

Before a Hearing Panel
at Christchurch

under: the Resource Management Act 1991 and the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014

in the matter of: submissions and further submissions in relation to the proposed Christchurch Replacement District Plan

and: **Christchurch International Airport Limited**
Submitter

Memorandum of counsel on behalf of Christchurch International Airport Limited

Date: 16 December 2014

REFERENCE: JM Appleyard (jo.appleyard@chapmantripp.com)

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**MEMORANDUM OF COUNSEL ON BEHALF OF CHRISTCHURCH
INTERNATIONAL AIRPORT LIMITED**

May it please the Panel:

Introduction

- 1 This memorandum is filed on behalf of Christchurch International Airport Limited (CIAL).
- 2 Direction 1 of the Hearing Panel's *Directions to Submitters to Provide Further Information in the Form of Identifying Specific Relief*, dated 3 December 2014, directs parties to file their specific relief sought in relation to all Stage 1 proposals (other than those proposals considered in Hearings 1-4).

Specific Relief

- 3 CIAL's original submission, dated 8 October 2014, generally contained specific relief sought. For completeness, this specific relief from CIAL's original submission is replicated in **Appendix 1** to this memorandum, with some minor amendments for specificity.

Dated: 16 December 2014



JM Appleyard

Counsel for Christchurch International Airport Limited

APPENDIX 1: SPECIFIC RELIEF

Chapter 2: Definitions

Definition	Proposed modification (strike-out , bold and <u>underlined</u>)
'Birdstrike'	No change.
Insert definition 'Bird Strike Risk Activities'	Add the following: <u>Includes, but is not limited to, the creation, design and management of water features, stormwater management systems, recreational waterbodies, irrigation storage ponds, the establishment of refuse dumps, landfills, sewage treatment and disposal, pig farming, fish processing, cattle feed lots, wildlife refuges, abattoirs and freezing works, and any other activities that have the potential to attract numbers of dangerous bird species within 13 kilometres of Christchurch International Airport.</u>
Amend definition of 'Commercial services'	Amend: means a business providing personal, property, financial, household, private or business services to the general public and includes: betting shops; copy and quick print services; financial and banking facilities; postal services; counter insurance services; dry-cleaning and laundrette services; electrical goods repair services; footwear and leather goods repair services; hairdressing, beauty salons and barbers; internet and computer services; key cutting services; real estate agents and valuers; travel agency services; <u>airline and entertainment booking services</u> ; gymnasiums; optometrists; and movie and game hire
Amend definition of 'Critical Infrastructure'	Amend: Critical infrastructure means infrastructure necessary to provide services which, if interrupted, would have a serious effect on the communities within the Christchurch District <u>and the wider Region</u> and which would require immediate reinstatement. This includes any structures that support, protect, or form part of critical infrastructure. Critical infrastructure includes: <ul style="list-style-type: none"> (a) Christchurch International Airport; (b) Lyttelton Port of Christchurch;....
'Education activities'	No change
Include new definition of 'Elderly persons housing complexes'	Add the following: <u>'Elderly persons housing complexes' means a group of elderly persons housing units, which may, in addition, include a care home and/or associated studio units for the care and accommodation of elderly persons.</u>
Include definition of 'family flats'	Add the following: <u>'Family flats' means self contained living accommodation, whether contained within a residential unit or located separately to a residential unit on the same site, which is occupied by family member(s) who are dependant in some way on the household living in that residential unit; and which is encumbered by an appropriate legal instrument which ensures that the use of the family flat is limited to dependant family members of the household living in the residential unit</u>

