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City of Christchurch

City Planning Maps

Date 23/08/02

Scale 1:15,000

0 10.0 20.0 30.0 40.0m

City Boundary

Zone Boundary

160m Contour

Designated Land

Amended Line or Area

Deleted Line or Area

Added Symbol

All spiritual facilities (see Part 1) existing as at 24/6/95 and located in living or rural zones are deemed to be Class 2 scheduled activities (see Part 9).

Note: Amendments and additions are shown in red. Some examples are shown below.

--- City Boundary

--- Zone Boundary

--- 160m Contour

--- Designated Land

--- Amended Line or Area

--- Deleted Line or Area

--- Added Symbol

Designations - refer to Planning Maps Page 3 General Information

6 Open Space Zones

A variety of recreational and open space activities have already established in the zone, within well-planted, spacious surrounds compatible with the natural character of the area. The Orana Park Wildlife area is the major attraction in the locality.

Further development in association with this zone may include land in the adjoining Rural 6 Zone to the south, provided it is consistent with the natural and landscape values of that zone.

Environmental results anticipated

- (a) A wide range of recreational activities and associated facilities set amongst large open spaces, planted and developed in harmony with the existing visual environment.
- (b) Buildings of a scale and density that is subservient to the large-scale rural open spaces and substantial tree plantings of the area.
- (c) Minimised risk from fire to facilities and tree plantings in the zone.
- (d) Minimised flood risk to facilities in the zone and risk to groundwater qualities.
- (e) Management of environmental effects (noise, odour, glare, and traffic) that is compatible with the open rural location of the zone, and which recognises important facilities such as wildlife in Orana Park.

1.6 Open Space 3B (Private Recreation Facilities) Zone

Zone description and purpose

The Open Space 3B Zone covers nine sites within the living zones of the City, which contain major recreation facilities that are privately owned. These consist of Addington and Riccarton Racecourses, Lancaster, Wilding, Christchurch and Rugby Parks, and Shirley, Avondale and Waimairi Beach Golf Courses. These private recreation facilities play a significant role in providing for the outdoor recreational needs of the city's population, including for events of regional and national

importance. These sites may contain substantial facilities in the form of grandstands; tracks, playing fields and courts; restaurants and bars; and associated facilities. The Open Space 3B Zone allows for the continued functioning, upgrading and expansion of these metropolitan facilities.

As well as providing substantial facilities and recreational opportunities, the Addington and Riccarton Racecourse sites and the three golf courses, provide large areas of open space, including areas of planting and provide opportunities for large trees to grow. They fulfil an important amenity function in that they add to the pleasantness of the urban setting. Shirley, Avondale and Waimairi Beach Golf Courses, in particular, serve as important areas for open space and visual enhancement.

Any development of part or all of these areas for residential development are subject to consent under the subdivision rules (Part 14).

The sites within the zone have high levels of use, particularly on weekends and weekday evenings. They contain buildings which are of a large scale compared with the surrounding residential areas. Provisions are included in the zone rules to protect the surrounding community from any adverse effects of the intensive use of these facilities. This includes potential effects, such as noise, lighting, building scale and increased traffic.

Environmental results anticipated

- (a) Provision and maintenance of metropolitan recreational activities on private land complementing the role of Council facilities available for the enjoyment of the city and region's population.
- (b) The provision, maintenance and upgrading of buildings and facilities necessary to facilitate and enhance the use of the sites for outdoor recreation, consistent with the overall maintenance of an open space character.
- (c) The maintenance of open space associated with major recreational facilities, buildings and private golf courses.

- (d) The maintenance of large areas of the privately owned land for its values in terms of planting and visual amenity on the Addington and Riccarton Racecourse sites and Shirley, Avondale and Waimairi Beach Golf Courses.

- (e) The exclusion or mitigation of activities and buildings which cause adverse effects on the environment of the surrounding living zones, taking into account the long-established nature of the buildings and facilities on these sites.

1.7 Open Space 3C (Agribusiness Centre) Zone

Zone description and purpose

This specialist zone covers an area of land between Hillmorton and Wigram comprising 120 hectares, which is intended to enable the development of facilities serving the primary industries of Canterbury emphasising public displays, livestock sales, entertainment and business activities related to those functions.

The zone will enable the Canterbury Saleyards and A&P Showgrounds to relocate their functions from within the city where they have been situated in their respective locations for over 100 years. In recent years it has become of increasing concern that the activities on these sites are no longer compatible within a city context in terms of traffic and amenity values. They are characterised by ageing facilities and structures which need substantial repair or total replacement.

The large area of the site provides the space to mitigate some of the adverse effects previously associated with A&P and Saleyards activities. The larger area enables separation distances to be established from sensitive environments, provides for more on-site car-parking which will relieve congestion on the adjoining roadways for major events and provide the opportunity to enhance visual amenities with extensive park-like landscaping. A new site also provides the opportunity to establish efficient effluent and stormwater disposal systems. In addition, a wider range of activities are to be established

"B"

Open Space Zones **6**

that reflect the diversity and changing needs of the agricultural and horticultural industries of Canterbury and will form the basis of an agribusiness centre.

Effects on adjoining activities will include an increase in traffic volume, the range of noise generation and a change in the visual appearance of the site.

The zone provisions include an outline development plan which aims to mitigate adverse effects created by activities by defining their location within the site. Most rural activities such as those normally found in the nearby Rural 2 Zone, are not identified as being restricted. Those areas adjacent to residential sites are to be retained as open space, including an adjoining recreation reserve (zoned Open Space 2) of 28ha. Buildings and permanent facilities, such as the saleyards are confined to the north-east corner of the site. Vehicle access points will also be limited to those shown on the concept plan. It is acknowledged that the access point at Curletts Road may reduce traffic flows when a major event is held on the site. For show days it is anticipated that an internal road will link Curletts Road and Wigram Roads to relieve congestion.

A second major function of the land within this zone is its role as a retention basin (Wigram East) to assist in reducing peak flow discharges from a large part of Upper Heathcote River catchment into that river downstream of the site. A designation has been included over the land in the zone to provide for the retention basin and to ensure that the storage capacity of the basin is not compromised by the activities allowed for in the zones, such as building or filling.

(Note: The establishment of this zone was initiated through Change 24 to the Transitional District Plan. The provisions in this plan relating to the zone will be amended by submission or variation upon the results of any decisions or appeals on that change.)

Environmental results anticipated

- (a) A change in the use and character of the Curletts Road site with the establishment of intensive farming activities, ie model farms, woodlots, vineyard, the establishment of a concentration of

buildings and structures to the north of the site and the establishment of extensive landscape planting.

- (b) A loss of open rural view from adjoining residences in Hillmorton replaced with a more enclosed view of revegetation along the Heathcote River.
- (c) An increase in the generation and range of noise effects from activities on the site than occurs at present.
- (d) Increased traffic flow on Wigram Road and Curletts Road and roads that feed onto these, creating congestion at peak times.
- (e) Establishment of facilities to efficiently dispose of stormwater and effluent from Curletts Road with no adverse environmental impacts.
- (f) The retention of the residential amenity within Hillmorton.
- (g) The minimisation of air pollutants, including odours.

1.8 Open Space 3D (Lagoons Clearwater Resort and Rosebank) Zone

The Open Space 3D Zone is a special zone applying to two areas approximately 160ha of land north of Johns Road, west of the 'Groyne Reserve' and generally north west of Christchurch city.

The majority of the zone consists of 160ha, comprising the Clearwater Resort and provides for the development of an international golf course resort with tourist accommodation and associated facilities, and some limited residential accommodation.

The landscape character of the area within the zone reflects a dominance of an open landscape stream side and shelter trees with the wetlands, small rivers and creeks and their associated marginal vegetation. The development requires a location in the rural area in order to provide a special environment based on a water theme of lakes, wetlands and streams.

Parts of the land are within the flood plain of the Waimakariri River and the airport noise footprint.

Accordingly buildings and other structures are carefully sited under the zone.

Development within the zone will be in accordance with an outline development plan.

