

Yaldhurst Recreation and Sports Facility

466-482 Yaldhurst Road

Proposal to exercise power under section 71 of the Greater Christchurch Regeneration Act 2016

Proposal to amend the Canterbury Regional Policy Statement and the Christchurch District Plan to rezone 466-482 Yaldhurst Road to Open Space Metropolitan Facilities Zone

August 2018

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1 The Proposal

- 1.1 This proposal relates to a site at 466-482 Yaldhurst Road (State Highway 73), located around 550 metres west of Russley Road (State Highway 1), and comprising approximately 19.8 hectares of land. The site is privately owned by Canterbury Sports Limited. Figure 1 illustrates the site's locality.
- 1.2 In 2017, Canterbury Sports Limited (CSL) approached the Canterbury Regional Council (CRC) and the Christchurch City Council (the Council) with a request for them to amend the Canterbury Regional Policy Statement (CRPS) and the Christchurch District Plan (CDP) to enable further development of sport and recreation facilities on the CSL site at 466-482 Yaldhurst Road. CSL's ambition is to develop, with joint venture partners and sporting bodies, a multi-discipline sport and recreation hub enabling a variety of sport codes to share resources and the site infrastructure.
- 1.3 Neither the CRPS nor the CDP provide for this at present in this location. The scale of facilities envisaged would be defined by the CRPS as 'urban activity'¹ as it would predominantly serve the urban population. The CSL site, however, is located just outside of the "urban limit", now referred to as the Projected Infrastructure Boundary, as shown on Map A in Chapter 6 of the CRPS, and is not located within the existing urban area or a Greenfield Priority Area where such 'urban activities' are anticipated. Similarly, in the Christchurch District Plan, the site's current Open Space Community Parks (OCP) zoning focuses on retention of large areas of green open spaces with the scale of built development being limited to 4% site coverage and 1,000m² maximum single building footprint. These zoning provisions would not provide adequately for the scale of built development anticipated by the proposal. The most appropriate zoning for a site with the kind of development that is proposed by CSL is the Open Space Metropolitan Facilities (OMF).
- 1.4 The CRC and the Council both consider that enabling development of a larger sports hub on the CSL site will benefit the residents of Christchurch and contribute to the regeneration of sports and recreation facilities locally and in the greater Christchurch area. To facilitate amendments to the site's zoning and the applicable rules, it would be necessary to make changes to both the CRPS and the CDP. Any changes to the CDP require "prerequisite" or concurrent amendments to the CRPS to enable 'urban activities' on the CSL site.

¹ Canterbury Regional Policy Statement 2013, Glossary and definitions, Definitions for Greater Christchurch, pages 8 and 9

- 1.5 The preferred way to change the CRPS is to make amendments to the relevant policies, reasons and explanation, and anticipated environmental results in Chapter 6 of the CRPS, to provide for the CSL development as an exception to the general principle of not enabling urban activities outside of the existing urban areas or greenfield priority areas. The amendments recognise the CSL site at 466-482 Yaldhurst Road as a 'metropolitan recreation facility'² serving the urban population and enable a significantly greater scale of development while avoiding conflict with other objectives and policies set out in Chapter 6. The Chapter 6 policies seek, among other things, to avoid unplanned expansion of urban areas for residential or commercial activities, and to avoid any new noise sensitive activities within the 50 dBA Ldn airport noise contour.
- 1.6 The proposed CRPS changes would provide for this proposal as a unique situation, justifying a policy exception. This would allow for the role of Map A, as the tool for implementing the CRPS in terms of consolidated urban form within a defensible boundary, to be retained. It will also reduce the likelihood of the proposal setting a precedent or giving rise to pressure to enable urban activities outside of the existing urban boundary on an ad hoc basis.
- 1.7 Considering the scale of development proposed on the CSL site, the preferred way to change the District Plan is to rezone the site to the Open Space Metropolitan Facilities Zone and insert a set of bespoke rules. Most of the current OCP provisions specific to the CSL site are still relevant and are proposed to be transferred into the OMF rules. The changes include an increase of maximum site coverage to 10%, an increase of the maximum individual building footprint to 8000m², and controls on traffic effects including a 650 car parking spaces limit and a site trip generation limit of 650 vehicles per peak hour. The new scale limit rules, traffic controls, and other new site specific rules, are designed to take into account the issues identified and recommendations made in the supporting planning and technical assessments undertaken by the Council, including transport, water and wastewater, visual effects, landscape and urban design assessments, as well as the feedback received from the strategic partners, DPMC³ and Regenerate Christchurch.
- 1.8 The Council also consulted NZTA⁴ as the agency responsible for the State Highway network and potentially affected by development along Yaldhurst Road/SH1. Christchurch International Airport Limited (CIAL) have contacted the Council regarding

² Refer to the proposed new definition of 'Metropolitan recreation facility' in Appendix 1A - Canterbury Regional Policy Statement - Text Amendments

³ Department for the Prime Minister and Cabinet

⁴ New Zealand Transport Agency

their concerns about noise sensitive activities, in particular, guest accommodation that may establish on the site. The concerns raised were addressed following discussions amongst NZTA, Regenerate Christchurch, DPMC and CIAL and this is reflected in the revised rules for the CSL site. A more detailed discussion of these issues can be found in the analysis by the Council of the matters raised in the feedback received.

- 1.9 To expedite the necessary amendments to the relevant planning documents (refer to Appendices 1A and 1B) and facilitate timely further development, the Christchurch City Council (the proponent) is proposing the exercise of power under section 71 of the Greater Christchurch Regeneration Act 2016 (GCR Act). Section 71 enables the Minister for Greater Christchurch Regeneration to, among other things, suspend, amend or revoke Resource Management Act (RMA) documents to achieve the outcomes sought by the proponent.
- 1.10 The Concise Statement of Views by Strategic Partners, Regenerate Christchurch and DPMC is provided with this proposal as a separate document.
- 1.11 The supporting planning and technical assessments undertaken by the Council are not included in the proposal due to their technical nature but are available separately. These are:
 - a. Planning Report, with appendices:
 - Appendix 1 – Integrated Transport Assessment
 - Appendix 2 – Landscape, Visual and Urban design Impacts Assessment
 - Appendix 3 – Review of Water and Wastewater Capacity
 - Appendix 4 – CRPS Amendments Options Analysis, and Statutory Policy Assessment

2 Site details and planning context

- 2.1 The existing and consented development on the site provides for football activities, including two full size artificial turf football pitches, a full size natural turf pitch, four artificial turf mini pitches, clubroom facilities, café, administrative offices, grandstand seating for approximately 1,000 people and on-site car parking, including coach parking.
- 2.2 The additional facilities being considered by CSL include a gymnastics centre, indoor sports stadia catering for team sports such as netball, basketball and futsal, an aquatic facility, and outdoor fields and sports courts which could cater for athletics, tennis, hockey or rugby. The actual combination of future facilities will depend on demand, funding and a mandate from the sporting bodies and organisations.

2.3 Figure 1 below illustrates the locality of the site and the present zoning context. Currently, any development on the CSL site needs to be consistent with the scale and purpose of 'rural activities', as defined in the CRPS⁵. More intensive "urban" development on the site would be enabled through the site being considered as if it were within the existing urban area.

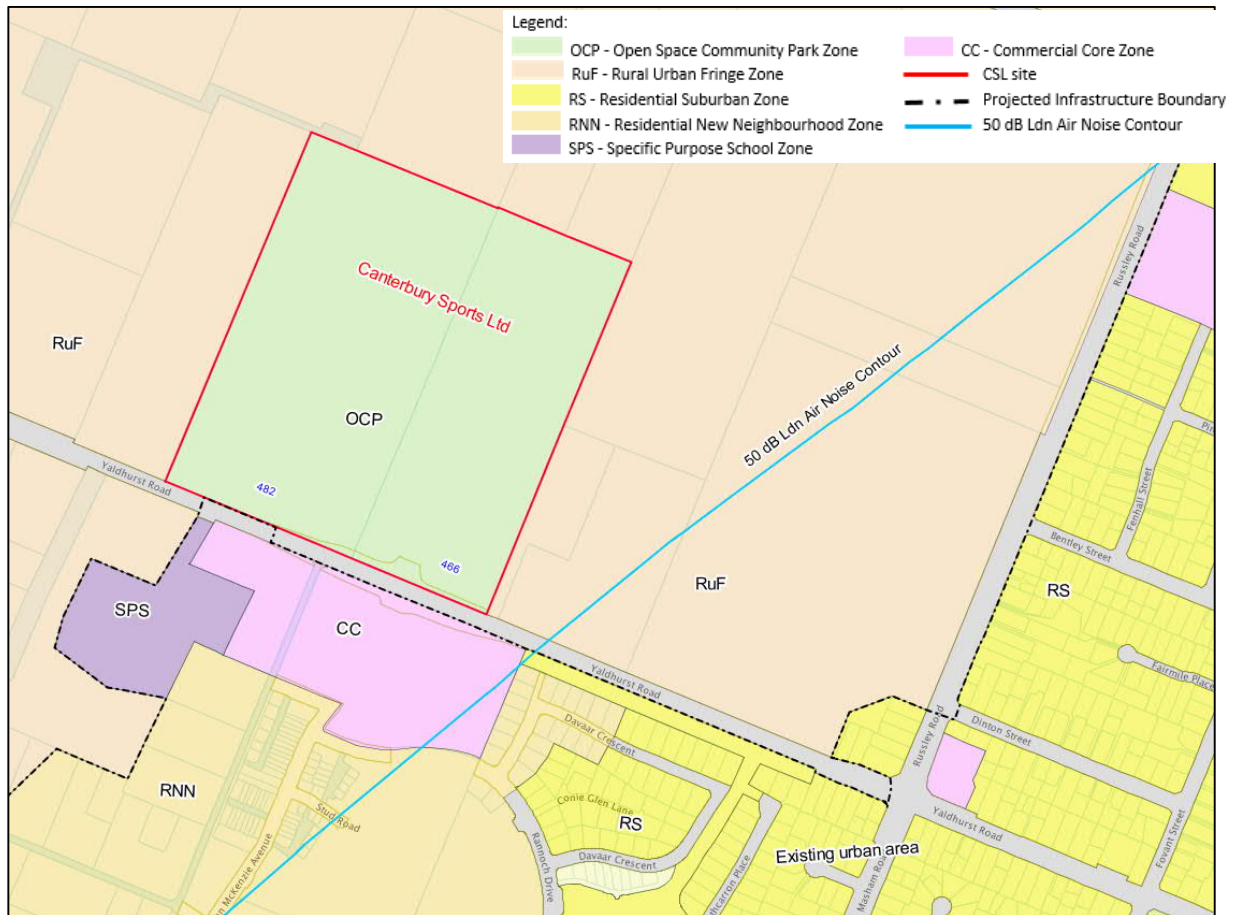


Figure 1 – Current zoning pattern (CDP) and Projected Infrastructure Boundary (CRPS)

2.4 The matter of 'rural activity' versus 'urban activity', in the context of the CSL site, has been considered through past applications to enable development on the site, including the recent District Plan review, and is described in the supporting Planning Report. In summary, development of "urban" sport and recreation facilities on the CSL site is considered to have merits in the context of the site's location and the post-earthquake regeneration needs in Christchurch, and could be enabled through a change to the CDP zoning. This, however, could only be achieved if "prerequisite" or concurrent

⁵ Canterbury Regional Policy Statement 2013, Glossary and definitions, Definitions for Greater Christchurch, pages 8 and 9

amendments to the CRPS are made to provide for an urban activity in the form of a metropolitan recreation facility serving urban population.

3 What is the exercise of power intended to achieve (section 65(2)(a))?

- 3.1 The exercise of power under section 71 of the GCR Act would enable amendments to both the CRPS and the CDP at the same time for the purpose of facilitating the creation of a multi-discipline sports and recreation facility on the CSL site at 466-482 Yaldhurst Road. Concurrent, rather than sequential, amendments of the CRPS and the CDP could be completed in the next six months (with the whole process taking up to a year in total), and development on the site would be able to begin soon after. Under normal RMA processes, the CDP could only be amended after the necessary changes to the CRPS have been made, meaning that the CDP changes could not be initiated until 2019-2020 at the earliest.
- 3.2 The objective of this proposal is to contribute to the regeneration of greater Christchurch through enabling development of a sports hub that will complement and improve the recreation facilities network provided by the Christchurch City and other Councils in the greater Christchurch area.
- 3.3 The development will help replace some of the facilities lost or damaged in the Christchurch earthquakes and improve access to sports facilities catering for a distinct or additional demand, particularly where there is an identified shortage of suitable facilities. Using section 71 to concurrently amend the CRPS and the CDP would enable the expedited development of the sporting facilities on the Yaldhurst site that are considered to be the highest priority. Among the facilities proposed at the CSL site, the proposal for indoor sport courts catering for netball, futsal, basketball, volleyball etc. would contribute to meeting an ongoing and growing demand for such facilities and is identified as being required in the next 1 to 3 years. The proposed gymnastics facility would meet another identified need and such a facility is required in the next 4 to 10 years. Progressing the Yaldhurst proposal under the standard RMA processes would delay the development of these facilities and exacerbate a shortage of facilities that still exists following the Canterbury earthquakes.
- 3.4 This private and joint venture development initiative is likely to bring both economic and social benefits to the community and will assist the Council in the task of regenerating and improving the city's recreational infrastructure.
- 3.5 Further discussion of the potential facilities enabled and their strategic fit can be found in part 5 of this document.

4 Which instruments will the exercise of the power apply to (section 65(2)(b))?

4.1 Through the exercise of powers under section 71, the proponent is seeking to make permanent amendments to the following RMA documents:

- a. The Canterbury Regional Policy Statement - provide for a 'metropolitan recreation facility' on the CSL site at 466-482 Yaldhurst Road. The amendments involve the following:
 - i. Policy 6.3.1 - a discrete policy exception for the CSL Yaldhurst Road site would be inserted into the policy wording;
 - ii. Principal reasons and explanation - additional wording would be inserted to support the above Policy 6.3.1 amendment;
 - iii. 6.4 Anticipated Environmental Results – a new anticipated result (19) would be added to define the anticipated outcome resulting from the new Policy 6.3.1 exception; and
 - iv. Definitions for Greater Christchurch - a new supporting definition of 'Metropolitan recreation facility' would be inserted into the Glossary and definitions, Definitions for Greater Christchurch section.

