

Chapter 17 Rural

Key:

In this Revised Proposal

- Stage 2 provisions are shown in grey text; and
- Stage 3 provisions are shown in black text.

The Stage 2 text is as per the Revised Proposal dated 16 October 2015 attached to Council's Evidence in Chief for the Stage 2 Rural Hearing. Note that only the relevant Stage 2 provisions have been included in this Revised Proposal.

For completeness, text underlined in green indicates that the word is a defined term. Text underlined in blue is a hyperlink

Topic 9.5 Key:

<u>Red underlined</u>	<u>Topic 9.5 sites of Ngāi Tahu cultural significance cross-referencing.</u>
Red strikeout	Topic 9.5 sites of Ngāi Tahu cultural significance consequential amendments.

17.1 Objectives and Policies

17.1.1 Objective 1 - The rural environment is maintained

- a. Subdivision, use and development on rural land:
 - i. Supports, maintains and, where appropriate, enhances the function character and amenity of the rural environment, including the potential productive capacity of the land and the working rural environment;
 - ii. Avoids significant, and remedies or mitigates other reverse sensitivity effects on rural productive activities, and natural hazard mitigation works;
 - iii. Maintains a contrast to the urban environment; and
 - iv. maintains and enhances the distinctive character and amenity of Banks Peninsula and the Port Hills, including the indigenous biodiversity, Ngai Tahu cultural values, open space, natural features and landscapes, and coastal environment values.

17.1.1.1 Policy 1 - Range of activities on rural land

- a. Provide for the economic development potential of rural land by enabling a range of activities that:
 - i. have a direct relationship with, or are dependent on, the rural resource or the rural productive activity;
 - ii. have a functional, technical or operational necessity for a rural location; or
 - iii. has an historic and contemporary relationship of Ngai Tahu with land and water resources; and
 - iv. represents an efficient use of natural resources

17.1.1.X Policy X - Effects of activities utilizing the rural resource

- a. Ensure the activities utilizing the rural resource avoid significant adverse effects on areas of important natural resources and avoid, remedy or mitigate other adverse effects on rural character and amenity values.

17.1.1.2 Policy 2 - Contributing elements to rural character and amenity values

- a. Recognise that rural character and amenity values vary across the District resulting from the combination of natural and physical resources present, including the location and extent of established and permitted activities.
- b. Recognise the elements that characterise an area as rural, from which desired amenity is derived, include the predominance of:
 - i. a landscape dominated by openness and vegetation
 - ii. significant visual separation between residential buildings on neighbouring properties
 - iii. where appropriate, buildings integrated into a predominantly natural setting; and

- iv. natural character elements of waterways, water bodies, indigenous vegetation and natural landforms, including the coastal environment where relevant.
- c. Recognise that rural productive activities in rural areas can produce noise, odour, dust and traffic consistent with a rural working environment, including farming, plantation forestry and quarrying, that may be noticeable to residents and visitors in rural areas.

17.1.1.3 Policy 3 - Function of rural areas

- a. Ensure the nature, scale and intensity of subdivision, use and development recognises the different natural and physical resources, character and amenity values, conservation values and Ngai Tahu values of rural land in Christchurch District including:
 - i. the rural productive, recreation, tourism and conservation activities on Banks Peninsula and their integration with maintaining and enhancing landscape, coastal and indigenous biodiversity values;
 - ii. the rural productive and recreation activities in the rural flat land area surrounding the main Christchurch urban area;
 - iii. the flood management and groundwater recharge functions adjoining the Waimakariri River;
 - iv. the open character and natural appearance of the rural Port Hills maintaining distinct urban/rural boundaries;
 - v. the re-use of the site of the former Templeton Hospital;
 - vi. the historic and contemporary cultural landscapes, sites of Ngai Tahu cultural significance and the use of land and water resources for mahinga kai; and
 - vii. the conservation activities undertaken within the Peacock Springs Conservation Area.

17.1.1.X Policy X - Establishment of non-rural activities

- a. Avoid the establishment of non-rural activities, particularly industrial and commercial activities, that are not dependent on or directly related to the rural resource, unless they:
 - i. have a strategic or operational need to locate on rural land;
 - ii. provide significant benefits through utilisation of existing physical infrastructure; or
 - iii. provide for the economic, social and cultural wellbeing of people and communities in rural areas;and
 - iv. avoid significant, and remedy or mitigate other reverser sensitivity effects on rural productive activities;
 - v. will not result in a proliferation of associated activities that are not reliant on the rural resource; and
 - vi. will not have significant adverse effects on rural character and amenity values of the local environment or adverse effects that cannot be avoided, remedied or mitigated.

17.1.1.X Policy X - Community facilities

- a. Enable community facilities to establish and support their redevelopment and expansions where they provide for social, cultural or community needs, avoid significant adverse effects on the

surrounding rural character and amenity values and will not affect the consolidated urban form.

17.1.1.5-Policy 5 - Density and distribution of residential units

- a. Ensure a density and distribution of residential units that:
 - i. maintains and enhances the working function of the rural environment;
 - ii. supports a consolidated urban form, including that of small settlements;
 - iii. maintains the predominance of larger sites and abundant open space;
 - iv. supports amalgamation of multiple small sites;
 - v. avoids creating new sites less than 4ha;
 - vi. avoids the expectation of land use change of rural land to urban activities or for rural residential development;
 - vii. avoids reverse sensitivity effects on strategic infrastructure, and rural productive activities; and
 - viii. retain a low density of built form with a high degree of openness appropriate to the surrounding environment.

17.1.1.6 Policy 6 - Rural Banks Peninsula

- a. Ensure that subdivision, use and development on Rural Banks Peninsula recognises, maintains, and where practicable enhances the quality of the rural working environment by:
 - i. restricting the scale, location and reflectivity of buildings to maintain a low density of built form that is not visually dominant and does not detract from views of cultural landscapes identified in the plan, sites of Ngai tahu cultural significance, natural landforms and features;
 - ii. encouraging the protection, maintenance and enhancement of significant indigenous biodiversity, natural features and landscape, historic heritage, coastal environment values, and open space; and
 - iii. encouraging public walking and cycling access connections where appropriate.

17.1.1.8-Policy 8 - Plantation forestry

- a. Ensure new plantation forestry is located and managed to:
 - i. avoid fire risk to nearby residential activities and urban areas;
 - ii. maintain the natural landforms and features, coastal environment values, open rural character and high visual amenity of Banks Peninsula and the Port Hills facing the Christchurch main urban area;
 - iii. not obscure views from the Summit Road;
 - iv. maintain the views to cultural landscapes identified in the plan on Banks Peninsula;
 - v. avoid adverse effects on areas of significant indigenous biodiversity and promote enhancement, restoration and retention of indigenous biodiversity;
 - vi. avoid wilding tree spread on Banks Peninsula and promote land management that contains or eradicates wilding trees.

17.1.1.10-Policy 10 - Catchment management approach for rural land

- a. Encourage integrated subdivision and development on rural land at a catchment level that implements the principles of 'ki uta ki tai', maintains or enhances water quality, and maximises the degree of openness, protects productive potential and enables biodiversity enhancement or recreation opportunities while avoiding, remedying or mitigating adverse effects on the rural environment.

17.1.1.11-Policy 11 - Location and management of quarrying activities

- a. Enable access to locally sourced aggregate resources to provide for the recovery, development and ongoing maintenance and growth needs of the District by:
 - i. providing for the continuation of quarrying activities in the Rural Quarry Zone; and
 - ii. providing for new quarrying activities in rural zones other than the Rural Quarry Zone only where the activity:
 - A avoids areas of outstanding or significant landscape, ecological, cultural or heritage value; and
 - B avoids or mitigates effects on activities sensitive to quarrying including residential and education activities;
 - C internalises adverse environmental effects as far as practicable using industry best practice and management plans;
 - D manages dust, noise, vibration, access and lighting to maintain local rural amenity values; and
 - E avoids or mitigates any effects on surface water bodies and their margins;
 - F ensures the siting and scale of buildings and visual screening maintains local rural amenity and character;
 - G is capable of processing extracted materials on-site provided that where this would not unreasonably extend the life of another quarry; and
 - H is managed to avoid adverse effects on strategic infrastructure.

17.2 Rules - Rural Banks Peninsula Zone

17.2.1 How to use the rules

17.2.1.1 The rules that apply to activities in the Rural Banks Peninsula Zone are contained in:

- a. The Activity Status Tables (including Activity Specific Standards) in Rule 17.2.2; and
- b. Built Form Standards in Rule 17.2.3.

17.2.1.2 The Activity Status Tables and Standards in the following chapters also apply to activities in all areas of the Rural Banks Peninsula Zone (where relevant):

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

Advice Note: Summit Road (Canterbury) Protection Act 2001

Any development may be affected by the provisions of the Summit Road Protection Act which applies to land within 30m vertically below the Summit Road and Dyers Pass Road (refer to Summit Road Protection Act and Gazette notice). You are advised to contact the Summit Road Protection Authority for more information.

17.2.2 Activity Status Tables - Rural Banks Peninsula Zone

17.2.2.1 Permitted Activities

In the Rural Banks Peninsula Zone the activities listed below shall comply with any Activity Specific Standards set out in this table and the Built Form Standards in Rule 17.2.3.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 17.2.2.3, 17.2.2.4 or 17.2.2.5 below.