The other part of the zone applies to "Rosebank" which is located adjoining Johns Road and Groyne Entrance No.2. The zone provides for outdoor and indoor recreation, passive open space, travellers accommodation and manufacturing display and demonstration uses. Development within the zone will be in accordance with an outline development plan.

Environmental results anticipated

- (a) Within Clearwater Resort the creation of an international standard destination resort on an unique site in close proximity to Christchurch City and complementing the environment.
- (b) Within Clearwater Resort the creation of an international standard 18 hole and 9 hole par 3 golf course based on a water theme of wetlands and waterways as a focus for other recreational and accommodation development, without any significant adverse effects on the environment.
- (c) Development and enhancement of recreational opportunities based on the natural resources of the area.
- (d) Provision of a range of tourist and recreational activities which can be used by the local community as well as overseas and New Zealand tourists, without any significant adverse effects on the environment.
- (e) Enhancement of natural features by extensive landscape development and planting.
- (f) The maintenance and enhancement of water quality.
- (g) A co-ordinated and consistent design theme which acknowledges the rural character of the area.

6 Open Space Zones

2. Rules

Guide to using these rules

Step 1: Establish what zone applies to the open space or reserve.

Step 2: Check whether the proposed activity meets all of the development standards for the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

Step 3: Check whether the proposed activity meets all of the community standards for the zone.

If not, the application will need to be made for a resource consent, assessed as a discretionary activity in respect to the whole activity.

Step 4: Check whether the proposed activity meets all of the critical standards for the zone (Open Space 3C and 3D zones only).

If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Step 5: Check any city rules that may apply to the proposed activities. If any of these standards are not met, consent will be required in respect of these rules.

If the activity complies with all of the zone rules and city rules, it shall be a permitted activity.

Note: The standards may specify an activity as being a controlled activity (Open Space 3D Zone only) or discretionary activity.

2.1 Categories of activities

2.1.1 All Open Space Zones

(a) Any activity which complies with:

- all of the Development Standards under Clause 2.2;
- all of the Community Standards under Clause 2.3;
- all of the Critical Standards under Clause 2.4, shall be a **permitted activity**.

(b) Any activity which complies with all of the critical standards and community standards, but does not comply with any one or more of the Development Standards under Clause 2.2, shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any activity which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 2.3, shall be a **discretionary activity**.

(d) Any activity which does not comply with any one or more of the critical standards in clause 2.4 shall be a **non-complying activity**.

(e) Clarification of categories of activities:

The standards may also specify that an activity is a controlled activity (development standards Open Space 3D Zone) or a Discretionary Activity. In the case of a controlled activity, the exercise of the Council's discretion shall be confined to the matter(s) subject to that standard.

2.1.2 Open Space 3A, 3B, 3C and 3D Zones - (Activities other than recreation)

(a) Shirley, Avondale and Waimairi Beach Golf Courses - Open Space 3B Zone

All standards applicable on these three sites to activities other than golf courses and activities provided for under 2.3.2 and 2.3.3 below shall be those for the Living 1 zone.

(Note: Subdivision for residential activities shall require a resource consent under Part 14.)

- (b) All other sites - Open Space 3B Zone

All standards applicable to activities other than recreation activities and activities provided for under 2.3.2 and 2.3.3 below, shall be those for the following zones

Addington Racecourse Living 2 Zone
 Riccarton Racecourse Living 1 Zone
 Jade Stadium Living 3 Zone

Business 3B Zone

Rugby Park Living 1 Zone
Western Park Living 1 Zone
Kearneys Park Living 1 Zone
Rangers Park Living 1 Zone
 Wilding Park Living 2 1 Zone
 Christchurch Park Living 1 Zone

(Note: Subdivision for residential activities shall require a resource consent under Part 14.)

- (c) Open Space 3A and 3D Zones

All standards applicable to activities, other than recreation activities and activities provided for under 2.3.2 and 2.3.3 below, shall be those for the Rural 4 Zone.

- (d) Open Space 3C Zone

All standards applicable to activities, other than recreation activities and activities provided for under 2.3.2 and 2.3.3 below shall be those for the Rural 2 Zone.

2.1.3 Reference to City Rules

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

2.1.4 Ecological heritage sites

To avoid duplication, the four three ecological heritage sites referred to in these rules are contained in Part 4, Appendix 2.

2.1.5 Vesting of New Reserves

Where land is not shown on the planning maps as zoned as Open Space, but has been vested in the Council as open space, it shall be deemed to be zoned Open Space 1 if it is under 2 hectares in area and Open Space 2 if it is 2 hectares or greater in area.

Notwithstanding this rule, where a new reserve of less than 2ha adjoins an existing reserve, the new reserve shall be deemed to have the same zoning as the existing reserve.

2.2 Development standards

Any applications arising from non-compliance with development standards in the Open Space 3A Zone or Clause 2.2.1c, 2.2.4, 2.2.5(d) and 2.2.6, of the Open Space 3D Zone (Clearwater Resort only) will not require the written consent of other persons for notification, and shall be non-notified.

2.2.1 Separation from neighbours

All buildings shall be set back from the boundary with any zone other than a road zone by the following minimum distances:

- (a) Open Space 1, 2, and 3C Zones 10m
except that in the Open Space 3C Zone particular activities are not permitted south of the 300m line shown on the development plan in Part 6, Appendix 1. (Refer to Critical Standard 2.4.1)
- (b) Open Space 3, and 3A and 3D Zones 20m
- (c) Open Space 3D Zone

- Clearwater Resort 20m
- Rosebank 10m

- (d)(e) Open Space 3B Zone

- Christchurch Park
- Wilding Park
- Rugby Park
- Western Park
- Kearneys Park
- Rangers Park
- Shirley Golf Course
- Avondale Golf Course
- Waimairi Beach Golf Course
- Jade Stadium

except that residential units may be set back a minimum distance of 3m from the boundary

- (e)(d) Open Space 3B Zone

- Addington Racecourse
- Riccarton Racecourse
- Lancaster Park

2.2.2 Street scene

All buildings shall be set back from road boundaries by the following minimum distances:

- (a) Open Space 1 and 2 Zones 5m
- (b) Open Space 3 and 3C Zones 10m
except that in the Open Space 3C Zone particular activities are not permitted within 150m of the southern boundary of Wigram Road opposite its intersection with Treffers Road, as shown on the development plan in Part 6, Appendix 1. (Refer to Critical Standard clause 2.4.3)
- (c) Open Space 3B Zone

- Wilding Park
- Rugby Park
- Western Park
- Kearneys Park
- Rangers Park
- Christchurch Park
- Jade Stadium

6 Open Space Zones

(d) Open Space 3B Zone	20m	(h)(f) Open Space 3D Zone
<ul style="list-style-type: none"> Addington Racecourse Riccarton Racecourse Shirley Golf Course Avondale Golf Course Waimairi Beach Golf Course 		Clearwater Resort <ul style="list-style-type: none"> Resort clubhouse Resort fairway villa Resort hotel (except chimney 24m) Other buildings
(e) Open Space 3A and 3D-(Rosebank only) Zones	25m 20m	(i) Open Space 3D Zone
		<ul style="list-style-type: none"> Rosebank
(f) Open Space 3D (Rosebank only) Zone	25m 20m	(j) The provisions of subclauses 2.2.3 (a)-(g) do not apply to goal posts
<ul style="list-style-type: none"> Johns Road Groynes Entrance No. 2 		

2.2.3 Height

The maximum height of any building shall be:

(a) Open Space 1 and 2 Zones	8m
(b) Open Space 3 and 3A Zones	20m
(c) Open Space 3B Zone	8m
<ul style="list-style-type: none"> Christchurch Park Wilding Park Rugby Park Western Park Kearneys Park Rangers Park Shirley Golf Course Avondale Golf Course Waimairi Beach Golf Course 	

(d) Open Space 3B Zone	20m
<ul style="list-style-type: none"> Addington Racecourse Riccarton Racecourse Lancaster Park 	
(e) Open Space 3B Zone	25m
<ul style="list-style-type: none"> Addington Racecourse 	
(f) Open Space 3B Zone	35m 14m
<ul style="list-style-type: none"> Jade Stadium 	

(g)(e) Open Space 3C Zone	
- except any building or part of a building within 100m of a living zone boundary, which shall not exceed 8m in height.	

