandra
4.	83	Broadhurst, Nicola
5.	84	Ashwell, Caitlin
6.	85	Hindin, Lucette
7.	87	Gyongyver, Agnes
8.	89	Dring, Clare
9.	90	Mark, Elizabeth
10.	91	Shahtahmasebi, Said
11.	92	Vinson, Charlotte
12.	93	Sheehan, Barry
13.	94	Graham, Kathy
14.	95	Kinvig, Douglas
15.	96	Blake, Tessa
16.	97	Rains, Carol
17.	98	Calvert, James
18.	99	Morrisby, Robyn
19.	100	Elliott, Tony
20.	101	Platt-Sewell, Penelope
21.	102	Lindley, Tim
22.	103	O'Kane, Aimee
23.	104	Jefferd, Kate
24.	105	Wilson, Bianca
25.	106	Caddie, Amy
26.	107	Minehan, Craig
27.	108	Harris, Clive
28.	109	Caddie, David
29.	111	Baylis, Frances
30.	119	Taylor, F.G.
31.	120	Rains, Terence
32.	121	Ross, Elisha
33.	122	Noye, Paulette

	<b>Submitter No.</b>	<b>Submitter Name</b>
34.	123	Janus, Sophie
35.	125	Watson, Mark
36.	182	Mannering, Kay
37.	194	Caeney, Claire
38.	196	McKenna, Marama
39.	197	Harkness, Wensley
40.	275	Donnelly, Kerry
41.	276	Adams, Juliet
42.	277	Rick, Brian
43.	278	Newbound, Jacqueline
44.	299	Toothill, Michael
45.	347	Jefferd, Matthew
46.	350	Cross, Julie
47.	351	Cottrell-Jury, Charlie
48.	495	CERA, for and on behalf of the Crown
49.	747	Luch, Jennifer
50.	751	Ozanne, Lucie
51.	762	Lyttleton/Mt Herbert Community Board
52.	767	Illogan Trust
53.	769	Lyttleton Harbour Business Association
54.	1010	Tory, Nam
55.	1035	Hammer, Gunther
56.	1052	Ross, Alison
57.	1088	Everingham, Wendy
58.	1090	Everingham, Wendy – on behalf of Lyttleton Information and Resource Centre
59.	1143	Harris, Lottie
60.	1152	Lyttleton Community Association Inc

**Appendix 3: Provisions from the Revised Commercial Proposal (Dated 8 April 2015) relevant to temporary activities in Lyttelton**



## 15.54 Rules – Commercial Banks Peninsula zone

### 15.54.1 How to use the rules

15. The Rules that apply to activities in the Commercial Banks Peninsula Zone are contained in:
- 54.1.1
- a. The Activity Status Tables (including Activity Specific Standards) in Rule 15.54.2; and
  - b. Built Form Standards in 15.54.3.
15. The Activity Status Tables and Standards in the following Chapters also apply to activities in all areas of the Commercial Banks Peninsula Zone (where relevant):
- 54.1.2
- 5 Natural Hazards;
  - 6 General Rules and Procedures
  - 7 Transport;
  - 8 Subdivision, Development and Earthworks;
  - 9 Heritage and Natural Environment;
  - 11 Utilities, Energy and Infrastructure; and
  - 12 Hazardous Substances and Contaminated Land.

### 15.54.2 Activity status tables – Commercial Banks Peninsula zone

#### 15.54.2.1 Permitted activities

The Activities listed below are Permitted Activities if they comply with the Activity Specific Standards set out in this table and the Built Form Standards in Rule 15.54.3. Note that the Built Form Standards do not apply to an activity that does not involve any development. **The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.**

Activities that are not listed in this table or that do not meet the standards will be Restricted Discretionary, Discretionary or Non-complying, as specified in Rules 15.54.2.3 – 15.54.2.5 below.

