

6.2 Temporary Activities, Buildings and Events

6.2.1 Introduction

- a. This introduction is to assist the lay reader to understand how this sub-chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. Sub-chapter 6.2 Temporary Activities, Buildings and Events relates to the management of [temporary activities and buildings](#) and events throughout the district. The objectives, policies, rules, standards and matters of discretion seek to enable these activities in order to recognise the important role that such activities play in the rebuild of Christchurch, while managing the potential adverse effects on the environment. Please note, temporary earthquake recovery activities are addressed separately in Sub-chapter 6.4 Temporary Earthquake Recovery Activities.
- c. The provisions in this sub-chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).

6.2.2 Objective and Policies

6.2.2.1 Objectives

6.2.2.1.1 Objective - Temporary activities and buildings and events

- a. A diverse range of [temporary activities and buildings](#) and events is enabled, while having regard to the natural, historic and cultural values and expected [amenity values](#) of the areas in which they are located. The [temporary activities and buildings](#) and events:
 - i. provide opportunities for artistic, social and/or cultural expression;
 - ii. contribute to the economic recovery and resilience of [Christchurch District](#); and/or
 - iii. reinforce or promote a positive sense of place and community.

6.2.2.1.2 Policies

6.2.2.1.2.1 Policy – Temporary activities and buildings and events

- a. Enable [temporary activities and buildings](#) and events, provided:
 - i. the location, frequency, scale, duration and effects of the [temporary activity and building](#) are compatible with the level of amenity anticipated by the surrounding environment, or are within a range that can be tolerated given the temporary nature of the activity;
 - ii. parking and traffic generation are managed so that:
 - A. [road](#) safety and network efficiency is not compromised; and

- B. [accessibility](#) within and to local [commercial centres](#) and businesses is not adversely affected;
- C. temporary parking within Hagley Park does not result in disturbance to the ground, or to the root systems of trees, that would adversely affect the long-term health or life span of the trees;
- iii. public access to [public open space](#) is maintained as far as practicable, given the nature of the activity or event in question;
- iv. natural, historic or cultural values of sites are not permanently modified, damaged or destroyed; and
- v. activities, [buildings](#) or events in the vicinity of [strategic infrastructure](#) do not compromise the operation of that infrastructure or pose a safety risk.

6.2.2.1.2.2 Policy – Temporary construction buildings

- b. Enable temporary [buildings](#) and other structures associated with construction projects, including temporary [signage](#), provided that the amenity impacts on the surrounding environment are effectively managed, while recognising that within the context of the rebuild, a higher threshold of tolerance should be provided for temporary adverse amenity effects that do not compromise health or safety.

6.2.3 How to interpret and apply the rules

- a. The rules that apply to [temporary activities and buildings](#) in all zones are contained in the activity status tables (including activity specific standards) in [Rule 6.2.4](#).
- b. [Temporary activities and buildings](#) are exempt from the rules in the relevant zone chapters and other [District Plan](#) rules, except as specified below or in the activity specific standards in [Rule 6.2.4](#).
- c. The activity status tables and standards in the following chapters and sub-chapters apply to [temporary activities and buildings](#) (where relevant):
 - 4 Hazardous Substances and Contaminated Land
 - 5 Natural Hazards:
[s5.10 Port Hills and Banks Peninsula Slope Instability Management Areas](#);
 - 6 General Rules and Procedures:
[6.3 Outdoor Lighting](#) (except as otherwise specified in [Rule 6.2.4](#));
[6.4 Noise](#) (except as otherwise specified in [Rule 6.2.4](#));
[6.8 Signage](#) (as specified in that sub-chapter and as specified in [Rule 6.2.4](#));
 - 7 Transport (as specified in [Rule 6.2.4](#));
 - 8 Subdivision, Development and Earthworks;
 - 9 Natural and Cultural Heritage;
 - 11 Utilities and Energy;

- d. Rule 6.2.4 does not apply to activities and [buildings](#) anticipated by the rules in the relevant zone chapters or within the expected scope of operations for permanent facilities.
- e. In the Specific Purpose (Defence Wigram) Zone, the rules for temporary [recreation activities](#), events or exhibitions (Rule 21.1.3.1 P2) apply instead of the rules for events and temporary markets in Rule 6.2.4.1.1 (P2 to P5, and P10).
- f. Section 6.2 does not apply to the Papakāinga/Kāinga Nohoanga Zone.