	Activity	Activity Specific Standards
P1	Farming	<p>a. Fencing within 5m of 66kV and 11kV Heathcote to Lyttelton electricity distribution line support structure foundation shall meet the requirements of Clause 2.3.2 of NZECP34:2001.</p> <p>Note to plan users:</p>

		Refer to Rule 9.1.2 for rules relating to indigenous vegetation clearance and Rule 9.2.3 for rules relating to outstanding natural features and landscapes, significant features and areas of natural character in the coastal environment.
P2	Farm building	a. NIL
P3	Rural produce retail	Any Rural produce retail shall be limited to: a. <u>a retail area with a maximum area of 75m² gross floor area and</u> b. one per <u>site</u> .
P4	Rural produce manufacturing	a. The <u>gross floor area</u> occupied by Rural produce manufacturing shall be less than 100m ² per <u>site</u> .
P5	Existing forestry	a. NIL
P7	<u>Residential activity</u>	a. The site containing a <u>residential unit</u> shall have a minimum <u>net site area</u> of either: i. 40ha of contiguous land area within a site where the residential unit is located is below the 160m contour; ii. 100ha of contiguous land area located fully above the 160m contour line within a site where the residential unit is located above the 160m contour; or iii. 1ha where the <u>site</u> has been created by subdivision under Rule <u>8.2.2.1 C7</u> and the residential unit is located within the identified building area. b. There shall only be a maximum of two residential units per site where the minimum net site area is met for each residential unit.
P8	Repairs, replacement and/or additions to an existing <u>Residential unit</u> on an existing site with a minimum <u>net site area</u> less than 40ha where it is below the 160m contour or 100ha where it is above the 160m contour	a. NIL
P9	Minor residential unit	a. Any Minor residential unit shall be limited to: i. One Minor residential unit per site

		<ul style="list-style-type: none"> ii. a minimum gross floor area of 35m² and a maximum of 70m²; and iii. The vehicle access for both units shall be from the same access.
P10	Home occupation	<ul style="list-style-type: none"> a. The Home occupation shall limit: <ul style="list-style-type: none"> i. the number of FTE employed persons, who reside permanently elsewhere than on the site, to two; and ii. the gross floor area of any building used plus the outdoor storage area to a total area of less than 40m²
P11	Conservation activities	<ul style="list-style-type: none"> a. Any Conservation activities shall: <ul style="list-style-type: none"> i. limit any building and/or impervious surfaces to an area of less than 100m².
P12	Recreation activities	<ul style="list-style-type: none"> a. Any Recreation activities shall: <ul style="list-style-type: none"> i. Limit any building and/or impervious surfaces to an area of less than 100m²; and ii. includes walkways, cycleways, and public amenities.
P13	Farm stay	<ul style="list-style-type: none"> a. Farm stays shall: <ul style="list-style-type: none"> i. accommodate no more than 10 guests at any one time. ii. guests may be accommodated within an existing residential unit, Minor residential unit, tramping huts in existing buildings or new buildings of up to 100m² and camping grounds restricted to tents.
P14	Rural tourism activity	<ul style="list-style-type: none"> a. Rural tourism activities shall limit: <ul style="list-style-type: none"> i. visitors to a maximum of 100 per day.
P15	Rural tourism facility	<ul style="list-style-type: none"> a. Rural tourism facilities shall: <ul style="list-style-type: none"> i. limit the gross floor area of any building and/or impervious surfaces used, to an area of less than 100m²; ii. limit the area of any ancillary retail activity to less than 25m²; and iii. include tramping huts and camping in tents in association with walking

		and cycling tracks.
P16	Repairs, replacement and/or additions to existing Community facility	Community facility shall be limited to: a. Additions that increase the gross floor area by no more than 100m ² .
P17	Construction of a new access track	Any new access track shall be no more than 5m in formed width. Note to plan users: Refer to Rule 9.1.2 for rules relating to indigenous vegetation clearance and Rule 9.2.3 for rules relating to outstanding natural features and landscapes, significant features and areas of natural character in the coastal environment.
P18	Emergency services facilities	a. NIL b. Emergency services facilities are exempt from the Built Form Standards in Rule 17.2.3
P19	Veterinary care facility	a. Any Veterinary care facility shall: i. limit any building and/or impervious surfaces to an area of less than 100m ²
P20	Heli landing areas	a. Any Heli landing areas shall: i. occur on sites greater than 3000m ² in area.
P21	Flood protection activities, including planting of exotic trees, earthworks and structure, undertaken by Christchurch City Council or Canterbury Regional Council	a. NIL
P22	Public amenities	a. Any public amenities shall: i. limit any building to an area of less than 100m ² .

17.2.2.2 Controlled Activities

The activities listed below are Controlled Activities.

The Council's control is reserved over the matters set out in the following table.

Any application arising from these rules will not require written approvals and shall not be publicly or limited notified.

Activity		The Council's control shall be limited to the following Matters:
C1	Quarrying activities located at 468 Governors Bay - Teddington Road, Teddington (Lot 1 DP 54319 (CB32B/437))	<ul style="list-style-type: none"> a. Traffic generation and access - 17.8.1.7; b. Natural values (Foleys Stream) - 6.6.3.2 c. Effects on neighbouring properties including noise, vibration and land stability; d. Visual screening and maintenance - 17.8.2.1.2 (a)

17.2.2.3 Restricted Discretionary Activities

The activities listed below are restricted discretionary activities. The activities listed below, except for RD1, shall comply with the Built Form Standards in Rule 17.4.3

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in 17.8 as set out in the following table.

	Activity	The Council's Discretion shall be limited to the following matters:
RD1	Any Activity listed in Rule 17.2.2.1 that does not meet one or more of the Built Form Standards in Rule 17.2.3 , unless otherwise specified.	<ul style="list-style-type: none"> a. Building height – 17.8.1.1; b. Setbacks from road boundaries – 17.8.1.2; c. Shading of State Highway – 17.8.1.3; d. Setback from internal boundaries – 17.8.1.4; e. Separation distances –17.8.1.5; f. Site coverage and building footprint – 17.8.1.6; g. Traffic generation and access – 17.8.1.7; h. Identified building area – 17.8.1.8; i. Building reflectivity – 17.8.1.9; j. Identified important ridgelines –17.8.1.10; k. Effects of activities on the Coastal Environment - 9.6.3.1; l. Significant Features and Rural Amenity Landscapes - 9.2.4.2; m. Indigenous biodiversity and ecosystems - 9.1.3.2; n. Reverse sensitivity effects on Radio New Zealand operations - 17.8.2.11; and o. Within a Site of Ngāi Tahu Cultural Significance [Insert cross reference to Chapter 9] the matters set out at 9.5.4 as

		<u>relevant.</u>
RD2	Any Activity listed in Rule 17.2.2.1 that does not meet one or more of the Activity Specific Standards, except RD3 and NC3.	<ul style="list-style-type: none"> a. Scale of activity – 17.8.2.1; b. Effects of activities on the Coastal Environment - 9.6.3.1; c. Significant Features and Rural Amenity Landscapes - 9.2.4.2; d. Indigenous biodiversity and ecosystems 9.1.3.2; and e. <u>Within a Site of Ngāi Tahu Cultural Significance</u> Insert cross reference to Chapter 9 <u>the matters set out at 9.5.4 as relevant.</u>
RD3	Minor residential unit that does not meet one or more of the Activity Specific Standards in Rule 17.2.2.1 P9.	<ul style="list-style-type: none"> a. Minor residential unit– 17.8.2.2; b. Effects of activities on the Coastal Environment - 9.6.3.1; c. Significant Features and Rural Amenity Landscapes - 9.2.4.2; d. Reverse sensitivity effects on Radio New Zealand operations - 17.8.2.11; and e. <u>Within a Site of Ngāi Tahu Cultural Significance</u> Insert cross reference to Chapter 9 <u>the matters set out at 9.5.4 as relevant.</u>
RD4	Boarding of domestic animals	<ul style="list-style-type: none"> a. Rural related activities – 17.8.2.3; b. Effects of activities on the Coastal Environment - 9.6.3.1; and c. Significant Features and Rural Amenity Landscapes - 9.2.4.2;
RD5	Equestrian facility	<ul style="list-style-type: none"> a. Intensive farming, Equestrian facilities and Boarding of domestic animals – 17.8.2.3; b. Effects of activities on the Coastal Environment - 9.6.3.1; c. Significant Features and Rural Amenity Landscapes - 9.2.4.2; and d. <u>Within a Site of Ngāi Tahu Cultural Significance</u> Insert cross reference to Chapter 9 <u>the matters set out at 9.5.4 as relevant.</u>
RD6	Intensive Farming	<ul style="list-style-type: none"> a. Intensive farming, Equestrian facilities and Boarding of domestic animals - 17.8.2.3; b. Effects of activities on the Coastal