- (c) Open Space 3C Zone
- (i) A landscaped area a minimum of three metres wide shall be established along all road boundaries and shall be planted with a minimum of one tree for every 10 metres of frontage. Trees shall not be planted a distance of more than 15m apart or closer than 5m. Adjacent to State Highways 73 and 75 however, planting shall be of sufficient density, in conjunction with mounding, to screen activities within the Agribusiness Centre from the view of drivers on those highways.
- (ii) The landscaped area along the Curletts Road frontage shall be mounded to a height of at least 1.5m to minimise the transmission of noise to residential areas on the other side of Curletts Road (State Highway 75) and, in conjunction with the planting to be established in accordance with the preceding standard, substantially to screen activities within the Agribusiness Centre from the view of drivers on that road.
- (iii) A minimum of one tree per 5 car-parking spaces shall be planted for sealed car-parking areas required for sealed members' carparking areas designed to accommodate more than 100 cars.
- (d) Open Space 3D Zone
- ~~Rosebank~~
- (i) The site shall be planted for a minimum depth of 5m from road boundaries (including the Groynes Entrance No. 2 road) with trees or shrubs capable of reaching a height of at least 1.8m at maturity; and
- (ii) A minimum of one tree per five car parking spaces shall be planted.
- ~~Clearwater Resort~~
- (i) ~~Any buildings shall be a controlled activity in respect to design and appearance.~~

Open Space Zones

2.2.6 Creation of waterbodies

The creation of waterbodies in the Open Space 3D Zone (Clearwater Resort) shall be a controlled activity with the exercise of the Council's discretion limited to the design, construction and maintenance of these waterbodies.

Reference to other development standards

Clarification of rules

(refer Part 9, Clause 2)

Excavation and filling of land

(refer Part 9, Clause 5)

Building adjacent to waterways and the coastline

(refer Part 9, Clause 5)

Financial contributions on land use activities

(refer Part 9, Clause 7)

Protected buildings, places and objects

(refer Part 10, Clause 1)

Protected trees

(refer Part 10, Clause 2)

Outdoor advertising

(refer Part 10, Clause 3)

Sale of liquor

(refer Part 10, Clause 4)

Relocated buildings

(refer Part 10, Clause 6)

Hazardous substances

(refer Part 11, Clause 3)

Transport (Parking, Access and Manoeuvring)

(refer Part 13)

Subdivision

(refer Part 14)

2.3 Community standards

2.3.1 Buildings and green space

(a) Open Space 1 Zone

- (i) Buildings shall be limited to children's play equipment *(unless approved as a discretionary activity)*.

- (ii) Parking areas for the use of motor vehicles shall be limited to a maximum of 6 parking spaces per open space or reserve and associated access.

- (iii) The maximum net area of any site covered by impervious surfaces, other than footpaths and cycle tracks, shall be 5%.

- (b) Open Space 2 (excluding sites identified as ecological heritage sites), 3, 3A, 3B, and 3C and 3D Zones

- (i) The maximum area of any site or reserve covered by any single building (exclusive of children's play equipment) shall be as specified in **column A** of Table 1; and

- (ii) The maximum percentage of the net area of any site or reserve covered by buildings shall be as specified in **column B** of Table 1; and

- (iii) The maximum percentage of the net area of any site or reserve covered by impervious surfaces (other than footpaths, artificial playing surfaces and cycle tracks, and excluding buildings) and/or in the case of the Open Space 2 and 3 Zone areas (other than Ruapuna Raceway) under exclusive lease arrangements, shall be as specified in **column C** of Table 1.

For the purpose of rules (ii) and (iii), site in relation to any buildings located at Addington Racecourse, including the Christchurch Sports and Entertainment Centre building and accessory buildings thereto, shall be defined as the Addington Raceway Ltd site (Pt Lot 1 DP 2836, Lot 19 DP 2835, Lot 20 DP 11792, Pt RS 145, Pt Lot 1 DP 11792, Lot 1 DP 6944, Pt Lot 1 DP 4460, Lot 5 DP 12877, Lots 1 and 2 DP 12927).

Table 1	A	B	C
Open Space 2 Zone	100m ²	1%	30%
Open Space 2 Zone (Rawhiti, South Brighton and Spencer Parks)	500m ²	3%	10%
Open Space 3 Zone	500m ²	5%	30%
Open Space 3 Zone (Porritt Park)	750m ²	5%	30%
Open Space 3 Zone (Ruapuna Raceway)	1500m ²	5%	30%
Open Space 3A Zone	500m ²	1%	5%
Open Space 3B Zone (Addington and Riccarton Racecourses, excluding Christchurch Sports and Entertainment Centre)	5000m ²	5%	30%
Open Space 3B Zone (Christchurch Sports and Entertainment Centre)	11,500m ²	n/a	n/a
Open Space 3B Zone (Jade Stadium)	5000m ²	25%	n/a
Open Space 3B Zone (Wilding, Christchurch and Rugby, Western, Kearneys and Rangers Parks)	500m ²	10%	n/a
Open Space 3B Zone (Shirley, Avondale and Waimairi Beach Golf Courses)	500m ²	1%	5%
Open Space 3C Zone (exclusive of retention basin as shown on Appendix 1)	5000m ²	5%	5%
Open Space 3D Zone (Clearwater)	n/a	2.5%	2.5%
(Rosebank)	n/a	5%	7.5%
		12%	15%

2.3.2 Use of site and buildings

(a) ~~Open Space 3B Zone (Shirley, Avondale and Waimairi Beach Golf Courses only)~~

(i) ~~The site and buildings shall only be used as a golf course, and for ancillary recreation, administration, social, retail and professional activities.~~

(ii) ~~Retailing shall be limited to the sale of food and beverages for consumption on the site and the sale of tickets, equipment and souvenirs ancillary to and associated with recreation activities on the site.~~

(a)(b) ~~Open Space 3B Zones (Other sites) except Open Space 1, 3C and 3D Zones~~

(i) ~~Any site and buildings shall only be used for non-motorised, recreation activities, and for ancillary accessory administrative, social, professional and retail activities except that Addington and Riccarton Racecourses and Jade Stadium may also be used for exhibitions and conventions, and may each contain one restaurant for use not associated with or ancillary to recreation activities.~~

(ii) ~~Retailing shall be limited to the sale of food and beverages for consumption on the site; the sale of tickets, equipment and souvenirs ancillary to and associated with recreation activities on the site; and in the case of Addington and Riccarton Racecourses, the sale of goods ancillary to and associated with exhibitions and conventions.~~

(c) ~~Open Space 3A Zone~~

~~Retailing shall be limited to the sale of food and beverages for consumption on the premises; and the sale of tickets, equipment and souvenirs ancillary to and associated with the recreation activities on the site.~~

(b)(d) ~~Open Space 1, 2 and 3 Zones~~

~~Retailing shall be limited to the sale of tickets, food and beverages for consumption on the premises~~

~~site, or equipment and the sale of tickets, equipment and souvenirs accessory ancillary to and associated with the recreation activities on the site.~~

(c) ~~Open Space 2, 3 and 3A Zones~~

~~Any site and building shall only be used for recreation activities and accessory administrative, social, professional and retail activities.~~

(d)(e) ~~Open Space 3C Zone~~

~~Any site or buildings shall only be used for be sited generally in accordance with the Development Plan contained in Part 6, Appendix 1 and only be used for:~~

(i) ~~offices, research, production, sale of goods and services and development facilities associated with the activities and services of the Canterbury Agricultural and Pastoral Association and the Canterbury Saleyards Company or any other such organisations carrying out the same or similar functions as those currently undertaken by the Canterbury A&P Association and the Canterbury Saleyards Company.~~

(ii) ~~display and/or demonstration activities related to or associated with the agricultural or horticultural industries;~~

(iii) ~~carnivals, bazaars, fairs or exhibitions having a duration of no more than 5 days or a total of 30 days in any one calendar year;~~

(iv) ~~the sale of food and beverages for consumption on the site, provided that this is ancillary to and associated with other activities permitted in the zone;~~

