
Policy and Planning Committee AGENDA

Notice of Meeting Te Pānui o te Hui:

An ordinary meeting of the Policy and Planning Committee will be held on:

Date: Wednesday 3 June 2026
Time: To Follow at the Conclusion of the Council Meeting
Venue: Camellia Chambers, Civic Offices,
53 Hereford Street, Christchurch

Membership

Chairperson	Deputy Mayor Victoria Henstock
Deputy Chairperson	Councillor Tyrone Fields
Members	Mayor Phil Mauger
	Councillor Kelly Barber
	Councillor David Cartwright
	Councillor Melanie Coker
	Councillor Pauline Cotter
	Councillor Celeste Donovan
	Councillor Tyla Harrison-Hunt
	Councillor Nathaniel Herz Jardine
	Councillor Yani Johanson
	Councillor Aaron Keown
	Councillor Sam MacDonald
	Councillor Jake McLellan
	Councillor Andrei Moore
	Councillor Mark Peters
	Councillor Tim Scandrett

27 May 2026

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Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. If you require further information relating to any reports, please contact the person named on the report.

To watch the meeting live, or previous meeting recordings, go to:
<http://councillive.ccc.govt.nz/live-stream>

To view copies of Agendas and Minutes, go to:
<https://www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/>



What is important to us?

Our Strategic Framework is a big picture view of what the Council is aiming to achieve for our community

Our focus this Council term

2022–2025

Strategic Priorities



Be an inclusive and equitable city which puts people at the centre of developing our city and district, prioritising wellbeing, accessibility and connection.



Champion Ōtautahi-Christchurch and collaborate to build our role as a leading New Zealand city.



Build trust and confidence in the Council through meaningful partnerships and communication, listening to and working with residents.

Adopted by the Council on 5 April 2023



Reduce emissions as a Council and as a city, and invest in adaptation and resilience, leading a city-wide response to climate change while protecting our indigenous biodiversity, water bodies and tree canopy.



Manage ratepayers' money wisely, delivering quality core services to the whole community and addressing the issues that are important to our residents.



Actively balance the needs of today's residents with the needs of future generations, with the aim of leaving no one behind.

Our goals for this Long Term Plan

2024–2034

Draft Community Outcomes



Collaborative and confident

Our residents have the opportunity to actively participate in community and city life, have a strong sense of belonging and identity, and feel safe.



Green and liveable

Our neighbourhoods and communities are accessible and well connected, supporting our goals to reduce emissions, build climate resilience and protect and regenerate the environment, especially our biodiversity, water bodies and tree canopy.



A cultural powerhouse

Our diverse communities are supported to understand and protect their heritage, pursue their arts, cultural and sporting interests, and contribute to making our city a creative, cultural and events 'powerhouse'.



Thriving and prosperous

Our city is a great place for people, business and investment where we can all grow our potential, where enterprises are innovative and smart, and where together we raise productivity and reduce emissions.

To be adopted by the Council as part of the Long Term Plan 2024–2034

Our intergenerational vision

A place of opportunity for all.

Open to new ideas, new people, new investment and new ways of doing things – a place where anything is possible.



Ngāi Tahu has rangatiratanga over its takiwā – the Council is committed to partnering with Ngāi Tahu to achieve meaningful outcomes that benefit the whole community

Policy and Planning Committee of the Whole Council - Terms of Reference / Ngā Ārahina Mahinga

Chair	Councillor Henstock
Deputy Chair	Councillor Fields
Membership	The Mayor and all the councillors are members of this committee.
Quorum	Half of the members if the number of members (including vacancies) is even, or a majority of members if the number of members (including vacancies) is odd.
Meeting Cycle	Monthly
Reports to	Council

Purpose

The Policy and Planning Committee oversees the development, review, implementation and adoption (where delegated) of Council strategies, policies, and plans ensuring they align with the Council's long-term strategies and comply with the Local Government Act 2002 (LGA 2002), Resource Management Act 1991 (and any replacement Act), and other relevant legislation.

Delegations

The Council delegates to the Policy and Planning Committee authority to oversee and make decisions on:

- Council's strategies, policies, plans, and other approvals, including, but not limited to:
 - Plans under the Resource Management Act 1991 and any replacement legislation;
 - Strategic and spatial planning beyond statutory plans, including plans prepared at a regional, greater Christchurch, or local level;
 - Climate change resilience and planning;
 - Transport strategies and policies;
 - Other relevant strategies and policies not delegated to other Council committees.
- The Bylaw Review programme, including the review or amendment of bylaws, the development of new bylaws and any bylaw revocations, up to the point where they are ready for public consultation. Noting that the LGA 2002 Schedule 7 Clause 32(1) identifies that Council cannot delegate the power to make a bylaw.
- Leases, licences, easements and revocations held or managed under the Reserves Act 1977.
- Council's involvement in central government strategies, plans or initiatives that impact on Christchurch.

Where the Council cannot delegate policy or bylaw adoption under LGA 2002 Schedule 7 Clause 32(1), the Policy and Planning Committee will oversee its development and review prior to the Council's adoption.

Submissions

The Council delegates to the Committee authority:

- To consider and approve draft submissions on behalf of the Council on topics within its terms of reference. Where the timing of a consultation does not allow for consideration of a draft submission by the Council or relevant Committee, that the draft submission can be considered and approved on behalf of the Council.

Limitations

The general delegations to this Committee exclude any specific decision-making powers that are delegated to a Community Board, another Committee of Council or Joint Committee. Delegations to staff are set out in the delegations register.

The following matters are prohibited from being subdelegated in accordance with LGA 2002 Schedule 7 Clause 32(1):

- the power to make a rate; or
- the power to make a bylaw; or
- the power to borrow money, or purchase or dispose of assets, other than in accordance with the long term plan; or
- the power to adopt a long-term plan, annual plan, or annual report; or
- the power to appoint a chief executive; or
- the power to adopt policies required to be adopted and consulted on under this Act in association with the long-term plan or developed for the purpose of the local governance statement; or
- the power to adopt a remuneration and employment policy

Chairperson may refer urgent matters to the Council or the Finance & Performance Committee of the Whole Council

As may be necessary from time to time, the Committee Chairperson is authorised to refer urgent matters to the Council or to the Finance & Performance for decision, where this Committee would ordinarily have considered the matter. In order to exercise this authority:

- The Democratic Services Advisor must inform the Chairperson in writing the reasons why the referral is necessary.
- The Chairperson must then respond to the Committee Advisor in writing with their decision.