Activity	Activity specific standards
<p>The use of an existing <u>building</u> for the following activities in Lyttelton or Akaroa and the erection of <u>buildings</u>, <u>relocatable building</u> or <u>relocation of a building</u>, external additions, alterations, and repairs for the following activities in the Commercial Banks Peninsula Zone at Governors Bay, Diamond Harbour, Church Bay and Little River.</p>	
<p><b>P1</b></p>	<p><u>Retail Activity</u></p> <p>a. Nil</p>

Activity		Activity specific standards
P2	<u>Second-hand Goods Outlet</u>	a. Nil
P3	<u>Supermarket (where an individual tenancy is greater than 1,000m<sup>2</sup> GLFA) [Christchurch City Council, #310, p144/ para. 29]</u>	a. Nil
P4	<u>Commercial Services</u>	a. Nil
P5	<u>Office</u>	a. Nil
P6	<u>Entertainment Facility</u>	a. Nil
P7	<u>Gymnasium</u>	a. Nil
P8	<u>Community Facility</u>	a. Nil
P9	<u>Health Care Facility</u> outside the Lyttelton Port Influences Overlay Area defined on the planning maps	a. <b><u>Nil</u></b> <b><u>Any habitable space must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nTw+Ctr. [Lyttelton Port Company Limited, 915, page 32]</u></b>
P10	<u>Education Activity</u> outside the Lyttelton Port Influences Overlay Area defined on the planning maps	a. <b><u>Nil</u></b> <b><u>Any habitable space must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nTw+Ctr. [Lyttelton Port Company Limited, 915, page 32]</u></b>
P11	<u>Care facility</u> outside the Lyttelton Port Influences Overlay Area defined on the planning maps	a. <b><u>Nil</u></b> <b><u>Any habitable space must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nTw+Ctr. [Lyttelton Port Company Limited, 915, page 32]</u></b>
P12	<u>Pre-School</u> outside the Lyttelton Port Influences Overlay Area defined on the planning maps	a. <b><u>Nil</u></b> <b><u>Any habitable space must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nTw+Ctr. [Lyttelton Port Company Limited, 915, page 32]</u></b>

Activity		Activity specific standards												
P13	<u>Public Artwork</u>	a. Nil												
P14	<u>Residential Activity</u> outside the Lyttelton Port Influences Overlay Area	<p>a. Any <u>Residential Activity</u> shall:</p> <ul style="list-style-type: none"> <li>i. be located above ground floor level or at the rear of a <u>commercial activity</u>. In Akaroa this shall only apply to <u>sites</u> fronting Beach Road between Rue Jolie and Bruce Terrace;</li> <li>ii. have a minimum <u>net floor area</u> (including toilets and bathrooms but excluding lobby and/or reception area, car parking, garaging and balconies) per unit of: <ul style="list-style-type: none"> <li>A. Studio 35m<sup>2</sup></li> <li>B. 1 Bedroom 45m<sup>2</sup></li> <li>C. 2 Bedroom 70m<sup>2</sup></li> <li>D. 3 Bedroom 90m<sup>2</sup>; and</li> </ul> </li> </ul> <p>b. Each <u>residential unit</u> shall be provided with:</p> <ul style="list-style-type: none"> <li>i. an <u>outdoor service space</u> of 3m<sup>2</sup> and a <u>waste management area</u> of 2m<sup>2</sup> per unit, each with a minimum dimension of 1.5 metres in either a private or communal area;</li> <li>ii. a single, indoor storage space of 4m<sup>3</sup> with a minimum dimension of 1 metre; and</li> <li>iii. any space designated for waste management, whether private or communal, shall not be located between the <u>road boundary</u> and any <u>building</u> and shall be screened from <u>adjoining sites</u>, <u>roads</u>, and <u>adjoining outdoor living spaces</u> by screening <b>from the first floor</b> of the <u>waste management area</u> to a height of 1.5 metres [<b>The Crown, #495, page 276, 277</b>].</li> </ul> <p>c. Each <u>residential unit</u> shall be provided with <b>a single balcony an Outdoor Living Space</b> with a minimum area and dimension as follows, located immediately outside and accessible from an internal <u>living area</u> of the <u>residential unit</u>.</p> <table border="1" data-bbox="735 1675 1382 1973"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>6m<sup>2</sup></td> <td>1.5 metres</td> </tr> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m<sup>2</sup></td> <td>1.5 metres</td> </tr> </tbody> </table>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m <sup>2</sup>	1.5 metres	ii.	2 or 3 bedroom	10m <sup>2</sup>	1.5 metres
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ii.	2 or 3 bedroom	10m <sup>2</sup>	1.5 metres											