(v) ~~non-motorised, outdoor recreation activities and excluding outdoor musical events and concerts;~~

(vi) ~~associated administrative, storage and maintenance facilities accessory to the above activities;~~

(i) ~~the display and showing of livestock;~~

(ii) ~~trade displays and demonstrations;~~

(iii) ~~machinery demonstrations;~~

(iv) ~~equestrian events and associated club facilities;~~

(v) ~~model livestock farming and horticultural units;~~

(vi) ~~ancillary restaurants and licensed liquor facilities;~~

(vii) ~~the sale of livestock, including a sales auditorium;~~

(viii) ~~administration and professional offices associated with the provision of services to the agricultural and horticultural industries;~~

(ix) ~~businesses involved in the sale of goods and services related to the agricultural and horticultural industries;~~

(x) ~~premises for the day-to-day operations and social functions of organisations and clubs which exhibit in the agribusiness centre;~~

(xi) ~~tourist displays and activities associated with agriculture and horticulture;~~

(xii) ~~dog trialing;~~

(xiii) ~~facilities for the research and development of products and services for the agricultural and horticultural industries;~~

(xiv) ~~organised sports;~~

(xv) ~~short-term carnivals, bazaars, fairs, exhibitions;~~

(xvi) ~~agro forestry demonstration plots;~~

(xvii) ~~carparking;~~

(xviii) ~~accessory buildings including storage, workshops and managers' residences.~~

Open Space Zones **6**

(e)(d) Open Space 3D Zone (Clearwater Resort)

- (i) any buildings in the zone shall be confined to a resort hotel, fairway villas, resort clubhouse, conference facilities or buildings accessory to these activities and buildings associated with utility service and treatment facilities buildings accessory to these activities.
- (ii) any retail activities shall be associated with providing services to tourism or recreation activities located within the zone.

(f) (e) Open Space 3D Zone (Rosebank)

- Any site or buildings shall only be used for:
 - (i) sports facilities
 - (ii) restaurants
 - (iii) conference facilities and travellers accommodation, restaurants and facilities for the consumption of liquor for those staying or dining on the premises, places of assembly.
 - (iv) rural based manufacturing demonstration complexes ancillary to and part of travellers accommodation.
 - (v) retail activities for the sale of produce processed on site, where the maximum area of retail activities is no more than 100m²

2.3.3 Residential units or other accommodation

- (a) Only one residential unit may be erected on any site or reserve shown zoned as Open Space 2, 3, 3A, and 3B and 3C and two residential units on land zoned Open Space 3C on the planning maps, such unit being provided only for custodial or management purposes for that facility.
- (b) The erection of any residential unit in the Open Space 1 Zone shall be a discretionary activity.
- (c) The erection of any travellers' accommodation shall be a discretionary activity in all open space zones,

except as provided for in Clause 2.3.2 above in the Open Space 3D Zone.

2.3.4 Development plan - Open Space 3C Zone

All activities and ~~access points~~ shall be located generally in accordance with the development plan in Part 6 Appendix 1.

Vehicular access shall be provided to both Wigram and Curletts Roads, generally as shown in Appendix 1 Section 6. Access for livestock vehicles shall only be from Wigram Road. There shall be no vehicular access between the Open Space 3C Zone and the reserve areas adjoining its southern and western boundaries.

2.3.5 Development plan - Open Space 3D Zone

All activities within the zone (Clearwater Resort and Rosebank) shall be located generally in accordance with the development plans in Part 6 Appendixes 2 and 4.

2.3.6 Protection of native vegetation, natural features and existing landscape character - Open Space 2 Zone

Ecological heritage sites 11.05, ~~29.01~~; 3.13 and 19.01 identified in Part 4 Appendix 2 only.

- (a) Vegetation removal
 - (i) The maximum removal or loss of native vegetation indigenous to the area in any continuous five year period shall be 100m² per hectare. The area per hectare shall not be aggregated over the total area of the site, except for:
 - (i)(ii) ~~The above rule shall not apply to~~ maintenance and weed control (including the clearance of existing drains and ponds);;
 - (ii) the construction or maintenance of **vehicle or foot** tracks provided their width is not greater than 1.5m; and/or for
 - (iii) the planting of species indigenous to the site.

(b) Planting

- (i) The planting of exotic species (**including exotic trees or oversowing**) or native plants of non-local origin, shall be a discretionary activity; except where:
- (i)(ii) The above rule shall not apply to planting involves the re-introduction of native species no longer occurring naturally in the Christchurch area: ~~(These species are to be procured from the next most appropriate source where they still occur naturally);;~~

- (ii) planting consists of oversowing with exotic grasses.

(c) Site Coverage

The maximum area of the site to be covered by buildings shall be 40m².

Reference to other community standards

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees

(refer Part 10, Clause 2)

Outdoor advertising

(refer Part 10, Clause 3)

Noise

(refer Part 11, Clause 1)

Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Location of processes causing airborne Contaminants

(refer Part 11, Clause 4)

Transport (Parking, access and manoeuvring)
(refer Part 13)

6 Open Space Zones

2.4 Critical standards

2.4.1 Livestock pavilions facilities - Open Space 3C Zone

- (a) Any activity involving the sale of livestock or side show entertainment shall not be permitted south of the 300m line shown on the development plan in Part 6, Appendix 1.
- (b) All permanently constructed livestock pavilions are to be roofed and have concrete floors.
- (c) All livestock pavilions are to be cleared of effluent within 24 hours following any sale or show event involving the display of animals.
- (d) All areas used for the regular loading and unloading of animals and parking and turning of stock trucks shall be sealed.
- (e) Washdown facilities for vehicles transporting stock shall be provided on site.
- (f) All effluent from sealed surfaces and all washdown water shall be disposed of to the City Sewerage System.

2.4.2 Exclusion of noise generating activities and camping grounds - Open Space 3C Zone

No activity shall involve motor sport events the following:

- (a) outdoor musical events and concerts;
- (b) camping grounds;
- (c) motor vehicle sporting events.

2.4.3 Development plan - Open Space 3C Zone

All activities within the zone shall be located generally in accordance with the development plan in Part 6, Appendix 1.

2.4.4 Separation from Wigram Road - Open Space 3C Zone

Any activities, other than carparking, are prohibited activities within the 150m exclusion area from the

southern boundary of Wigram Road opposite its intersection with Treffers Road, as shown on the development plan in Part 6, Appendix 1. This restriction shall only apply whilst the site to the north-east of the intersection of Treffers and Wigram Roads is occupied by Bayer New Zealand Limited or is used for any activity which has the same or similar effects relating to the storage and/or manufacture of hazardous substances, as the activities undertaken on that site by Bayer New Zealand Limited.

2.4.5 2.4.4 Flood protection - Open Space 3D Zone

Clearwater Resort

- (a) Building locations and levels

All accommodation buildings or parts of buildings used for accommodation purposes shall only be located within the areas shown on the outline development plan in Appendix 2. Ground levels within these areas shall be maintained at or above minimum levels defined by the following:

- (i) a plane sloping generally west to east at 1 to 1:450 slope (higher to the west and lower to the east) with the axis of the plane passing through 715070 m N, 289445 m E and 716673 m N 289206 m E (DOSLI Cadastral Datum Grid) and the elevation at the axis at 14.7 m above mean sea level datum (this equates to the estimated maximum possible flood standard plus a 300mm freeboard);
 - (ii) floor levels of buildings shall not be less than 250mm above the minimum ground levels.
- (b) General ground profiles

Ground profiles outside the building areas located on the development plan shall be shaped and maintained so that in the event of flooding owing to stopbank breach floods of up to 1 in 1000 year

average return period, there is no significant increase in flood risk to adjacent land.

- (c) Primary sewage treatment
- Primary sewage treatment facilities shall be protected from flood damage or escape of contents in the event of flooding due to stopbank breach floods of up to 1 in 1000 year return period.

Rosebank

No buildings shall be sited outside the areas shown on the outline development plan in Appendix 4. Ground Floor levels within the area shall be maintained at or above a minimum level of 13.25 metres above mean sea level.