		<p>Environment - 9.6.3.1;</p> <p>c. Significant Features and Rural Amenity Landscapes - 9.2.4.2; and</p> <p>d. Within a Site of Ngāi Tahu Cultural Significance Insert cross reference to Chapter 9 the matters set out at 9.5.4 as relevant.</p>
RD7	Plantation Forestry	<p>a. Plantation forestry - 17.8.2.4;</p> <p>b. Significant Features and Rural Amenity Landscapes - 9.2.4.2; and</p> <p>c. Indigenous biodiversity and ecosystems 9.1.3.2.</p> <p>d. Within a Site of Ngāi Tahu Cultural Significance Insert cross reference to Chapter 9 the matters set out at 9.5.4 as relevant.</p> <p>Note to plan users: Refer to Rule 9.1.2 for rules relating to indigenous vegetation clearance and Rule 9.2.3 for rules relating to outstanding natural features and landscapes, significant features and areas of natural character in the coastal environment.</p>
RD8	A Residential unit located within an Identified building area on an allotment created by an approved subdivision consent except where provided for by Rule 17.2.2.1 P7	<p>a. Residential activities on Banks Peninsula - 17.8.2.5 a. iv; and</p> <p>b. Significant Features and Rural Amenity Landscapes - 9.2.4.2</p>
RD9	<p>Non-compliance with Rule 17.2.3.XX</p> <p>Any application arising from non-compliance with this rule will not require the written approval of any entity except the New Zealand Fire Service Commission and shall not be fully publicly notified. Limited notification if required shall only be to the New Zealand Fire Service Commission.</p>	<p>a. Water supply for firefighting - 17.8.1.12</p>
RD10	<p>New Community facility</p> <p>Any resource consent application arising from 17.2.2.3 RD10 that is within a Site of Ngāi Tahu Cultural Significance, shall be limited notified to the relevant rūnanga unless the relevant rūnanga have provided</p>	<p>a. Scale of activity - 17.8.2.1;</p> <p>b. Effects of activities on the Coastal Environment - 9.6.3.1;</p> <p>c. Significant Features and Rural Amenity Landscapes - 9.2.4.2; and</p> <p>d. Indigenous biodiversity and ecosystems 9.1.3.2.</p>

	written approval.	e. Within a Site of Ngāi Tahu Cultural Significance the matters set out at 9.5.4 as relevant.
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17.2.2.4 Discretionary Activities

The activities listed below are a discretionary activity.

	Activity	The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act:
D1	Guest accommodation , other than Farm stays permitted under Rule 17.2.2.1 P13 .	<ul style="list-style-type: none"> a. Scale of activity 17.8.2.1; b. Effects of activities on the Coastal Environment - 9.6.3.1; c. Significant Features and Rural Amenity Landscapes - 9.2.4.2; d. Identified Important Ridgelines - 17.8.1.10; e. Indigenous biodiversity and ecosystems 9.1.3.2; and f. Within a Site of Ngāi Tahu Cultural Significance Insert cross reference to Chapter 9 the matters set out at 9.5.4 as relevant.
D3	Quarrying activity	<ul style="list-style-type: none"> a. Scale of activity 17.8.2.1; b. Effects of activities on the Coastal Environment - 9.6.3.1; c. Significant Features and Rural Amenity Landscapes - 9.2.4.2; d. Indigenous biodiversity and ecosystems 9.1.3.2; e. Protection of Water bodies - Natural values 6.6.3.2 (1) - (6); and f. Within a Site of Ngāi Tahu Cultural Significance Insert cross reference to Chapter 9 the matters set out at 9.5.4 as relevant.
DX	<p>A residential unit on a site in existence as at 2 May 2015 with a net site area:</p> <ul style="list-style-type: none"> a. greater than 4ha but less than 40ha where the residential unit is located below the 160m contour; or b. greater than 4ha but less than 100ha where the residential unit is 	<ul style="list-style-type: none"> a. Residential activities on Banks Peninsula - 17.8.2.5; b. Effects of activities on the Coastal Environment - 9.6.3.1; c. Significant Features and Rural Amenity Landscapes - 9.2.4.2; d. Indigenous biodiversity and

	<p>located above the 160m contour; and</p> <p>c. the site does not have an identified building area</p>	<p>ecosystems - 9.1.3.2.</p> <p>e. Identified Important Ridgelines - 17.8.1.10; and</p> <p>f. Within a Site of Ngāi Tahu Cultural Significance Insert cross reference to Chapter 9 the matters set out at 9.5.4 as relevant.</p>
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17.2.3 Built Form Standards - Rural Banks Peninsula Zone

17.2.3.1 Identified building area

- a. Any new residential unit, including a Minor residential unit located on a site created by subdivision occurring after 30 January 1997 shall be located on an identified building area.
- b. Except for sites 1ha or less created by subdivisions, all buildings shall be located on an Identified building area.

17.2.3.2 Building reflectivity

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All <u>buildings</u>	The reflectivity of any <u>building</u> shall be no greater than 40%	Non-compliance with Permitted Standard	<ol style="list-style-type: none"> a. Building reflectivity – 17.8.1.9; b. Effects of activities on the Coastal Environment - 9.6.3.1; and c. Significant Features and Rural Amenity Landscapes - 9.2.4.2.

17.2.3.3 Identified important ridgelines

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All <u>buildings</u>	a. Shall be located at least 20 vertical metres below that of any adjoining identified important ridgeline.	Non-compliance with Permitted Standard	<ol style="list-style-type: none"> a. Identified important ridgelines – 17.8.1.10; b. Effects of activities on the Coastal Environment - 9.6.3.1; and c. Significant Features and Rural Amenity Landscapes - 9.2.4.2.

17.2.3.4 Landscape Buffer from Outstanding Natural Features and Landscapes, Natural Character in the Coastal Environment and Sites of Ngāi Tahu Cultural Significance

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All <u>buildings</u> , except where located within an existing Identified building area	a. Shall be located a distance of at least 150m horizontal or 50m vertical measured from the boundary of any <u>Wāhi Tapu / Wāhi Taonga Site of Ngāi Tahu Cultural Significance identified in Schedule 9.5.5.1</u> , Outstanding Natural Feature or Landscape or Area of Outstanding Natural Character in the Coastal Environment, or Area of at least High Natural Character in the Coastal Environment.	Non-compliance with Permitted Standard	a. Effects of activities on the Coastal Environment - 9.6.3.1 ; b. Significant Features and Rural Amenity Landscapes - 9.2.4.2 ; and c. <u>Wāhi Tapu / Wāhi Taonga - 9.5.4.1</u> .

17.2.3.5 Maximum building height

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	

a. All buildings	7.5m	Greater than 7.5m	<ul style="list-style-type: none"> a. Building Height – 17.8.1.1; b. Effects of activities on the Coastal Environment - 9.6.3.1; and c. Significant Features and Rural Amenity Landscapes - 9.2.4.2. d. Within a Site of Ngāi Tahu Cultural Significance the matters set out at 9.5.4 as relevant.
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Note: See the permitted height exceptions contained within the definition of height.

17.2.3.6 Minimum building setback from road boundaries

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All buildings, unless specified below	15m	Less than 15m	<ul style="list-style-type: none"> a. Setbacks from road boundaries - 17.8.1.2; b. Effects of activities on the Coastal Environment - 9.6.3.1; and c. Significant Features and Rural Amenity Landscapes - 9.2.4.2.
b. Buildings on sites fronting a major or minor arterial or state highway	30m from a major or minor arterial road or State Highway boundary	Less than 30m from a major or minor arterial road or State Highway boundary	
c. Additions to buildings	7.5m	Less than 7.5m	

existing as at 2 May 2015 that are located within 15m of the road boundary unless specified below			
d. Additions to buildings existing as at 2 May 2015 on sites fronting a state highway where the building is located within 30m of the road boundary	20m from a State Highway boundary	Less than 20m from a State Highway Boundary	

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

17.2.3.7 Shading of State Highway

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. Vegetation, including trees, shelter-belts or plantation forestry	Vegetation shall not be planted in any position which will result in shading of the state highway carriageway between 10:00am and 2:00pm on the shortest day of any calendar year	Non-compliance with permitted standard	a. Shading of state highway - 17.8.1.3

Any application arising from non-compliance with this rule will only require written approval of

the New Zealand Transport Agency and shall not be limited or publicly notified.

17.2.3.8 Minimum building setback from internal boundaries

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All buildings, unless specified below.	10m	Less than 10m	a. Setback from internal boundaries – 17.8.1.4; b. Effects of activities on the Coastal Environment - 9.6.3.1 ; and c. Significant Features and Rural Amenity Landscapes - 9.2.4.2 .
b. Additions to buildings existing as at 2 May 2015.	7.5m	Less than 7.5m	
c. New Residential unit or Minor residential unit	25m	Less than 25m	

Any application arising from non-compliance with this rule shall not be publicly notified.

17.2.3.11 Minimum separation distances - plantation forestry, Intensive farming, Quarrying activity and Sensitive activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. Plantation forestry	Trees shall be located: a. 30m or more from an existing residential unit, approved Identified building area or Residential Zone boundary; and	Trees located less than 30m	a. Separation distances - 17.8.1.5
	b. 10m or more from an internal boundary of an adjoining site under different ownership	Trees located less than 10m	

b. Any new Sensitive activity	Greater than 200m from any building, compound or part of a site used for Intensive farming on an adjoining site.	Less than 200m from any building, compound or part of a site used for Intensive farming on an adjoining site.	
c. Any new Residential unit	Greater than 30m from any existing forestry on an adjoining site under different ownership	Less than 30m from any existing forestry on an adjoining site under different ownership	
d. Intensive farming	Greater than 200m from a sensitive activity on an adjoining site under different ownership	Less than 200m from a sensitive activity on an adjoining site under different ownership	
e. Any new residential unit	Greater than 250m from a legally established Quarrying activity	Less than 250m from a legally established quarry activity	
f. Any new Residential unit	Greater than 1000m from Radio New Zealand's facilities on Gebbies Pass Road	Less than 1000m from Radio New Zealand's facilities on Gebbies Pass Road	

Any application arising from non-compliance with this rule shall not be publicly notified.