If the Chairperson agrees to refer the report to the Council, the Council may then assume decision-making authority for that specific report.

Urgent matters referred from the Council

As may be necessary from time to time, the Mayor is authorised to refer urgent matters to this Committee for decision, where the Council would ordinarily have considered the matter, except for those matters listed in the limitations above.

In order to exercise this authority:

- The Council Secretary must inform the Mayor and Chief Executive in writing the reasons why the referral is necessary
- The Mayor and Chief Executive must then respond to the Council Secretary in writing with their decision.

If the Mayor and Chief Executive agree to refer the report to the Committee, the Committee may then assume decision-making authority for that specific report.

Part A	Matters Requiring a Council Decision
Part B	Reports for Information
Part C	Decisions Under Delegation

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Karakia Tīmatanga

Whakataka te hau ki te uru

Whakataka te hau ki te tonga

Kia mākinakina ki uta

Kia mātaratara ki tai

E hī ake ana te atakura

He tio, he huka, he hau hū

Tihei mauri ora

1. Apologies Ngā Whakapāha

Apologies will be recorded at the meeting.

2. Declarations of Interest Ngā Whakapuaki Aronga

Members are reminded of the need to be vigilant and to stand aside from decision-making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

3. Deputations by Appointment Ngā Huinga Whakaritenga

Deputations may be heard on a matter, or matters, covered by a report on this agenda and approved by the Chairperson.

Deputations will be recorded in the meeting minutes.

To present to the Committee, refer to the [Participating in decision-making](#) webpage or contact the meeting advisor listed on the front of this agenda.

4. Plan Change 21 Rules - Timing of Legal Effect

Reference Te Tohutoro: 26/1069724

Responsible Officer(s) Te Ben Rhodes - Manager Planning

Pou Matua: Brent Pizzey - Senior Legal Counsel

Accountable ELT John Higgins, General Manager Strategy, Planning & Regulatory

Member Pouwhakarae: Services

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to inform the Policy and Planning Committee about options if the Committee wants some Plan Change 21 rules to be in legal effect before the Committee makes a decision on the rules after the hearing of submissions.
- 1.2 The report also asks the Committee to correct a minor error in a location specified in its resolutions of 13 May 2026.
- 1.3 The report is staff generated.

2. Officer Recommendations Ngā Tūtohu

That the Policy and Planning Committee:

1. Receives the information in the Plan Change 21 Rules - Timing of Legal Effect Report;
2. Notes that the decision in this report is assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Alters its 13 May 2026 resolution (PAPCC/2026/00021) only to replace "Armagh Street" with "Gloucester Street" in Resolution 3(e) as follows (changes in bold):

*3(e) The block bounded by Worcester, Rolleston Ave, **Armagh Gloucester** Street, and Montreal Street being included in the Category 2 noise precinct.*
4. Agrees to apply to the Environment Court on an ex parte basis under section 86D of the Resource Management Act for the noise insulation and mechanical ventilation rules in Plan Change 21 that are identified in Attachment A to be in legal effect in areas A and B identified in Attachment B from the date of the Court order.
5. Requests staff to take all necessary steps to urgently pursue that application under section 86D of the Resource Management Act.
6. Notes that an application to the Environment Court under section 86D of the Resource Management Act will not affect the notification or processing of Plan Change 21.

3. Executive Summary Te Whakarāpopoto Matua

Correcting an Error

- 3.1 The resolution corrects a minor error in the Planning and Policy Committee resolutions on 13 May 2026 to notify PC21. The Committee intended that the resolution apply to one block north of the Arts Centre. The streets named mistakenly included two blocks.

- 3.2 The original decision report to the Policy and Planning Committee, attachments under separate cover, unconfirmed minutes and Officer presentation are available at the following links:
- 3.2.1 Agenda and decision report:
https://christchurch.infocouncil.biz/Open/2026/05/PAPCC_20260513_AGN_10803_A T.PDF (refer Item 8).
 - 3.2.2 Attachments Under Separate Cover
https://christchurch.infocouncil.biz/Open/2026/05/PAPCC_20260513_ATT_10803_EX CLUDED.PDF
 - 3.2.3 Unconfirmed Minutes:
https://christchurch.infocouncil.biz/Open/2026/05/PAPCC_20260513_MIN_10803_AT .PDF (refer Item 8).
 - 3.2.4 Minutes Attachments (Officer Presentation):
https://christchurch.infocouncil.biz/Open/2026/05/PAPCC_20260513_MAT_10803.P DF (refer Item 8).
- 3.3 An updated map outlining the additional areas and their designated noise categories as incorporated by the Committee through alternative resolutions 3(a) – (f) is available at **Attachment C**.

Rules in legal effect

- 3.4 The usual process is that rules in PC21 do not take legal effect – meaning, requiring resource consent for breach of them – until after the Council’s decisions after a hearing. However, the Council can apply to the Court for some of the rules to take legal effect from an earlier date. It is arguable - not certain – that the Court might agree to do that for some PC21 rules.
- 3.5 One of the Council’s objectives for PC21 is protection of existing music venues from residential development that has inadequate noise insulation. There is a risk to that objective if property owners are able to secure residential development rights under current rules before more stringent noise insulation and mechanical ventilation rules in PC21 are in legal effect close to existing venues that PC21 intends to have more enabling noise rules.
- 3.6 That potential risk does not arise for the areas in the staff recommendation for PC21. Those recommended rules were either making provisions less stringent or were matching the noise category areas with the existing rules for noise insulation. The risk arises only for two of the three areas that were added to PC21 during the Planning and Policy Committee meeting on 13 May 2026. That is areas A and B in Attachment B.
- 3.7 The people affected by these rules being in immediate legal effect would be property owners in those areas who intend residential development in the short term.
- 3.8 There are no guarantees that the Court would grant an order that the rules take immediate legal effect but it is reasonably arguable that the Court should do so.