2.4.6 2.4.5 Access - Open Space 3D Zone

Clearwater

Vehicle access to the zone from State Highway 1 (Johns Road) shall be along the alignment of the unformed legal road, or from the same point of access on Johns Road in accordance with the requirements of Part 14 of the Plan. The design and construction of the intersection between State Highway 1 (Johns Road) and the unformed legal road will require in all aspects the approval and consent of the road controlling authority. Greywacke Road and the alignment of the unformed legal road. The main access road shall have a minimum carriageway width of ten metres and be constructed in accordance with the Council's normal design standards. An alternative service access road shall be established from Coult's Island Road.

Rosebank

No vehicle access shall be permitted from Johns Road.

2.4.7 2.4.6 Civil defence - Open Space 3D Zone

Clearwater Resort

The owner shall maintain and operate civil defence arrangements which enable the safe evacuation of residents within the zone.

2.4.8 2.4.7 Scale of building environment - Open Space 3D Zone

Clearwater Resort

The scale of building development in the zone shall not exceed:

- (a) resort hotel - 200 bedrooms;
- (b) resort fairway villas - 30 single units;
- (c) conference facilities - maximum 200 persons.

2.4.9 Aircraft noise exposure - Open Space 3D Zone

Clearwater Resort

Any new residential units, or any building or part of a building described in Part 4 Appendix 1, and which is between the 55 dBA Ldn outer control boundary and the 65 dBA Ldn/95 SEL dBA air noise boundary shown on the planning maps and in Appendices 3a and 3b of Part 6 shall be insulated from aircraft noise so as to comply with the provisions of that clause.

Reference to other critical standards

Excavation and filling of land
(refer Part 9, Clause 5)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees

(refer Part 10, Clause 2)

Outdoor advertising

(refer Part 10, Clause 3)

Fortified sites

(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Glare

(refer ~~Part 11, Clause 2~~)

Hazardous substances

(refer part 11, Clause 3)

~~Location of processes causing airborne contaminants~~

(refer ~~Part 11, Clause 4~~)

Subdivision

(refer Part 14)

3. Assessment matters for resource consents

3.1 General

3.1.1

The matters contained in Sections 104 and 105, and in Part II of the Act, apply to consideration of all resource consents for land use activities.

3.1.2

In addition to the matters covered in 3.1.1 above, the Council shall also apply the relevant assessment matters set out in Clause 3.2 below.

3.2 Assessment matters

In considering whether or not to grant consent or impose conditions, the Council shall have regard to the following assessment matters.

3.2.1 Separation from Neighbours

- Any adverse impacts of the building in terms of its scale and appearance on adjoining residences.
- The quality and effectiveness of any landscaping proposed around the building.
- Whether better use of public space within the site can be achieved by a reduction in the separation distance.
- The use to be made of the building and potential disturbance to neighbours.
- In the case of the Open Space 3A, 3C and 3D Zones, the visual intrusion of buildings as seen from the surrounding rural zones.

3.2.2 Street scene

- Any adverse impacts in terms of building scale and appearance on any living zones opposite the site, or on the visual quality of the site as seen from the street.
- The quality and effectiveness of landscaping proposed around the building.

- Whether better use of any public space within the zone will be achieved by a reduction in the standard.

- In the case of the Open Space 3A, 3C and 3D Zones, the visual intrusion of buildings as seen from surrounding rural zones.

3.2.3 Height, sunlight and outlook for neighbours

- Any adverse impacts of buildings or structures on residences in any adjoining living zone, including overshadowing.
- Any impacts of the building on the open space character of the zone itself, and on local amenities.
- Any benefits of greater height in respect to retention of open space, or the satisfaction of specialised recreational needs.

3.2.4 Visual amenities

- The effectiveness and quality of landscaping proposed, should the setback for buildings or hard surfacing be reduced.
- Whether lesser landscaping would be acceptable with regard to the quality of landscaping and planting elsewhere on the site.
- The nature and scale of outdoor storage proposed.
- Whether any lesser landscaping (or in the case of the Open Space 3C Zone, mounding) would increase actual or perceived noise attenuation or the visual impact of buildings and other activities.
- The nature, sensitivity and location of adjoining land uses, especially dwellings.

3.2.5 Visual amenities – Open Space 3D-Zone (Gleadow Resort)

- The co-ordination of resort design and its relationship to the rural character and values of the locality.

- the creation of a parkland, pedestrian friendly landscape with shelter belts and amenity planting compatible with the Groyne's recreation area;
 - respect for landscape and water features and where modified, the enhancement of landscape in location and naturalness of form;
 - the establishment of an international standard and quality through design of all components of the resort;
 - retention and augmentation of existing trees along water courses;
 - provision for additional native and exotic planting for amenity purposes, and which also provides improved ecological and habitat values;
 - existing and introduced planting, and the containment and screening of the resort from SH1 (Johns Road) and the adjacent "Groyne's" recreation area;
 - consideration of the selection of plant species in terms of Christchurch International Airport to minimise potential for bird strike.
- (b) Consistency for all buildings and structures through consideration of:
- colours which are appropriate to the landscape setting and which do not detract from the visual amenity of the wider locality;
 - buildings and structures in a parkland setting and for which there are no fences other than for safety purposes;
 - an earthtone range of colours.

3.2.6 Buildings and green space

- (a) The size and scale of the proposed buildings and their effect on the area of land available for public use and enjoyment, should the building be constructed.
- (b) The visual impacts of the building in terms of size and scale, especially as seen from any adjoining residences or from the surrounding zones.
- (c) The likely activities to take place within the building, their intensity and scale, their intensity and scale, and any consequent disturbance that may be caused to adjoining residents or land users.
- (d) The value of the building, impervious surfaces, cycle or walking tracks, in terms of meeting a local or district recreational function, particularly if such need is not currently provided for in the vicinity.
- (e) The functional relationship between the proposed building and purposes of the zone and its anticipated environmental results.
- (f) The quality and effectiveness of any landscaping proposed to screen the buildings or parking areas.
- (g) Where applicable, the degree to which the proposed building adds to the number and coverage of buildings already on the site, or duplicates the use of other facilities both on site and elsewhere.
- (h) Any impacts of the building in terms of tree retention, or views of existing trees and vegetation.
- (i) Any provision for exclusive lease arrangements and the impacts that may have on public use or enjoyment of the open space or reserve.
- (j) The effects of any additional hard surfacing on the visual appearance and enjoyment of the zone, or on trees and vegetation within it.
- (k) In the case of the Open Space 3C Zone, and any adverse impact on the functioning of the Wigram East retention basin.

3.2.7 Use of site and buildings

- (a) The scale, nature and intensity of the activity proposed.
- (b) The provision of screen planting or other proposed means to minimise adverse effects and their likely adequacy.
- (c) The extent to which the proposed activity would enhance services of value to the community, or assist in retaining the viability of the facility as private open space.
- (d) The likely effect of any additional activities on traffic generation, and the safety and efficiency of traffic movement in adjacent streets.
- (e) The effect of additional activities on residential amenities in the vicinity, particularly noise, traffic safety, parking congestion, signage and visual amenity.
- ~~(f) The potential impact of additional retailing activity on the viability of local or suburban shopping centres, and investment in their physical resources.~~

3.2.8 Residential units or other accommodation

- (a) The visual impacts of such development as seen from any living zone or street frontage.
- (b) The need for a dwelling or additional dwelling(s) for custodial or management purposes or other purposes.
- (c) The extent to which available open space would be reduced by proposed buildings and their surrounds.
- (d) The extent to which accommodation is related to the primary function of the open space, or would enhance tourism.
- (e) The scale of residential or other accommodation, and its effects on the visual quality of the environment, residential amenities and traffic generation.

- (f) Any compensating provision for other open space in the vicinity.
- (g) In the case of the Open Space 3A zone, the ability to provide adequate disposal of effluent, or protection of buildings from flood risk.
- (h) Any adverse effects of residences or accommodation on the range of recreational activities undertaken on the site or adjoining sites.

3.2.9 Protection of native vegetation, natural features and existing landscape character

- (a) Vegetation removal
The assessment matters under Part 4, 4.2.7 (a) and (b).
- (b) Planting
The assessment matters under Part 4, 4.2.7 (a) and (c).
- (c) Site coverage
The assessment matters under Part 4, 4.2.7 (a) and (d).