Advice note:

- 1. [Temporary activities and buildings](#) permitted by the [District Plan](#) must also comply with the [Building Act](#), the [Reserves Act](#), any relevant policies or bylaws, and reserve management plans prepared under the [Reserves Act 1977](#).
- 2. [Temporary activities and buildings](#) permitted by the [District Plan](#) may also be required to obtain other licenses or permits, such as for sale of alcohol or food; erection of stands or stalls, amusement rides or devices; street performance; and temporary [signage](#). Additional restrictions and/or licensing requirements may apply to activities in [reserves](#) where they are administered under the [Reserves Act](#). Approval may need to be sought from the [Council](#), New Zealand Police or other agencies.

6.2.4 Rules - Temporary Activities, Buildings and Events

6.2.4.1 Rules - Activity status tables

6.2.4.1.1 Permitted activities

a. The activities below are permitted activities if they meet the activity specific standards set out in the following table.

b. Activities may also be controlled, restricted discretionary, discretionary; non-complying or prohibited activities as specified in Rules 6.2.4.1.2, 6.2.4.1.3, 6.2.4.1.4; 6.2.4.1.5 or 6.2.4.1.6.

Activity		Activity specific standards
Construction		
P1	Temporary buildings ancillary to an approved building , construction, land subdivision or demolition project.	<ul style="list-style-type: none"> a. No single building shall exceed 50m² of GFA; except that, in the Commercial Central City Business, Industrial General, Industrial Heavy, Rural Quarry, Specific Purpose (Tertiary Education) or Specific Purpose (Airport) Zones, the GFA of a temporary construction building is not restricted provided that buildings are not placed in any setbacks required by the relevant zone. b. Temporary buildings shall be removed from the site within one month of completion of the project or, in the case of land subdivision sales offices, within one month of the sale

Activity		Activity specific standards												
		<p>of the last allotment in the subdivision.</p> <p>c. Temporary land subdivision sales offices shall meet the signage rules for the Commercial Local Zone in Sub-chapter 6.8 Signs.</p>												
Events														
P2	<p>Community gatherings, celebrations, non-motorised sporting events and performances including:</p> <p>a. carnivals and fairs;</p> <p>b. festivals;</p> <p>c. holiday observances;</p> <p>d. races;</p> <p>e. parades;</p> <p>f. concerts; and</p> <p>g. exhibitions.</p>	<p>a. Events shall not be open to participants for more than:</p> <p>i. four consecutive weeks in any one year; or</p> <p>ii. six weekends in any one year (including public holidays where these fall adjacent to weekends); or</p> <p>iii. twelve non-consecutive days in any one year.</p> <p>b. Events shall meet the activity standards for temporary activities and buildings in Rule 6.1.6.2.3, with the exception of fireworks in association with an event, as follows:</p> <table border="1"> <tbody> <tr> <td>i.</td> <td>Any day</td> <td>From 9:00 to 22:00</td> </tr> <tr> <td>ii.</td> <td>Any day with an Event Permit allowing fireworks</td> <td>From 9:00 to midnight</td> </tr> <tr> <td>iii.</td> <td>New Years' Eve/Day</td> <td>From 9:00 to 1:00 am</td> </tr> <tr> <td>iv.</td> <td>Guy Fawkes Night</td> <td>From 9:00 to 23:00</td> </tr> </tbody> </table> <p>c. From 22:00 to 7:00, events shall meet the rules for outdoor lighting in Rule 6.3.6, but are otherwise exempt from Rule 6.3.6.</p>	i.	Any day	From 9:00 to 22:00	ii.	Any day with an Event Permit allowing fireworks	From 9:00 to midnight	iii.	New Years' Eve/Day	From 9:00 to 1:00 am	iv.	Guy Fawkes Night	From 9:00 to 23:00
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iii.	New Years' Eve/Day	From 9:00 to 1:00 am												
iv.	Guy Fawkes Night	From 9:00 to 23:00												
P3	Public meetings	Nil												
P4	Temporary buildings or other structures ancillary to an event listed in Rule 6.2.4.1 P2 .	<p>a. Temporary buildings or other structures shall not be erected on or remain on the site for more than two weeks before or after the event opens or closes to participants.</p> <p>b. Where events occur on non-consecutive days, on days between instances of the event opening to participants, public access to parts of the site that are normally accessible shall not be impeded.</p>												
P5	Retailing ancillary to a temporary event listed in Rule 6.2.4.1 P2 .	Nil												
Filming														
P6	Commercial film or video production and ancillary buildings or structures; in any zone except an industrial zone.	<p>a. Any such production shall not operate from the same exterior location for more than 30 days in a year.</p> <p>b. From 22:00 to 7:00, any such activity shall meet the noise standards for the relevant zone in Rule 6.1.5, but is otherwise exempt from noise standards in Sub-chapter 6.1.</p> <p>c. From 22:00 to 7:00, any such activity shall meet the rules for outdoor lighting in Rule 6.3.6, but is otherwise exempt from Rule 6.3.6.</p>												