Amend definition of 'guest accommodation'	Amend: means the use of land and/or buildings for transient residential accommodation offered at a tariff, which may involve the sale of alcohol and/or food to in-house guests, and the sale of food, with or without alcohol, to the public. Guest accommodation includes hotels, resorts, backpackers, motels, motor and tourist lodges, hostels and camping grounds.
Amend definition of 'office'	Amend: means any of the following: <ol style="list-style-type: none"> 1. administrative offices where the administration of an organisation, whether trading or non-trading, is conducted and includes bank administration offices; and 2. professional offices where professional services are available and carried out and includes the offices of accountants, solicitors, architects, surveyors, engineers and consultants. 3. commercial office means a business not elsewhere defined as a commercial service where trade (other than that involving the immediate exchange of money for goods or the display or production of goods) is transacted
'Residential activity'	No change
Amend definition of 'Residential unit'	Amend: means a self-contained building (or group of buildings including accessory buildings) used for a residential activity by one or more persons who form a single household unit. For the purposes of this definition: <ol style="list-style-type: none"> 1. a building used for emergency or refuge accommodation shall be deemed to be used by a single household; 2. where there is more than one kitchen on a site (other than a kitchen in a family flat) there shall be deemed to be more than one residential unit; 3. a residential unit may include no more than one family flat as part of that residential unit; and 4. a residential unit may be used as a holiday home provided it does not involve the sale of alcohol, food or other goods.
Amend definition of 'Retail activity'	Amend: means the use of land and/or buildings for displaying or offering goods for sale or hire to the public and includes food and beverage outlets, second-hand goods outlets, food courts and commercial mail order or internet-based transactions, It excludes trade suppliers, yard-based suppliers and service stations
Amend definition of 'sensitive activities'	Amend: b. in relation to noise: <ol style="list-style-type: none"> 1. residential activities, including family flats and any elderly persons' housing units or complex, retirement village, but excluding those in conjunction with rural activities that comply with the rules in the relevant district plans as at 23 August 2008; 2. education activities including pre-schools, but not including flight training, or trade training or other trade and industry related training facilities located within the Special Purpose (Airport) Zone in the Christchurch District Plan on land zoned or legally used for commercial or industrial activities; 3. guest accommodation, except that which is designed, constructed and operated for short term stays and to a standard to

	<p>mitigate the effects of aircraft noise on occupants within the airport noise contours;</p> <p>4. health care facilities;</p>
'Strategic Infrastructure'	No change
Amend definition of 'Supermarket'	<p>Amend:</p> <p>means an individual retail outlet greater than 1,000m² that sells a comprehensive range of:</p> <ol style="list-style-type: none"> 1. food, beverage and other disposable goods such as fresh meat and produce; chilled, frozen, packaged, canned and bottled foodstuffs and beverages; and general housekeeping and personal goods; and 2. other household supplies comprising not more than 20% of all products offered for sale as measured by retail floor space. <p>Or in the alternative:</p> <p>means an individual retail outlet greater than 1,000m², other than a supermarket in the Special Purpose (Airport) Zone, that sells a comprehensive range of:</p> <ol style="list-style-type: none"> 1. food, beverage and other disposable goods such as fresh meat and produce; chilled, frozen, packaged, canned and bottled foodstuffs and beverages; and general housekeeping and personal goods; and 2. other household supplies comprising not more than 20% of all products offered for sale as measured by retail floor space.
Delete definition of 'surface water management structure'	Delete definition
'Trade supplier'	No change
Definition of 'freight depot', 'light manufacturing and servicing', 'manufacturing', 'repair and maintenance', 'supermarket' and 'warehouse and distribution' activities'	The definitions of 'freight depot', 'light manufacturing and servicing', 'manufacturing', 'repair and maintenance', 'supermarket' and 'warehouse and distribution activities' are incorporated into the Replacement District Plan, as required by, and consistent with, the final decision on Plan Change 84.

Chapter 5: Natural Hazards

Provision	Proposed modifications (strike out , bold and underlined)
Rule 5.9.1 and 5.9.2	<p>a. Amend 5.9.1 to clarify that:</p> <p style="padding-left: 40px;">Note: There are no permitted activities in respect of Rule 5.9 subdivision under 5.9.2 or residential development on sites over 1500m² under 5.9.3.</p> <p>b. Amend the activity status of rule 5.9.2 to Controlled rather than Restricted discretionary for subdivision in the LAA2 area.</p>