Details of the amendments are shown in Appendix 1A.

- b. The Christchurch District Plan - change the zoning of the CSL site on Planning Maps 29 and 30 from Open Space Community Parks Zone to the Open Space Metropolitan Facilities Zone, and insert site specific rules in Chapter 18 - Open Space as follows:

- i. Policy 18.2.2.1 – delete references to the CSL site (Yaldhurst Recreation and Sports Facility) from the policy related to the Open Space Community Parks Zone in Table 18.2.2.1 and insert additional wording to the policy related to the Open Space Metropolitan Facilities Zone;
- ii. Rules 18.4 - delete references to and provisions for the Yaldhurst Recreation and Sports Facility from the Open Space Community Parks Zone rules;
- iii. Rules 18.5 – insert new provisions specific to the Yaldhurst Recreation and Sports Facility into the Open Space Metropolitan Facilities Zone rules;
- iv. Rules 18.10 – insert additional matters of discretion relevant specifically to the Yaldhurst Recreation and Sports Facility;
- v. Appendix 18.11.4 Yaldhurst Sports and Recreation Facility Development Plan – amend the existing development plan to reflect the new OMF provisions;
- vi. Planning Maps 29 and 30 - change the zoning of the CSL site at 466-482 Yaldhurst Road from OCP to OMF; and

- c. Amendments are also required to rules in Chapter 7 Transport of the Christchurch District Plan:

- vii. Policy 7.2.1.2 – add a clarification to the exception from the High trip generator rule assessment for already established or consented activities;

- viii. Rule 7.4.3.1 – insert a site specific exception for the Yaldhurst Recreation and Sports Facility into the rule specifying requirements for car parking spaces provision;
 - ix. Rule 7.4.3.10 and Table 7.4.4.19.1 – insert CSL site specific thresholds for triggering the High trip generator rules and the requirements for a full ITA.
- Details of the amendments are shown in Appendix 1B.

5 How does the Council expect the exercise of the power will meet one or more purpose/s of the GCR Act (section 65(2)(c))?

5.1 The GCR Act supports the regeneration of greater Christchurch through five specified purposes, as set out in section 3(1), including s3(1)(a) 'enabling a focused and expedited regeneration process', s3(1)(b) 'facilitating the ongoing planning and regeneration of greater Christchurch', and s3(1)(c) 'enabling community input into decisions on the exercise of powers under section 71'.

5.2 Section 3(2) defines 'regeneration' and 'urban renewal' as:

regeneration means—

- (a) rebuilding, in response to the Canterbury earthquakes or otherwise, including—
 - (i) extending, repairing, improving, subdividing, or converting land:
 - (ii) extending, repairing, improving, converting, or removing infrastructure, buildings, and other property:
- (b) improving the environmental, economic, social, and cultural well-being, and the resilience, of communities through—
 - (i) urban renewal and development:
 - (ii) restoration and enhancement (including residual recovery activity)

urban renewal means the revitalisation or improvement of an urban area, and includes—

- (a) rebuilding:
- (b) the provision and enhancement of community facilities and public open space.

5.3 Enabling the development of a metropolitan recreation and sports facility on the CSL land at 466-482 Yaldhurst Road will contribute to 'regeneration' of greater Christchurch in accordance with:

- section 3(2)(a) by 'improving land' and sporting 'infrastructure' on a property already containing a high quality all-weather football facility but also capable of accommodating further recreation facilities and becoming a sports hub, and
- section 3(2)(b) by 'improving the environmental, economic, social, and cultural well-being, and the resilience, of communities through' not only 'urban renewal and

development' but also 'restoration and enhancement (including residual recovery activity)' of sports and recreation facilities.

- 5.4 The proposed development will enhance the range of recreation facilities available to the public by enabling replacement of facilities damaged during the Christchurch 2011 earthquakes, providing new facilities to meet distinct or additional demand, and offering an enhanced range of shared and ancillary facilities. A multi-discipline sports hub, such as the one proposed, will complement the existing and planned network of recreation facilities, and contribute to 'rebuilding' and 'improving' the recreational 'infrastructure' and 'improving the environmental, economic, social and cultural well-being, and the resilience of communities' locally as well as in greater Christchurch.
- 5.5 The exercise of section 71 powers will support 'regeneration' of greater Christchurch through meeting the following purposes of the GCR Act:

Enabling a focused and expedited regeneration (section 3(1)(a))

- 5.6 Exercising the powers under section 71 would contribute to the expedited regeneration and enhancement of sports and recreation facilities in Christchurch, and bring benefits to the wider community by facilitating the desired development on the CSL site in Yaldhurst and the creation of a multi-discipline sports hub serving the nearby urban and rural communities.
- 5.7 As set out in section 6 of this proposal, the use of section 71 of the GCR Act is considered necessary to support a focused regeneration process by enabling simultaneous permanent amendments to both the CRPS and CDP. At the same time, section 71 allows for a significantly faster process than alternative processes that are normally available under the RMA.

Facilitating the ongoing planning and regeneration of greater Christchurch (section 3(1)(b))

- 5.8 Enabling further development of sports and recreation facilities on the CSL site will provide for ongoing regeneration of greater Christchurch and facilitate the ongoing planning of sports facilities provision in accordance with the relevant strategies and plans such as the Canterbury Spaces and Places Plan 2017 (Spaces and Places Plan), the Council's Physical Recreation and Sports Strategy 2002 and Recreation and Sport Facilities Activity Management Plan 2015-2025.
- 5.9 The Spaces and Places Plan, prepared by Sport NZ to support the Greater Christchurch Urban Development Strategy review, presents a strategic region-wide view of what needs exist and identifies priority projects for future sport spaces and places provision in the short and long term. It promotes collaboration between various parties involved with sports, and the creation of a more affordable and sustainable sport facilities

network. Multi-code sport hubs are encouraged as the most efficient and sustainable option.

- 5.10 In assessing priorities for additional facilities the Plan analyses the number, condition and availability of sports and recreation facilities in the Canterbury region, including those damaged during the Canterbury earthquakes. It also takes into account “planned projects”, i.e. the projects that are sufficiently well progressed or planned to be considered as effectively part of the existing network, for example the Metro Sports Facility, the Multi-Use Arena, and the QEII (now open) and Hornby Aquatic Centres (the exact location of which is yet to be confirmed).
- 5.11 The Plan also lists the “proposed projects”, i.e. the additional projects that are not currently planned for in the Community or Council Long Term Plan (2015-2025) or, where private initiatives, are still at the proposed development stage rather than confirmed and/or consented. The proposed projects have been assessed in terms of their potential to improve the current network of sporting facilities and their priority has been ranked as High = 1–3 years, Medium = 4-10 years, or Low = 11–20 years.
- 5.12 At the Yaldhurst Recreation and Sports Facility, the proposal for indoor sport courts catering for netball, futsal, basketball, volleyball etc. is ranked as the highest priority due to an ongoing and growing demand for this type of facility. The gymnastics facility is ranked medium, while the small spectator stadium is at the medium/low end of the priority scale. Enabling the development of indoor sports courts and gymnastics facilities within the CSL sports hub in the near future would, therefore, help meet the high demand for such facilities and contribute to the ongoing regeneration and planning of the sports infrastructure. In light of the planned additional aquatic facilities in Christchurch, e.g. Metro Sports, an aquatic facility at the CSL site has a low priority ranking.
- 5.13 The current CDP provisions allow for a total site coverage of approximately 8,000m² (4%) on the CSL site. While this coverage would allow for a building containing several courts (an average indoor court with some ancillary facilities requires about 800m²), the current individual building footprint limit of 1,000m² does not provide for a large multi-court indoor facility without resource consent. A high performance gymnastics facility on average requires around 2,000-3,000m² of floor area and again the current rules would not permit such a facility without resource consent. The present permitted 4% site coverage limit would most likely be used up by these two facilities and the consented clubrooms. Expedited changes to the CRPS and the CDP would enable a timely development of the proposed sports facilities up to the much larger permitted scale now being proposed.

- 5.14 The actual composition of buildings/facilities, sport codes and the timing of the CSL development will be dependent on demand, potential partnerships and mandated funding/investment from other sport organisations or bodies. That mandate is likely to be driven by a distinct or additional demand not currently catered for, and any facilities developed in partnership should complement the existing network.
- 5.15 CSL are currently in negotiations with Netball Mainland about the joint construction of four indoor courts for netball and other ball games. CSL have also commenced design work on an indoor gymnasium suitable for rhythmic gymnastics and aesthetic group gymnastics, while a business plan for establishing an ice rink facility suitable for ice hockey and figure skating is also being prepared in collaboration with Canterbury Ice Hockey Association. There is currently only one ice rink in Christchurch and that is insufficient to cater for all the ice sports demands.
- 5.16 Various other sporting organisations, e.g. Christchurch Netball Centre and Mainland Football, have expressed their interest in new indoor courts training facilities on the site, while other parties, e.g. Sport NZ, provided written support for the proposal to develop facilities that would complement the existing network. Canterbury Water Polo support the creation of a deep water facility, while Apollo Projects, a design and construction company involved in building sporting facilities, support provision of additional indoor ball court space as they consider that there is very strong growth in basketball and indoor football/futsal, which is placing increased pressure on existing indoor sports facilities, many of which are older, undersized or damaged. To secure the investment or partnership commitment, CSL need certainty that they will be able to provide the required facilities on their site, at the necessary scale and in a timely manner. The changes proposed would provide that certainty.
- 5.17 The Council's Physical Recreation and Sports Strategy 2002 and Recreation and Sport Facilities Activity Management Plan 2015-2025 also encourage recreation and sports providers to work together in a co-ordinated manner. Provision of non-Council funded sports facilities through third party funding reduces reliance on the Council as the sole provider and is regarded as being of particular importance to recovery and regeneration in an increasingly challenged financial environment. The proposed CSL development has the potential to contribute to such a mixed ownership network, however, the mix of facilities needs to be based on an identified need, thus ensuring the operational sustainability of the whole network.

Enabling community input into decision on the exercise of powers under section 71 (section 3(1)(c))

5.18 Assuming the Minister decides to proceed with the proposal, after considering the views of strategic partners, the section 71 process enables community input by allowing the public to provide written comments which the Minister must take into account before making the final decision on exercising the power. Earlier communication with the neighbouring property owners has already provided them with an early opportunity to comment on the proposal, with their feedback having been taken into account in the drafting of this proposal.

5.19 In summary, the use of the section 71 expedited process will enable the ongoing planning and regeneration of greater Christchurch by facilitating the necessary amendments to both the CRPS and CDP through one comprehensive and expedited process. No alternative process would allow that to occur under the current legislation as explained in the following paragraphs.

6 Why does the Council consider the exercise of the power is necessary and preferable to any alternatives (section 65(2)(d))?

6.1 The Resource Management Act (RMA) Schedule 1, Part 1 provides for council initiated plan changes to regional policy statements and district plans, and for requests from the public to change a district plan (private plan changes) no earlier than 2 years after the plan becomes operative. Section 80C provides for a streamlined process to prepare or change a planning instrument. Another alternative is the provider lodging resource consent applications to establish activities not complying with the current district plan provisions.

6.2 Under the GCR Act, the alternatives are preparing a full Regeneration Plan or an amendment of Land Use Recovery Plan 2013 (LURP).

6.3 Each of these alternatives is discussed in more detail below.

RMA, Schedule 1 plan change

6.4 While under normal circumstances the Council would be able to initiate a plan change to the CDP, this option is not available presently. Clause 4 of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 (Order in Council) prevents the Council from notifying any proposed changes under Schedule 1 of the RMA until the Order in Council is revoked in 2021. In January 2018 the Council wrote to the Minister for Greater Christchurch Regeneration seeking earlier revocation of the Order in Council. The government is considering the request, however, the time frames for any revocation decision or such decision taking effect are unknown. Even if the Order in Council was revoked earlier than 2021, the RMA Schedule 1 processes then available to

the Council would involve the less efficient separate and sequential changes to the CRPS and CDP, the decisions on which may be delayed by potential appeals.

- 6.5 The Order in Council does not prevent a change being initiated by the Canterbury Regional Council to the CRPS using Schedule 1 of the RMA. However, this would still leave the zoning in the CDP unchanged and would require a separate plan change under Schedule 1 of the RMA once that option becomes available to the Council. These sequential processes would take considerably longer than using section 71 of the GCR Act, potentially between two to six years, depending on whether one or both of the plan change decisions were to be challenged through an appeal. In contrast, the section 71 process is estimated to take up to a year in total. Although this process is judicially reviewable, this is considered unlikely to occur.

RMA Section 80C streamlined process

- 6.6 If a local authority considers it appropriate to use the section 80 streamlined planning process to prepare or change a planning instrument, it may apply to the responsible Minister under section 80C for a direction to proceed to do this under subpart 5 (sections 80B and 80C) of the RMA. An application to the responsible Minister can only be made if the local authority considers that the application satisfies at least one of the six criteria listed in section 80C(2). From the matters listed, 80C(2)(c) could be considered applicable: "the proposed planning instrument is required to meet a significant community need". While the facilities proposed on the CSL site will meet an identified recreational need, this is not considered to be a significant need category compared to, for example, provision of a hospital or a school in an area of identified need. Consequently, the Council is unlikely to agree to make an application to use the streamlined process.
- 6.7 Even if the Council was satisfied that the proposal met one of the criteria in section 80C(2), the streamlined process requires notification of the proposal under RMA Schedule 1, clauses 5 or 5A. As mentioned in 6.4 above, however, clause 4 of the Order in Council currently prevents notification of any proposed changes under Schedule 1 of the RMA.
- 6.8 The streamlined process could potentially be used for implementing changes to the CRPS as it is not affected by restrictions under the Order in Council. The changes required to the CDP, however, would still need be implemented through a separate plan change once this option is available. Under the current circumstances, the streamlined process would, therefore, not enable expedited changes to both instruments.