4. Background/Context Te Horopaki

- 4.1 If rules are in “legal effect”, it means that resource consent is needed for activity that breaches those rules. When rules in a proposed plan change are in legal effect, it means that there are two sets of rules that apply – those in the operative plan, and those in the proposed plan. Whether resource consent is granted depends on the weight that is placed on either set of

- rules in the resource consent decision making. So, if the PC21 rules are in legal effect from an early date after a Council application to the Court, applicants for resource consent under the new rules could still argue that resource consent should be granted because the new rules carry little weight until after the hearing of submissions.
- 4.2 Rules in proposed plan changes are not usually in legal effect until after the Council's decision following the hearing of submissions. The Resource Management Act provides two exceptions to that. The first is rules of a special category set out in the RMA. The PC21 rules are not in that category. The second is if the Court grants an application by the Council for the rules to be in legal effect from an earlier date.
- 4.3 Councils and courts do not use that power very often. The courts say that "*The underlying principle when considering 86D applications is that the Court must have a sound basis upon which to depart from Parliament's general intent that rules do not have legal effect until they have been through the public submission and decision process. That intention should not be set aside lightly*".
- 4.4 The big question for the Court is whether and why giving the rules immediate legal effect is necessary to achieve the sustainable management purpose of the Act. Relevant considerations for the Court are:
- 4.4.1 Vulnerability – the scarcity of the resource subject to the plan change, the pressure on it, and the possibility of irreversible effects;
- 4.4.2 The nature, purpose, effect and significance of the plan change;
- 4.4.3 The size of area or number of properties affected by the rules that the Council seeks to have immediate legal effect;
- 4.4.4 Whether the changes to rules are the result of a wider strategic policy, in particular whether they are giving effect to national direction, or strategic plans under the LGA;
- 4.4.5 How much consultation and public input there has been for the proposed changes; and
- 4.4.6 The fairness of people being deprived of the opportunity to submit before the rules are in legal effect.
- 4.5 The strengths of the application would be that there has been consultation regarding most of the St Asaph St areas, that the geographic areas affected is small, and that the resource – the venues – is limited and is vulnerable.
- 4.6 There would be costs for people to comply with the rules in immediate legal effect if developers comply with the rules rather than seeking resource consent for breach of them or waiting for the conclusion of the plan change process. If developers design dwellings to comply with the rules in immediate legal effect, the increased costs are a maximum of:
- 4.6.1 Noise insulation: The difference between category 2 and category 1 noise insulation costs, up to \$10,000 - \$22,000;
- 4.6.2 Mechanical ventilation: up to \$11,000.
- 4.7 It is possible that people design residential units to comply with the rules in immediate legal effect, and then the Council does not adopt the rules after the hearing of submissions. Owners could claim that it was a wasted expense. The Council does not have legal liability for that. The cost will be highly variable depending on the stage of the development. Residents will get a benefit from complying with the proposed mechanical ventilation and noise insulation rules even if the rules are not adopted in the Council decision after hearing submissions.

- 4.8 If the Court makes an ex parte order that the rules have immediate legal effect, the Court order will say that people can apply to the Court to change it if they have a special case.
- 4.9 There have been no related memos/information circulated to the meeting members.

Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 4.10 The following reasonably practicable options were considered and are assessed in this report:
- 4.10.1 Do not apply.
- 4.10.2 Apply for just the more stringent noise insulation and mechanical ventilation rules in Attachment A for areas A and B in Attachment B.
- 4.10.3 Apply also for the mechanical ventilation rules for all of the category 1 and category 2 areas.
- 4.11 The following options were considered but ruled out:
- 4.11.1 Apply for all rules in PC21 for all areas. The majority of the rules in PC21 are enabling, in that they are of benefit to noise generators, and do not increase costs for landowners or property developers. For these rules, there is not a potential risk of people attempting to get 'in front' of the PC21 rules taking legal effect. The opposite is true for the protection rules (e.g., insulation) which bring a cost to people. The risk of development occurring ahead of these rules having any legal weight, to avoid the potential cost, could undermine the very purpose of the PC21 framework to enable an increased noise environment.
- 4.11.2 Apply also for the noise insulation and mechanical ventilation rule to apply for the two blocks on either side of the Arts Centre. Staff do not recommend this because the areas are currently zoned residential, with no insulation requirements in the District Plan, unlike the mixed-use zone that has existing requirements. Further there are few existing venues within these areas and there has been no community engagement on the proposed rule applying here.

Options Descriptions Ngā Kōwhiringa

- 4.12 **Preferred Option:** Apply for immediate legal effect for the noise insulation and mechanical ventilation in Attachment A to be in immediate legal effect in areas A and B in Attachment B.
- 4.12.1 Option Advantages
- If granted by the Court, it reduces the risk of the objective of PC21 regarding existing venues being undermined by people securing residential development rights before the rules are in legal effect.
- 4.12.2 Option Disadvantages
- There is the potential for unfairness and unnecessary costs of people having to comply with rules before the merit of them has been tested in the submission and hearing process, in circumstances in which it is not certain that the Council will adopt the rules after hearing submissions.
 - It does not address the potential risk to the whole area that PC21 relates to, in particular category 2. However, as described below, staff do not recommend that rules have immediate legal effect in category 2 areas.
- 4.13 **Do not apply for any rules to have immediate legal effect.**
- 4.13.1 Option Advantages

- No cost of applying and no cost for people to comply with rules that might not be adopted by Council after hearing submissions.

4.13.2 Option Disadvantages

- Risk of an objective of PC21 concerning existing venues, being undermined by people securing residential development rights before the rules are in legal effect.

4.14 **Apply also for the mechanical ventilation rules to be in legal effect for all of Category 1 and category 2 noise areas.**

4.14.1 Option Advantages

- If granted by the Court, it reduces the risk of new development undermining the objective of PC21 to enable new venues across Category 2, as people may be able to secure residential development rights before the rules are in legal effect.