Activity		Activity specific standards				
		<table border="1"> <tr> <td>iii.</td> <td>3 or more bedrooms</td> <td>15m<sup>2</sup></td> <td>1.5 metres</td> </tr> </table> <p>d. Any <b>bedroom habitable space</b> must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nTw+Ctr. <b>[Lyttelton Port Company Limited, 915, page 33]</b></p>	iii.	3 or more bedrooms	15m <sup>2</sup>	1.5 metres
iii.	3 or more bedrooms	15m <sup>2</sup>	1.5 metres			
P15	<u>Guest Accommodation</u> outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>a. In Akaroa <u>Guest Accommodation</u>:</p> <p>i. shall be located above ground floor level or to the rear of a <u>commercial activity</u> on Beach Road, between Rue Jolie and Bruce Terrace, in Akaroa, except for a pedestrian entrance/ ground floor lobby/ reception area.</p> <p><del>b. In all areas outside Akaroa, <u>Guest Accommodation</u> shall be located above ground floor level, except for a pedestrian entrance/ ground floor lobby/ reception area.</del></p> <p>c. In Lyttelton, any <b>bedroom habitable space</b> must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nTw+C<sub>tr</sub>.</p>				
P16	<u>Public Transport Facility</u>	a. Nil				
P17	<del><u>Temporary buildings and activities</u> in all areas excluding the 'Temporary Activities Area' shown on the Lyttelton Master Plan Overlay in <u>Appendix 15.9.10</u></del>	<p><del>a. <u>Temporary activity or buildings ancillary to a building project or construction project</u> shall not be located on a <u>site</u> for more than one month before a project commences and not more than one month after the completion of the project.</del></p> <p><del>b. <u>Accessory buildings</u> or structures associated with one-off, occasional or recurring community or special events of short duration, such as concerts, markets, public meetings and exhibitions, shall not remain on the <u>site</u> longer than fourteen days and no more than six events shall be held annually per <u>site</u>.</del></p> <p><del>c. Any temporary <u>buildings</u> or activities associated with <u>filming</u> shall not remain on the <u>site</u> longer than one month.</del></p>				
P18	<del><u>Temporary buildings and activities</u> in the</del>	<del>a. Nil</del>				

Activity		Activity specific standards
	<del>'Temporary Activities Area' shown on the Lyttelton Master plan overlay in Appendix 15.9.10</del>	
<b><u>P17</u></b>	<b><u>Emergency Service Facilities [South Island Region Trust Board, #785, p21, 22]</u></b>	a. <b><u>NIL</u></b>
<b><u>P18</u></b>	<b><u>Parking Building</u></b>	b. <b><u>NIL</u></b>
<b><u>P19</u></b>	<b><u>Parking Lot</u></b>	<b><u>a. NIL</u></b>

### 15.54.2.2 Controlled activities

There are no Controlled activities.

### 15.54.2.3 Restricted discretionary activities

The Activities listed below are Restricted Discretionary Activities provided they comply with the Built Form Standards set out in Section 15.54.3.