RMA, Schedule 1, Part 2 – Private Plan Change Request

- 6.9 The RMA Schedule 1, Part 2, Clause 21 provides for requests from any person to change a district plan provided such requests are made no earlier than 2 years after the plan becomes operative. Clause 4 of the Order in Council, however, prevents the Council from notifying any private plan change requests under Part 2 of Schedule 1 of the RMA until the Order in Council is revoked. As with a Council initiated plan change, a private plan change process could take significantly longer than a GCR Act section 71 proposal.
- 6.10 Clause 21 of Schedule 1 does not provide for private requests to change a (regional) policy statement and these can only be initiated by the Crown or a territorial authority. A change to the CRPS initiated by the Canterbury Regional Council itself would need to follow the process set out in Schedule 1 and could be expected to take between one to three or more years if the decision is appealed. Until the relevant CRPS provisions are amended to provide for urban activities on the CSL Yaldhurst site, any private plan change request from CSL to amend the CDP zoning of their site to Open Space Metropolitan Facilities is not likely to succeed.

Greater Christchurch Regeneration Act 2016: Regeneration Plan or an amendment to Land Use Recovery Plan (LURP)

- 6.11 Like the section 71 proposal, a Regeneration Plan under the GCR Act would enable the Minister to consider amendments to both the CRPS and CDP simultaneously. A Regeneration Plan, however, is better suited to more complex development proposals, often involving a number of sites in a wider area, and potentially a number of land uses and zones.
- 6.12 The proposal for the CRPS and CDP changes to enable urban scale development on the CSL site is limited to one particular site and is of much more discrete scope than would be expected with a Regeneration Plan. The CRPS policy exception proposed would be applicable to the CSL site only, and has no wider ranging policy implications, e.g. for urban form. A change of the existing Open Space Community Parks zoning to Open Space Metropolitan Facilities and the addition of a few further site specific rules define the limited scope of the changes proposed to the CDP. In this instance, therefore, a Regeneration Plan process is not considered necessary.
- 6.13 Section 12(1)(b) of the GCR Act enables proposals for amendments to the LURP that would direct both the CRC and the Council to amend the CRPS and CDP respectively. As with a Regeneration Plan, however, it is a two stage process that requires the preparation of a draft outline of amendments and then draft amendments, which is a process more suited to more complex issues or rezoning of a wider area. The amended LURP would then direct CRC and the Council to amend their respective documents, in

effect a third step. The section 11 necessity tests for the Minister to reasonably consider it necessary to use the GCR Act apply to this process as well. Overall, making CRPS and CDP amendments through LURP is considered inefficient and unnecessarily complex.

Resource consent based on current Christchurch District Plan provisions

- 6.14 CSL could apply for discretionary resource consent to develop recreation facilities beyond the current site coverage and building size limits. The scale of development that may be acceptable on this site, however, has been tested both in an earlier resource consent application by CSL and in a recent Christchurch District Plan review hearing. Both decisions reflect the CRPS policy limitations stemming from the site being located outside the existing urban area, i.e. development of a greater scale could not be classified as a rural activity and consequently it would conflict with the CRPS provisions. A resource consent application to facilitate the desired level of development is, therefore, unlikely to be granted.
- 6.15 Should the relevant CRPS provisions be amended, either at the initiative of the CRC or as a result of a Council request for a change to the regional policy statement to provide for urban activities on the CSL site, a resource consent application to the Council under the current District Plan provisions is likely to be more successful although this could not be guaranteed. This two-step process, however, is not considered to be an efficient option as it could be expected to take between eighteen months to three or more years if the change and/or resource consent decisions are appealed.

The preferred option – GCR Act, Section 71

- 6.16 The proposal relates to a discrete matter and it is considered that the exercise of powers under section 71 of the GCR Act provides the most appropriate and efficient, and therefore, the preferable option to make the required amendments to the relevant planning documents. Even if the Order in Council was revoked before 2021 and the Council was therefore able to use the RMA Schedule 1 plan change process to amend the CDP, the CRPS and CDP would need to be changed sequentially which could take a considerably longer time to complete, as discussed above. The section 71 proposal, in contrast, enables both the CRPS and the CDP to be amended at the same time in an expedited manner, thus providing a preferable mechanism for facilitating regeneration and enhancement of the recreation and sport facilities network in greater Christchurch.
- 6.17 The changes proposed in this section 71 proposal are considered necessary to enable an expedited recovery of recreation and sport facilities available to the community. An opportunity to build on CSL's already significant investment in the artificial turf football facilities, internal access road and parking on the site, and create a multi-discipline sports hub in partnership with various sport organisations may be lost if

further development on the site is not enabled. If enabled and built in the next one to three years, some of the facilities proposed would meet high priority needs of the greater Christchurch community as identified in the Spaces and Places Plan.

7 Draft of Notices to be published if the Minister approves the proposal

- 7.1 A draft of the notice that would be published under section 68, should the Minister decide to proceed with the proposal, is set out in Appendix 2.
- 7.2 A draft of the notice that would be published under section 71, should the Minister approve the proposal, is also set out in Appendix 2.

APPENDIX 1A - CANTERBURY REGIONAL POLICY STATEMENT - TEXT AMENDMENTS

Proposed amendments to the Canterbury Regional Policy Statement:

Text proposed to be inserted is shown in red and is underlined while deletions are shown in ~~red and are struck through~~.

CHAPTER 6

Policy 6.3.1 – Development within the Greater Christchurch area

In relation to recovery and rebuilding for Greater Christchurch:

- (1) give effect to the urban form identified in Map A, which identifies the location and extent of urban development that will support recovery, rebuilding and planning for future growth and infrastructure delivery;
- (2) give effect to the urban form identified in Map A (page 64) by identifying the location and extent of the indicated Key Activity Centres;
- (3) enable development of existing urban areas and greenfield priority areas, including intensification in appropriate locations, where it supports the recovery of Greater Christchurch;
- (4) ensure new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on Map A, unless they are otherwise expressly provided for in the CRPS;
- (5) provide for educational facilities in rural areas in limited circumstances where no other practicable options exist within an urban area; ~~and~~
- (6) provide for a metropolitan recreation facility at 466-482 Yaldhurst Road; and
- ~~(6)~~ (7) avoid development that adversely affects the function and viability of, or public investment in, the Central City and Key Activity Centres.

Principal reasons and explanation

To ensure that recovery resources are managed efficiently and sustainably, the provisions identify where certain types of development can take place, and where they cannot take place. The provisions also recognise that specific activities are provided for outside of urban areas elsewhere in the CRPS, such as papakāinga housing and marae under Policy 5.3.4; ~~and~~ educational facilities where no other practicable options for locating the facility exist; and a metropolitan recreation facility at 466-482 Yaldhurst Road that serves the urban population. It is anticipated that established urban activities located outside of the identified urban area will be able to continue to operate their activities, with any expansion considered on a case-by-case basis.

6.4 Anticipated Environmental Results

(...)

- (19) Development opportunities for a metropolitan recreation facility at 466-482 Yaldhurst Road are provided for.

Definitions for Greater Christchurch

Insert the following definition after “Key Activity Centres”:

Metropolitan recreation facility

Means a single or multi-purpose recreation facility, whether indoor or outdoor, used for the purposes of participating in or viewing sports and active recreation and which is of a size, function and character typical of those located in urban areas and/or serving the urban population. Such a facility may include:

- large scale indoor sports and recreation facilities;
- multiple outdoor playing fields and courts;
- stadia;
- athletics complexes;
- aquatic facilities; and
- ancillary facilities such as club rooms, spectator seating, and lighting with associated support structures.

Proposed Amendments to Christchurch District Plan

1. Planning Maps

Amend the zoning of the site at 466-482 Yaldhurst Road on Planning Maps 29 and 30 from Open Space Community Parks Zone (OCP) to Open Space Metropolitan Facilities Zone (OMF).

2. Chapter 18 – Open Space

In Chapter 18 Open Space, amend the relevant policies, rules applicable to the Open Space Community Parks Zone and the Open Space Metropolitan Facilities Zone, and Appendix 18.11.4 - Yaldhurst Recreation and Sports Facility Development Plan, as shown below.

3. Chapter 7 – Transport

Amend Policy 7.2.1.2 and Rules 7.4.3.1, 7.4.3.10 and 7.4.4.19.1 as shown below.

Key to the text changes:

Black text - The base text of the current Chapter 18 - Open Space provisions.

Green text – terms that are defined (refer Chapter 2 Definitions).

Blue text – indicates hyperlinks to internal Plan references to other rules, legislation or external statutory documents.

~~Strikethrough text~~ – identifies the currently applicable Open Space Community Parks Zone rules to be deleted.

Underlined text – identifies the rules/parts of rules for the Yaldhurst Recreation and Sports Facility that were transferred unchanged from the currently applicable Open Space Community Parks Zone rules into the Open Space metropolitan Facilities Zone rules.

Red underlined text – identifies new rules / parts of rules for the Yaldhurst Recreation and Sports Facility in the Open Space Metropolitan Facilities Zone.

~~Red strikethrough text~~ – identifies consequential deletions in the Open Space Metropolitan Facilities Zone rules.

Chapter 18 – Open Space

18.2.2 Policies

18.2.2.1 Policy – The role of open space and recreation facilities

- a. Provide, restore and enhance a network of private and [public open spaces](#) and [recreation facilities](#) that cater for a range of roles, functions and activities as identified in Table 18.2.2.1 below.
- a. Avoid activities that do not have a practical or functional need to be located within open space.
- b. Provide for the redevelopment of privately owned open spaces no longer required for [recreation activities](#) in accordance with the rules of the zone most compatible with the surrounding environment.
- c. Maintain and enhance, where appropriate, public access connections to walking and cycling track networks, and recognise and provide for collaborative projects by multiple parties.

Table 18.2.2.1

a.	Open Space Community Parks Zone	<p>These spaces enable formal and informal recreation activities, while complementing and enhancing neighbourhood and Central City amenity values, and ensure provision of:</p> <ol style="list-style-type: none"> i. Small public spaces with landscaping and seating located and designed to promote interaction within the local community; ii. Accessible neighbourhood parks with a predominance of open space and relatively flat topography capable of accommodating amenity tree planting, landscaping, small-scale public amenities, playground equipment and informal playing fields; iii. Large parks accommodating sports fields and smaller-scale recreation facilities, public amenities, landscaping, large trees and potential capacity for multifunctional use; iv. In the case of the sites at 466-482 Yaldhurst Road and that part of Elmwood Park located at 83D Heaton Street (Lot 1, DP 12727) accommodating major sports facilities and recreation facilities; and v. Heritage and urban parks, such as Hagley Park and Latimer and Cranmer Squares, which have important heritage values, scenic, botanical, educational, cultural and/or recreational values and provide for entertainment. vi. In the case of the Open Space Community Parks Zone (Templeton) at 333 Pound Road (shown as “RuQ or OCP (Templeton)” on Planning Maps 29 and 36), a golf course, recreation activities, community facilities and associated activities only if all of the following are satisfied prior to 31 December 2021: <ol style="list-style-type: none"> A. the recreation reserve status applying to the site at 189 – 273 Pound Road (shown as “OCP or RuQ (Templeton)” on Planning Map 29) is uplifted and placed upon the land within the zone;
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		<p>B. any resource consent(s) to clear or fell indigenous vegetation, as required to undertake a quarrying activity within the Rural Quarry Templeton Zone at 189 – 273 Pound Road (shown as “OCP or RuQ (Templeton)”), is/are granted; and</p> <p>C. any quarrying activity undertaken within the Rural Quarry Templeton Zone at 189 – 273 Pound Road (shown as “OCP or RuQ (Templeton)”) occurs in conjunction with development of an international standard golf course on the land at 333 Pound Road shown as “RuQ or OCP (Templeton)” on planning maps 29 and 36.</p>
b.	Open Space Metropolitan Facilities Zone	<p>These spaces accommodate public and private major sports facilities, larger recreation facilities, marine recreation facilities, and motorised sports facilities on sites that provide:</p> <p>i. Sufficient land area to accommodate large-scale buildings and structures, car and cycle parking areas and, where necessary, buffer areas to minimise reverse sensitivity;</p> <p>ii. Sufficient area to facilitate marine recreation activities, recreational boating and associated facilities while maintaining and enhancing public access to the coastal marine area for recreation;</p> <p>iii. Capacity for multifunctional use, co-location of complementary or compatible activities and for hosting city, regional, national and international events which provide entertainment to residents and visitors;</p> <p>iv. At the Yaldhurst Recreation and Sports Facility, at 466-482 Yaldhurst Road, a multi-disciplinary sports hub of a nature and scale that are complementary to the remainder of the sports facilities network in the City, while ensuring that potentially adverse effects of development are appropriately mitigated, including effects of traffic on the operation of SH73 (Yaldhurst Road) and SH71 (Russley Road).</p>

18.3 How to interpret and apply the rules

(...)

- d. Open Space Metropolitan Facilities zoned sites specified in Table 1 below, which are no longer required for [recreation activities](#) and [major sports facilities](#), shall be subject to the provisions of the underlying zones set out in the table:

Table 1: Metropolitan Facilities — underlying zones

Privately owned Metropolitan Facilities	Underlying Zone
i. Christchurch Park	Residential Suburban Zone – Rule 14.4
ii. Rugby Park	

iii. Wilding Park	
iv. Kearneys Park (currently known as Linfield Cultural Recreational Sports Club)	
v. Shirley Golf Course vi. Avondale Golf Course vii. Waimairi Beach Golf Course	Residential Suburban Zone – Rule 14.4
viii. Riccarton Racecourse ix. Addington Racecourse x. Christchurch Sports and Entertainment Centre at 55 Jack Hinton Drive, Addington (currently known as Horncastle Arena)	Residential Suburban Density Transition Zone – Rule 14.4
xi. Lancaster Park Stadium, 40 Stevens Street	Industrial General Zone – Rule 16.4
xii. Yaldhurst Recreation and Sports Facility, 466-482 Yaldhurst Road	Rural Urban Fringe Zone – Rule 17.5

18.4 Rules – Open Space Community Parks Zone

18.4.1 Activity status tables – Open Space Community Parks Zone

18.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Open Space Community Parks Zone if they meet the activity specific standards set out in the following table and the built form standards in Rule 18.4.2.
- b. Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 18.4.1.2, 18.4.1.3, 18.4.1.4, 18.4.1.5 and 18.4.1.6.