17.2.3.12 Maximum site coverage

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All buildings	10% of the net site area or 2000m ² , whichever is the lesser.	Greater than 10% of net site area or 2000m ² , whichever is the lesser.	a. Site coverage and building footprint – 17.8.1.6; b. Effects of activities on the Coastal Environment - 9.6.3.1 ; c. Significant Features and Rural Amenity

			Landscapes - 9.2.4.2 ; and d. Within a Site of Ngāi Tahu Cultural Significance Insert cross-reference to Chapter 9 the matters set out at 9.5.4 as relevant.
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Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified, [except within a Site of Ngāi Tahu Cultural Significance](#).

17.2.3.13 Maximum individual building footprint

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All buildings except for covered yards and covered races	A building footprint of less than 300m ² per building	Greater than 300m ² building footprint per building	a. Site coverage and building footprint - 17.8.1.6 ; b. Effects of activities on the Coastal Environment - 9.6.3.1 ; and c. Significant Features and Rural Amenity Landscapes - 9.2.4.2 . d. Within a Site of Ngāi Tahu Cultural Significance the matters set out at 9.5.4 as relevant.

17.2.3.XX Water supply for firefighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

- b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.

17.2.3.XX Minimum building setback from Mean High Water Springs (MHWS)

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All <u>buildings</u>	<p>40m</p> <p>For clarification, this rule shall apply regardless of a lesser building setback which may apply under Rule 17.2.3.8 or 17.2.3.6.</p>	<p>Less than 40m.</p> <p>Te Tai o Mahaanui / Christchurch and Banks Peninsula Coast is identified as a Ngā Wai Site of Ngāi Tahu Cultural significance in Schedule 9.5.5.4 - ID 96.</p> <p>Any resource consent application arising from 17.2.2.x.x shall be limited notified to the relevant rūnanga unless the relevant rūnanga have provided written approval.</p>	<p>a. Building setbacks from internal boundaries - 17.8.1.4;</p> <p>b. Effects of activities on the Coastal Environment - 9.6.3.1; and</p> <p>c. Natural Character in the Coastal Environment - 9.2.4.3</p> <p>d. Ngā Wai - 9.5.4.3 and if within another Site of Ngāi Tahu Cultural Significance classification, matters set out at 9.5.4 as relevant.</p>

17.4 Rules - Rural Waimakariri Zone

17.4.1 How to use the rules

17.5.1.1 The rules that apply to activities in the Rural Waimakariri Zone are contained in:

- a. The Activity Status Tables (including Activity Specific Standards) in Rule 17.4.2; and
- b. Built Form Standards in Rule 17.4.3.

17.5.1.2 The Activity Status Tables and standards in the following chapters also apply to activities in all areas of the Rural Waimakariri Zone (where relevant):

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

17.4.2 Activity Status Tables - Rural Waimakariri Zone

17.4.2.1 Permitted Activities

In the Rural Waimakariri Zone (other than the areas identified in 17.4.1.3) the activities listed below shall comply with any Activity Specific Standards set out in this table and the Built Form Standards in Rule 17.4.3.

Activities may also be restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 17.4.2.2, 17.4.2.3, 17.4.2.4 or 17.4.2.5 below.

Activity		Activity Specific Standards
P1	<u>Farming</u>	a. Fencing within 5 metres of a National Grid transmission line support structure foundation shall meet the requirements of Clause 2.3.3 of NZECP34:2001.

<p>P2</p>	<p><u>Farm building</u></p>	<p>a. Farm buildings and horticultural structures, except where they are commercial greenhouses, produce packing facilities, milking/dairy sheds or structures associated with irrigation infrastructure, may be located within the following corridor:</p> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 220kV National Grid transmission line; or ii. within 10 metres of the centre line of a 66kV National Grid transmission line; <p>b. Farm buildings and horticultural structures, except where they meet the requirements of Clause 2.4.1 of NZECP34:2001, shall not be located:</p> <ul style="list-style-type: none"> i. within 12 metres of a foundation of a 220kV National Grid transmission line support structure or ii. within 10 metres of a foundation of a 66kV National Grid transmission line support structure
<p>P3</p>	<p><u>Rural produce retail</u></p>	<p>a. Any <u>Rural produce retail</u> shall be limited to:</p> <ul style="list-style-type: none"> i. a retail area with a maximum area of 75m² gross floor area; and ii. one per <u>site</u>.
<p>P4</p>	<p><u>Rural produce manufacturing</u></p>	<p>a. The <u>gross floor area</u> occupied by <u>Rural produce manufacturing</u> shall be less than 100m² per <u>site</u>.</p>
<p>P5</p>	<p><u>Plantation forestry</u></p>	<p>a. NIL</p>
<p>P6</p>	<p><u>Residential activity</u></p>	<p>a. The <u>site</u> containing the <u>residential unit</u> shall have a minimum net site area of 20ha</p>
<p>P7</p>	<p>Repairs, replacement and/or additions to existing <u>residential units</u> on an existing <u>site</u> with a minimum area less than 20ha</p>	<p>a. NIL</p>

P8	<u>Minor residential unit</u>	<ul style="list-style-type: none"> a. the <u>site</u> containing both units shall have a minimum <u>net site area</u> of 20ha; b. the <u>Minor residential unit</u> shall have a minimum <u>gross floor area</u> of 35m² and a maximum of 70m²; c. the <u>vehicle access</u> for both units shall be from the same <u>access</u>;
P9	<u>Home occupation</u>	<p>Any <u>Home occupation</u> shall limit:</p> <ul style="list-style-type: none"> a. the number of FTE employed persons, who reside permanently elsewhere than on the site, to two; and b. the <u>gross floor area</u> of any <u>building</u> used plus the <u>outdoor storage area</u> to a total area of less than 40m²
P10	<u>Conservation activities</u>	<ul style="list-style-type: none"> a. Any <u>Conservation activities</u> shall: <ul style="list-style-type: none"> i. limit any <u>building</u> and/or <u>impervious surfaces</u> to an area of less than 100m²
P11	<u>Recreation activity</u>	<ul style="list-style-type: none"> a. Any <u>Recreation activity</u> shall: <ul style="list-style-type: none"> i. limit any <u>building</u> and/or <u>impervious surfaces</u> to an area of less than 100m²
P12	<u>Farm stay</u>	<ul style="list-style-type: none"> a. Any <u>Farm stay</u> shall: <ul style="list-style-type: none"> i. accommodate no more than six <u>farm stay</u> guests at any one time; and ii. guests may be accommodated within an existing residential unit or Minor residential unit; except iii. where located within the 50dBA Ldn Airport Noise Boundary Contour the maximum number of farm stay guests at one time shall not exceed four, and shall only be accommodated in the existing residential unit.
P13	<u>Rural tourism activity</u>	<ul style="list-style-type: none"> a. Any <u>Rural tourism activity</u> shall limit: <ul style="list-style-type: none"> i. visitors to a maximum of 60 per day.

P14	<u>Rural tourism facility</u>	<ul style="list-style-type: none"> a. Any <u>Rural tourism facility</u> shall limit: <ul style="list-style-type: none"> i. the <u>gross floor area</u> of any <u>building</u> and/or <u>impervious surfaces</u> used, to an area of less than 100m²; and ii. the area of any <u>ancillary retail activity</u> to less than 25m²
P15	Repairs, replacement and/or additions to existing <u>Community facility</u>	<ul style="list-style-type: none"> a. Any <u>Community facility</u> shall be limited to: <ul style="list-style-type: none"> i. additions that increase the <u>gross floor area</u> by no more than 100m²
P16	<u>Emergency services facilities</u>	<ul style="list-style-type: none"> a. NIL b. Emergency services facilities are exempt from the Built Form Standards in Rule 17.2.3
P17	<u>Veterinary care facility</u>	<ul style="list-style-type: none"> a. Any <u>Veterinary care facility</u> shall: <ul style="list-style-type: none"> i. limit any <u>building</u> and/or <u>impervious surfaces</u> to an area of less than 100m²
P21	Flood protection activities, including planting of exotic trees, earthworks and structure, undertaken by Christchurch City Council or Canterbury Regional Council	<ul style="list-style-type: none"> a. NIL b. Flood protection activities are exempt from the Built Form Standards in Rule 17.4.3

17.4.2.2 Controlled Activities

There are no controlled activities

17.4.2.3 Restricted Discretionary Activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in 17.8 as set out in the following table.