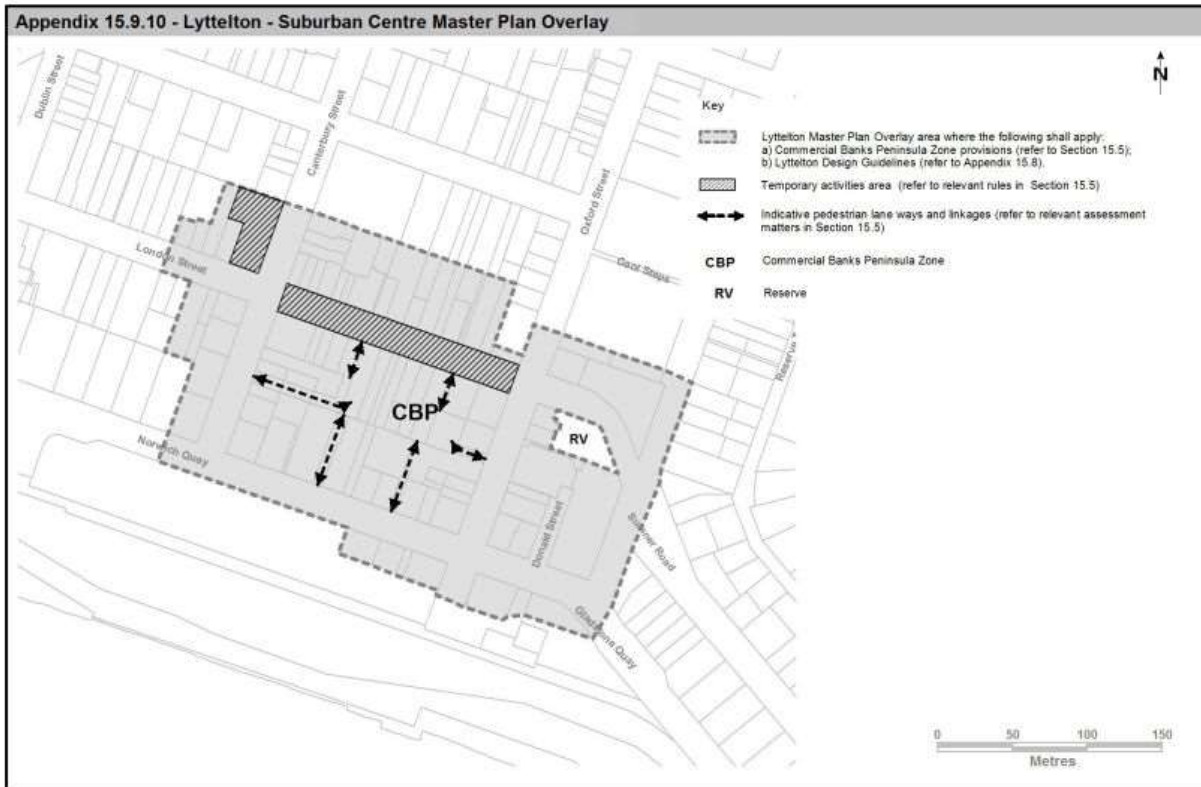
The Matters over which the Council has restricted its discretion are specified for each Restricted Discretionary Activity listed below.

	Activity	The <u>Council's</u> discretion shall be limited to the following matters:
<b>RD1</b>	Activities P1-P18 <del>9</del> in Rule <u>15.54.2.1</u> that do not meet one or more of the Built Form Standards in <u>15.54.3</u> , unless otherwise specified.  <b><u>Refer to relevant built form standard for provisions regarding notification and written approval [Christchurch City Council, #310, p144/ para. 30]</u></b>	<ul style="list-style-type: none"> <li>a. Maximum Building Height – <u>15.8.3.1</u></li> <li>b. <del>Plot ratio</del>/Site Coverage – <u>15.8.3.98</u></li> <li>c. Minimum Building Setback from Road Boundaries/ Street scene – <u>15.8.3.3</u></li> <li>d. Minimum Building Setback from the Boundary with a Residential</li> </ul>



- vi. improving ecology and stormwater management on the site through the provision of rain gardens, landscaping, pot plants or living roofs and walls.

**15.9.10.108 Lyttelton master plan overlay area**



**15.9.11 ~~Sumner master plan overlay area~~**