Activity	Activity specific standards:
P1 Recreation activity and/or recreation facility , other than as provided for under the following rules: <ol style="list-style-type: none"> a. Rule 18.4.1.1 P24, Rule 18.4.1.3 RD10, and Rule 18.4.1.4 D5 and D6 (Major sports facility); b. Rule 18.4.1.1 P7 and Rule 18.4.1.4 D3 (Golf course); c. Rule 18.4.1.1 P14 and P24, and Rule 18.4.1.4 D6 (Gymnasium); d. Rule 18.4.1.5 NC2 (Motorised sports facility). 	<ol style="list-style-type: none"> a. On sites less than 5,000 m² in area, parking areas shall be limited to: <ol style="list-style-type: none"> i. One per site; and ii. A maximum of 6 car parking spaces per parking area. b. For Hagley Park, permanent parking areas are restricted to the existing formed car parks.
P2	(...)

(...)	(...)	
P23	Maintenance and upgrade of existing flood and/or bank erosion mitigation and protection works, where undertaken by the Council , Canterbury Regional Council or the Crown.	Nil.
P24	<p>The following activities at 466-482 Yaldhurst Road (Yaldhurst Recreation and Sports Facility) identified on the Development Plan in Appendix 18.11.4(a) and (b):</p> <ul style="list-style-type: none"> a. Major sports facilities; b. Gymnasium, excluding health care facility; c. Accessory sports and fitness health care services; and d. Activities listed in Rule 18.4.1.1 P1 – P7, P9 – P12 and P16. 	<ul style="list-style-type: none"> a. Activities and facilities, including parking areas, in Areas 1, 2 and 3 shall be in accordance with the Development Plan in Appendix 18.11.4(a) and (b) including the landscaping requirements and special conditions listed for Area 1. b. There shall be no outdoor recreation activities, food and beverage outlets, or club rooms in Area 2. c. All activities, including parking areas and mechanical plant and equipment, in Areas 1, 2 and 3 shall adhere to a noise management plan that: <ul style="list-style-type: none"> i. is prepared by a suitably qualified acoustic expert; ii. demonstrates, as a minimum, compliance with the relevant noise rules in Chapter 6.1; iii. includes a Code of Conduct to promote responsible and considerate behaviour towards neighbouring residents during the use of buildings and facilities. In particular this Code of Conduct shall seek to reduce the use of offensive, abusive or insulting language, indicate corrective actions, including banning persistent offenders from using the buildings and facilities. iv. A protocol to ensure the Code of Conduct is provided to all sports organisations using the site to communicate to their members and any other parties using the buildings and facilities; v. specifies the range of activities and buildings that are subject to the noise management plan; vi. is certified by the Council in respect of activity specific standards P24(c)(i) to (v) prior to the establishment of the activity; and vii. shall be amended and recertified in accordance with activity specific standards P24(c)(i) to (vi), where activities or buildings are proposed that are not specified in the noise management plan as required by activity specific standard P24(c)(v).

		<p>d. Buildings in Areas 1 and 2 shall have no opening doors or windows on the northern façade.</p> <p>e. No public address systems or external amplified speakers shall be used on the site.</p> <p>f. All flood lighting shall be controlled by an automated system and shall not be used outside of the hours of 16:00 to 22:00.</p> <p>g. All outdoor recreation activities shall be limited to the hours of 07:00 to 22:00.</p> <p>h. All indoor facilities and buildings shall not be in use outside of the hours of 07:00 to 22:00.</p> <p>i. Use of club room facilities shall be limited to events, functions or gatherings ancillary to football related outdoor recreation. For the avoidance of doubt this shall exclude functions such as weddings, 21sts, funerals and conferences, except that:</p> <p>i. up to a total of 12 non-football related functions or events shall be permitted over the course of a calendar year provided that the total number of days for all those events combined does not exceed 12 days; and</p> <p>ii. a record of the dates and duration of any non-football related functions or events shall be kept, and made available to the Council on request.</p> <p>j. No organised outdoor recreation activities shall occur on Christmas Day.</p>
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18.4.1.2 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 18.10, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	<p>Any activity listed in Rules 18.4.1.1 P1-P23P24 and Rule 18.4.1.3 RD10 below that does not meet one or more of the built form standards in Rule 18.4.2, unless otherwise specified.</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. Refer to relevant built form standard for provisions regarding notification. 	<p>As relevant to the built form standard that is not met:</p> <ol style="list-style-type: none"> a. For rules 18.4.2.1, 18.4.2.2 and 18.4.2.3 - Setback from boundaries – Rule 18.10.16. b. Outdoor storage – Rule 18.10.17. c. Building height – Rule 18.10.18. d. Recession planes – Rule 18.10.19. e. Water supply for firefighting – Rule 18.10.20. f. Building footprint, site coverage and impervious surfaces - Rule 18.10.22

		<p>g. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.</p> <p>h. In addition, in the case of Hagley Park, for applications relating to Rule 18.4.2.1 and 18.4.2.6 - Additional matters for Hagley Park - building footprint, site coverage and impervious surfaces - Rule 18.10.21.</p>
RD2	(...)	a. (...)

18.4.1.3 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Any building that does not comply with built form standard 18.4.2.6 .
(...)	(...)
D6	Any activity listed in Rule 18.4.1.1 P24 that does not meet one or more of the activity specific standards or the built form standards in Rule 18.4.2.

18.4.2 Built form standards – Open Space Community Parks Zone

18.4.2.1 Internal boundary setback

- a. The minimum [building setback](#) from an internal [boundary](#) shall be as follows:

	Applicable to	Standard
i.	All sites , unless specified below	10 metres
ii.	(...)	
vii.	466-482 Yaldhurst Road (Yaldhurst Recreation and Sports Facility)	20 metres

18.4.2.2 Building height

- a. The maximum [height](#) of any [building](#) shall be as follows:

	Applicable to	Standard
i.	All buildings unless specified below	8 metres
ii.	(...)	
iii.		

iv.	<p>A. Canterbury Museum and Robert McDougall Art Gallery site (9-11 Rolleston Avenue, legally described as Pt Res 25 and Lot 1 DP 45580)</p> <p>B. 466-482 Valdhurst Road (Valdhurst Recreation and Sports Facility)</p>	15 metres
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18.4.2.3 Building footprint, site coverage and impervious surfaces

- a. The maximum [building](#) footprint, [site coverage](#) and area covered by [impervious surfaces](#), shall be as follows:

	Applicable to	Standard
i.	A single building , excluding playground equipment	<p>a. The maximum footprint of a single building shall be as specified in:</p> <ul style="list-style-type: none"> i. column A of Table 1 for Christchurch District excluding Banks Peninsula; and ii. column A of Table 2 for Banks Peninsula; or iii. as otherwise specified in the activity specific standards for permitted activities in Rule 18.4.1.1.
ii.	All buildings	<p>a. The maximum percentage of the site covered by buildings shall be as specified in:</p> <ul style="list-style-type: none"> i. column B of Table 1 for Christchurch District excluding Banks Peninsula; and ii. column B of Table 2 for Banks Peninsula; or iii. as otherwise specified in the activity specific standards for permitted activities in Rule 18.4.1.1.
iii.	All impervious surfaces , excluding walkways, tracks, cycle ways , artificial playing surfaces, and buildings except as specified in d. below	<p>a. The maximum percentage of any site covered by impervious surfaces shall be as specified in:</p> <ul style="list-style-type: none"> i. column C of Table 1 for Christchurch District excluding Banks Peninsula; and ii. column C of Table 2 for Banks Peninsula.
iv.	For Hagley Park (excluding Botanic Gardens), all impervious surfaces , excluding buildings	<p>a. The maximum percentage of the site covered by impervious surfaces shall be as specified in:</p> <ul style="list-style-type: none"> i. column C (h.) of Table 1 for Christchurch District excluding Banks

		Peninsula.
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Table 1

Christchurch District excluding Banks Peninsula (refer Appendix 2.1)				
	Size of Community Park	A (Single buildin g)	B (Site coverage)	C (Imperviou s surfaces)
a.	(...)			
d.	Greater than 10,000 m ² in area unless specified in e. to j, k below	500 m ²	3%	30%
e.	i. Rawhiti Park; ii. South Brighton Park; iii. Spencer Park.	500 m ²	3%	10%
f.	Central New Brighton Beach Park (adjacent to the New Brighton Pier)	100 m ²	12%	75%
g.	The Canterbury Museum and Robert McDougall Art Gallery site (9-11 Rolleston Avenue, legally described as Pt Res 25 and Lot 1 DP 45580)	No maximum	No maximum	No maximum
h.	Hagley Park (excluding Botanic Gardens)	300 m ²	1%	10%
i.	Botanic Gardens	500 m ²	6%	10%
j.	That part of Elmwood Park located at 83D Heaton Street (Lot 1, DP 12727)	1500 m ²	60%	20%
k.	466-482 Yaldhurst Road (Yaldhurst Recreation and Sports Facility)	1000 m²	4%	30%

18.5 Rules - Open Space Metropolitan Facilities Zone

18.5.1 Activity status tables – Open Space Metropolitan Facilities Zone

18.5.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Open Space Metropolitan Facilities Zone (other than the areas identified in 18.5.3) if they meet the activity specific standards set out in the following table and the built form standards in Rule 18.5.2.
- b. Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 18.5.1.2, 18.5.1.3, 18.5.1.4, 18.5.1.5 and 18.5.1.6.

Activity	Activity specific standards
<p>P1 Recreation activity and/or recreation facility, other than as provided for under the following rules:</p> <ol style="list-style-type: none"> a. Rule 18.5.1.1 P2 (Major sports facilities); b. Rule 18.5.1.1 P3 (Gymnasium); c. Rule 18.5.1.1 P18 (use of motorised water craft); d. Rule 18.5.1.1 P19 (Motorised sports facility). e. Rule 18.5.1.1 P25 (Yaldhurst Recreation and Sports Facility) 	<ol style="list-style-type: none"> a. At the Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton, any recreation facilities, other than those specified in P2 a. shall be limited to facilities for the purposes of or ancillary to recreational boating and marine recreation activities. b. In all other areas - Nil
<p>P2 Major sports facility other than as provided for under Rule:</p> <ol style="list-style-type: none"> a. 18.5.1.1 P25 (Yaldhurst Recreation and Sports Facility); 	<ol style="list-style-type: none"> a. At the Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton, any major sports facilities shall be limited to: <ol style="list-style-type: none"> i. facilities for the purposes of, or ancillary to, recreational boating and marine recreation activities; ii. boat ramps, jetty and recreational boat launching facilities; iii. boat storage, sheds, and repair and maintenance facilities; iv. sports club rooms/clubhouse; and v. scout hall facilities. b. In all other areas shall be limited to sites greater than 10,000 m² in area, except for: <ol style="list-style-type: none"> i. the Rollerdrome Reserve, 19 Garvins Road, Hornby.
<p>P3 Gymnasium.</p>	<ol style="list-style-type: none"> a. Excludes health care facilities.
<p>P4 Accessory sports and fitness health care services.</p>	<p>Nil.</p>

Activity	Activity specific standards
P5 Park management activity and/or park management facility .	Nil.
P6 Public amenities .	a. Any public amenities building containing toilets and/or changing rooms shall be setback a minimum of 20 metres from the boundary with any residential zone.
P7 Conservation activity .	Nil.
P8 Customary harvesting .	Nil. Advice note: this rule does not override the requirements to obtain permission of the landowner or administrator for any customary harvesting of taonga species.
P9 Public artwork .	Nil.
P10 Ancillary office .	a. The combined floor area of all ancillary offices shall not exceed 10% of the gross floor area of all buildings on the site .
P11 Ancillary retail activity .	a. Shall be limited to sites greater than 10,000 m ² in area; and b. The combined floor area of all ancillary retail activities shall not exceed 10% of the gross floor area of all buildings on the site .
P12 Food and beverage outlet .	a. Shall be accessory to recreation facilities or major sport facilities on the same site ; and b. The combined floor area of all food and beverage outlets shall not exceed 10% of the gross floor area of all buildings on the site .
P13 Conference and function facilities.	a. Shall be accessory to recreation facilities or major sport facilities on the same site .
P14 Guest accommodation .	a. Unless specified in P20, shall be: i. Accessory to recreation facilities or major sport facilities on the same site; and ii. Limited to sites listed in 18.3 d. - Table 1 but excluding the Yaldhurst Recreation and Sports Facility shown in Appendix 18.11.4 ;
P15 Community activities and/or community facilities .	a. Shall: i. exclude health care facilities; and ii. be accessory to or co-located with recreation facilities or major sports facilities on the same site.
P16 Community market .	a. All community markets not involving any sound amplified activity shall comply with noise provisions in Rule 6.1.5.2.1 and Table 1;

Activity	Activity specific standards
	b. Any community market involving noise amplified activity shall comply with noise provisions in Rule 6.1.6.2.3 as if it were a temporary activity.
P17 Residential unit/Residential activity.	a. Except as specified in P20, shall: <ul style="list-style-type: none"> i. Be located in an existing residential unit; or ii. Be located within a new residential unit provided that: <ul style="list-style-type: none"> A. it is used for caretaker and site management purposes only; and B. it is located on a site greater than 10,000 m²; and C. it is not located within the Air Noise Contour (50 dB L_{dn}); and D. there is only one residential unit on any site;
P18 Use of motorised water craft .	a. Shall be limited to the Roto Kohatu Park water body (off Sawyers Arms Road).
P19 Motorised sports facility .	a. Motorised sport facilities shall be limited to the existing facilities of the Canterbury Kart Club site at 92 Carrs Road.
P20 The following additional activities within a building listed as a heritage item : <ul style="list-style-type: none"> a. guest accommodation; b. residential activity; c. cultural activity. 	a. Residential activity shall be limited to no more than two residential units . b. Irrespective of anything to the contrary in this Plan, any activities within a heritage item or heritage setting shall be exempt from compliance with Rules in 7.4.3 in relation to parking and loading – Open Space Zones. c. Advice note: Refer also to Rule 9.3.4 for rules relating to scheduled historic heritage .
P21 Emergency service facilities , including Coastguard Canterbury Emergency Services.	Nil
P22 Facilities for servicing boats including: <ul style="list-style-type: none"> a. the supply of potable water to boats; b. the transfer of effluent wastes from boats to landbased facilities; c. the collection and transfer of refuse from boats. 	a. Shall be limited to the Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton.
P23 Parking areas other than as provided for under Rule: a. 18.5.1.1 P25 (Yaldhurst Recreation and Sports Facility) .	a. On sites adjoining a residential zone, trees shall be provided adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced. b. In addition to the above:

Activity	Activity specific standards
	<ul style="list-style-type: none"> i. one tree shall be planted for every 5 parking spaces provided between buildings and the street; and ii. trees shall be planted within or adjacent to the car parking area at the front of the site. c. For guidance and information on tree species, refer to General Rules and Procedures, Appendix 6.11.6, Part B.
P24	Nil.
<p><u>P25</u> <u>The following activities within the Yaldhurst Recreation and Sports Facility at 466-482 Yaldhurst Road, as shown in Appendix 18.11.4 Development Plan:</u></p> <ul style="list-style-type: none"> a. Major sports facilities; and b. Activities listed in Rule 18.5.1.1 P1, P3 – P4, P9 - P12, P16 and P17. 	<ul style="list-style-type: none"> a. Activities and facilities in Areas 1, 2 and 3 shall be in accordance with the provisions of Appendix 18.11.4 - Yaldhurst Recreation and Sports Facility Development Plan (a) and (b), including car parking and landscaping requirements. b. There shall be no outdoor recreation activities, food and beverage outlets, or club rooms in Area 2. c. Buildings in Areas 1 and 2, as shown in Appendix 18.11.4(a), shall have no opening doors or windows on the northern façade. d. All activities, including the use of parking areas and mechanical plant and equipment shall adhere to a noise management plan that: <ul style="list-style-type: none"> i. is prepared by a suitably qualified acoustic expert; ii. demonstrates, as a minimum, compliance with the relevant noise rules in Chapter 6.1; iii. includes a Code of Conduct to promote responsible and considerate behaviour towards neighbouring residents during the use of buildings and facilities. In particular this Code of Conduct shall seek to reduce the use of offensive, abusive or insulting language, and indicate corrective actions, including banning persistent offenders from the site. iv. a protocol to ensure the Code of Conduct is provided to all sports organisations using the site to communicate to their members and any other parties using the buildings and facilities; v. is certified by the Council in respect of activity specific standards P25(d)(i) to (iv) prior to the establishment of the activity; and vi. shall be amended and recertified in accordance

Activity	Activity specific standards
	<p><u>with activity specific standards P25(d)(i) to (v), where activities or buildings are proposed that are not specified in the noise management plan.</u></p> <p><u>e. Any aquatic facility shall:</u></p> <ul style="list-style-type: none"> <u>i. be limited to use for sport and fitness training and competition purposes, club rooms and ancillary activities listed in P25(b); and</u> <u>ii. not be available to the general public for casual recreational or leisure purposes, including 'learn to swim' lessons; and</u> <u>iii. be of a scale no greater than that which can be serviced by the available water and wastewater capacity.</u> <p><u>f. No public address systems or external amplified speakers shall be used on the site.</u></p> <p><u>g. All flood lighting shall be controlled by an automated system and shall not be used outside of the hours of 16:00 to 22:00.</u></p> <p><u>h. The use of all outdoor and indoor recreation facilities shall be limited to the hours of 07:00 to 22:00.</u></p> <p><u>i. The use of any club room facilities shall be limited to events, functions or gatherings ancillary to sport and recreation activities on the site and shall exclude functions such as weddings, 21sts, funerals and conferences, except that:</u></p> <ul style="list-style-type: none"> <u>i. up to a total of 12 non-sport or recreation related functions or events shall be permitted over the course of a calendar year provided that the total number of days for all those events combined does not exceed 12 days; and</u> <u>ii. a record of the dates and duration of any non-sport or recreation related functions or events shall be kept, and made available to the Council on request.</u> <p><u>j. No organised outdoor recreation activities shall occur on Christmas Day.</u></p> <p><u>k. Any event / temporary activity on the site shall comply with the relevant activity specific standards above, and:</u></p> <ul style="list-style-type: none"> <u>i. at least two weeks prior to the commencement of an event, a Traffic Management Plan (TMP) shall be prepared for the event by the Yaldhurst Recreation and Sports Facility management and approved by the Christchurch Transport Operations Centre (CTOC). The TMP should address matters such as ensuring that SH 73</u>

Activity	Activity specific standards
	<p><u>does not experience excessive congestion or on-road parking as a result of event related activity, encouragement to use public and shared passenger transport to and from the site, and maximising pedestrian safety;</u></p> <p>ii. <u>one Traffic Management Plan may cover a number of events generating the same or lesser demand for car parking;</u></p> <p>iii. <u>for the purposes of this rule, the use of the term 'event' refers to sporting events that are temporary activities and may include tournaments and feature matches, where the total car parking demand across the site, including the event and other permitted activities taking place at the same time, exceeds 650 car parking spaces.</u></p> <p><u>Advice note:</u></p> <p><u>1. Refer to Rules 7.4.3.1 and 7.4.3.10 for car parking spaces and vehicle trip generation requirements.</u></p>

18.5.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

Activity	The <u>Council</u> 's control shall be limited to the following matters:
<p>C1 New <u>buildings</u> and structures (including stopbanks) for the purposes of flood and/or bank erosion mitigation and/or protection, where undertaken by the <u>Council</u>, Canterbury Regional Council or the Crown.</p>	<ol style="list-style-type: none"> a. The visual impact of the proposed flood protection or bank erosion works on open space and any neighbouring <u>sites</u> and public places, and any mitigation proposed. b. The potential effects during construction of the flood protection or bank erosion works both within and surrounding the <u>site</u>, including increased erosion and sedimentation, noise, dust and traffic, and any mitigation proposed. c. The adequacy and appropriateness of measures proposed to reinstate the open space affected by the works post construction including, but not limited to, <u>landscaping</u> or grassing where applicable.

18.5.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.

- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 18.10, 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 18.5.1.1 P2 that does not meet one or more of the activity specific standards.	a. Recreation facilities and major sports facilities – Rule 18.10.1.
RD2	Any activity listed in Rule 18.5.1.1 P3 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.10.2. b. Traffic generation and access – Rule 18.10.3. c. Hours of Operation – Rule 18.10.4.
RD3	Any activity listed in Rule 18.5.1.1 P6 that does not meet one or more of the activity specific standards.	a. Public amenities - Rule 18.10.6.
RD4	Any activity listed in Rules 18.5.1.1 P10 - P14 that does not meet one or more of the activity specific standards <u>unless otherwise specified in Rule 18.5.1.4 D4.</u>	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.10.2. b. Traffic generation and access – Rule 18.10.3.
RD5	Any activity listed in Rule 18.5.1.1 P15 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.10.2.
RD6	Any activity listed in Rule 18.5.1.1 P16 that does not meet one or more of the activity specific standards.	a. Hours of operation – Rule 18.10.4. b. Traffic generation and access – Rule 18.10.3. c. Matters of Discretion - Rule 6.1.8 (General Rules – 6.1 Noise)
RD7	Any activity listed in Rule 18.5.1.1 P20 that does not meet one or more of the activity specific standards.	a. Residential activities – Rule 18.10.12. b. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities - Rule 18.10.2
RD8	Any activity listed in Rule 18.5.1.1 P23 that does not meet one or more of the activity specific standards.	a. Landscaping and trees – Rule 18.10.12.
RD9	<p>a. <u>Any activity listed in Rule 18.5.1.1 P25 that does not meet one or more of the activity specific standards, including those specified in Appendix 18.11.4 - Yaldhurst Recreation and Sports Facility Development Plan;</u></p> <p>b. <u>Any application arising from an aquatic facility not meeting activity specific standards in Rule 18.5.1.1 P25(e) shall not be publicly notified.</u></p>	<p>a. <u>Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities - Rule 18.10.2.</u></p> <p>b. <u>Traffic generation and access – Rule 18.10.3.</u></p> <p>c. <u>Hours of operation – Rule 18.10.4.</u></p> <p>d. <u>Matters of Discretion - Rule 6.1.8 (General Rules – 6.1 Noise)</u></p> <p>e. <u>Landscaping and trees – Rule 18.10.12.</u></p>

Activity		The Council’s discretion shall be limited to the following matters:
		<u>f. Additional matters for the Yaldhurst Recreation and Sports Facility - Rule 18.10.27.</u>
RD9 RD10	Any activity listed in Rules 18.5.1.1 P1 – P2524 that does not meet one or more of the built form standards in Rule 18.5.2, unless otherwise specified <u>in Rule 18.5.1.4.</u> Advice note: 1. Refer to relevant built form standard for provisions regarding notification.	As relevant to the built form standard that is not met: a. For rules 18.5.2.1, 18.5.2.2 and 18.5.2.3 - Setback from boundaries – Rule 18.10.16. b. Outdoor storage – Rule 18.10.17. c. Building height - Rule 18.10.18. d. Recession Planes – Rule 18.10.19. e. Water supply for firefighting – Rule 18.10.20. f. <u>Additional matters for the Yaldhurst Recreation and Sports Facility - Rule 18.10.27</u>
RD10 RD11	Any activity listed in Rules 18.5.1.3 RD1 – RD9 located within the Coastal Environment overlay area.	a. Effects of activities on the Coastal Environment - Rule 9.6.3.1.

18.5.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Any <u>building</u> that does not comply with built form standard 18.5.2.6.
D2	Any activity listed in Rule 18.5.1.1 P17 that does not meet one or more of the activity specific standards.
D3	Any activity listed in Rule 18.5.1.1 P1 that does not comply with one or more of the activity specific standards.
<u>D4</u>	<u>a. Guest accommodation at the Yaldhurst Recreation and Sports Facility, shown in Appendix 18.11.4, that does not meet one or more of the activity specific standards in Rule 18.5.1.1 P14;</u> <u>b. Any application arising from this rule shall not be publicly notified.</u>
D5 D4	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.

18.5.1.5 Non-complying activities

- a. The activities listed below are non-complying activities.

Activity	
NC1	Any activity listed in Rules 18.5.1.1 P18 and P19 that does not meet one or more of the activity specific standards.

NC2	<u>Sensitive activities</u> within the Air Noise Contour (50 dB L_{dn}) as defined on the Planning Maps.
NC3	<p>a. <u>Sensitive activities</u> and <u>buildings</u> (excluding <u>accessory buildings</u> associated with an existing activity):</p> <ol style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV <u>National grid transmission line</u> or within 12 metres of a foundation of an associated <u>support structure</u>; or ii. within 10 metres of the centre line of a 66kV <u>National grid transmission line</u> or within 10 metres of a foundation of an associated <u>support structure</u>. <p>b. Fences within 5 metres of a <u>National grid transmission line support structure</u> foundation.</p> <p>c. Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited.</p> <p>Advice notes:</p> <ol style="list-style-type: none"> 1. The <u>National grid transmission lines</u> are shown on the Planning Maps. 2. Vegetation to be planted around the <u>National grid</u> should be selected and/or managed to ensure that it will not result in that vegetation breaching the <u>Electricity (Hazards from Trees) Regulations 2003</u>. 3. The <u>New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)</u> contains restrictions on the location of structures and activities in relation to <u>National grid transmission lines</u>. <u>Buildings</u> and activities in the vicinity of <u>National grid transmission lines</u> must comply with the NZECP 34:2001.
NC4	<p>a. <u>Sensitive activities</u> and <u>buildings</u> (excluding <u>accessory buildings</u> associated with an existing activity):</p> <ol style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV <u>electricity distribution line</u> or within 10 metres of a foundation of an associated <u>support structure</u>; or ii. within 5 metres of the centre line of a 33kV and the Heathcote to Lyttelton 11kV <u>electricity distribution line</u> or within 5 metres of a foundation of an associated <u>support structure</u>. <p>b. Fences within 5 metres of a 66kV, 33kV and the Heathcote to Lyttelton 11kV <u>electricity distribution line support structure</u> foundation.</p> <p>c. Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other <u>electricity distribution network utility operator</u>.</p> <p>Advice notes:</p> <ol style="list-style-type: none"> 1. The <u>electricity distribution lines</u> are shown on the planning maps. 2. Vegetation to be planted around <u>electricity distribution lines</u> should be selected and/or managed to ensure that it will not result in that vegetation breaching the <u>Electricity (Hazards from Trees) Regulations 2003</u>. 3. The <u>New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)</u> contains restrictions on the location of structures and activities in relation to <u>electricity distribution lines</u>. <u>Buildings</u> and activities in the vicinity of or <u>electricity distribution lines</u> must comply with the NZECP 34:2001.

18.5.1.6 Prohibited activities

- a. There are no prohibited activities.

18.5.2 Built form standards – Open Space Metropolitan Facilities Zone

18.5.2.1 Road boundary setback

- a. The minimum [building setback](#) from [road boundaries](#) shall be as follows:

	Applicable to	Standard
i.	All sites , other than listed below	10 metres
ii.	A. Shirley Golf Course B. Avondale Golf Course C. Waimairi Beach Golf Course	20 metres
iii.	A. Riccarton Racecourse B. Addington Racecourse C. Christchurch Sports and Entertainment Centre at 55 Jack Hinton Drive, Addington (currently known as Horncastle Arena) D. Yaldhurst Recreation and Sports Facility shown in Appendix 18.11.4(a) – poles or support structures for flood or training lights and security lights only	20 metres
iv	Yaldhurst Recreation and Sports Facility shown in Appendix 18.11.4(a) – buildings other than as specified in (iii)(D) above	50 metres
v.iv-	The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton	No setback

18.5.2.2 Internal boundary setback

- a. The minimum [building setback](#) from an internal [boundary](#) shall be as follows:

	Applicable to	Standard
i.	All sites that adjoin a residential or open space zone, other than listed below	20 metres
ii.	A. Christchurch Park B. Kearneys Park (Linfield Cultural Recreational Sports Club - 56 Kearneys Road) C. Rugby Park D. Wilding Park E. Shirley Golf Course F. Avondale Golf Course G. Waimairi Beach Golf Course H. Lancaster Park	10 metres
iii.	Any buildings , balconies or decks on sites adjacent to a designated railway corridor	4 metres from the designated railway corridor
iv.	The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton	No setback
v.	Yaldhurst Recreation and Sports Facility shown in Appendix 18.11.4(a).	20 metres

18.5.2.3 Outdoor storage

- a. Any [outdoor storage area](#) shall not be located within the minimum [setbacks](#) specified in Rules [18.5.2.1](#) and [18.5.2.2](#).