Chapter 6: General Rules and Procedures

Bird strike risk management

Provision	Proposed modifications (strike out , bold and underlined)				
Insert new definition 'Bird Strike Risk Activities'	<p>a. Retain the definition of 'bird strike'</p> <p>b. Add a new definition of Bird Strike Risk Activities as meaning:</p> <p><u>Within 13 kilometres of Christchurch International Airport includes, but is not limited to, the creation, design and management of water features, stormwater management systems, recreational waterbodies, irrigation storage ponds, the establishment of refuse dumps, landfills, sewage treatment and disposal, pig farming, fish processing, cattle feed lots, wildlife refuges, abattoirs and freezing works, and any other activities that have the potential to attract dangerous bird species.</u></p> <p>c. Delete the definition of 'Surface water management structure'</p> <p>Means any structure or area greater than 3m² designed and constructed to contain water for either a temporary or permanent period of time, including a stormwater ponding area, wetland, water feature or other artificial structure for holding water. It excludes swimming pools spa pools and swales for the purpose of conveying stormwater.</p>				
Insert new Activity rule and new Built form standard in Chapter 6	<p>Add new Activity Standard in Chapter 6 across all Zones</p> <p><u>RD1 Bird strike risk activities</u></p> <table border="1" data-bbox="416 892 1323 1118"> <tr> <td data-bbox="416 892 887 975"><u>Activity</u></td> <td data-bbox="887 892 1323 975"><u>The Council's Discretion shall be limited to the following Matters</u></td> </tr> <tr> <td data-bbox="416 975 887 1118"><u>RD'X' Bird strike risk activities within 13 Kilometres of the edge of the Christchurch International Airport runways.</u></td> <td data-bbox="887 975 1323 1118"><u>Assessment matter Xxx Management of bird strike risk on Christchurch International airport operations.</u></td> </tr> </table> <p>Add new Built Form Standard with a Restricted Discretionary status</p> <p><u>Within 13km of the end of Christchurch International Airport runways, there shall be no creation of waterbodies that form a Bird Strike Risk Activity, except for stormwater facilities for the disposal and/or treatment of stormwater. Any stormwater facilities must be designed, operated and managed (including the margins and plantings) to avoid attracting bird species which constitute a hazard to aircraft. The stormwater system shall be certified by a suitably qualified person to the following standards:</u></p> <p>a. <u>The design, operation and management of the stormwater system shall avoid attracting bird species which constitute a</u></p>	<u>Activity</u>	<u>The Council's Discretion shall be limited to the following Matters</u>	<u>RD'X' Bird strike risk activities within 13 Kilometres of the edge of the Christchurch International Airport runways.</u>	<u>Assessment matter Xxx Management of bird strike risk on Christchurch International airport operations.</u>
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	<p><u>hazard to aircraft;</u></p> <p>b. <u>Stormwater infiltration basins are designed to fully drain within 48 hours of the cessation of a 2% AEP storm event;</u></p> <p>c. <u>Rapid soakage overflow chambers in sufficient numbers and with sufficient capacity to minimise any ponding of stormwater outside of the infiltration basin areas;</u></p> <p>d. <u>The use of plant species within the basin (including its margins) that are suitable for inundation by stormwater and are not attractive to birds; and</u></p> <p>e. <u>Basin size and side slope dimensions that are suitable for stormwater management and are not attractive to birds.</u></p> <p><u>Any application arising from non-compliance with this rule will only require written approval from Christchurch International Airport Limited.</u></p>
Insert new Assessment matter in Chapter	<p>Add a new assessment matter for applications that breach the proposed activity and built form rules (above) as follows:</p> <p>a. <u>The extent to which the proposed bird strike risk activity will be attractive to birdlife that might pose a bird strike risk to the operation of Christchurch International Airport Limited;</u></p> <p>b. <u>Whether a management plan has been developed that demonstrates there will be ongoing operation and maintenance of the stormwater system or Bird Strike Risk Activity to minimise bird strike risk for the life of the stormwater system or activity, and whether that plan has been developed in consultation with Christchurch International Airport Limited.</u></p>

Chapter 7: Transport

Provision	Proposed modifications (strike-out , bold and underlined)
Objective 7.1.1 Integrated transport system	Insert new sub-clause into Objective 7.1.1 (a) An integrated transport system.... <u>(v) that provides high quality, safe and efficient transport links between rail, road, port and airport facilities and that provides for the use and development of strategic transport infrastructure;</u>
Policy 7.1.1.2 High trip generating activities	Amend Policy 7.1.1.2 7.1.1.2 High trip generating activities <u>High trip generating activities are anticipated in the locations identified for accommodating significant urban growth and development, including the strategic Christchurch International Airport and Lyttelton Port of Christchurch transportation hubs, the City Centre, Key Activity Centres, and Neighbourhood Centres, and greenfield priority growth areas. The transport network is to be managed and upgraded to support trip growth in these locations where such growth is anticipated and planned for. The triggers for assessing the trips generated by new activities are to be set in accordance with the location in which the activity is located. The location and design of high trip generating activities are to be assessed to ensure that they:....</u> Require that the location and design of high trip generating activities are assessed to ensure that they:
Objective 7.1.2 and Policy 7.1.1.8	a. Relocate and renumber Policy 7.1.1.8 so that it sits under Objective 7.1.2 as policy 7.1.2.1. b. Add a new Policy as follows: <u>7.1.2.2 Effects from strategic transport infrastructure</u> <u>To manage any adverse effects from the ongoing use, repair, and development of strategic transport infrastructure including Christchurch International Airport and Lyttelton Port of Christchurch, whilst recognising the national and regional scale and importance of this infrastructure, the role of strategic infrastructure in the recovery of the City and in the case of Lyttelton Port of Christchurch the significant repair and reconfiguration necessary as a result of earthquake damage.</u>
District Plan Review – Draft Transport Chapter – Rule 7.2.3.10 – High trip generators	(a) Exclusion of the requirement for an ITA for development within the Special Purpose (Airport) zone. In the alternative: (b) That the thresholds for ITA's (both Basic and Full) be reconsidered so as to realign more with the current operative Christchurch City Plan provisions.