4.14.2 Option Disadvantages

- There is potential for unfairness and unnecessary cost where parties are required to comply with rules before their merits have been tested through the submission and hearing process, particularly where it is uncertain whether Council will ultimately adopt them. This issue is most pronounced for Category 2 areas, where there are very few existing venues and the PC21 framework is primarily directed at enabling a future noise environment.
- In areas with limited or no existing venues, the planning framework should be allowed to operate as intended, enabling residential development to establish under the current rules. This approach reflects a matter of fairness. Where residential development establishes first, any future venues should be expected to adapt to that environment.
- Applicants proposing new venues are able to make informed decisions based on the existing environment at the time of establishment. Existing venues did not have this opportunity and, for that reason, should be afforded protection.

Analysis Criteria Ngā Paearu Wetekina

- 4.15 Whether seeking that rules have immediate legal effect are reasonable in the context of the Council’s objectives for PC21.

5. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

	Recommended Option	Option 2 – No application	Option 3 -Mechanical ventilation rule
Cost to Implement	Within existing budget for Planning and Consents	Nil	Within existing budget for Planning and Consents
Maintenance/Ongoing Costs	Nil	Nil	Nil
Funding Source	Operational budget for Planning and Consents	N/A	Operational budget for Planning and Consent
Funding Availability	Funded in LTP	N/A	Funded in LTP
Impact on Rates	No additional impact beyond LTP	Nil	No additional impact beyond LTP

- 5.1 The sole fixed cost is a small Court filing fee. Other costs arise if the Council engages consultants to assist with the application to the Court.

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 There are risks that the Court does not grant the application. The Court has discretion. If the Council resolves that it wishes to make the application, the application will emphasise why the Council considers that the Court order is appropriate.

Legal Considerations Ngā Hīraunga ā-Ture

- 6.2 Statutory and/or delegated authority to undertake proposals in the report:
- 6.2.1 The Resource Management Act provides the right for the Council to apply to the Environment Court for rules in a proposed plan change to be in immediate legal effect.
- 6.3 Other Legal Implications:
- 6.3.1 Other legal considerations are discussed throughout this report.

Strategy and Policy Considerations Te Whai Kaupapa here

- 6.4 The required decisions:
- 6.4.1 Align with the [Christchurch City Council's Strategic Framework](#). It will contribute to the 'collaborative confident city'; 'cultural powerhouse city' and 'thriving prosperous city' community outcomes, by improving opportunities for investment in venues which in turn contribute to the cultural and social well-being of the city, while still supporting residential life.
- 6.4.2 Are of medium significance based on the Christchurch City Council's Significance and Engagement Policy. PC21 has been of high interest to the community and continuing to progress this work is a priority for the Council.
- 6.4.3 Is consistent with Council's Plans and Policies.
- 6.5 This report supports the [Council's Long Term Plan \(2024 - 2034\)](#):
- 6.6 Strategic Planning and Policy
- 6.6.1 Activity: Strategic Planning and Resource Consents
- Level of Service: 9.5.1.1 Prepare plan changes to the District Plan to address issues and to implement national and regional direction, identified as a high priority by Council - In accordance with statutory processes and timeframes

Community Impacts and Views Ngā Mariu ā-Hāpori

- 6.7 The decision affects the following wards/Community Board areas:
- 6.7.1 Waipapa Papanui-Innes-Central Community Board
- 6.8 The Waipapa Papanui-Innes-Central Community Board and community organisations in their area have not been directly consulted on this decision, nor on PC21 in general.
- 6.9 PC21, as a whole, was open to the public for informal engagement, and over 1,429 responses were received, including from community organisations. There was broad support for the change.

6.10 Officers also directly consulted the Inner City West Neighbourhood (ICON) association on PC21 as a whole during informal engagement. Concerns were noted relating to the proposed noise categorisation of the Victoria Street precinct, which is not subject to this decision.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

6.11 The decisions do not involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Mana Whenua, their culture, and traditions.

6.12 The decision does not involve a matter of interest to Mana Whenua and will not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi







6.15 The proposals in this report are unlikely to contribute significantly to adaptation to the impacts of climate change or emissions reductions.

6.16 This is because the changes proposed in PC21 are unrelated to emissions or to climate change matters more broadly.

7. Next Steps Ngā Mahinga ā-muri

7.1 If the Council decides to apply, staff will prepare the application and lodge it on an ex parte basis with urgency. That might take 2-3 weeks. It may take 1-8 weeks for the Court to issue a decision.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Provisions in immediate legal effect	26/1103821	16
B  	Map of areas in immediate legal effect	26/1103777	33
C  	Plan Change 21 Alternative Resolutions - 13 May 2026	26/1107685	34

In addition to the attached documents, the following background information is available:

Document Name - Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Authors	Ben Rhodes - Manager Planning Brent Pizzey - Senior Legal Counsel
Approved By	Mark Stevenson - Head of Planning & Consents John Higgins - General Manager Strategy, Planning & Regulatory Services

Blue highlight: Noise insulation rule for immediate legal effect application

Yellow highlight: Mechanical ventilation rule for immediate legal effect application

PC21 DISTRICT PLAN TEXT AMENDMENTS

KEY: For the purposes of this plan change any unchanged text is shown as normal text or in **bold**, any text proposed to be added by the plan change as notified is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~.

Text in **green** font identifies existing terms defined in *Chapter 2 – Definitions*. Where the proposed plan change contains a term defined in *Chapter 2 – Definitions*, the term is shown as **bold underlined text in green** and the wording to be deleted is shown as ~~**bold strikethrough in green**~~. New definitions in Chapter 2 and within a provision (including a rule) is shown as **bold green text underlined in black**.

Text in **blue** font indicates existing links to other provisions in the District Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan. Where the proposed plan change contains a new link, it is shown as **bold underlined text in blue**. Where a link is proposed to be deleted, it is shown as ~~**bold strikethrough in blue**~~.

General Rules and Procedures

6.1 Noise

...

6.1.3 How to interpret and apply the rules

...

f. If you are generating noise, the following steps may assist:

- i. Determine whether the activity is exempt from the noise rules, as listed in **Rule 6.1.4.2** ~~or subject to **Rule 6.1.4.3 (a)** in the **Central City**~~.

...

6.1.4 General Noise Rules

...