- b. **Outdoor storage area** shall be screened from **adjoining sites** and **roads** by either planting, wall(s), fence(s), or any combination of these to at least 1.8 metres in height along the length of the storage area. Where such screening is by way of planting it shall be for a minimum depth of 3 metres.

18.5.2.4 Building height

- a. The maximum **height** of any **building** shall be as follows:

	Applicable to	Standard
i.	All sites , other than as specified below	20 metres
ii.	A. Christchurch Park B. Kearneys Park (Linfield Cultural Recreational Sports Club - 56 Kearneys Road) C. Rugby Park D. Wilding Park E. Shirley Golf Course F. Avondale Golf Course G. Waimairi Golf Course H. Beach Golf Course	8 metres
iii.	A. The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton. B. <u>Yaldhurst Recreation and Sports Facility shown in Appendix 18.11.4(a).</u>	15 metres
iv.	A. Addington Racecourse B. Christchurch Sports and Entertainment Centre at 55 Jack Hinton Drive, Addington (currently known as Horncastle Arena)	25 metres
v.	In the Development Plan area shown in Appendix 18.11.1 Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park), except as specified in vi. below.	14 metres
vi.	Where any building or part of a building is within 100 metres of a boundary with a residential zone within the Development Plan area shown in Appendix 18.11.1 Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park).	8 metres

18.5.2.5 Recession planes

- a. Where an internal **site boundary** adjoins a residential zone, no part of any **building** shall project beyond a building envelope contained by a recession plane measured at any point 2.3 metres above the internal **site boundary** in accordance with the diagrams in Appendix 18.11.3.
- b. Where **sites** are located within a **Flood Management Area**, recession plane breaches created by the need to raise floor levels will not require written approvals and shall not be limited or publicly notified.

18.5.2.6 Site coverage and impervious surfaces

- a. The maximum percentage of the **site** covered by **buildings** shall be as specified in column A of Table 1.
- b. The maximum percentage of any **site** covered by **impervious surfaces** (excluding walkways, tracks, **cycle ways**, artificial **turf** playing surfaces, and **buildings**) shall be as specified in column B of Table 1.

Table 1

	Applicable to	A (Site coverage)	B (Impervious surfaces)
a.	All sites unless specified below in b. to h.g.	20%	30%
b.	i. Wilding Park ii. Christchurch Park iii. Rugby Park iv. Western Park v. Kearneys Park vi. The Naval Point Boat Harbour, 16-25 Marina Access, Lyttelton	10%	n/a
c.	i. Shirley Golf Course ii. Avondale Golf Course iii. Waimairi Beach Golf Course	1%	5%
d.	i. Porritt Park ii. Addington Racecourse iii. Riccarton Racecourse	5%	30%
e.	Lancaster Park Stadium	50%	n/a
f.	Christchurch Sports and Entertainment Centre at 55 Jack Hinton Drive, Addington (currently known as Horncastle Arena)	40%	n/a
g.	In the Development Plan area shown in Appendix 18.11.1 Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park).	5%	5%
h.	Yaldhurst Recreation and Sports Facility shown in Appendix 18.11.4(a).	10%	30%

18.5.2.7 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.
- c. Any application made in relation to this rule shall not be publicly notified or limited notified other than to the New Zealand Fire Service Commission.

18.5.2.8 Building footprint [and design](#)

- a. In the Development Plan area shown in Appendix [18.11.1](#) Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park), the maximum footprint of any single [building](#), excluding playground equipment, shall be 5,000 m².

- b. In the Yaldhurst Recreation and Sports Facility shown on the Development Plan in Appendix 18.11.4(a):
 - i. The maximum footprint of any single building shall be 8,000 m²:
 - ii. The reflectivity of exterior building surfaces shall be no greater than 40% and the colours shall be from the British Standard BS 5252 colour groups A to C.

18.5.2.9 Landscaping and trees

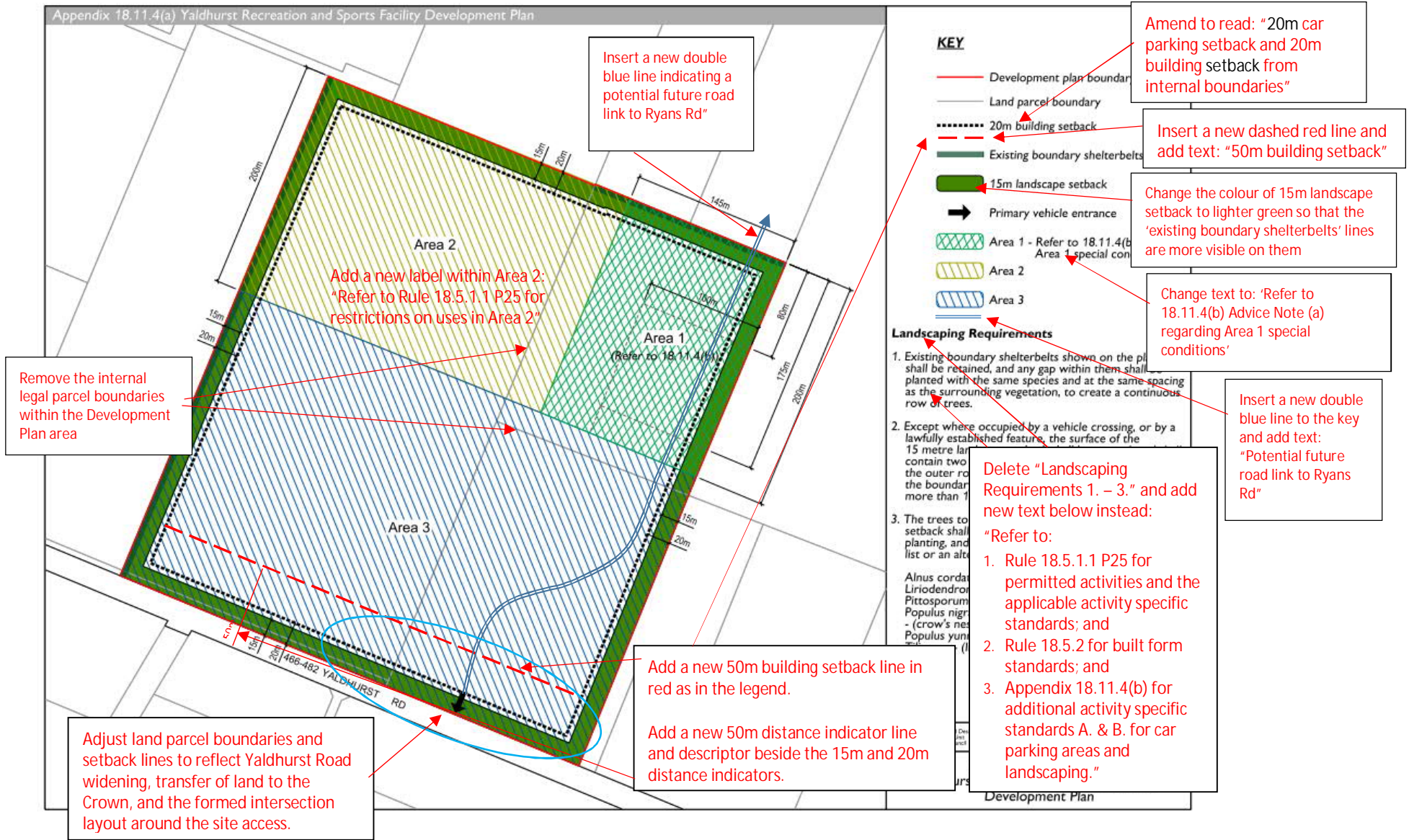
- a. In the Development Plan area shown in Appendix 18.11.1 Open Space Metropolitan Facilities Zone (Canterbury Agricultural Park):
 - i. A 3 metre wide landscaped area shall be established along all road boundaries and shall be planted with a minimum of 1 tree for every 10 metres of frontage.
 - ii. Trees shall not be planted more than 15 metres apart or closer than 5 metres.
 - iii. Adjacent to State Highways 73 and 75, 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.
 - iv. The landscaped area along the Curletts Road (State Highway 75) frontage shall be mounded to a height of at least 1.5 metres and planted in accordance with i. to iii. above to minimise the transmission of noise to residential areas on the other side of Curletts Road and to screen activities within the Agribusiness Centre from the view of drivers on that road.
 - v. On all sealed parking areas designed to accommodate more than 100 cars, one tree shall be planted for every 5 car parking spaces.
- b. In the Yaldhurst Recreation and Sports Facility Development Plan area, the layout and landscaping shall comply with the standards set out in Appendix 18.11.4(a) – (b).

18.10 Rules – Matters of discretion

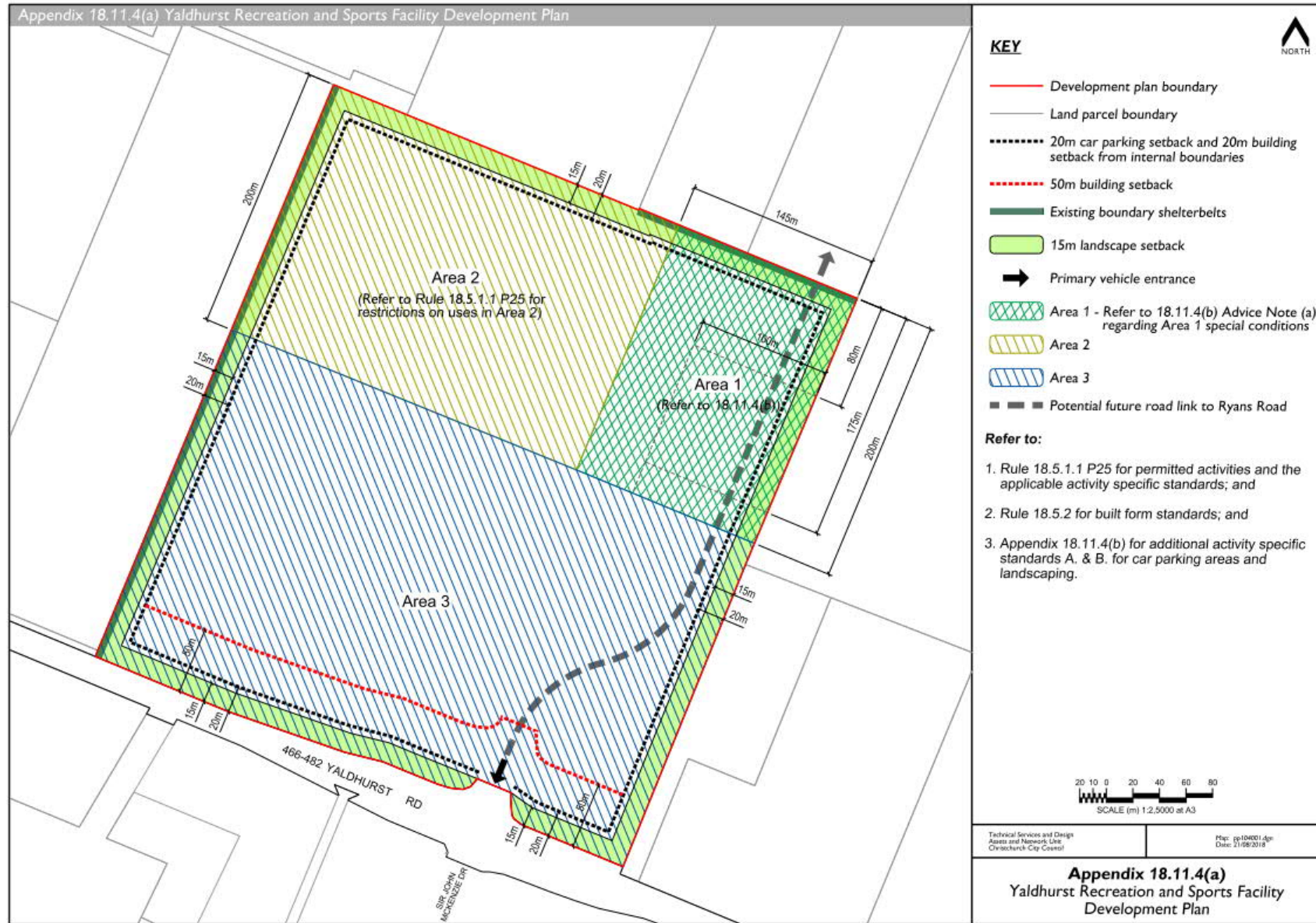
18.10.27 Additional matters for the Yaldhurst Recreation and Sports Facility

- a. The extent to which the non-compliance will result in:
 - i. adverse visual effects on the character and amenity of the surrounding area, including effects from a reduction in landscaping, large areas of sealed car parking, building bulk and/or lack of articulation, or colour inappropriate for the context, as viewed from the neighbouring properties, Yaldhurst Road or the commercial area south of Yaldhurst Road,
 - ii. an unsafe physical environment which does not reflect the principles of Crime Prevention through Environmental Design (CPTED);
 - iii. increased nuisance effects on the neighbouring properties, including noise and glare;
- b. For an aquatic facility:
 - i. The degree to which any aquatic facility proposed on the site would meet a need identified in the Christchurch City Council Aquatic Facilities Plan 2017 Review, or Sport New Zealand's Canterbury Spaces and Places Plan 2017;
 - ii. Whether uses not permitted at an aquatic facility on the site would impact the sustainability of, and public investment in, the aquatic facilities network. This includes impacts on the affected community resulting from loss of an existing facility;
 - iii. Whether there is or would be adequate water and wastewater capacity to service an aquatic facility once operational

Appendix 18.11.4(a) Yaldhurst Recreation and Sports Facility Development Plan



AMENDED Appendix 18.11.4(a) Yaldhurst Recreation and Sports Facility Development Plan



Appendix 18.11.4(b) Yaldhurst Recreation and Sports Facility Development Plan

- a. Advice Note: Seating, lighting and floodlighting in Area 1, and car parking layout and landscaping requirements associated with the consented football facilities are controlled by resource consent no. RMA92033391, or any subsequent variation or new consent for the same area.
- b. The following standards (A) and (B) are activity specific standards additional to those in Rule 18.5.1.1 P25. Non-compliance will result in the activity becoming a Restricted Discretionary Activity under Rule 18.5.1.3 RD9.