<p>and Assessment Matter 7.3.19 and associated Table 7.1 – thresholds for full ITAs</p>	<p>(c) That in relation to Full ITA's, consideration be given to the situations in which they would actually be necessary, in particular the need for costly modelling, taking into account the potential for actual and potential effects on the transport network, and the ability to request further information under Section 92 of the RMA.</p> <p>(d) That the assessment matters in 7.3.19 be reconsidered to better reflect the above relief.</p> <p>(e) That Table 7.1 be incorporated into the High Traffic Generator rule rather than its current location in the assessment matters.</p> <p>(f) Amend Note 2 under Rule 7.2.3.10 as follows (or to like effect): If an Integrated Transport Assessment has already been approved for the site as part of a granted current resource consent or that holds existing use rights, then this rule does not apply to any development that is within the scope of that Integrated Transport Assessment and in accordance with the resource consent unless the resource consent has lapsed. <u>For clarity, where a proposed development increases the level of traffic associated with a site, 7.2.3.10 shall only apply to the net increase above the existing consented level or development that exists at the date the Plan becomes operative, and when a proposed new development in itself generates trips above the rule threshold.</u></p>
<p>Rule 7.2.3.1 Rule 1</p>	<p>If CIAL's submission point above (exclusion from Rule 7.3.10) is accepted, then CIAL requests that 7.2.3.1 Rule 1 is amended to include minimum car parking requirements for all activities in the Special Purpose Airport Zone.</p> <p>CIAL supports the minimum car parking requirements specified in this Rule.</p>

Chapter 8: Subdivisions, Development and Earthworks

Provision	Proposed modifications (strike-out , bold and underlined)				
Rule 8.2.3 General Matters; and subsequent section introductions	Amend Section 8.2.3 and subsequent sections to make subdivision that is otherwise compliant with the Plan rules a controlled activity rather than a restricted discretionary activity.				
Rule 8.3.1.1 and 8.3.1.3 Allotment size and dimension	Amend the Planning Maps (sheets 17 and 18) to show the Residential Suburban (Upper Styx and Croftons Road) Density overlay area, provided this area incorporates those sites adjacent to the Rural Zone or Nunweek Park and that are subject to a 1,500m ² minimum site area in the operative Plan.				
Rule 8.3.5.1 Provision of land for open space and recreation	<p>Delete rule 8.3.5.1 and replace it as follows:</p> <table border="1" data-bbox="416 671 1435 1032"> <thead> <tr> <th data-bbox="416 671 887 756"><u>Activity</u></th> <th data-bbox="887 671 1435 756"><u>The Council's Discretion shall be limited to the following Matters</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="416 756 887 1032"><u>Controlled 1 Provision of land for open space and recreation</u></td> <td data-bbox="887 756 1435 1032"> <ol style="list-style-type: none"> 1. <u>Where land for reserve(s) is being provided in accordance with the locations shown on any applicable Outline Development Plan area.</u> 2. <u>The location and layout of any land to be provided for reserves for open space and recreation purposes and any requirements for the formation of that land prior to it vesting in the Council.</u> </td> </tr> </tbody> </table>	<u>Activity</u>	<u>The Council's Discretion shall be limited to the following Matters</u>	<u>Controlled 1 Provision of land for open space and recreation</u>	<ol style="list-style-type: none"> 1. <u>Where land for reserve(s) is being provided in accordance with the locations shown on any applicable Outline Development Plan area.</u> 2. <u>The location and layout of any land to be provided for reserves for open space and recreation purposes and any requirements for the formation of that land prior to it vesting in the Council.</u>
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<u>Controlled 1 Provision of land for open space and recreation</u>	<ol style="list-style-type: none"> 1. <u>Where land for reserve(s) is being provided in accordance with the locations shown on any applicable Outline Development Plan area.</u> 2. <u>The location and layout of any land to be provided for reserves for open space and recreation purposes and any requirements for the formation of that land prior to it vesting in the Council.</u> 				