Any application arising from these rules shall not require full public notification.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any Activity listed in Rule 17.4.2.1 that does not meet one or more of the Built Form Standards in Rule 17.4.3 , unless otherwise specified.	<ul style="list-style-type: none"> a. Building height –17.8.1.1; b. Setbacks from road boundaries –17.8.1.2; c. Setback from internal boundaries –17.8.1.4; d. Separation distances –17.8.1.5; e. Site coverage and building footprint –17.8.1.6; f. Traffic generation and access –17.8.1.7; g. Identified building area –17.8.1.8; h. Effects of activities on the Coastal Environment - 9.6.3.1; and i. Within a Site of Ngāi Tahu Cultural Significance Insert cross reference to Chapter 9 the matters set out at 9.5.4 as relevant.
RD2	Any Activity listed in Rule 17.4.2.1 that does not meet one or more of the Activity Specific Standards, except RD3 and NC3.	<ul style="list-style-type: none"> a. Scale of activity - 17.8.2.1; b. Effects of activities on the Coastal Environment - 9.6.3.1; and c. Within a Site of Ngāi Tahu Cultural Significance Insert cross reference to Chapter 9 the matters set out at 9.5.4 as relevant.
RD3	<u>Minor residential unit</u> that does not comply with Rule 17.4.2.1 P8 b-d	<ul style="list-style-type: none"> a. Minor residential unit –17.8.2.2; b. Effects of activities on the Coastal Environment - 9.6.3.1; and c. Within a Site of Ngāi Tahu Cultural Significance Insert cross reference to Chapter 9 the matters set out at 9.5.4 as relevant.
RD4	<u>Boarding of domestic animals</u>	<ul style="list-style-type: none"> a. Intensive farming, Equestrian facilities and Boarding of domestic animals – 17.8.2.3; b. Effects of activities on the Coastal Environment - 9.6.3.1; and c. Within a Site of Ngāi Tahu Cultural Significance Insert cross reference to Chapter 9 the matters set out at 9.5.4 as relevant.
RD5	<u>Equestrian facility</u>	
RD6	Intensive Farming	

Activity		The <u>Council's</u> discretion shall be limited to the following matters:
RD9	<p>Non-compliance with Rule 17.4.3XX</p> <p>Any application arising from non-compliance with this rule will not require the written approval of any entity except the New Zealand Fire Service Commission and shall not be fully publicly notified.</p> <p>Limited notification if required shall only be to the New Zealand Fire Service Commission</p>	<p>a. Water supply for firefighting - 17.8.1.12</p>
RD10	<p>New Community facility except for Education activities</p> <p><u>Any resource consent application arising from 17.4.2.3 RD10 that is within a Site of Ngāi Tahu Cultural Significance, shall be limited notified to the relevant rūnanga unless the relevant rūnanga have provided written approval.</u></p>	<p>a. Scale of activity - 17.8.2.1; and</p> <p>b. Effects of activities on the Coastal Environment - 9.6.3.1.</p> <p>c. <u>Within a Site of Ngāi Tahu Cultural Significance the matters set out at 9.5.4 as relevant</u></p>

17.4.2.4 Discretionary Activities

The activities listed below are a discretionary activity.

	Activity	The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act:
D1	<p><u>Guest accommodation</u>, other than Farm stays permitted under Rule 17.4.2.1 P13.</p>	<p>a. Scale of activity - 17.8.2.1;</p> <p>b. Effects of activities on the Coastal</p>

D2	Education activities	Environment - 9.6.3.1 ; and c. Within a Sites of Ngāi Tahu Cultural Significance Insert cross reference to Chapter 9 the matters set out at 9.5.4 as relevant.
D3	Quarrying activity located 250m or more from a residential zone or Specific Purpose (School) <u>boundary</u> .	

17.4.3 Built Form Standards - Rural Waimakariri Zone

17.4.3.1 Identified building area

a. Any new residential unit located on a site created by subdivision occurring after operative date of plan shall be located on an Identified building area.

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

17.4.3.2 Maximum building height

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All buildings, unless specified below	9m	Greater than 9m	a. Building height – 17.8.1.1; and b. Effects of activities on the Coastal Environment - 9.6.3.1 .
b. Farm buildings	12m	Greater than 12m	

Note: See the permitted height exceptions contained within the definition of height.

17.4.3.3 Minimum building setback from road boundaries

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All buildings, unless specified below.	15m	Less than 15m	a. Setbacks from road boundaries – 17.8.1.2; and
b. All buildings on sites less than 0.4ha	6m	Less than 6m	

c. All buildings on sites fronting a Major or Minor Arterial Road or State Highway	30m from the Major or Minor Arterial Road or State Highway boundary	Less than 30m from the Major or Minor Arterial Road or State Highway boundary.	b. Effects of activities on the Coastal Environment - 9.6.3.1 .
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Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

17.4.3.4 Minimum building setback from internal boundaries

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All buildings, unless specified below.	10m	Less than 10m	a. Setback from internal boundaries – 17.8.1.4 and b. Effects of activities on the Coastal Environment - 9.6.3.1 .
b. All buildings on sites less than 0.4ha	3m	Less than 3m	
c. New Residential unit and Minor residential unit	25m	Less than 25m	
d. Any buildings, balconies or decks on sites adjacent to a designed railway corridor	4m from the designated railway corridor boundary	Less than 4m from the designated railway corridor boundary	

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

17.4.3.7 Minimum separation distances - plantation forestry, intensive farming and residential activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	

a. Plantation forestry	Trees shall be located: a. 30m or more from an <u>existing residential unit</u> , <u>approved</u> identified building area or Residential Zone <u>boundary</u> ; and	Trees located less than 30m	a. Separation distances - <u>17.8.1.5</u>
	b. 10m or more from an <u>internal boundary</u> of an adjoining <u>site</u> under different ownership	Trees located less than 10m	
b. Any new Sensitive activity	Greater than 200m from any <u>building</u> , compound or part of a <u>site</u> used for Intensive farming on an adjoining <u>site</u> .	Less than 200m from any <u>building</u> , compound or part of a <u>site</u> used for Intensive farming on an adjoining <u>site</u> .	
c. Any <u>new Residential unit</u>	Greater than 30m from any existing Forestry on an adjoining <u>site</u> under different ownership	Less than 30m from any existing Forestry on an adjoining <u>site</u> under different ownership	
d. Intensive farming	Greater than 200m from a sensitive activity on an adjoining site under different ownership	Less than 200m from a sensitive activity on an adjoining site under different ownership	
e. Any new residential unit	Greater than 250m from the boundary of a Rural Quarry Zone or legally established quarrying activity.	Less than 250m from the boundary of a Rural Quarry Zone or legally established quarrying activity.	

Any application arising from non-compliance with this rule shall not be publicly notified.

17.4.3.8 Maximum site coverage

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. Buildings, and outdoor	3% of the net site area or 6000m ²	Greater than 3% of net site area or	a. Site coverage and building footprint -

<p>storage areas on sites greater than 4ha.</p> <p>For the purposes of calculating site coverage green houses, either with or without a solid floor, shall be excluded</p>	<p>whichever is lesser.</p>	<p>6000m2 whichever is lesser.</p>	<p>17.8.1.6;</p> <p>b. Effects of activities on the Coastal Environment - 9.6.3.1; and</p> <p>c. Within Sites of Ngāi Tahu Cultural Significance Insert cross reference to Chapter 9 the matters set out at 9.5.4 as relevant.</p>
<p>b. Buildings, impervious surfaces and outdoor storage areas on existing site between 0.4 and 4ha in area.</p> <p>For the purposes of calculating site coverage green houses, either with or without a solid floor, shall be excluded</p>	<p>10% of the net site area or 2000m2 whichever is the lesser.</p>	<p>Greater than 10% of the net site area or 2000m2 whichever is the lesser.</p>	
<p>c. Buildings, impervious surfaces and outdoor storage areas on existing sites less than 0.4ha in area.</p>	<p>35% of net site area.</p>	<p>Greater than 35% of net site area.</p>	

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

17.5 Rules - Rural Port Hills Zone

17.5.1 How to use the rules

- 17.5.1.1 The rules that apply to activities in the Rural Port Hills Zone are contained in:
- a. The Activity Status Tables (including Activity Specific Standards) in Rule 17.5.2; and
 - b. Built Form Standards in Rule 17.5.3.
- 17.5.1.2 The Activity Status Tables and standards in the following chapters also apply to activities in all areas of the Rural Port Hills Zone (where relevant):
- 5 Natural Hazards;
 - 6 General Rules and Procedures;
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 9 Natural and Cultural Heritage;
 - 12 Hazardous Substances and Contaminated Land; and
 - 13 Utilities, Energy and Infrastructure.

Advice Note: Summit Road (Canterbury) Protection Act 2001

Any development may be affected by the provisions of the Summit Road Protection Act which applies to land within 30m vertically below the Summit Road and Dyers Pass Road (refer to Summit Road Protection Act and gazette notice). You are advised to contact the Summit Road Protection Authority for more information.

17.5.2 Activity Status Tables - Rural Port Hills Zone

17.5.2.1 Permitted Activities

In the Rural Port Hills Zone (other than the areas identified in 17.5.1.2) the activities listed below shall comply with any Activity Specific Standards set out in this table and the Built Form Standards in Rule 17.5.3.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 17.5.2.3, 17.5.2.4, or 17.5.2.5 below.

Activity		Activity Specific Standards
P1	<u>Farming</u>	a. Fencing within 5 metres of a National Grid transmission line support structure foundation shall meet the requirements of Clause 2.3.3 of NZECP34:2001.