Activity	Activity specific standards																		
Temporary <u>public artworks</u> and <u>community activities</u>																			
P7 Public and not-for-profit <u>community activities</u> , <u>education activities</u> and <u>ancillary retailing</u> (except as provided for in Rule 6.2.4.1.1 P2 or P10) in: <ul style="list-style-type: none"> a. any commercial zone; b. any open space zone; c. the Industrial General Zone; d. the Specific Purpose (School) Zone; e. the Specific Purpose (Tertiary Education) Zone; and f. the Transport Zone. 	Nil																		
P8 <u>Public artworks</u> .	Nil																		
P9 Structures for temporary gardens.	Nil																		
Temporary <u>commercial activity</u>																			
P10 Temporary markets (except as provided for by Rule 6.2.4.1.1 P2).	<p>a. Temporary markets shall not operate from a single <u>site</u> for more that the following number of days per year:</p> <table border="1" data-bbox="708 1111 1369 1816"> <tbody> <tr> <td data-bbox="708 1111 764 1167">i.</td> <td data-bbox="764 1111 1067 1167">Any zone not listed below</td> <td data-bbox="1067 1111 1369 1167">12 days</td> </tr> <tr> <td data-bbox="708 1167 764 1223">ii.</td> <td data-bbox="764 1167 1067 1223">Any commercial zone</td> <td data-bbox="1067 1167 1369 1223">Unlimited</td> </tr> <tr> <td data-bbox="708 1223 764 1440">iii.</td> <td data-bbox="764 1223 1067 1440">Transport Zone</td> <td data-bbox="1067 1223 1369 1440">Unlimited Advice note: 1. Markets in the Transport Zone may require an Events Permit</td> </tr> <tr> <td data-bbox="708 1440 764 1635">iv.</td> <td data-bbox="764 1440 1067 1635">Any open space zone</td> <td data-bbox="1067 1440 1369 1635">Unlimited Advice note: 1. Markets in <u>public open spaces</u> and <u>reserves</u> may require an Events Permit</td> </tr> <tr> <td data-bbox="708 1635 764 1720">v.</td> <td data-bbox="764 1635 1067 1720">Specific Purpose (School) Zone</td> <td data-bbox="1067 1635 1369 1720">26 days</td> </tr> <tr> <td data-bbox="708 1720 764 1816">vi.</td> <td data-bbox="764 1720 1067 1816">Specific Purpose (Tertiary Education) Zone</td> <td data-bbox="1067 1720 1369 1816">26 days</td> </tr> </tbody> </table>	i.	Any zone not listed below	12 days	ii.	Any commercial zone	Unlimited	iii.	Transport Zone	Unlimited Advice note: 1. Markets in the Transport Zone may require an Events Permit	iv.	Any open space zone	Unlimited Advice note: 1. Markets in <u>public open spaces</u> and <u>reserves</u> may require an Events Permit	v.	Specific Purpose (School) Zone	26 days	vi.	Specific Purpose (Tertiary Education) Zone	26 days
i.	Any zone not listed below	12 days																	
ii.	Any commercial zone	Unlimited																	
iii.	Transport Zone	Unlimited Advice note: 1. Markets in the Transport Zone may require an Events Permit																	
iv.	Any open space zone	Unlimited Advice note: 1. Markets in <u>public open spaces</u> and <u>reserves</u> may require an Events Permit																	
v.	Specific Purpose (School) Zone	26 days																	
vi.	Specific Purpose (Tertiary Education) Zone	26 days																	
P11 Temporary <u>retail activity</u> in the <u>Central City</u> , not <u>ancillary</u> to another <u>temporary activity and building</u> , until 30 April 2018.	<p>a. Temporary <u>retail activity</u> shall not occur in the Residential Central City Zone;</p> <p>b. In all zones other than the Central City Business and Avon River Precinct/Te Papa Ōtākaro Zones, temporary <u>retail activity</u> shall be limited to 30m² <u>GFA</u> per <u>site</u>.</p>																		