3.2.10 Creation of waterbodies – Open Space 3D Zone (Clearwater Resort)

- (a) The extent to which the design and maintenance of the waterbodies deters birds from roosting and nesting and could include the following measures:
 - (i) vertical embankments
 - (ii) adequate depth of water
 - (iii) free from obstructions, structures or islands
 - (iv) that birds are not permitted to establish or maintain nesting or roosting sites
 - (v) that bird feeding sites are not allowed to develop
 - (vi) population control of birds posing a threat to aircraft.

- (f) The extent to which additional retail activity (having regard to its proposed size, composition and characteristics), is likely to have an adverse effect upon the amenity values and functions of the central city or any district centre or centres and their ongoing ability to provide for the future needs of the community.

6 Open Space Zones

4. Reason for rules

4.1 General

Land within the Open Space 1, 2 and 3 Zones are in public ownership, while those in the Open Space 3A, 3B, 3C and 3D Zones are in private ownership or controlled by other bodies. Reserve management plans may provide adequate procedures for public input on managing council open spaces, but do not apply to private open space.

Compatibility with surrounding activities is a key concern with activities in open space zones. It is difficult to predetermine the wide variety of circumstances that can occur in terms of potential adverse effects from activities in these zones. Because the sites in them are often in public ownership, and also open to procedures under the Reserves Act and management plans, or their future as private recreational resources is reasonably secure, the rules are relatively simple. For these reasons, no critical standards have been specified.

An exception is the special provisions applicable in the Open Space 3C (Agribusiness) and 3D (**Lagoons**) Zones, where particular environmental factors apply to large land areas on previously rural land being developed for specialist uses. Here issues relating to visual amenities, effects on neighbouring area (particularly in respect to the Open Space 3C Zone) access and other matters require critical standards and outline plan requirements.

Because most of these zones are surrounded by living or rural zones, the written consent of other persons for resource consents will be required, reinforced by the fact that many sites are owned by the Council itself. The Open Space 3A Zone is an exception because of its relative remoteness and large sites.

4.2 Separation from neighbours

In the case of the Open Space 1 Zone there is no as of right provision for buildings, but there is a separation set-back required for play equipment to ensure that its use does not unduly detract from the amenities of adjoining residential neighbours.

In the Open Space 1, 2 and 3C Zones, and the Open Space 3A and 3D Zones, set-backs of 10 and 20 metres respectively are required to deal with the potential impacts and scale of buildings within those zones on adjoining residences (where applicable), or to maintain an open space character. In the Open Space 3B Zone, 20 metre setbacks are required for the very large racecourse and Jade Stadium facilities (with large building scale) with a 10 metre setback on other Open Space 3B Zone sites with generally smaller scale buildings.

4.3 Street scene

Setbacks are required for buildings and play equipment in all zones in open space areas to ensure that any necessary landscaping can be provided and that maintenance of a park-like character in these areas can be achieved. In the generally smaller Open Space 1 and 2 Zones, a 5 metre setback is considered sufficient, in contrast to 10 metres in larger or more intensively used open space zones.

4.4 Height and sunlight and outlook for neighbours

The type of structures which can be found in district and metropolitan parks can be potentially quite large, but their scale is compensated for by the fact that they are normally surrounded by large areas of open space. An 8m height limit is seen as reasonable in district parks

and smaller private parks and the private golf courses because it matches the scale of buildings permitted in adjoining residential areas. In metropolitan parks with large stadium type facilities, a maximum height of 14m is provided for to recognise the likely requirements for such facilities. On the private Addington and Riccarton Racecourses (also with large sites) and for Lancaster Park ~~a 20m limit~~ the height limit allowing large structures recognises the height of structures already constructed on these sites and their need for similar large structures in the future.

An exception is required in the Open Space 3C Zone limiting buildings to 8m in height nearer residential areas, to limit the visual impact of large structures, while specialised height provision is made in the Open Space 3D (**Lagoons**) Zone to ensure buildings can be developed to provide a high standard of tourist accommodation but well set back and screened to reduce visual impacts.

Similarly, a 14m height limit is specified in the Open Space 3A Zone to allow for the flexible development of moderate to large scale private recreational facilities in an area which has large numbers of trees, where the sites are large and there are no residential neighbours.

The purpose of these controls is to ensure that neighbours and adjoining residences are protected in a consistent way, as they are from adjoining neighbours in the living zones themselves, or from activities in other adjoining zones such as rural zones.

4.5 Visual amenities

This provision applies to the Open Space 2, 3, 3A and 3B Zones which provide for buildings.

Although open space areas have a low building coverage, it is important that when the buildings are of a

Open Space Zones 6

reasonably large scale, or associated carparking areas are provided, that there be a requirement for them to be landscaped, particularly if they are sited close to the road or an internal boundary. It is also an important factor in terms of the outlook from streets in terms of the public and visitor image of reserve areas and the city as a whole. In the Open Space 3C Zone, screening and mounding to reduce noise and adverse visual impacts of saleyards activities are necessary.

Also included is provision requiring screening of outdoor storage areas to prevent defraction from the high visual amenities of Open Space areas.

Special-bulk and location-criteria-apply-to-the-siting of-buildings-in-the-Open-Space-3D-Zone-(Clearwater Resort)-in-order-to-ensure-a-high-standard-of amenity-for-this-development:

4.6 Buildings and green space

This control is seen as the most important standard in dealing with the effects of change to open space areas, and perception of their amenity values.

Any buildings in the Open Space 1 Zone will require a resource consent as they are only intended to serve as small scale recreation areas. This is required because of the small size of Open Space 1 Zones, and because buildings could have a substantial impact on the space available and visual amenity. The zone's primary purpose is to provide for an amenity and play area, rather than intensive use and buildings.

In the Open Space 2 Zones (excluding sites identified as ecological heritage sites), which apply to district parks, it is commonplace to have buildings within these areas serving such organised sports as rugby, cricket, soccer and tennis. Here the rules emphasise the coverage and size of buildings, to ensure that the predominantly open space character of these parks is retained and visual impacts are minimised. **Additional coverage is permitted in three city parks which contain existing or proposed motor camp facilities, a factor which**

particularly differentiates these from other parts of the Open Space 2 Zone. A dominant green space character will still be maintained under these standards.

The Open Space 3 Zone provides for large scale metropolitan facilities and allows for larger buildings than in other open space zones, and a greater level of building coverage is acceptable. Facilities such as Pioneer Stadium and Queen Elizabeth Park, necessitate large scale buildings with intensive public use. Significant retention of open space with these facilities is however required.

The Open Space 3A Zone is located in a rural environment with generally large sites, so that a lower level of building coverage is consistent with maintaining the character of the area and its amenities.

The Open Space 3B Zone contains three categories of recreation areas. The racecourse sites are very large and form a substantial component of local neighbourhood identity. Accordingly, the rules address the need to assess significant changes to the proportion of open space provided, while allowing large structures. Large structures are also anticipated in the private parks, especially Jade Stadium and **Addington Racecourse**, and the intensity of development required makes a limitation on impervious surfaces inappropriate in conjunction with that already on buildings. On the private golf courses, the rules emphasise the coverage and size of buildings, which is regulated to ensure that the predominantly open space character of these areas is retained and visual impacts are minimised.

Provision for children's play equipment, (which for larger structures may come under the definition of "building"), is made in all zones with provision for set-back to provide for protection of adjoining residential amenities. No specific control over play equipment is considered necessary (except setback for neighbours) in recognition of the need for most parks to cater for the specific recreational needs of local children.

A key feature of open space areas is that they maintain a clear dominance of open space (green space) consisting of grass, shrubs and trees which contrast to the surrounding built environment.

Major facilities are expected to be built in the Open Space 3C Zone, reflecting its function as a centre for display, produce and entertainment, although much of the site is to remain open. Through the designation procedure, no building provision will be allowed in the retention basin area as this is incompatible with protecting its function.

Only a very low total coverage is allowed for in the Open Space 3D Zone which, although containing major hotel facilities and other buildings, is a very large site in a rural environment, where a high quality of landscaping and dominance of open space over built form (as seen from outside the zone) is an important factor.