~~6.1.4.3 Duration of resource consents for activities operating after 23:00 hours in Category 3 Precincts in Central City Mixed Use Zones~~

~~a. In the Central City Mixed Use Zone and Central City Mixed Use Zone (South Frame), any resource consent granted under Rule 6.1.5 for activities operating after 23:00 hours in Category 3 Precincts shall be limited in duration to 7 years. For the avoidance of doubt, further resource consent/s for an additional 7 year term, or shorter duration, can be sought.~~

6.1.5 Zone Specific Noise Rules

6.1.5.2 Noise Standards

...

6.1.5.2.2 Noise limits in the Central City

a. In the Central City, any activity that generates noise shall meet the Noise standards in Table 2 below at any site receiving noise from that activity, as relevant to the Category of Precinct in which the site receiving the noise is located (as shown on the Central City ~~Entertainment and Hospitality Precinct Overlay~~ Noise Environments Planning Map).

Table 2: Noise standards for each Category

Category of Precinct in which the site receiving noise is located		Applicable to:	Time (hrs)	Noise Limit		Exemptions	
				L _{Aeq}	L _{AEmax}		
a.	Category 1 - Higher noise level entertainment and hospitality precincts.	Activities other than discrete outdoor entertainment events <u>entertainment activities</u>	07:00- 02 3:00	60	85	This shall not include noise from people in outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol that meet the specified outdoor area setback required by Rule 6.1.6.2.10.	
			02 3:00-07:00	60	75		
			07:00- 23 2:00	65	85		
			23 2:00-07:00	65	85 80		
b.	Category 2 - Lower	All except Victoria	All activities <u>other than</u>	07:00- 01 23:00	60	85	This shall not include noise from people in

Category of Precinct in which the site receiving noise is located		Applicable to:	Time (hrs)	Noise Limit		Exemptions
				L _A Eq	L _A F _{ma} x	
noise level entertainment and hospitality precincts.	Street area	<u>entertainment activities</u>	01:23:00-07:00	50	75	outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol that meet the specified outdoor area setback required by Rule 6.1.6.2.10 , between 07:00 hours and 23:00 hours for the Victoria Street area and between 07:00 hours and 01:00 hours for the remainder of Category 2.
	Victoria Street area	All activities	07:00-23:00	55	85	
			23:00-07:00	50	75	
		<u>Entertainment activities</u>	07:00-23:00	60		
			23:00-07:00	60	75	
c.	Category 3 - All Central City areas other than Category 1 and 2 entertainment and hospitality precincts <u>Lower Noise Level Area.</u>	All activities	07:00-23:00	55	85	This shall not include noise from people in outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol up to a maximum size of 50m ² , in all Category 3 Zones except High Density Residential Zone, between 07:00 hours and 23:00 hours.
		All activities	23:00-07:00	45	75	

Advice notes:

1. The map of the three categories is shown ~~in on~~ the Central City ~~Entertainment and Hospitality Precinct Overlay Noise Environments~~ Planning Map.
2. Compliance with the noise limits in Table 2 relating to entertainment and hospitality activities may require assessment of the ability of individual site design and building construction to attenuate noise to the required level, e.g. noise lobbies, “sound ceilings” or other means, or certification by an experienced acoustic consultant.

6.1.6 Activity Specific Noise Rules

6.1.6.1 Activity status tables

...

6.1.6.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rule 6.1.8](#), 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:</p> <ul style="list-style-type: none"> a. Rule 6.1.6.2.1 (Generators for emergency purposes); b. Rule 6.1.6.2.2 (Temporary military training activities or emergency management activities); c. Rule 6.1.6.2.3 (Temporary activities); d. Rule 6.1.6.2.4 (Rural activities); e. Rule 6.1.6.2.9 (Sensitive activities in the Central City), other than as provided for in Rule 6.1.6.1.3 D3; f. Rule 6.1.6.2.10 (Licensed premises outdoor areas in the Central City); or g. Rule 6.1.6.2.11 (Shooting ranges within 1 km of Peacock Springs), <p>that:</p> <ul style="list-style-type: none"> i. exceeds any noise limits in the activity standards for that activity by 10 dB or less, or ii. does not meet one or more of the other activity standards for that activity. <p>Any application arising from Rule 6.1.6.1.3 RD1 g.f. (Shooting ranges within 1 km of Peacock Springs) shall not be publicly notified and shall be limited notified only to the trustees of The Isaac Conservation and Wildlife Trust or its successors (absent their written approval).</p> <p>Advice note:</p>	<ul style="list-style-type: none"> a. Matters of discretion – Rule 6.1.8

Activity		The Council's discretion shall be limited to the following matters:
	1. This rule does not apply to the Specific Purpose (Ruapuna Motorsport) Zone or the Christchurch Kart Club raceway at Carrs Road.	
RD2	Construction activities listed in Rule 6.1.6.1.1 P2 that do not meet the activity specific standard.	
RD3	<u>Any activity listed in Rule 6.1.6.2.9 (Sensitive activities in the Central City) that does not meet one or more of the activity standards for that activity.</u>	

6.1.6.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

Activity	
D3	In the Central City, any residential activity or visitor accommodation located within a Category 1 Precinct as shown on the Central City Entertainment and Hospitality Precinct Overlay planning map.

6.1.6.1.5 Non-complying activities

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

Activity	
NC2	Any activity listed in: <ul style="list-style-type: none"> a. Rule 6.1.6.2.1 (Generators for emergency purposes); b. Rule 6.1.6.2.2 (Temporary military training activities or emergency management activities); c. Rule 6.1.6.2.3 (Temporary activities); d. Rule 6.1.6.2.4 (Rural activities); e. Rule 6.1.6.2.9 (Sensitive activities in the Central City), other than as provided for in Rule 6.1.6.1.4 D3; f. Rule 6.1.6.2.10 (Licensed premises outdoor areas in the Central City); or g. Rule 6.1.6.2.11 (Shooting ranges within 1 km of Peacock Springs); that exceeds any noise limits in the activity standards for that activity by more than 10 dB.

...