Activity		Activity Specific Standards
P2	<u>Farm building</u>	<p>a. Farm buildings and horticultural structures, except where they are commercial greenhouses, produce packing facilities, milking/dairy sheds or structures associated with irrigation infrastructure, may be located within the following corridor:</p> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 220kV National Grid transmission line; or ii. within 10 metres of the centre line of a 66kV National Grid transmission line; <p>b. Farm buildings and horticultural structures, except where they meet the requirements of Clause 2.4.1 of NZECP34:2001, shall not be located:</p> <ul style="list-style-type: none"> i. within 12 metres of a foundation of a 220kV National Grid transmission line support structure or ii. within 10 metres of a foundation of a 66kV National Grid transmission line support structure
P3	<u>Rural produce retail</u>	<p>a. Any <u>Rural produce retail</u> shall be limited to:</p> <ul style="list-style-type: none"> i. a retail area with a maximum area of 75m² <u>gross floor area</u>; and ii. one per <u>site</u>.
P4	<u>Rural produce manufacturing</u>	<p>a. The <u>gross floor area</u> occupied by <u>Rural produce manufacturing</u> shall be less than 100m² per <u>site</u>.</p>
P5	<u>Residential activity</u>	<p>a. The <u>site</u> containing the <u>residential unit</u> shall have a minimum <u>net site area</u> of 100ha</p>
P6	Repairs, replacement and/or additions to existing <u>residential units</u> on an existing <u>site</u> with a minimum area less than 100ha	<p>a. NIL</p>

Activity		Activity Specific Standards
P7	<u>Minor residential unit</u>	<ul style="list-style-type: none"> a. the <u>site</u> containing both units shall have a minimum <u>net site area</u> of 100ha; b. the <u>Minor residential unit</u> shall have a minimum <u>gross floor area</u> of 35m² and a maximum of 70m²; and c. the <u>vehicle access</u> for both units shall be from the same <u>access</u>;
P8	<u>Home occupation</u>	<ul style="list-style-type: none"> a. Any <u>Home occupation</u> shall limit: <ul style="list-style-type: none"> i. the number of FTE employed persons, who reside permanently elsewhere than on the <u>site</u>, to two; and ii. the <u>gross floor area</u> of any <u>building</u> used plus the <u>outdoor storage area</u> to a total area of less than 40m²
P9	<u>Conservation activities</u>	<ul style="list-style-type: none"> a. Any <u>Conservation activities</u> shall: <ul style="list-style-type: none"> i. limit any <u>building</u> and/or <u>impervious surfaces</u> to an area of less than 100m²
P10	<u>Recreation activity</u>	<ul style="list-style-type: none"> a. Any <u>Recreation activity</u> shall: <ul style="list-style-type: none"> i. limit any <u>building</u> and/or <u>impervious surfaces</u> to an area of less than 100m²
P11	<u>Farm stay</u>	<ul style="list-style-type: none"> a. Any <u>Farm stay</u> shall: <ul style="list-style-type: none"> i. accommodate no more than six <u>farm stay</u> guests at any one time; and ii. guests may be accommodate within an existing residential unit or Minor residential unit
P12	<u>Rural tourism activity</u>	<ul style="list-style-type: none"> a. Any <u>Rural tourism activity</u> shall limit: <ul style="list-style-type: none"> i. visitors to a maximum of 60 per day.

Activity		Activity Specific Standards
P13	<u>Rural tourism facility</u>	a. Any <u>Rural tourism facility</u> shall limit: <ul style="list-style-type: none"> i. the <u>gross floor area</u> of any <u>building</u> and/or <u>impervious surfaces</u> used, to an area of less than 100m²; and ii. the area of any <u>ancillary retail activity</u> to less than 25m²
P14	Repairs, replacement and/or additions to existing <u>Community facility</u>	a. Any <u>Community facility</u> shall be limited to: <ul style="list-style-type: none"> i. additions that increase the <u>gross floor area</u> by no more than 100m²
P15	<u>Existing forestry</u>	a. NIL
P16	<u>Emergency services facilities</u>	a. NIL b. Emergency services facilities are exempt from the Built Form Standards in Rule 17.5.3
P17	<u>Veterinary care facility</u>	a. Any <u>Veterinary care facility</u> shall: <ul style="list-style-type: none"> i. limit any <u>building</u> and/or <u>impervious surfaces</u> to an area of less than 100m²

17.5.2.2 Controlled Activities

There are no controlled activities.

17.5.2.3 Restricted Discretionary Activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in 17.8 as set out in the following table.

Any application arising from these rules shall not require full public notification.

Activity	The Council's Discretion shall be limited
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		to the following Matters:
RD1	Any Activity listed in Rule 17.5.2.1 that does not meet one or more of the Built Form Standards in Rule 17.5.3, unless otherwise specified.	<ul style="list-style-type: none"> a. Building height – 17.8.1.1 b. Setbacks from road boundaries – 17.8.1.2 c. Setback from internal boundaries – 17.8.1.4 d. Separation distances –17.8.1.5 e. Site coverage and building footprint – 17.8.1.6 f. Traffic generation and access - 17.8.1.7 g. Identified building area – 17.8.1.8 h. Effects of activities on the Coastal Environment - 9.6.3.1; and i. Within Sites of Ngāi Tahu Cultural Significance [Insert cross reference to Chapter 9] the matters set out at 9.5.4 as relevant.
RD2	Any Activity listed in Rule 17.5.2.1 that does not meet one or more of the Activity Specific Standards, except RD3 and NC3.	<ul style="list-style-type: none"> a. Scale of activity - 17.8.2.1; b. Effects of activities on the Coastal Environment - 9.6.3.1; and c. Within a Site of Ngāi Tahu Cultural Significance [Insert cross reference to Chapter 9] the matters set out at 9.5.4 as relevant.
RD3	Minor residential unit that does not comply with Rule 17.5.2.1 P7 b-d	<ul style="list-style-type: none"> a. Minor residential unit– 17.8.2.2; b. Effects of activities on the Coastal Environment - 9.6.3.1; and c. Within a Site of Ngāi Tahu Cultural Significance [Insert cross reference to Chapter 9] the matters set out at 9.5.4 as relevant.
RD4	Boarding of domestic animals	<ul style="list-style-type: none"> a. Intensive farming, equestrian facilities and boarding of domestic animals - 17.8.2.3; b. Effects of activities on the Coastal Environment - 9.6.3.1; and c. Within a Site of Ngāi Tahu Cultural Significance [Insert cross reference to Chapter 9] the matters set out at 9.5.4 as relevant.
RD5	Equestrian facility	
RD6	Intensive farming	
RD7	Non-compliance with Rule 17.5.3.XX	<ul style="list-style-type: none"> a. Water supply for firefighting - 17.8.1.12

	<p>Any application arising from non-compliance with this rule will not require the written approval of any entity except the New Zealand Fire Service Commission and shall not be fully publicly notified.</p> <p>Limited notification if required shall only be to the New Zealand Fire Service Commission.</p>	
RD8	<p>New Community facility except Education activities</p> <p><u>Any resource consent application arising from 17.2.2.3 RD10 that is within a Site of Ngāi Tahu Cultural Significance, shall be limited notified to the relevant rūnanga unless the relevant rūnanga have provided written approval.</u></p>	<p>a. Scale of activity - 17.8.2.1; and</p> <p>b. Effects of activities on the Coastal Environment - 9.6.3.1.</p> <p>c. <u>Within a Site of Ngāi Tahu Cultural Significance the matters set out at 9.5.4 as relevant.</u></p>

17.5.2.4 Discretionary Activities

The activities listed below are a discretionary activity.

	Activity	The Council will consider the Matters of Discretion specified below and any other relevant matter under Section 104 of the Act:
D1	Guest accommodation, other than Farm stays permitted under Rule 17.5.2.1 P11.	<p>a. Scale of activity - 17.8.2.1; and</p> <p>b. Effects of activities on the Coastal Environment - 9.6.3.1.</p>
D2	Education activities	
D4	Quarrying activity	
D5	Plantation forestry	a. Plantation forestry – 17.8.2.4

17.5.3 Built Form Standards - Rural Port Hills Zone

17.5.3.1 Identified building area

- a. Any new residential unit located on a site created by subdivision occurring after the operative date of the plan shall be located on an Identified building area.

Any application arising from non-compliance with this rule will not require written approvals and shall not be limited or publicly notified.

17.5.3.2 Maximum building height

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All buildings	9m	Greater than 9m	a. Building height - 17.8.1.1; b. Effects of activities on the Coastal Environment - 9.6.3.1 ; and c. Site of Ngāi Tahu Cultural Significance - Insert cross reference to Chapter 9

Note: See the permitted height exceptions contained within the definition of height.

17.5.3.3 Minimum building setback from road boundaries

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All buildings, unless specified below.	15m	Less than 15m	a. Setback from road boundaries – 17.8.1.2; and b. Effects of activities on the Coastal Environment - 9.6.3.1 .
b. All buildings on sites less than 0.4ha	6m	Less than 6m	
c. All buildings on sites fronting a Major or Minor Arterial Road or State Highway boundary.	30m from the Major or Minor Arterial Road or State Highway boundary.	Less than 30m from the Major or Minor Arterial Road or State Highway boundary.	