Chapter 10: Designation

Section / Definition	Comment	Proposed modification (strike out , bold and underlined)
Chapter 10 – D1- Christchurch International Airport Limited Designation	CIAL has requested the existing City Plan designation be rolled over with the modifications sought, in particular CIAL seeks to include additional land parcels within the designation as shown on Diagram A. CIAL supports the 'Airport Purposes' purpose of the Designation.	No change

Chapter 14: Residential

Provision	Proposed modifications (strike-out , bold and underlined)
Objective 14.1.4 – Strategic Infrastructure	Amend Objective 14.1.4 as follows: Residential <u>and sensitive activities</u> development that <u>avoids adverse effects on</u> does not adversely affect the efficient operation, use, and development of Christchurch International Airport and Port of Lyttelton, and other strategic infrastructure.
Policy 14.1.4.1 – Avoidance of adverse effects on strategic transport infrastructure	Retain policy 14.1.4.1, but relocate it so that it sits under Objective 14.1.4.
Rule 14.2.2.1 Permitted Activities	Amend the Activity Specific Standards for the following activities <ul style="list-style-type: none"> • The conversion of a family flat into a stand-alone residential unit (P15); • The conversion of a residential unit into two units (P16), • The replacement of a unit with two residential units (P17) • Construction of 2 residential units on a vacant site (P18); • Minor residential units (P19); • Social Housing multi-unit residential complexes (P20); and • Multi-unit residential complexes (P21) <p>by adding an additional sub-clause as follows:</p> <p><u>Shall not be located within the air noise contour (50 Ldn dBA) identified on the Planning maps.</u></p>
14.2.2.3 Restricted Discretionary Activities	Amend the Activity description for the following activities <ul style="list-style-type: none"> • 6+bedroom units (RD1); • Student Hostels (RD2); • Social Housing of more than 3 units (RD7); • Multi-unit residential complexes of more than 3 units (RD8); and • Retirement villages (RD9) <p>by adding an additional qualifier to the activity description as follows:</p> <p><u>... and where not located within the air noise contour (50 Ldn dBA) identified on the Planning maps.</u></p>