6.1.6.2.9 Sensitive activities in the Central City

a- Sensitive activities in the Central City shall meet the following activity standards:

i. Any sensitive activity shall achieve a minimum external to internal noise reduction of:

A. Category 2 1 (Higher Noise Level Entertainment and Hospitality) Precincts:

I. 35 dB $D_{tr, 2m, nT, w} + C_{tr}$ for bedrooms;

II. 30 dB $D_{tr, 2m, nT, w} + C_{tr}$ for other habitable spaces.

~~B. Category 3 Precincts adjoining the Category 1 Precinct:~~

~~I. 35 dB $D_{tr, 2m, nT, w} + C_{tr}$ for bedrooms;~~

~~II. 30 dB $D_{tr, 2m, nT, w} + C_{tr}$ for other habitable spaces.~~

~~C. Category 3 Precincts zoned residential, if within 75 metres of a Category 1 or 2 Precinct shown on the Central City Noise Environments Planning Map, and not already covered by B. above:~~

~~I. 30 dB $D_{tr, 2m, nT, w} + C_{tr}$ for bedrooms.~~

DB. Category 3 2 (Lower Noise Level Entertainment and Hospitality) Precincts zoned City Centre, Central City Mixed Use, Central City Mixed Use (South Frame) and Neighbourhood Centre and not already covered by B. above:

I. 30 dB $D_{tr, 2m, nT, w} + C_{tr}$ for bedrooms.

~~EC.~~ CMUA Outer Noise Insulation Area as shown on the Central City Noise Environments Planning Map:

I. 35 dB $D_{tr, 2m, nT, w} + C_{tr}$ for bedrooms

II. 30 dB $D_{tr, 2m, nT, w} + C_{tr}$ for other habitable spaces.

~~FD.~~ CMUA Inner Noise Insulation Area as shown on the Central City Noise Environments Planning Map:

I. 35 dB $D_{tr, 2m, nT, w} + C_{tr}$ for bedrooms

II. 35 dB $D_{tr, 2m, nT, w} + C_{tr}$ for other habitable spaces.

ii. External to internal noise reduction shall be achieved in conjunction with the ventilation requirements of the New Zealand Building Code, or an amendment to or replacement of the Building Code. If windows are required to be closed to achieve the internal design sound levels, then a mechanical ventilation system and air conditioning unit/s are required.

iii. Mechanical ventilation systems shall meet the following specifications when running:

- A. Satisfy clause G4 of the [New Zealand Building Code](#), or any amendment to or replacement of that clause, as if the windows and external doors cannot be opened; and
 - B. 35 dB L_{Aeq} (30s) at night time in bedrooms when measured 1 metre away from any grille or diffuser; and
 - C. 40 dB L_{Aeq} (30s) in any other space when measured 1 metre away from any grille or diffuser.
- iv. Air conditioning units shall meet the following specifications when running:
- A. 35 dB L_{Aeq} (30s) at night time in bedrooms when measured 1 metre away from any grille or diffuser; and
 - B. 40 dB L_{Aeq} (30s) in any other space when measured 1 metre away from any grille or diffuser.

Advice note:

1.b. Meeting this activity standard a.i. can be achieved by either:

- a. i. Conforming with the schedule of typical building constructions set out in [Appendix 6.11.4](#); or
- b. ii. Providing an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design proposed is capable of meeting the above standards.

c. Meeting activity standard a. ii. – iv. can be achieved by providing a Producer Statement 1A prepared by a suitably qualified and experienced engineer, that demonstrates compliance, to the Council’s RMA Compliance team, either before or at the same time as the building consent application is lodged.

d. Where a sensitive activity is located in more than one area specified in activity standard a.i.A – D, the most stringent requirement must be met.

6.1.6.2.10 Licensed premises outdoor areas in the Central City

- a. Outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol in the [Central City](#) shall meet the following activity standards:
 - i. Outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol located within Category 1 (**Higher Noise Level Entertainment and Hospitality**) or **Category 2 (Lower Noise Level Entertainment and Hospitality)** Precincts shall be set back by at least 25 metres from the boundary of any premise, or [boundary](#) of any [site](#), that is **in** a Category 3 (**Lower Noise Level Area**) Precinct zoned High Density Residential, ~~or Central City Mixed Use or Central City Mixed Use (South Frame)~~.
 - ii. Activity standard i. shall not apply to [sites](#) that adjoin areas designated as H4 Stadium (Incorporating Spectator Events Facility) shown in [Planning Maps 32](#) and [39](#).

- iii. For the avoidance of doubt, the 25 metre setback can include any Transport Zone or open space zone, or any combination of these.

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6.1.7 Rules - Activities near infrastructure

6.1.7.1 Activity status tables

6.1.7.1.1 Permitted activities

- a. The activities listed below are permitted activities, if they meet the activity specific standards set out in the following table.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 6.1.7.1.2](#), [6.1.7.1.3](#), [6.1.7.1.4](#), [6.1.7.1.5](#) and [6.1.7.1.6](#).

Activity	Activity specific standards
P1 Any activity listed in: <ul style="list-style-type: none"> a. Rule 6.1.7.2.1 (Sensitive activities near roads and railways); or b. Rule 6.1.7.2.2 (Activities near Christchurch Airport) 	a. The activities shall meet the activity standards in the following rules: <ul style="list-style-type: none"> i. Rule 6.1.7.2.1 (Sensitive activities near roads and railways); or ii. Rule 6.1.7.2.2 (Activities near Christchurch Airport) iii. Rule 6.1.7.2.3 (Sensitive activities near roads in the Central City).

....

6.1.7.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rule 6.1.8](#), as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 Any activity listed in Rule 6.1.7.2.1 (Sensitive activities near roads and railways) or 6.1.7.2.3 (Sensitive Activities near roads in the Central City) that exceeds any noise limits in the activity standards for that activity by 10 dB or less <u>does not meet one or more of the activity specific standards in Rule 6.1.7.2.1.</u>	a. Matters of discretion – Rule 6.1.8

....

6.1.7.1.5 Non-complying activities

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

Activity	
NC4	Any activity listed in Rule 6.1.7.2.1 (Sensitive activities near roads and railways) or 6.1.7.2.3 (Sensitive Activities near roads in the Central City) that exceeds any noise limits in the activity standards for that activity by more than 10 dB.

...

6.1.7.2 Activity standards

6.1.7.2.1 Sensitive activities near roads and railways outside the central city

a.