<p><u>A. Car parking areas - layout and landscaping standards</u></p> <ol style="list-style-type: none"> 1. <u>There shall be no car parking areas within 20 metres of the Yaldhurst Road boundary.</u> 2. <u>Car parking shall be divided into areas no more than 1 hectare in size, with car parking areas being separated from each other by existing shelterbelts or landscaping strips planted with canopy trees.</u> 3. <u>For each separate car parking area:</u> <ol style="list-style-type: none"> a. <u>one tree shall be planted for every 5 parking spaces provided; and</u> b. <u>trees, such as those listed in Appendix 6.11.6 Part B Section 3, shall be planted within or adjacent to that car parking area.</u> 	<p><u>B. Landscaping standards – all areas other than parking areas</u></p> <p><u>Shelterbelts</u></p> <ol style="list-style-type: none"> 1. <u>Existing boundary shelterbelts shown on the Development Plan in Appendix 18.11.4(a) shall be retained and any gaps within them shall be planted with the same species and at the same spacing as the surrounding vegetation, to create a continuous row of trees.</u> <p><u>Landscaping along internal boundaries</u></p> <ol style="list-style-type: none"> 2. <u>Except where there are existing boundary shelterbelts, the 15 metre landscape setback along the internal boundaries of the Development Plan area, shall be grassed and shall contain two staggered rows of trees 8 metres apart, with the outer row set back a minimum of 5 metres from the boundary, and the trees in each row planted no more than 10 metres apart. The planting shall include a mix of evergreen and deciduous tree species to provide for screening all year round.</u> <p><u>Landscaping on road boundary</u></p> <ol style="list-style-type: none"> 3. <u>Except where occupied by a vehicle crossing, walkway, cycle way, or a lawfully established feature, the 15 metre landscape setback along the Yaldhurst Road boundary shall be grassed and planted with a mix of evergreen and deciduous trees capable of reaching more than 8 metres in height. The trees shall be planted in natural groupings and intermittently spaced, with the total number of trees equating to at least one tree per every 8 metres of the road boundary.</u> <p><u>All landscaping areas in A. and B.</u></p> <ol style="list-style-type: none"> 4. <u>The requirements of Appendix 6.11.6, Part A also apply.</u> 5. <u>See Appendix 6.11.6 Part B for information on suitable tree species.</u>
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Chapter 7 Transport

7.2.1.2 Policy – High trip generating activities

- a. Manage the adverse effects of high trip generating activities, except for permitted activities within the [Central City](#), on the [transport system](#) by assessing their location and design with regard to the extent that they:
 - i. are permitted¹ by the zone in which they are located;
 - ii. are located in urban areas and generate additional [vehicle trips](#) beyond what is already established or consented, [unless the already established or consented vehicle trips are specifically included in rule thresholds](#);
 - iii. are [accessible](#) by a range of transport modes and encourage public and [active transport](#) use;
 - iv. do not compromise the safe, efficient and effective use of the [transport system](#);
 - v. provide patterns of development that optimise use of the existing [transport system](#);
 - vi. maximise positive transport effects;
 - vii. avoid significant adverse transport effects of activities where they are not permitted by the zone in which they are located;
 - viii. mitigate other adverse transport effects, such as effects on communities, and the [amenity values](#) of the surrounding environment, including through [travel demand management](#) measures;
 - ix. provide for the transport needs of people whose mobility is restricted; and
 - x. integrate and coordinate with the [transport system](#), including proposed [transport infrastructure](#) and service improvements.

¹ Refers to the activity being listed as a permitted activity in the activity status table for the zone in which it is located.

Advice note:

1. [Policy 7.2.1.2](#) also achieves [Objective 7.2.2](#).

7.4.3.1 Minimum [and maximum](#) number and dimensions of car parking spaces required

- a. Outside of the [Central City](#):

	Applicable to:	Standard	The Council 's discretion shall be limited to the following matters:
i.	Any activity other than as provided for in (iv) below :	At least the minimum number of car parking spaces in Table 7.5.1.1 in Appendix 7.5.1 shall be provided on the same site as the activity. The minimum number of car parking spaces required may be reduced by the relevant amount if the activity qualifies	Rule 7.4.4.1 - Minimum number of car parking spaces required.

		for any of the permitted reductions in Appendix 7.5.14.	
ii.	Any car parking spaces available to the general public.	Car parking spaces shall be provided with the minimum dimensions in Table 7.5.1.3 in Appendix 7.5.1.	Rule 7.4.4.2 - Parking space dimensions.
iii.	Any activity: A. where standard car parking spaces are provided (except residential developments with less than 3 residential units); or B. containing buildings with a GFA of more than 2,500m ² .	At least the minimum number of mobility parking spaces in accordance with Table 7.5.1.2 in Appendix 7.5.1 shall be provided on the same site as the activity.	Rule 7.4.4.3 - Mobility parking spaces.
iv.	Any activity at the Yaldhurst Recreation and Sports Facility at 466-482 Yaldhurst Road, as shown in Appendix 18.11.4:	a. The minimum number of car parking spaces shall be 67% of the requirements set out in Appendix 7.5.1 Table 7.5.1.1, and shall be provided on the same site as the activity; b. Car parking spaces shall comply with the relevant standards in Rules 7.4.2 and 7.4.3 except as specified in (a) above; and c. The maximum number of car parking spaces shall be 650. If the maximum number of car parking spaces is exceeded, the High Trip Generator Rules 7.4.3.10(xii) and 7.4.4.19.1(l) shall apply.	a. Rule 7.4.4.1 - Minimum number of car parking spaces required. b. Rule 18.10.27 - Additional matters for the Yaldhurst Recreation and Sports Facility. c. Rule 7.4.4.19 - High Trip Generators.

7.4.3.10 High trip generators

- a. This rule applies to activities located outside the [Central City](#), and activities within the [Central City](#) that are not exempt from this rule under b. below, that exceed the following thresholds.
- b. Within the [Central City](#) - Permitted activities² are exempt from this rule.

²Permitted Activities are those listed in the permitted activity tables in the zone chapters and are generally anticipated in the zones. For the purpose of this rule permitted activities must comply with the built form standards for the maximum building height for activity in the zone, any site coverage standards for the activity in the zone, and all the activity specific standards for the activity in the

zone. Non-compliance with any other built form standards or being subject to an urban design assessment does not trigger the need to be subject to this rule.

c.	Applicable to:	Resource consent under Rule 7.4.2.2 C1 or Rule 7.4.2.3 RD1 is required for activities with:	The matters over which Council reserves its control or restricts its discretion shall be limited to the following matters:
i.	Education Activities (Schools).	More than 150 Students	Rule 7.4.4.19 - High trip generators
ii.	Education Activities (Pre-School).	More than 50 Children	
iii.	Education Activities (Tertiary Education and Research Activities).	More than 250 FTE Students	
iv.	Health Care Facilities .	More than 500m ² GFA	
v.	Industrial Activities (excluding Warehousing and Distribution Activities). High Technology Industrial Activities . Heavy Industrial Activities .	More than 5,000m ² GFA	
vi.	Industrial Activities (Warehousing and Distribution Activities).	More than 10,000m ² GFA	
vii.	Offices .	More than 1750m ² GFA	
viii.	Residential Activities .	More than 60 residential units	
ix.	Retail Activities (excluding factory shops, retail park zones, trade suppliers and food and beverage outlets).	More than 500m ² GLFA	
x.	Retail Activities (factory shops, retail park zones, but excluding trade suppliers and food and beverage outlets).	More than 1000m ² GLFA	
xi.	Mixed use and other activities (not listed above), except where Rule 7.4.2.1 P11 or Rule 7.4.3.10 (c)(xii) below applies.	More than 50 vehicle trips per peak hour or 250 heavy vehicle trips per day (whichever is met first) 'Peak hour' are those hours between 15:00 and 19:00 hours on a weekday.	

xii.	<u>Yaldhurst Recreation and Sports Facility at 466-482 Yaldhurst Road, as shown in Appendix 18.11.4 (all activities within the site including existing, consented and proposed activities).</u>	<p><u>Resource consent under Rule 7.4.2.3 RD1 is required if:</u></p> <p>a. <u>More than 650 vehicle trips per peak hour will be generated by all activities on the site; and/or</u></p> <p>b. <u>More than 650 car parking spaces are to be provided on the site.</u></p> <p><u>'Peak hour' is the continuous 60 minute period between 15:00 and 19:00 hours on a weekday when the greatest number of vehicle trips occurs.</u></p>
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d. When resource consent under (c) is required:

- i. An Integrated Transport Assessment shall be undertaken for activities that are High Trip Generators (i.e. are controlled or restricted discretionary activities under Rule [7.4.2.2](#) C1 or Rule [7.4.2.3](#) RD1).
- ii. If an Integrated Transport Assessment has already been approved for the [site](#) as part of a granted resource consent, then these rules do not apply to any development that is within the scope of that Integrated Transport Assessment and in accordance with the resource consent, unless the resource consent has lapsed. This part of Rule 7.4.3.10 does not apply to the Yaldhurst Recreation and Sports Facility as shown in Appendix 18.11.4.
- iii. A basic Integrated Transport Assessment shall be undertaken for High Trip Generators that do not exceed the thresholds in [7.4.4.19](#) Table 7.4.4.19.1. A full Integrated Transport Assessment shall be undertaken for activities that exceed the thresholds in [7.4.4.19](#) Table 7.4.4.19.1.
- iv. Guidance on preparing an Integrated Transport Assessment to address the assessment matters in [7.4.4.19](#) may be obtained from [Council's Integrated Transport Assessment Guidelines](#).
- v. For the purposes of calculating the thresholds in Rule [7.4.3.10\(i\) to \(xi\)](#) (and [Table 7.4.4.19.1\(a\) to \(k\)](#)):
 - A. For existing activities with [access](#) to [urban roads](#), the level of trip generation and scale of activity that existed prior to the plan becoming operative will not be included;
 - B. for existing activities with [access](#) to [rural roads](#), the level of trip generation and scale of activity that existed prior to the plan becoming operative shall be included;
 - C. for [education activities](#) the thresholds in Rule [7.4.3.10](#) (and [table 7.4.4.19.1](#)) shall only apply to any additional traffic generation from a [site](#) which increases the number of children, students or [FTE](#) students.
 - D. However, A. and C. do not apply if the existing activity's [vehicle access](#) arrangements change so that more than 50 [vehicle trips](#) per peak hour will use a new [vehicle access](#) to the activity and / or the volumes using any existing [vehicle access](#) to the activity increases by more than 50 [vehicle trips](#) per peak hour.

~~vi.~~ For the purposes of calculating the thresholds in Rule 7.4.3.10(xii) and Table 7.4.4.19.1 (I) for the Yaldhurst Recreation and Sports Facility as shown in Appendix 18.11.4, Rules 7.4.3.10(v)(A) to (v)(D) do not apply.

~~vii.~~ Other than as required by ~~viii.~~ or ~~ix.~~ below, the application shall not be publicly or limited notified where:

- A. the land use activity is otherwise permitted in the zone where it is located and direct [vehicle access](#) is not from a state highway or crosses a KiwiRail railway line; or
- B. the land use activity is otherwise permitted in the zone where it is located and direct [vehicle access](#) is from a state highway or crosses a KiwiRail railway line and written approval/s have been provided by the NZ Transport Agency and/or KiwiRail (whichever is relevant);

~~viii.~~ Where written approvals have not been provided under ~~vii.~~ B. above, [Council](#) shall give limited notification of the application to the New Zealand Transport Agency and/or KiwiRail only.

~~ix.~~ For a quarrying activity and/or an [ancillary aggregates-processing activity](#) in the Rural Quarry Zone, where a [vehicle access](#) to the activity is located within 250 metres of a [residential unit](#), the [Council](#) shall give limited notification of the application to the owners/occupiers of that [residential unit](#) only, unless such approvals have already been provided.

7.4.4 Rules - Matters of control and discretion

7.4.4.19 High trip generators

(...)