<p>Rule 14.2.2.1 and 14.3.2.1 Permitted Activities</p>	<p>Amend the Activity Specific Standards for the following activities in the Residential Suburban, Residential Suburban Density Transition, and Residential Medium Density Zones</p> <ul style="list-style-type: none"> • Accommodation of travellers for a tariff (P2); • Pre-school facilities (P7); • Health care facility (P8); • Education activity (P10). <p>by adding an additional sub-clause as follows:</p> <p><u>Shall not be located within the air noise contour (50 Ldn dBA) identified on the Planning maps.</u></p>																
<p>14.2.2.5 Non-complying activities, 14.2.3.1 Site Density and 14.2.4.3.1 Site Density</p>	<p>Amend the Planning Maps (sheets 17 and 18) to show the Residential Suburban (Upper Styx and Croftons Road) Density overlay area, provided this area incorporates those sites adjacent to the Rural Zone or Nunweek Park and that are subject to a 1,500m² minimum site area in the operative Plan.</p> <p>Amend 14.2.2.5 as follows:</p> <table border="1" data-bbox="416 730 1323 900"> <thead> <tr> <th></th> <th>Activity</th> </tr> </thead> <tbody> <tr> <td>NC 8</td> <td><u>Non compliance with Rule 14.2.3.1 in the Residential Suburban (Upper Styx and Croftons Road) Density Overlay area where the residential unit is contained on a site of less than 1,500m² net site area.</u></td> </tr> </tbody> </table> <p>Amend 14.2.3.1 as follows:</p> <table border="1" data-bbox="416 1038 1323 1323"> <thead> <tr> <th></th> <th>Activity</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Residential Suburban Zone (excluding residential units established under Rule 14.2.2.1 P15, P16, P17 and P18)</td> <td>450m²</td> </tr> <tr> <td>2</td> <td><u>Residential Suburban (Upper Styx and Croftons Road) Density Overlay area</u></td> <td><u>1,500m²</u></td> </tr> <tr> <td>3</td> <td>Residential Suburban Density Transition Zone</td> <td>330m²</td> </tr> </tbody> </table> <p>Amend 14. 2.4.3.1</p>		Activity	NC 8	<u>Non compliance with Rule 14.2.3.1 in the Residential Suburban (Upper Styx and Croftons Road) Density Overlay area where the residential unit is contained on a site of less than 1,500m² net site area.</u>		Activity	Standard	1	Residential Suburban Zone (excluding residential units established under Rule 14.2.2.1 P15, P16, P17 and P18)	450m ²	2	<u>Residential Suburban (Upper Styx and Croftons Road) Density Overlay area</u>	<u>1,500m²</u>	3	Residential Suburban Density Transition Zone	330m ²
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Rule 14.2.2.5 and 14.3.2.5 - Non complying Activities	<p>Add a Non complying rule to Rule 14.2.2.5 and 14.3.2.5 as follows</p> <p><u>Any new residential unit, or any building or part of a building including additions to a building containing a sensitive activity, and which is within the 55 Ldn dBA noise contour shown on the planning maps, shall be insulated from aircraft noise so as to comply with the provisions of Appendix X.</u></p>									
Insert the Table from City Plan, Part 4, Appendix 1 into the DPR	<p><u>Insert the acoustic insulation Appendix, subject to the below minor amendment</u></p> <p><i>1.1 Indoor design and sound levels</i></p> <p><i>New buildings and additions to existing buildings located within the 55 dBA Ldn line as shown on the planning maps shall be designed to ensure the indoor sound levels stated in the table below, are not exceeded with all windows and doors closed <u>and with ventilation or air conditioning that provides adequate thermal comfort with this ventilation or air conditioning system not to exceed the Indoor Design and Sound Levels.</u></i></p>									
Rule 14.2.4.3.7	<p>If CIAL's submission points on Rule 14.2.2.5 and 14.3.2.5 are accepted and the existing Table from the City Plan, Part 4, Appendix 1 is included in the DPR, then CIAL seeks the following relief:</p> <p><u>Delete the following:</u></p> <p><u>2.</u></p> <table border="1"> <thead> <tr> <th data-bbox="412 1094 528 1126"></th> <th data-bbox="528 1094 757 1126">Location</th> <th data-bbox="757 1094 1184 1126">Standard</th> </tr> </thead> <tbody> <tr> <td data-bbox="412 1126 528 1367">4.</td> <td data-bbox="528 1126 757 1367">Existing rural hamlet overlay</td> <td data-bbox="757 1126 1184 1367"> <p>In Residential Suburban Zone existing rural hamlet area west of the 50dBA Ldn airport noise contour line:</p> <p>a. Any new residential units, or additions to existing residential units shall be insulated from aircraft noise so as to comply with the</p> </td> </tr> </tbody> </table>		Location	Standard	4.	Existing rural hamlet overlay	<p>In Residential Suburban Zone existing rural hamlet area west of the 50dBA Ldn airport noise contour line:</p> <p>a. Any new residential units, or additions to existing residential units shall be insulated from aircraft noise so as to comply with the</p>			
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4.	Existing rural hamlet overlay	<p>In Residential Suburban Zone existing rural hamlet area west of the 50dBA Ldn airport noise contour line:</p> <p>a. Any new residential units, or additions to existing residential units shall be insulated from aircraft noise so as to comply with the</p>								

			<p>provisions of Appendix 14.10.3; and b. Buildings, other than residential units, shall also be insulated, where applicable, to comply with the provisions of Appendix 14.10.3.</p>	<p>Alternatively, if CIAL's submission points on Rule 14.2.2.5 and 14.3.2.5 are not accepted, then CIAL seeks the Table above from Rule 14.2.4.3.7 is amended to:</p> <ul style="list-style-type: none"> • remove reference to "west of" the 50 Ldn dBA contour • replace reference to "50 dBA Ldn airport noise contour" to "55 Ldn dBA contour" • replace reference to Appendix 14.10.3 to a new Appendix 14.10.X (the existing Table from the City Plan, Part 4, Appendix 1) and insert this existing Table from the City Plan in the Residential Chapter.
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Chapter 15: Commercial