- i. Any part of an addition of a whole room to an existing building, or any part of a new building, intended for a sensitive activity, or the conversion of an existing building so that it may be used for a sensitive activity within the distances specified from a road or a railway network, shall be designed and constructed so that noise from road or railway sources will not exceed internal sound design levels specified in the Table 1 below, except where:
 - i. the space is non-habitable and only able to be occupied in a transient manner such as - plant rooms, lift shafts, stairwells, bathrooms, laundry rooms, toilets, pantries, walk-in wardrobes, corridors, clothes drying rooms, or entrance areas; or
 - ii. the nearest façade of the building is at least 50 metres from all state highways, and railway tracks, and there is a solid building or landform that blocks the line-of-sight from all parts of all windows and doors to all parts of any state highway road surface or all points 3.8 metres above railway tracks

✚ Table 1: Internal sound design levels near roads and railways

Measurement point for road or railway	Distance (metres)	Internal design sound levels (i)	
		Bedrooms	Other habitable spaces and spaces used for other sensitive activities:
Centre of the nearest railway track	100	35 dB LAeq(1h)	40 dB LAeq(1h)
Nearest edge of the nearest marked traffic lane of any State Highway or the nearest sealed edge of the road	100	40 dB LAeq(24h)	

Measurement point for road or railway	Distance (metres)	Internal design sound levels (i)	
		Bedrooms	Other habitable spaces and spaces used for other sensitive activities:
where there is no marking.			
Nearest edge of the nearest marked traffic lane of any Major or Minor Arterial roads, Main Distributor or Local Distributor roads, or the nearest sealed edge of the road where there is no marking	40		
Nearest edge of the nearest marked traffic lane of any Collector Road or the nearest sealed edge of the road when there is no marking.	20		

- ii. Compliance with Rule 6.1.7.2.1.i shall be demonstrated by either:
 - A. providing the Council with a design report at the same time as the building consent application, which is prepared by a suitably qualified acoustics specialist, stating that the design proposed is capable of meeting the required internal noise levels; or
 - B. providing Council with a report at the same time as the building consent application, which is prepared by a suitably qualified acoustics specialist, stating that the sound incident on the most exposed part of the proposed façade of the affected space is less than 55 dB L_{AEq} (1h) for rail noise or less than 57 dB L_{AEq} (24h) for road traffic noise.
- iii. Compliance with Rule 6.1.7.2.1.a. and ~~Rule 6.1.7.2.1.b.~~ is not required if the exceptions in Rule 6.1.7.2.1.a.i. or ii. apply.
- iv. Determination of the internal design sound levels, including any calculations, shall be in accordance with the following requirements:
 - A. Rail noise shall be deemed:
 - I. to be 70 L_{AEq} (1h) at a distance of 12 metres from the edge of the nearest railway track; and
 - II. to reduce at a rate of 3 dB per doubling of distance up to 40 metres and 6 dB per doubling of distance beyond 40 metres;
 - B. Road noise is to be either:
 - I. measured or predicted noise levels plus 3 dB added to predicted sound levels; or

- II. calculated from forecast traffic in 20 years' time.
- C. Any external noise levels shall be assessed at the location of the most exposed part of each proposed façade of the affected space(s).
- D. Any calculations of noise for the purpose of determining internal noise levels shall take into account all of the relevant external elements of a **habitable space** at the same time, including roof areas and walls.
- E. Internal design sound levels shall be achieved in conjunction with the ventilation requirements of the **New Zealand Building Code**, or an amendment to or replacement of the **Building Code**. If **windows** are required to be closed to achieve the internal design sound levels, then a mechanical ventilation system and air conditioning unit are required.
- v. Mechanical ventilation systems shall meet the following specifications when running:
 - A. Satisfy clause G4 of the **New Zealand Building Code**, or any amendment to or replacement of that clause, as if the windows and external doors cannot be opened; and
 - B. 35 dB L_{Aeq} (30s) at night time in bedrooms when measured 1 metre away from any grille or diffuser; and
 - C. 40 dB L_{Aeq} (30s) in any other space when measured 1 metre away from any grille or diffuser.
- vi. Air conditioning units shall meet the following specifications when running:
 - A. 35 dB L_{Aeq} (30s) at night time in bedrooms when measured 1 metre away from any grille or diffuser; and
 - B. 40 dB L_{Aeq} (30s) in any other space when measured 1 metre away from any grille or diffuser.

...

~~6.1.7.2.3 Sensitive activities near roads in the Central City~~

- ~~a. The following activity standards apply to new **buildings**, or alterations or additions to existing **buildings**, intended for **sensitive activities**:~~
 - ~~i. **External sound insulation**—Any new **buildings** intended for sensitive activities, and any alteration or addition to an existing building intended for a sensitive activity, located within 40 metres of the edge of the nearest marked traffic lane of a Main Distributor, Local Distributor or arterial road, shall either:
 - ~~A. be designed and constructed to achieve a minimum external to internal noise reduction of 30 dB $D_{tr,2m,r,w} - C_{tr}$ to any habitable space; or~~
 - ~~B. be designed and constructed to meet with the following indoor design sound level:
 - ~~1. Road traffic noise inside all habitable spaces—40 dB $L_{Aeq,(24hr)}$ and~~~~~~
 - ~~ii. Compliance with Rule 6.1.7.2.3.a.i is not required where the sound incident on the most exposed part of the outside of the **building** is less than 55 dB $L_{Aeq,(1h)}$ for rail noise or 57 dB $L_{Aeq,(24hr)}$ for road traffic noise, and this is confirmed in a report which is prepared by a suitably qualified acoustics specialist and is provided to **Council** at the same time as the **building** consent application.~~