Activity	Activity specific standards
	<p>c. Any retail activity shall meet all relevant rules for permanent activities for the relevant zone (including signage), except for the following:</p> <ul style="list-style-type: none"> i. RD1 and RD2 under Rule 15.10.1.3; ii. Rule 15.10.2.1 Building setback and continuity; iii. Rule 15.10.2.2 Verandas; iv. Rule 15.10.2.4 Minimum number of floors; v. Rule 15.10.2.5 Flexibility in building design for future uses; vi. Rule 15.11.2.1 Landscaping and trees; vii. Rule 15.11.2.3 Flexibility in building design for future uses; viii. RD1 under Rule 15.11.1.3; ix. Rule 15.12.2.2 Flexibility in building design for future uses; x. Rule 15.12.2.4 Street scene, landscaping and open space; xi. Rule 15.12.2.7 Verandas on Colombo and High Streets; xii. Rule 15.12.2.8 Minimum number of floors on Colombo and High Streets; xiii. Rule 15.5.2.6 b. i and ii. Landscaping and trees; xiv. Rule 15.5.2.2 b. Building setback from road boundaries. <p>d. The relevant transport rules in Chapter 7.</p> <p>Advice note:</p> <ul style="list-style-type: none"> 1. By 30 April 2018, any temporary retail activity provided for by Rule 6.2.4.1.1 P11, with the exception of food trucks (see Rule 6.2.4.1.1 P12 below), must meet all relevant District Plan provisions for permanent activities. 2. While food trucks in public places are permitted for the purposes of the District Plan, their location and frequency will generally be regulated by licences and they will need to comply with the relevant policies, bylaws and reserve management plans.
P12	<p>Food trucks not ancillary to another temporary activity and building, after 30 April 2018.</p> <ul style="list-style-type: none"> a. Food trucks shall not be located in the Residential Central City Zone; b. In all zones other than the Central City Business and Avon River Precinct/Te Papa Ōtākaro Zones, food trucks shall be limited to 30m² GFA per site. c. Food trucks shall meet all relevant rules for permanent activities for the relevant zone (including signage), except

Activity		Activity specific standards
		<p>for the following:</p> <ul style="list-style-type: none"> i. RD1 and RD2 under Rule 15.10.1.3; ii. Rule 15.10.2.1 Building setback and continuity; iii. Rule 15.10.2.2 Verandas; iv. Rule 15.10.2.4 Minimum number of floors; v. Rule 15.10.2.5 Flexibility in building design for future uses; vi. Rule 15.11.2.1 Landscaping and trees; vii. Rule 15.11.2.3 Flexibility in building design for future uses; viii. RD1 under Rule 15.11.1.3; ix. Rule 15.12.2.2 Flexibility in building design for future uses; x. Rule 15.12.2.4 Street scene, landscaping and open space; xi. Rule 15.12.2.7 Verandas on Colombo and High Streets; xii. Rule 15.12.2.8 Minimum number of floors on Colombo and High Streets; xiii. Rule 15.5.2.6 b. i and ii. Landscaping and trees; xiv. Rule 15.5.2.2 b. Building setback from road boundaries. <p>d. The relevant transport rules in Chapter 7.</p> <p>e. After 30 April 2018, food trucks shall not operate from the same privately-owned site for more than ten hours per week.</p> <p>Advice note:</p> <p>1. While food trucks in public places are permitted for the purposes of the District Plan, their location and frequency will generally be regulated by licences and they will need to comply with the relevant policies, bylaws and reserve management plans.</p>
P13	Temporary commercial services in the Commercial Central City Business Zone, until 30 April 2018.	<ul style="list-style-type: none"> a. Temporary commercial services shall not exceed 30m² GFA per site. b. Any temporary commercial service shall meet all relevant rules for permanent activities for the relevant zone (including signage), except for the following: <ul style="list-style-type: none"> i. RD1 and RD2 under Rule 15.10.1.3; ii. Rule 15.10.2.1 Building setback and continuity; iii. Rule 15.10.2.2 Verandas;