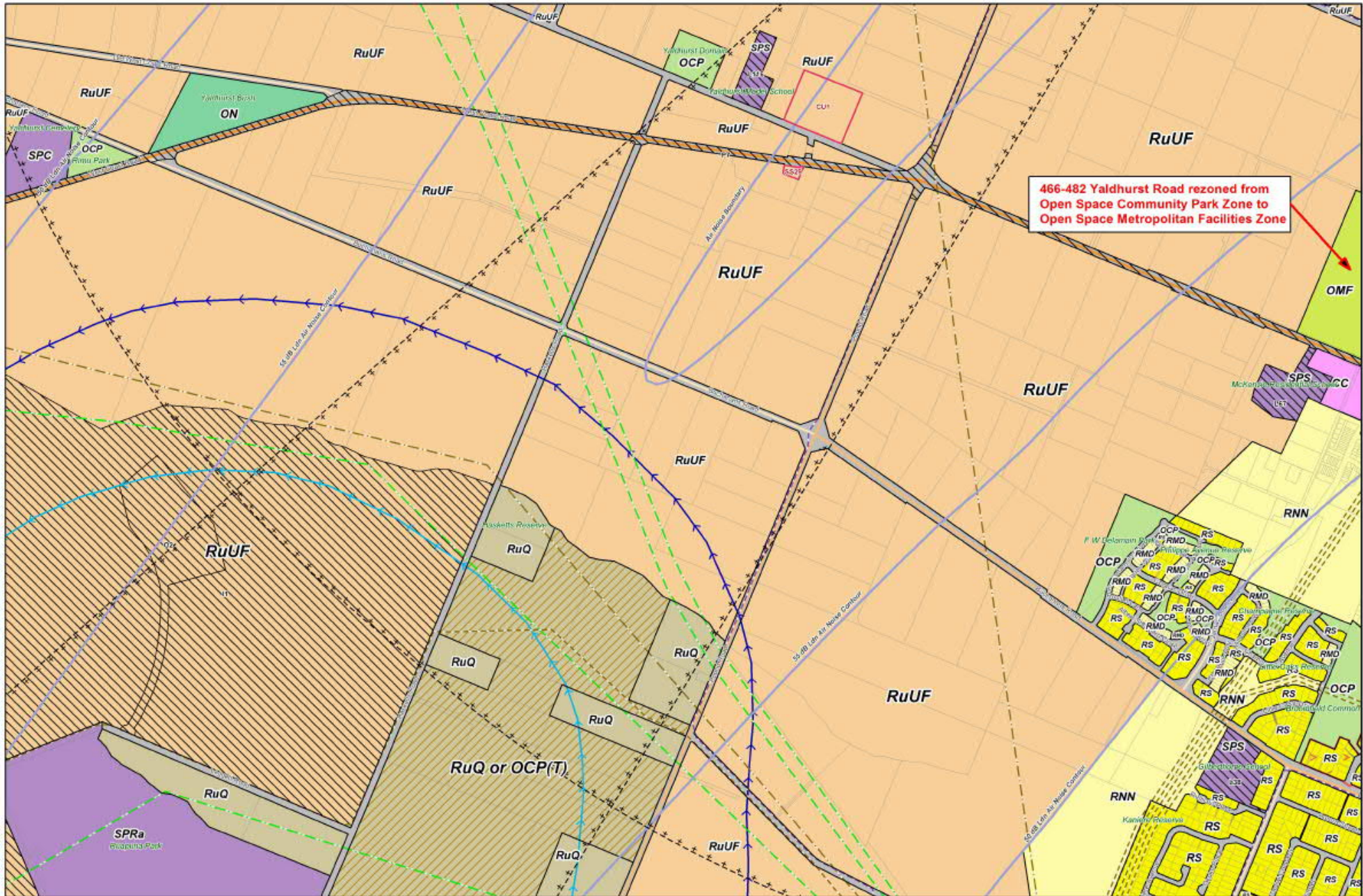
7.2.1.1 Table 7.4.4.19.1 - Thresholds for full Integrated Transport Assessments

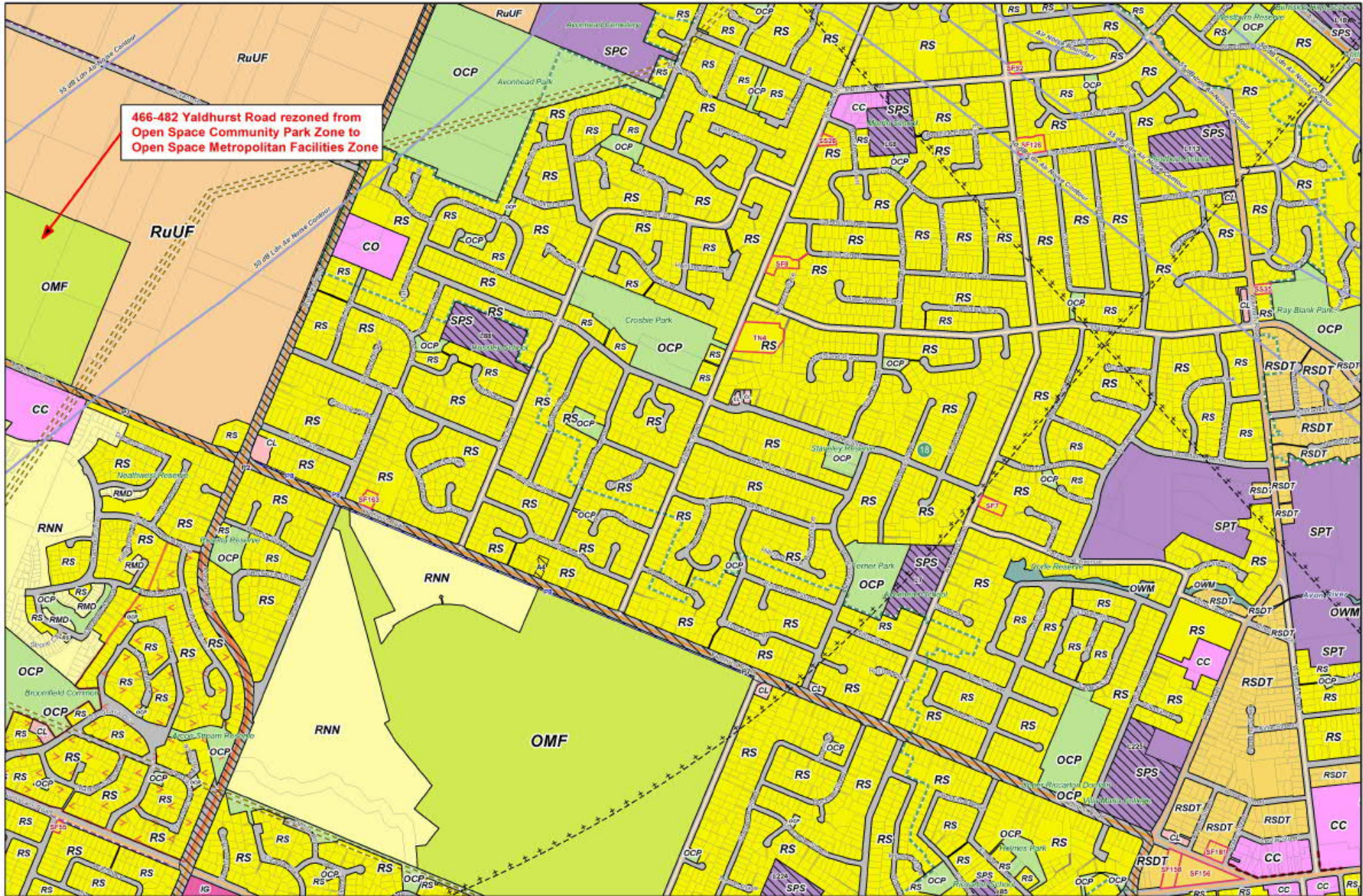
	Activity	Thresholds
a.	Education Activities (Schools).	More than 450 students
b.	Education Activities (Pre-School).	More than 150 children
c.	Education Activities (Tertiary Education and Research Activities).	More than 750 FTE students
d.	Health Care Facilities .	More than 1,000m ² GFA
e.	Industrial Activities (excluding Warehousing and Distribution Activities). High Technology Industrial Activities . Heavy Industrial Activities .	More than 10,000m ² GFA
f.	Industrial Activities (Warehousing and Distribution Activities).	More than 20,000m ² GFA
g.	Offices .	More than 4000m ² GFA
h.	Residential Activities .	More than 120 Residential Units
i.	Retail Activities (excluding factory shops, retail park zones, trade	More than 1000m ² GLFA and/or in a Local Centre or Neighbourhood Centre identified in Chapter 15, where the total area of development* over

	Activity	Thresholds
	suppliers and food and beverage outlets).	any three year period exceeds 1000m ² GLFA . Advice note: 1. * Development refers to either consented or constructed developments.
j.	Retail Activities (factory shops and retail park zones, but excluding trade suppliers and food and beverage outlets).	More than 2000m ² GLFA
k.	All other activities (not covered by the thresholds above or the thresholds in (l) below).	More than 120 vehicle trips per peak hour or 1000 vehicle trips per day (whichever is met first). 'Peak hour' are those hours between 15:00 and 19:00 hours on a weekday.
l.	Yaldhurst Recreation and Sports Facility at 466-482 Yaldhurst Road, as shown in Appendix 18.11.4 (all activities within the site, including existing, consented and proposed activities).	a. More than 650 vehicle trips per peak hour will be generated by all the activities on the site; and/or b. More than 650 car parking spaces are proposed on the site. c. For the avoidance of doubt, if the existing number of vehicle trips and/or the existing number of car parking spaces already exceed these limits, any increase in vehicle trips and/or car parking spaces as a result of a new proposal will trigger the need for a full Integrated Transport Assessment. 'Peak hour' is the continuous 60 minute period between 15:00 and 19:00 hours on a weekday when the greatest number of vehicle trips occurs.

PLANNING MAPS

Amend the zoning of 466-482 Yaldhurst Road on Planning Maps 29 and 30 as shown on the maps below:





466-482 Yaldhurst Road rezoned from Open Space Community Park Zone to Open Space Metropolitan Facilities Zone

DRAFT SECTION 68 NOTICE

Public Notice:

OPEN FOR WRITTEN COMMENT

YALDHURST RECREATION AND SPORTS FACILITY: PROPOSAL TO EXERCISE THE POWER UNDER SECTION 71 OF THE GREATER CHRISTCHURCH REGENERATION ACT 2016 TO AMEND THE CANTERBURY REGIONAL POLICY STATEMENT AND THE CHRISTCHURCH DISTRICT PLAN TO REZONE 466-482 YALDHURST ROAD, CHRISTCHURCH TO OPEN SPACE METROPOLITAN FACILITIES ZONE (THE PROPOSAL)

This proposal will enable further development of sports and recreation facilities at the Yaldhurst Recreation and Sports Facility at 466-482 Yaldhurst Road, and the creation of a sports hub for a variety of sport codes sharing the site resources. Such development will contribute to regeneration of sport and recreation facilities in greater Christchurch by providing facilities to replace some of those lost or damaged in the Canterbury earthquakes and catering for an identified additional demand.

Pursuant to section 68 of the Greater Christchurch Regeneration Act 2016 (GCR Act) the Minister for Greater Christchurch Regeneration, invites written comment on the Proposal to exercise section 71 of the GCR Act to amend:

- The Canterbury Regional Policy Statement to :
 - Change Chapter 6 Recovery and Rebuilding of Greater Christchurch (including Policy 6.3.1, the Principal reasons and explanation, and the Anticipated environmental results) to provide for a metropolitan recreation facility at 466-482 Yaldhurst Road, Christchurch; and
 - insert a new definition of Metropolitan recreation facility in the Definitions for Greater Christchurch.
- The Christchurch District Plan to:
 - change Planning Map 30 to rezone 466-482 Yaldhurst Road, Christchurch legally described as Lot 1 DP 78059 and Lots 2 and 4 DP 64235 from Open Space Community Park Zone to Open Space Metropolitan Facilities Zone;
 - insert site specific rules for the Yaldhurst Recreation and Sports Facility site at

466-482 Yaldhurst Road, Christchurch into the Open Space Metropolitan Facilities Zone provisions in Chapter 18 – Open Space;

- delete site specific rules for the Yaldhurst Recreation and Sports Facility site at 466-482 Yaldhurst Road, Christchurch from the Open Space Community Parks Zone provisions in Chapter 18 – Open Space;
- insert site specific rules for the Yaldhurst Recreation and Sports Facility site at 466-482 Yaldhurst Road, Christchurch into Chapter 7 – Transport; and
- make changes to Appendix 18.11.4 Yaldhurst Recreation and Sports Facility Development Plan.

The Proposal may be inspected on the Department of the Prime Minister and Cabinet’s website at [[website](#)] and copies are available for inspection at: [Location]

Written comments on the Proposal may be made to the Greater Christchurch Group of the Department of the Prime Minister and Cabinet by no later than [date].

Written comments may be made online at [website]

Or emailed to [email address]

Or posted to [address]

Dated this the day of [month] 2018.

HON [XX], Minister for Greater Christchurch Regeneration.

DRAFT SECTION 71 NOTICE

Gazette Notice:

DECISION ON YALDHURST RECREATION AND SPORTS FACILITY: PROPOSAL TO EXERCISE THE POWER UNDER SECTION 71 OF THE GREATER CHRISTCHURCH REGENERATION ACT 2016 TO AMEND THE CANTERBURY REGIONAL POLICY STATEMENT AND THE CHRISTCHURCH DISTRICT PLAN TO REZONE 466-482 YALDHURST ROAD, CHRISTCHURCH TO OPEN SPACE METROPOLITAN FACILITIES ZONE (THE PROPOSAL)

Pursuant to section 69 of the Greater Christchurch Regeneration Act 2016, the Minister for Greater Christchurch Regeneration has approved the Proposal to rezone the Yaldhurst Recreation and Sports Facility by using section 71 of the GCR Act to make the necessary amendments to:

- The Canterbury Regional Policy Statement to :
 - change Chapter 6 Recovery and Rebuilding of Greater Christchurch (including Policy 6.3.1, Principal reasons and explanation, and the Anticipated environmental results) to provide for a metropolitan recreation facility at 466-482 Yaldhurst Road, Christchurch; and
 - insert a new definition of Metropolitan recreation facility in the Definitions for Greater Christchurch.
- The Christchurch District Plan to:
 - change Planning Map 30 to rezone 466-482 Yaldhurst Road, Christchurch legally described as Lot 1 DP 78059 and Lots 2 and 4 DP 64235 from Open Space Community Park Zone to Open Space Metropolitan Facilities Zone;
 - insert site specific rules for the Yaldhurst Recreation and Sports Facility site at 466-482 Yaldhurst Road, Christchurch into the Open Space Metropolitan Facilities Zone provisions in Chapter 18 – Open Space;
 - delete site specific rules for the Yaldhurst Recreation and Sports Facility site at 466-482 Yaldhurst Road, Christchurch from the Open Space Community Parks Zone provisions in Chapter 18 – Open Space;
 - insert site specific rules for the Yaldhurst Recreation and Sports Facility site at 466-482 Yaldhurst Road, Christchurch into Chapter 7 – Transport; and

- o make changes to Appendix 18.11.4 Yaldhurst Recreation and Sports Facility Development Plan.

The exercise of the section 71 power takes effect on xxth day of [month] 201x

Dated n this xxth day of [month] 201x

HON [XX], Minister for Greater Christchurch Regeneration.