The availability of public open space can be affected by the type and extent of activities taking place, an example being the leasing of space for exclusive use by particular sports such as bowling clubs and tennis clubs. A threshold for green space coverage has been set in order to provide public scrutiny of the use of open space areas, should the area required affect the availability of space which the park is expected to serve.

Similarly there is a need to ensure that larger areas of impervious surfaces (especially parking and hard surfacing) within parks is assessed, to ensure that the dominance of open space character is not unduly compromised. The threshold of permitted coverage is significantly lower for sites in the Open Space 1 Zone which are the smallest and most sensitive sites, and higher in the Open Space 3 and parts of the Open Space 3B Zones, with their multi-functional nature and variety of activities which can be expected. The low specified coverage in the Open Space 3A Zone reflects large sites and the rural character of that area.

(c) Volume 3, Part 6 Open Space Zones

Decision C123/2001

4. Reasons for rules, Clause 4.5 Visual amenities (page 6/16)

Amend Clause 4.5 Visual amenities by deleting the reference to Clearwater Resort (page 6/17) as follows:

4.5 Visual amenities

This provision applies to the Open Space 2, 3, 3A and 3B Zones which provide for buildings.

Although open space areas have a low building coverage, it is important that when the buildings are of a reasonably large scale, or associated carparking areas are provided, that there be a requirement for them to be landscaped, particularly if they are sited close to the road or an internal boundary. It is also an important factor in terms of the outlook from streets in terms of the public and visitor image of reserve areas and the city as a whole. In the Open Space 3C Zone, screening and mounding to reduce noise and adverse visual impacts of saleyards activities are necessary.

Also included is provision requiring screening of outdoor storage areas to prevent detracton from the high visual amenities of Open Space areas.

~~Special bulk and location criteria apply to the siting of buildings in the Open Space 3D Zone (Clearwater Resort) in order to ensure a high standard of amenity for this development.~~

In addition, for both private and public open space, the rules are intended to ensure that retailing activity does not become so large in scale and scope that it diminishes open space values, or threatens the viability of investment in function or amenity of existing retail district centres or the central city. In the case of the very large racecourse facilities, there is sufficient capacity to absorb some limited additional retailing (such as a stand alone restaurant) without undue environmental effects. For most public parks in the open space zones, there is an expectation that recreational use will remain totally dominant over other activities such as retailing, and where a combination of site size and visitors justifies a greater limitation in order to protect amenities of surrounding land.

(...)

6 Open Space Zones

4.7 Use of sites and buildings

This rule recognises the presence of private recreation facilities in and adjoining residential (living zone) environments. Reserve management plans cannot be applied to such facilities, and their use for activities other than those in living zones, or associated with the operation of the recreation activities, is controlled to protect the amenities of the surrounding area. This is especially important in terms of traffic movements in evening hours to and from these facilities, and associated noise.

In addition, for both private and public open spaces, the rules are intended to ensure that retailing activity does not become so large in scale and scope that it diminishes open space values, or threatens the viability of investment in existing retail centres. In the case of the very large racecourse facilities, there is sufficient capacity to absorb some limited additional retailing (such as a stand alone restaurant) without undue environmental effects. For most public parks in the open space zones, there is an expectation that recreational use will remain totally dominant over other activities such as retailing, and where a combination of site size and visitors justifies a greater limitation in order to protect amenities of surrounding land.

The use of land in the large Open Space 3C and 3D Zones is for specific purposes related to particular projects and proposals, those being the Agribusiness Centre, and Lagoons Clearwater resorts and Rosebank respectively. Accordingly there are specified "activity" limitation to ensure that these primary functions upon which these projects were presented to the public, are retained. In the case of the Open Space 3C Zone the activities can have significant potential impacts, and controls on the range of activities which can generate adverse effects is included, in conjunction with setback requirements and other rules, to limit potential impacts.

Accordingly, activities are restricted from locating within 150m of the Bayer Site in the B5 Zone on Wigram Road and residential accommodation is

restricted within a wider area adjoining the Bayer site. This is to minimise the potential for conflict with the operation of Bayer NZ Ltd on the opposite side of Wigram Road. Further, no saleyard or sideshow activities are permitted south of the 300m line identified in the Development Plan. This is to protect residents from adverse noise, smell and adverse visual effects.

4.8 Residential units or other accommodation

This rule is to limit the extent and function of building development in open space areas. For custodial and security reasons a dwelling on sites in the zone is considered reasonable as it does not detract from the character of the zone, except the small Open Space 1 Zones where all buildings are restricted and no custodial need is apparent.

4.9 Development plans

(a) Open Space 3C Zone

This large zone contains 120 hectares of land, some of which is intended for uses associated with displays, fairs, business and particularly the sale of livestock. Such activities have the potential to generate significant potential adverse effects in terms of noise, traffic, visual distraction and odour. Accordingly the location of particular activities within the zone is controlled through the outline development plan in order to reinforce other amenity rules (such as landscaping and setbacks) which on their own would not provide sufficient certainty or protection for adjoining residential landowners as to the likely effects of particular activities in the zone. This is particularly the case with activities involving livestock sales and outdoor entertainment.

The outline plan also identifies the location of access points, the location of which is important to managing the effects of traffic movements to the

zone, some of which involve heavy vehicles or very high volumes when major events take place.

(b) Open Space 3D Zone

This large zone covers two separate areas. The Clearwater Resort area contains 160 hectares of land specifically developed for a golf course and associated resort, including 30 fairway villas. In this zone, the outline plan serves to identify the location of the resort buildings and villas in a very large site (in respect to external visual effects and flood management factors) the location of development (including sewage treatment ponds) in respect to external activities (land use conflict) access provisions, and content of waterways and pedestrian access. The outline plan enables the location of these features to be identified to provide some certainty in a manner which is unpredictable under setback provisions or other rules. In addition the outline plan restricts development to the more eastern parts of the zone to reduce conflict with airport operations.

Rosebank Estate is also subject to a development plan which identifies the location of buildings, landscaping, points of access and carparking. The Outline Plan provides a degree of certainty regarding the development of this area.

4.10 Protection of native vegetation, natural features and existing landscape character

(a) General

Four Three areas within the Open Space 2 Zone comprise areas of high ecological heritage value. All four three sites are listed in Part 4, Appendix 2. The sites listed in Part 4, Appendix 2 have been identified as having high ecological heritage value based on five criteria: biodiversity, representativeness, rarity, naturalness and the extent of the area.

Open Space Zones 6

(b) Vegetation removal

Any removal of native vegetation lowers the ecological viability of a site, and of certain rare species overall, therefore the purpose of this rule is to place greater restriction on the removal of vegetation. As with the earthworks and buildings, the limit allows for some removal and hence for small buildings and tracks.

An exception to the rule is made for the planting of natives. On some sites there are several successional stages of vegetation types which are native to the site. Some of these vegetation types are better represented than others and so some planting of the species from the less well represented vegetation types may be appropriate. An example is on the Port Hills where some tussock grassland areas occur where it may be appropriate to replant forest species. Where large areas of planting are carried out the area involved may exceed the 100m² vegetation removal limit, and hence an exception for this has been allowed. Clearance of drain and the provision of tracks less than 1.5m wide, are also an exception as these are seen as necessary works, and if carried out sensitively are unlikely to be detrimental.

(c) Planting

This rule is intended to help retain the genetic integrity of areas of ecological heritage and landscape value. Any revegetation with trees is restricted to original native species and some areas, particularly gullies, are seen as suitable for this purpose.

The exception allows for the few species that may have been eliminated entirely within the local area to be replaced with the closest possible source. This is considered acceptable as there is no local genetic stock to be affected.

(d) Site coverage

Any site coverage in all but very modest proportions may be detrimental to the ecological viability and survival of the site, and its visual character. Consequently, an assessment of any proposed building or structure for its likely impacts is seen as necessary. Nevertheless some minor building will be possible without the need for a resource consent such as bird hides and shelters.