Any application arising from non-compliance with this rule will not require written approvals and shall

not be limited or publicly notified.

17.5.3.4 Minimum building setback from internal boundaries

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. All buildings, unless specified below	10m	Less than 10m	a. Setback from internal boundaries – 17.8.1.4; and b. Effects of activities on the Coastal Environment - 9.6.3.1 .
b. All buildings on sites less than 0.4ha	3m	Less than 3m	
c. New Residential unit and Minor Residential unit	25m	Less than 25m	

Any application arising from non-compliance with this rule shall not be publicly notified.

17.5.3.6 Minimum separation distances - plantation forestry, intensive farming, residential and sensitive activities

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. Any new Sensitive activity	a. Greater than 200m from any building, compound or part of a site used for Intensive farming on an adjoining	Less than 200m from any building, compound or part of a site used for Intensive farming on an adjoining site	Separation distances - 17.8.1.5

	site.		
	b. 30m or more from any existing Forestry on an adjoining site under different ownership.	Less than 30m from any existing Forestry on an adjoining site under different ownership.	
b. Intensive farming	Greater than 200m from a sensitive activity on an adjoining site under different ownership	Less than 200m from a sensitive activity on an adjoining site under different ownership	

17.5.3.7 Maximum site coverage

Applicable to	Activity Status		Matters of Discretion
	i. Permitted	ii. Restricted Discretionary	
a. Buildings, impervious surfaces and outdoor storage areas on sites greater than 4ha in area.	5% of the net site area or 2,000m ² whichever is lesser.	Greater than 5% of net site area or 2,000m ² whichever is lesser.	a. Site coverage and building footprint – 17.8.1.6; and b. Effects of activities on the Coastal Environment - 9.6.3.1 ; c. Within a Site of Ngāi Tahu Cultural Significance Insert cross reference to Chapter 9 the matters set out at 9.5.4 as relevant .
b. Buildings, impervious surfaces and outdoor storage areas on existing sites between 0.4 and 4ha in area	10% of the net site area or 2,000m ² whichever is the lesser.	Greater than 10% of the net site area or 2,000m ² whichever is the lesser.	
c. Buildings,	35% of net	Greater than 35%	

impervious surfaces and outdoor storage areas on existing sites less than 0.4ha in area.	site area	of net site area.	
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Any application arising from non compliance with this rule will not require written approvals and shall not be limited or publicly notified, except within a Site of Ngāi Tahu Cultural Significance.

17.8 Matters of Discretion

17.8.1 Matters of Discretion for Built Form Standards

17.8.1.1 Building height

- a. The extent to which an increase in building height and the potential resultant scale and bulk of the building:
 - i. maintains rural character and amenity values;
 - ii. is visually mitigated through the topography, location, design and appearance of the building;
 - iii. enables more efficient use of the site or the functional needs of the building to be met; and
 - iv. is compatible with the scale, proportion and context of buildings and activities in the surrounding area.

17.8.1.2 Setbacks from road boundaries

- a. Whether the reduced setback would result in buildings and/or outdoor storage area that remain compatible with rural character and amenity values taking into account:
 - i. The necessity to enable more efficient or practical use of the remainder of the site or the long term protection of significant trees, listed heritage buildings or natural features on the site;
 - ii. The visual effects of the building and/or outdoor storage area on the appearance of the site as viewed from the road, including the layout and scale of other buildings and sites in the vicinity, and the location of existing buildings on site;
 - iii. The degree to which the topography, location, design and appearance of the building mitigates the visual effects of the reduced setback; and
 - iv. any other mitigation proposed including visual screening.

17.8.1.3 Shading of state highway

- a. The extent to which vegetation including, trees, shelter-belts or forestry being planted will cause unreasonable shading to the adjoining road in frost and snow-prone areas.
- b. The extent to which the location, orientation, species and maximum height of the proposed tree(s) will result in shading of the carriageway and a potential for icing which could endanger the safety of motorists.

17.8.1.4 Building setbacks from internal boundaries

- a. The extent to which the reduced setback will detract from rural character and amenity values when viewed from neighbouring sites.

- b. The extent to which the topography location, design and appearance of the building mitigates the visual effects of the reduced setback.
- c. The extent to which the reduced setback is to facilitate practical use of the building or day to day management of the site, including the need to align with existing buildings in the vicinity and their associated use.
- d. The need for the reduced setback to allow more efficient or practical use of the remainder of the site or the long term protection of significant trees, listed heritage buildings or natural features on the site.
- e. Whether a reduced setback from boundaries with the rail corridor will enable buildings, balconies or decks to be construction or maintained without requiring access above, on, or over the railway corridor.
- f. Any other mitigation proposed including visual screening.

17.8.1.5 Separation distances

- a. Whether a reduced separation distance will provide adequate separation between nearby residents rural productive activities to enable continuation of activities taking into account:
 - i. How the proposal promotes best practice in terms of any industry guidelines;
 - ii. The extent to which a reduced separation distance will adversely impact on adjoining rural and residential activities including potential loss of views, visual impact, odour, noise and shading;
 - iii. The extent to which topography, natural features or existing vegetation reduces the effect of any reduced separation distance or makes it difficult to achieve compliance with the setback; and
 - iv. The necessity to have an appropriate legal instrument registered on the title for the residential activity to enable continued operation of the intensive farming or quarrying activity unhindered.

17.8.1.6 Site coverage and building footprint

- a. Whether the increase in site coverage or building footprint will result in a building scale and size that maintains rural character and amenity values and enables the site to remain dominated by open space rather than buildings, hard surfaces and outdoor storage taking into account:
 - i. The extent to which the topography and the location, scale, design and appearance of the building, landscaping or natural features mitigate the visual effects of increased site coverage or the size of the building;
 - ii. If any alternative siting has been considered or is available on the site that would mitigate any visual effects of the increased site coverage or the size of the building;
 - iii. The extent to which increased site coverage or the size of the building will diminish the productive potential of the land, the soil pattern or make it difficult for quarrying activities to establish or operate in the vicinity;
 - iv. The extent to which increased site coverage will adversely affect groundwater and flood management areas; and
 - v. any other mitigation proposed including visual screening.

17.8.1.7 Traffic generation and access

- a. The extent to which any additional traffic generation will:
 - i. adversely affect rural character and amenity values and/or safety and efficient functioning of the road network; and
 - ii. result in any adverse effects in terms of noise, vibration, dust, nuisance, glare and fumes that are incompatible with the amenity values on residents in the vicinity and local rural environment.
- b. Whether the location, design and use of access will adversely affect rural character and amenity values and/or safety and efficient functioning of the road network.

17.8.1.8 Identified building area

- a. The extent to which there is a need for the residential unit, Minor residential unit or other buildings to be located outside of the identified building area or the area to be moved.
- b. Whether moving the identified building area will result in any adverse visual effects on landscape values or surrounding rural character and any measures to mitigate these.
- c. The extent to which the proposed building location will result in adverse effects on ecosystems and indigenous biodiversity or result in reverse sensitivity on surrounding activities.

17.8.1.9 Building reflectivity - Rural Banks Peninsula

- a. The extent to which the building will give rise to adverse visual effects and glare, taking into account the size of the building and the area that exceeds the 40% building reflectivity.
- b. Whether the proposed exterior materials respond to and respect the landscape and natural character.
- c. The extent to which any buildings or structures conform to the 'Banks Peninsula Rural Landscape Development Guidelines 2010'.

17.8.1.10 Important identified ridgelines - Rural Banks Peninsula

- a. Whether the building will break the form of the ridgeline and any adverse visual effects.
- b. Whether the proposed design responds to and respects the landscape and natural character.
- c. The extent to which any buildings or structures conform to the 'Banks Peninsula Rural Landscape Development Guidelines 2010'.

17.8.1.11 Reverse sensitivity effects on Radio New Zealand's operations

- a. The risk that a new residential building near Radio New Zealand's established facilities on Gebbies Pass Road could generate reverse sensitivity effects on Radio New Zealand's facilities, leading to Radio New Zealand having to limit operations, or undertake mitigation measures.
- b. Whether the location of a proposed new residential building (and/or any measures to be undertaken by the applicant as a condition of consent) will sufficiently mitigate the effects on Radio New Zealand facilities to the extent that residents of the building are unlikely to experience such effects as adverse, noting that such effects may include:
 - i. Noise from Radio New Zealand's emergency power generator;

- ii. Visual impact from Radio New Zealand's buildings and mast; and
- iii. Potential interference with electrical equipment.

17.8.1.12 Water supply for firefighting

- a. Whether sufficient firefighting water supply is available to ensure the health and safety of the community, including neighbouring properties.

17.8.2 Matters of Discretion for Activity Specific Standards

17.8.2.1 Scale of activity

- a. The extent to which the scale of the operation and building/s are compatible with, and maintains, rural character and amenity values of the surrounding area, including any relevant Built Form Standards.
- b. The extent to which the scale of the activity accessory to the activity on the site and remain connected to or dependent upon the rural environment.
- c. Whether the proposed hours of operation are compatible with the local rural environment.
- d. The extent to which the site layout and building design will mitigate effects including noise, lighting and traffic.
- e. The need for the additional employment as an integral and necessary part of activities being undertaken on the site and its assistance in providing alternative home-based employment and income-generating opportunities.
- f. The extent to which the scale of the activity will cause demands for the uneconomic or premature upgrading or extension of public services, including roading, which are not in the interests of the district or locality.
- g. Whether the activity will protect, restore or enhance any natural feature, indigenous vegetation or landscapes and the need for any legal instruments or management plans to protect such values.