Activity		Activity specific standards
		<ul style="list-style-type: none"> iv. Rule 15.10.2.4 Minimum number of floors; v. Rule 15.10.2.5 Flexibility in building design for future uses; c. The relevant transport rules in Chapter 7. <p>Advice note:</p> <ul style="list-style-type: none"> 1. By 30 April 2018, any temporary commercial service provided for by Rule 6.2.4.1.1 P13 must meet all District Plan provisions for permanent activities.
Training		
P14	Temporary military training activities and emergency management training activities .	a. Temporary military training activities and emergency management training activities shall meet the noise standards in Rule 6.1.6.2.2 .

6.2.4.1.2 Controlled activities

There are no controlled activities.

6.2.4.1.3 Restricted discretionary activities

a. The activities listed below are restricted discretionary activities.

b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rule 6.2.5](#), as set out in the following table.

Activity		The Council 's discretion shall be limited to the following matters:
RD1	<ul style="list-style-type: none"> a. Any activity listed in Rule 6.2.4.1.1 P1 that does not meet one or more of the activity specific standards. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Amenity – Rule 6.2.5.1 b. Transport - Rule 6.2.5.2 c. Site disturbance or alteration – Rule 6.2.5.5
RD2	<p>Temporary activities and buildings:</p> <ul style="list-style-type: none"> a. not provided for by Rule 6.2.4.1.1 P2 to P14; or b. listed in Rule 6.2.4.1.1 P2 to P14 that do not meet one or more of the relevant activity specific standards. 	<ul style="list-style-type: none"> a. Amenity – Rule 6.2.5.1 b. Transport - Rule 6.2.5.2 c. Economic recovery and resilience – Rule 6.2.5.3 d. Competing requirements for the location – Rule 6.2.5.4 e. Site disturbance or alteration – Rule 6.2.5.5 f. Additional matters for Hagley Park – Rule 6.2.5.6 a.
RD3	Motorised sporting events	<ul style="list-style-type: none"> a. Amenity – Rule 6.2.5.1 b. Transport – Rule 6.2.5.2 c. Economic recovery and resilience – Rule

Activity		The Council 's discretion shall be limited to the following matters:
		<p>6.2.5.3</p> <p>d. Competing requirements for the location – Rule 6.2.5.4</p> <p>e. Site disturbance or alteration – Rule 6.2.5.5</p>
RD4	<p>Within a Wāhi Tapu/Wāhi Taonga site of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1, any:</p> <p>a. event or temporary market attracting more than 500 people;</p> <p>b. temporary military training activity involving:</p> <p>i. more than 500 people; or</p> <p>ii. the discharge of ammunition or detonation of explosives.</p>	<p>a. Wāhi Tapu/Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit – Rule 9.5.5.1</p>
RD5	<p>a. Within Hagley Park, temporary parking ancillary to an activity provided for as P1 - P14 in Rule 6.2.4.1.1 or RD1 - RD4 in Rule 6.2.4.1.3, which is located within the dripline of a tree.</p>	<p>a. Additional matters for Hagley Park – Rule 6.2.5.6 b.</p>

6.2.4.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

Activity	
D1	<p>In a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1, or in the Coastal Environment as shown on the Planning Maps, any:</p> <p>a. event or temporary market in an exterior location, other than:</p> <p>i. events confined to existing tracks or paved areas;</p> <p>ii. events located in Permitted Temporary Activities Areas identified in Appendix 6.11.10;</p> <p>iii. in the Coastal Environment only, events in any commercial, industrial, residential or specific purpose zone, or the Open Space Community Parks or Transport Zones.</p> <p>b. commercial film or video production in an exterior location, other than such production using pre-existing formed tracks or paved surfaces, or located in Permitted Temporary Activities Areas identified in Appendix 6.11.10, which:</p> <p>i. lasts longer than three days; or</p> <p>ii. involves more than 200 people; or</p> <p>iii. involves motorised vehicle use, other than in the area of open unvegetated beach on the seaward side between Heyders Road and the mouth of the Waimakariri River.</p> <p>c. temporary military training activity in an exterior location, other than such activity using pre-existing formed tracks or paved surfaces, or located in Permitted Temporary Activities</p>