Provision	Proposed modifications (strike-out , bold and underlined)
Policy 15.1.1.4 Activities in district and neighbourhood centres	Amend Policy 15.1.1.4 by adding a new sub-clause as follows: <u>C. Avoid sensitive activities where these are located within the 50 Ldn dBA air noise contour</u>
Commercial zones	<p>Commercial Core Zone</p> <ul style="list-style-type: none"> • Amend the Activity Specific Standards for Rule 15.2.2.1 P10 (Guest Accommodation) to include: <ul style="list-style-type: none"> (e) The Guest Accommodation is outside the 50 Ldn dBA airport noise contour line as shown on the planning maps <u>or where located within the 50 Ldn dBA air noise contour is acoustically insulated to mitigate the effects of aircraft noise on occupants</u> • Retain Rule 15.2.2.1 (P12-P16, P19), and Rule 15.2.2.1 NC2. <p>Commercial Fringe Zone</p> <ul style="list-style-type: none"> • Amend Rule 15.3.2.1 P10, Rule 15.3.2.1 P12-16, Rule 15.4.2.1 P19, by adding new Activity Specific Clauses to these rules: <p style="text-align: center;"><u>Any guest accommodation, residential, health care facility, care facility, pre-school, and spiritual facilities shall not be located within the air noise contour (50 Ldn dBA) identified on the planning maps.</u></p> • Retain Rule 15.4.2.5 NC 2 (non-complying rule for sensitive activities). <p>Commercial Local Zone</p> <ul style="list-style-type: none"> • Retain Rule 15.4.2.1 P11-P15 (health care, education, care facility, pre-school, spiritual facility), and P17 (Residential) that limits these activities within the 50 Ldn dBA air noise contour. • Amend 15.4.2.1 P9 (Guest Accommodation) by adding the following Activity Specific Standard: <p style="text-align: center;"><u>The Guest Accommodation is outside the 50 Ldn dBA airport noise contour line as shown on the planning maps or where located within the 50 Ldn dBA air noise contour is acoustically insulated to mitigate the effects of aircraft noise on occupants.</u></p> • Support the non-complying activity status for 15.4.2.5 NC5 for sensitive activities within the 50 Ldn dBA air noise contour.

Chapter 16: Industrial

Provision	Proposed modifications (strike out , bold and underlined)
Policy 16.1.1.4 Activities in the industrial zones	Amend Policy 16.1.1.4: (a) Maintain and support the function of industrial zones while providing for limited non-industrial activities that:… … <u>(d) Avoid any sensitive activity where it is located within the 50 Ldn dBA noise contour for Christchurch International Airport.</u>
Industrial rule package – noise sensitive activities within the 50 Ldn dBA contour	<ul style="list-style-type: none"> • Retain the restriction on preschools being outside the 50 Ldn dBA contour. • Amend the Industrial Office Zone permitted activity table (16.5.2.1) for P7 pre-schools as follows: Pre-school unless within <u>outside</u> the air noise contour (50 dBA Ldn) as defined on the Planning maps. • Retain full discretionary status (industrial General, Park, and Office zones) or non-complying status (industrial Heavy) for non-listed activities insofar as this relates to noise sensitive activities in locations within the 50 Ldn dBA contour.

Planning Maps

Provision	Proposed modifications (strike out , bold and underlined)
Planning Maps – 50 Ldn dBA contour	Support and retain the identification of the 50 Ldn dBA air noise contour on the Planning Maps.
Planning Maps – 55 Ldn dBA contour and composite 95 dBA / 65 dBA Ldn Air Noise Boundary	Add the 55 Ldn dBA noise contour and the composite 65 dBA / 95 dBA Ldn (SEL) Air Noise Boundary to all relevant Planning Maps.
Planning Maps and Chapter 6 General Rules	<p>As CIAL has not yet seen what is to be included in the Stage 2 chapters, CIAL reserves its position on specific relief for the Stage 1 proposals in relation to:</p> <ul style="list-style-type: none"> • whether the Planning Maps should include the CIA approach slope boundaries and whether Chapter 6 should include appropriate planning controls (as contained in the operative City Plan) for the CIA approach slope boundaries; • how the City Plan is to address engine testing, including: <ul style="list-style-type: none"> ○ on the relevant Planning Maps; ○ an Objective and/or Policy in the Chapter 6 General Rules section which recognises the need for engine testing as part of the efficient and effective operation, of Christchurch International Airport; ○ land use restrictions for activities in proximity to the engine testing area as contained in the current City Plan.