4.11 Livestock pavilions - Open Space 3C Zone

Because of the importance of reducing the odour, traffic, usual and potential pollution effects of livestock sales, rules have been incorporated requiring roofing, concreting of floor areas, effluent disposal and location of access provision which address the key elements likely to give rise to adverse effects. The importance of these management practices is such that the requirements have been made critical standards.

4.12 Noise generating activities - Open Space 3C Zone

In order to provide additional protection for adjoining residential zones the general approach taken in the Plan has been varied to exclude specified activities seen as potentially noisy. This provision has been carried over from the plan change preceding the City Plan to address specific concerns raised by adjoining residents in respect to the range of activities which may have impacts outside the zone.

4.13 Flood protection and civil defence - Open Space 3D Zone

Parts of the sites for the Clearwater Resort and Rosebank are containing the resort buildings within the Waimakariri floodplain and the rules are

incorporated to ensure these buildings are above the 1000 year return flood period and further that the design of the raised building platform does not create adverse impacts on water levels on other land. Similarly, the rules require that the sewage treatment ponds associated with Clearwater Resort also be protected from the 1000 year flood return period level. This level of protection, particularly for grouped buildings in the zone, is substantially greater than that for permitted dwellings in the rural zone to the north. The purpose of these rules is to integrated potential flood hazards to buildings, people and sewers in the zone, a factor of such importance that it has been made a critical standard. Provision has been made to ensure adequate provision for civil defence procedures for evacuation of the zone, to reinforce other rules.

4.14 Access to zone - Open Space 3D Zone

The rule on location of access for both Clearwater Resort and Rosebank has been incorporated to ensure the access and associated traffic into the site minimises conflict with the safety and efficiency of State Highway 1 (Johns Road), the enjoyment of the Groynes recreation area and other activities is adjoining zones.

4.15 Scale of building development - Open Space 3D Zone

The rule restricting the size of facilities of the resort hotel, and particularly the number of fairway villas, and buildings associated with Rosebank have been incorporated as a community and critical standards to ensure firm control over the extent of "urban" development in the zone, notwithstanding its large size. It also acts to reinforce provisions in the Plan in respect to flood risk and ensuring that the location and scale of development does not adversely impact on airport operations.

6 Open Space Zones

4.16 Aircraft noise exposure

Rules have been established to mitigate the effects of aircraft noise on noise sensitive activities in the vicinity of the International Airport while recognising the need to operate an airport efficiently. These rules are based upon the New Zealand Standards set down in Airport Noise and Management and Land Use Planning NZS 6805:1992.

Within the 55 dBA Ldn outer control boundary shown on the planning maps, noise insulation measures are required for buildings, depending on the sensitivity of the internal building space for specified uses.

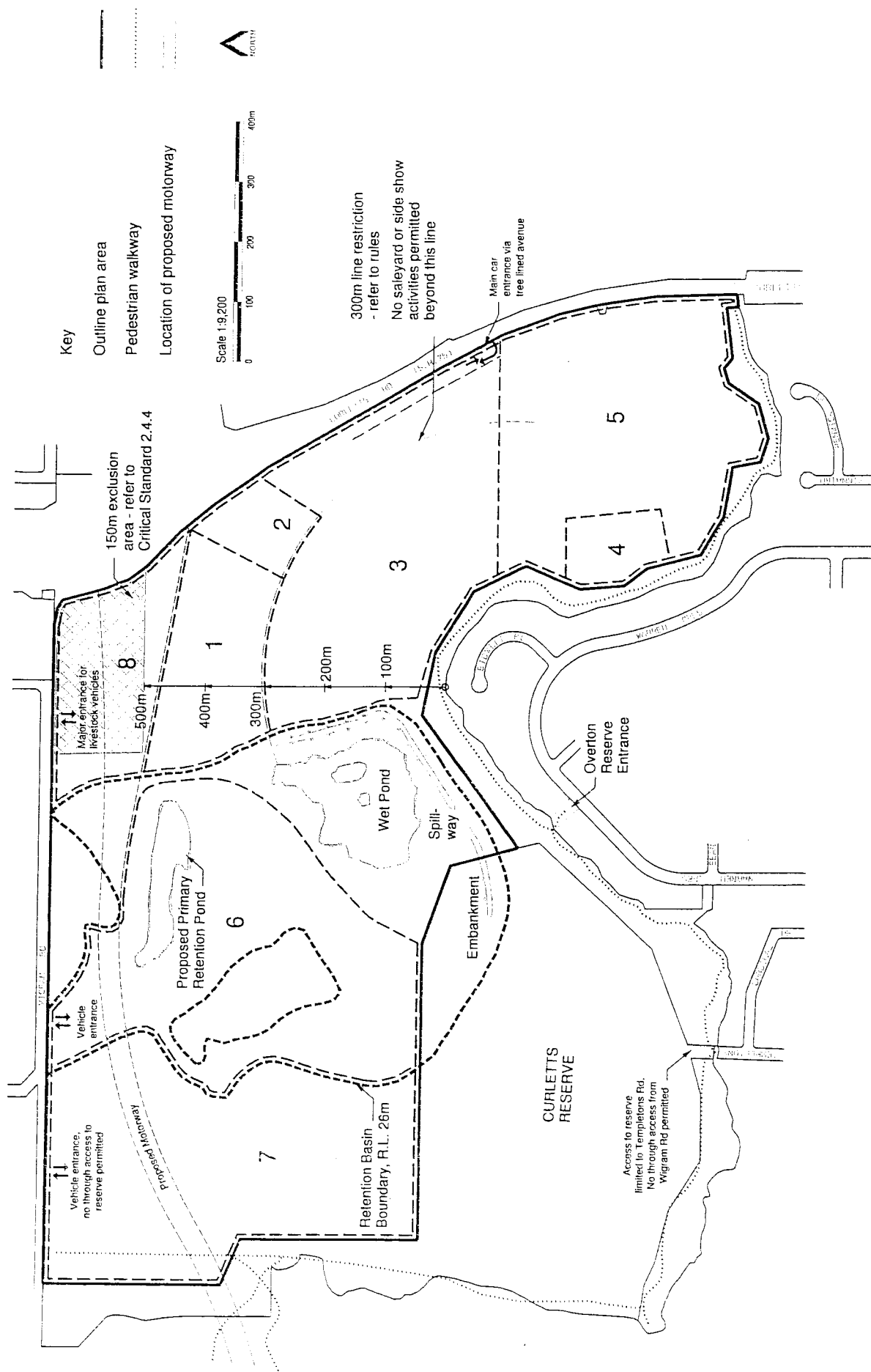
4.17 Creation of waterbodies – Open Space 3D Zone (Clearwater Resort)

The rule concerning the creation of waterbodies has been incorporated as a controlled activity to ensure that their design discourages birds from congregating. "Birdstrike" has been identified as a real threat to aircraft and the Clearwater Resort lies in a critical position over the flight path of aircraft. The rule recognises that waterbodies are integral to the Clearwater Resort but seeks to ensure that they do not become attractive to birds.

"D"

6 Open Space Zones

Appendix 1 - Development plan - Open Space 3C (Agribusiness Centre) Zone



Appendix 1 - Development Plan - Open Space 3C (Agribusiness Centre) Zone

Specified activities identified in Column A are restricted to the activity areas specified in Column B and which are shown on the map accompanying this appendix.

Column A - Activities

Column B - Activity Areas

Animal pavilions	1
Truck access, loading, parking and wash down facilities	1, 2, <u>8</u>
Display, sale and showing of animals	1, 2, 3
Permanent carparking	1, 2, 3, 8
Sideshows	2, 3 (beyond the 300m line restriction)
Building ancillary to animal pavilions and the activities described in Part 6, Clause 2.3.2	1, 2, 3
<u>Premises for organisations and clubs</u>	<u>1, 2, 3</u>
Organised sports	2, 3
<u>Residential units</u>	<u>3</u>
Vineyard	4
Equestrian events, dog trialing, machinery demonstrations	1, 2, 3, 6, 7 (equestrian events only)
Passive recreation	3, 4, 5, 6, 7
Temporary carparking	5, <u>6</u>
<u>Agro forestry demonstration plots</u>	<u>3, 4, 5, 6, 7</u>