17.8.2.2 Minor residential unit

- a. Whether the Minor residential unit would remain ancillary to the main residential unit and maintain rural character taking into account:
 - i. The scale and location of the Minor residential unit in relation to the main residential unit;
 - ii. The necessity to have a separate vehicle access and car parking for the family flat;
 - iii. The necessity of an appropriate legal instrument to prevent subdivision that would create a separate title for the Minor residential unit from the main residential unit.

17.8.2.3 Intensive farming, Equestrian facilities and Boarding of domestic animals

- a. The extent to which the proposal takes into account
 - i. The number and type of animals;

- ii. Building design, including soundproofing and ventilation;
 - iii. Effluent management and disposal;
 - iv. Prevailing climatic conditions and topography of the site and surrounding area that may affect odour and noise generation;
 - v. Existing and proposed landscaping;
 - vi. The frequency and nature of management and supervision; and
 - vii. the sensitivity of the receiving environment.
- b. The extent to which the scale of the operation and location of associated building/s maintain rural character and amenity values, including relevant zone Built Form Standards.
 - c. The extent to which buildings, compounds or part of a site used for animals are sufficiently designed and located or separated from sensitive activities, residential activities, identified building area and residential zone boundaries to avoid adverse effects on residents.
 - d. The effects of the hours of operation and public visiting the site on the surrounding environment.
 - e. Any other mitigation proposed including visual screening.

17.8.2.4 Plantation forestry

- a. Whether the plantation forestry promotes best practice in terms of any recognised industry standards or guidelines and any management plan for the operation.
- b. The extent to which wilding conifers will be managed taking into account the potential for the spread of wilding conifers.
- c. The effects of the plantation forestry taking into account:
 - i. The scale and extent of the proposed forestry and any cumulative effects taking into account existing forestry in the vicinity;
 - ii. Any adverse effects of tracking or roading, including visibility, scarring, the extent to which existing contours are followed and any proposed measures to remedy or mitigate the effects;
 - iii. Any adverse effects on the landscape values of the site and surrounding environment, including outstanding natural landscapes and features, significant features and the coastal environment; and
 - iv. The relationship of the planted area to existing landforms including ridgelines and in particular identified ridgelines.
- d. The effects of forestry activities, in particular harvesting, on infrastructure and rural amenity, in terms of traffic generation and safety, noise, dust and nuisance and proposed management methods to mitigate the potential effects.
- e. The extent to which indigenous biodiversity and waterways, including sites of ecological significance, will be protected particularly during harvesting, including through the maintenance of adequate buffers with existing or additional planting of indigenous vegetation.
- f. Any relevant Rural chapter objectives and policies, including 17.1.18 Policy 8 - plantation forestry.

17.8.2.5 Residential activities on Banks Peninsula

- a. The extent to which the density, location and design of the residential activity will maintain the

rural character and amenity values taking into account:

- i. Whether the identified building area:
 - A. enables maintenance of rural production, and protection of significant indigenous biodiversity or outstanding natural landscape or features, natural coastal environment or significant cultural or heritage features; and
 - B. provides adequate separation to adjoining farming activities; and
 - C. where appropriate, maintains existing or future public access connections to walking/cycling tracks including aligning with the Christchurch City Council Public Open Space Strategy 2010-2040.
- ii. Whether a covenant has been registered against the title to protect in perpetuity any natural, cultural and heritage features, waterways, rural production potential, open character or public access connections and to avoid any further subdivision or residential units.
- iii. The degree to which the residential unit has the potential to create rural residential character taking into account any surrounding site sizes and development.
- iv. The scale, size, height and external finish of the building and its compatibility with the surrounding rural character and amenity values.

17.8.2.6 Residential activities on existing small sites

- a. Whether the density, location and design of the residential activity will maintain the rural character and amenity values taking into account:
 - i. The effects of a residential unit on the site contributing to a change in the rural character and amenity values towards a more urban character.
 - ii. The extent to which the site is capable of providing a residential building platform and curtilage that complies with relevant Built Form Standards, including separation distances.
 - iii. The extent to which the current use of the site is for a rural activity and its ability to continue.
 - iv. the potential for reverse sensitivity effects on rural productive activities in the surrounding environment, including cumulative effects on additional sensitive activities.

17.8.2.7 Rural Templeton

- a. Landscaping and building reflectivity
 - i. The extent to which buildings will be visible from roads, parks, public places and the surrounding land, both internal and external to the zone;
 - ii. The appropriateness of the selected 80 established trees in terms of location, condition, type and proximity to roads or services where the health of the tree or driver visibility may be affected;
 - iii. The effects of removing any identified trees, their health and significance of the tree(s) and whether appropriate replacements are provided and the impact on the character of the site and locality.
- b. Templeton Strategic Infrastructure
 - i. The effects of traffic generated and the development on the road network in terms of

- safety, efficiency and capacity;
 - ii. The extent to which the scale and dimensions of buildings and the visual impact on the surrounding area, taking into account the extent of landscaping and the degree to which it screens or softens the buildings;
 - iii. The extent to which materials will be stored, taking into account the type and volume of material.
- c. Stormwater management, water bodies and bird-strike risk
- i. The extent to which the proposed water features will be attractive to birdlife that might pose a bird-strike risk to the operation of Christchurch International Airport Limited;
 - ii. 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.

17.8.2.8 Maximum internal batter slope

- a. Whether a steeper gradient would compromise:
- i. The stability of any adjoining land or roads, taking account of potential slope erosion or collapse; and/or
 - ii. The ability to adequately plant the slopes of an excavation; and / or
 - iii. The potential of the land to be redeveloped for other activities compatible with a rural zone.
- b. The extent of any visual impacts of a steeper gradient.

17.8.2.9 Location of crushing and screening plant

- a. The extent of any adverse visual impacts resulting from the location of crushing plant with specific regard to:
- i. The appearance and size of the plant;
 - ii. The period of time in which the plant is proposed to be located closer to the zone boundary, or above ground level.
- b. Whether the location of crushing plant would give rise potential noise disturbance.
- c. The degree to which any proposed mitigation measures would reduce the visual or noise impacts of the plant to be used.

17.8.2.10 Stockpile height and setbacks

- a. The extent of any visual effects resulting from the location and height of stockpiles with particular regard to:
- i. The visibility of the stockpile from residential units, roads or other public vantage points such as walking tracks and parks;
 - ii. The quality and effectiveness of any existing or proposed screening (e.g. planting or mounding) on the zone or site boundary;
 - iii. The collective extent and appearance of all on-site stockpiling; and
 - iv. The proposed duration of stockpiling in the proposed location(s).

17.8.2.11 Minimum excavation setbacks

- a. Whether a reduced setback would ensure:
 - i. Sufficient landscaping and distance to mitigate any adverse amenity effects; and
 - ii. The stability of any adjoining land or roads, taking account of potential slope erosion or collapse.

17.8.2.12 Visual screening and maintenance

- a. The extent to which the site is screened by planting or other satisfactory means to mitigate the adverse visual impacts of lower areas of the quarry as viewed from public roads.
- b. Whether alternative methods of screening or a lack thereof is sufficient to maintain rural amenity and character having particular regard to:
 - i. The type, scale and appearance of vegetation proposed for screening;
 - ii. The visibility of the quarry, buildings and machinery from properties in the adjoining rural zone or from external roads;
 - iii. The likely visual impacts of reduced screening or mounding, and its implications for increasing actual or perceived noise from quarrying activities.
- c. Whether any rural land use has been established on the site since restoration, making screen planting or mounding unnecessary.
- d. Whether any proposed planting (type and location) would pose a risk to highway safety from shading during winter months.

17.8.2.13 Hours of operation

- a. The extent of any amenity impacts (including cumulative with other activities) on residents in adjoining zones which may result from:
 - i. Increased intensity, frequency and duration of operating hours; and
 - ii. The likely additional or prolonged adverse effects associated with quarrying and including lighting, noise and traffic generation that are incompatible with surrounding activities.
- b. The duration of any extended hours including whether any extended hours of operation are temporary.
- c. Any positive effects associated with increased hours of operation including in relation to earthquake recovery and avoidance of adverse effects (such as efficiency of the transport network).

17.8.2.15 Activities associated with quarrying

- a. The degree of association with a quarrying activity on site.
- b. Whether the processing (including concrete batching and asphalt manufacture), storage, sale of materials extracted from another site would delay or otherwise compromise the rehabilitation of the property, including any in-combination or cumulative effects.
- c. Whether the activity is of a scale, function, intensity or character typical of those in rural areas.

- d. The extent of any additional or prolonged adverse environmental (including amenity) effects resulting from the activity.
- e. The extent of any benefits such as infrastructure efficiencies which result from close or co-location with a principal quarrying activity and support for earthquake recovery.

17.8.2.X Depth to groundwater

- a. Whether excavating to a greater depth would affect the ability to effectively rehabilitate the quarry site for a range of permitted land uses and within reasonable timeframes including consideration as to the suitability and availability of fill and topsoil material and the ability to achieve an appropriate final landform.