Activity	
	<p>Areas identified in Appendix 6.11.10, which:</p> <ul style="list-style-type: none"> i. lasts longer than three days and involves more than 30 people; or ii. involves more than 200 people; or iii. involves the discharge of ammunition or detonation of explosives; iv. involves motorised vehicle use, other than in the area of open unvegetated beach on the seaward side between Heyders Road and the mouth of the Waimakariri River. v. involves boat launching, other than from an existing boat launch or in the area of open unvegetated beach on the seaward side between Heyders Road and the mouth of the Waimakariri River.

6.2.4.1.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any temporary buildings or structures within 12 metres of the centre line of a 110kV or a 220kV National Grid transmission line or within 10 metres of the centre line of a 66kV National Grid transmission line where any part of the building or structure exceeds 2.5 metres in height .

6.2.4.1.6 Prohibited activities

There are no prohibited activities.

6.2.5 Rules - Matters of discretion

a. When considering applications for restricted discretionary activities, the [Council](#)'s discretion to grant or decline consent, or impose conditions, is restricted to the matters over which discretion is restricted in the table in [Rule 6.2.4.3](#), and as set out for that matter below.

6.2.5.1 Amenity

- a. The extent to which the proposed activity will:
 - i. contribute positively to local character, [amenity values](#) or sense of place and identity; or
 - ii. activate otherwise vacant or low-amenity spaces.
- b. The extent to which the location, scale, design, intensity or duration of the activity and any associated [buildings](#) will adversely affect the anticipated level of amenity in residential, commercial, rural, open space or specific purpose (Schools, Tertiary Education, Hospitals, Cemeteries) zones, particularly with respect to:
 - i. noise;

- ii. outdoor lighting;
- iii. hours of operation;
- iv. cumulative effects of all [temporary activities and buildings](#) using the proposed location;
- v. overshadowing;
- vi. loss of privacy;
- vii. visual amenity;
- viii. waste management and littering; and
- ix. alcohol-related anti-social behaviour.

6.2.5.2 Transport

- a. The extent to which the location, scale, intensity or duration of the activity and any associated [buildings](#) will adversely affect:
 - i. the efficiency of the transport network;
 - ii. public safety; and
 - iii. availability of parking for permanent [commercial activities](#), [community activities](#) or local residents.

6.2.5.3 Economic recovery and resilience

- a. The extent to which the proposed activity will contribute positively to the local economy and create spill-over trade to permanent activities in [commercial centres](#).

6.2.5.4 Competing requirements for the location

- a. The extent to which the proposed activity will limit public access to areas that would otherwise be [accessible](#), or restrict other temporary or permanent activities from making use of the location.

6.2.5.5 Site disturbance or alteration

- a. The extent to which proposed activities, [buildings](#), associated [earthworks](#), servicing or any additional [accesses](#) or [parking areas](#) required will create an alteration or disturbance to any:
 - i. land;
 - ii. [water bodies](#) or their margins;
 - iii. vegetation; and/or
 - iv. ecosystems

that is irreversible or that will last beyond the duration of the activity or event and, where any such effects are reversible, the adequacy of any proposals for restoration.

6.2.5.6 Additional matters for Hagley Park

- a. The extent to which the activity will adversely affect:
 - i. existing landscape qualities, including vistas, [water body margins](#) and trees; and
 - ii. botanical and heritage features within the park.
- b. In relation to temporary parking within the [dripline](#) of trees:
 - i. the extent to which the parking will result in disturbance to the ground or to the root systems of trees that would adversely affect the health or life span of the trees;
 - ii. whether any such effects would be irreversible or last beyond the duration of the parking; and
 - iii. where effects would be reversible or short-term, the adequacy of any proposals for restoration.