- iii. ~~Compliance with Rule 6.1.7.2.3 a.i shall be demonstrated by either:
 - A. ~~providing the Council with a design report (prior to construction) and a design certificate (prior to occupation), which is prepared by a suitably qualified acoustics specialist stating the design proposed is capable of meeting activity standard a.i.; and/or~~
 - B. ~~conforming to the acceptable solutions listed in Appendix 6.11.4 Noise Attenuation Construction Requirements.~~~~
- iv. ~~For the purposes of ventilation systems, compliance with Rule 6.1.7.2.3 shall be confirmed by providing the product specifications; or a design certificate (prior to occupation) prepared by a suitably qualified acoustics specialist, stating the design proposed is capable of meeting the activity standards.~~
- v. ~~Compliance with Rule 6.1.7.2.3 a.i.B. shall be confirmed by providing the Council with a design report prepared by a qualified acoustic engineer demonstrating compliance, prior to any sensitive activity or alteration occurring.~~
- vi. ~~The indoor design sound levels in Rule 6.1.7.2.3 a.i.B shall be achieved at the same time as the ventilation requirements of the New Zealand Building Code. If windows are required to be closed to achieve the indoor design sound levels then an alternative means of ventilation shall be required within bedrooms.~~
- vii. ~~Where no traffic lane is marked, the distances stated shall be measured from 2 metres on the roadward side of the formed kerb. The classification of roads is shown in Appendix 7.5.12 Road Classification System.~~
- viii. ~~Ventilation systems where installed shall:
 - A. ~~generate sound levels not exceeding
 - i. ~~35 dB LAeq (30s) at night time in bedrooms; and~~
 - ii. ~~40 dB LAeq (30s) in any other habitable space (excluding bedrooms) when measured 1 metre away from any grille or diffuser; and~~~~
 - B. ~~provide an adjustable airflow rate of up to at least 6 air changes per hour.~~~~

6.1.8 Rules - Matters of discretion

- a. When considering applications for restricted discretionary activities, the Council's discretion to grant or decline consent, or impose conditions, is restricted to the matters over which discretion is restricted in the tables in Rules 6.1.5.1.3, 6.1.6.1.3 and 6.1.7.1.3, and as set out for that matter below.
 - i. The level, duration and character of the noise, and proximity and nature of nearby activities, and the adverse effects that may arise from these factors on activities anticipated in the receiving environment and associated amenity.
 - ii. Whether the noise generated would be of such a level as to create a threat to the health or well-being of persons living or working in the vicinity.
 - iii. The proposals made by the applicant to reduce noise generation, including:
 - A. reduction of noise at source;
 - B. alternative techniques or machinery which may be available;
 - C. insulation or enclosure of machinery;
 - D. mounding or screen fencing/walls;

- E. hours of operation;
 - F. in the **Central City**, the management of outdoor areas, including by closing outdoor serving areas, turning off outdoor heaters, turning off outdoor speakers, and minimising the size of outdoor areas;
 - G. in the **Central City**, the management of external doors and **windows** and other avenues for noise to emanate from within a **building**; and
 - H. in the **Central City**, any other management required to address issues such as rubbish and recycling disposal.
- iv. Outside the **Central City**, the adequacy of measures to address the adverse effects of noise on the natural character of the coastal environment.
 - v. The value and nature of entertainment activities and their benefit to the wider community, having regard to the frequency of noise intrusion and the practicality of mitigating noise, or utilising alternative **sites**.
 - vi. The extent to which achieving the standard is appropriate where the existing noise environment is subject to significant noise intrusion from **road** traffic, or Transport Zone activities in the **Central City**.
 - vii. Any relevant standards, codes of practice or assessment methods based on sound acoustic principles, including those which address the reasonableness of the noise in terms of community health and amenity and/or sleep protection.
 - viii. In the **Central City**, the level of noise from the activity in relation to ambient noise in its vicinity.
 - ix. In the **Central City**, the reasonableness of the noise in terms of recommendations and guidelines for community health and amenity and sleep protection, including guidance given by the World Health Organisation.
 - x. Additional criteria where sound insulation is required by the rules:
 - A. The extent to which a reduced level of acoustic insulation may be acceptable due to mitigation of adverse noise impacts through other means, e.g. screening by other structures, or distance from noise sources.
 - B. The ability to meet the appropriate levels of acoustic insulation through alternative technologies or materials.
 - C. The provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the **site**.
 - D. In the **Central City**, the impact of any ~~residential accommodation or education~~ **sensitive activity** that does not provide the required noise insulation on the ability of existing or future permitted business activities to operate or establish without undue constraint.
 - ~~E. In the **Central City**, the location of any nearby business activities~~ and the degree to which the amenities of the **sensitive activities** may be adversely affected.

- FE.** Outside the [Central City](#), the appropriateness of a legal instrument to be registered against the title that is binding on the owner and the owner's successors in title, containing a 'no complaint' clause relating to the noise of aircraft using Christchurch International Airport.
- xi. In the case of shooting ranges, whether the shooting range and associated activities will adversely affect the captive bird breeding programme within the Peacock Springs Conservation Area (identified in Chapter 17 [Appendix 17.12.1](#)) in terms of noise disturbance.
- xii. The extent to which achieving the standard may give rise to adverse effects on the heritage values associated with a building listed in [Appendix 9.3.7.2](#) (Schedule of Significant Historic Heritage) that outweigh the benefits of noise insulation.

Advice note: Specialist heritage advice may help determine the appropriateness of any building solutions to manage the adverse effects of noise from roads and railways.

Chapter 15 Commercial

15.2 Objectives and Policies

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15.2.6.3 Policy – Amenity

- a. Promote a high standard of amenity and discourage activities from establishing where they will have an adverse effect on the **amenity values** of the **Central City** by:

...

- v. identifying entertainment and hospitality precincts and associated noise controls for these ~~and adjacent~~ areas, and encouraging entertainment and hospitality activities to locate in these precincts;

~~15.2.6.7~~ **15.2.5.2 Policy – Entertainment and Hospitality Precincts**

- ~~a. Provide for an~~ **Encourage** entertainment and hospitality ~~activities precinct~~, including late night trading, in **defined precincts within** the **Central City**, ~~by:~~
- ~~i. encouraging entertainment and hospitality activities to locate within the identified area, in order to:~~
- ii. ~~protecting~~ the viability of existing entertainment and hospitality investment, particularly that investment which has occurred in the **Central City** since the Canterbury earthquakes;
- iii. ~~providing~~ certainty to investors that ~~residential amenity~~ effects ~~related to of~~ late night trading **on residential amenity** will be managed by ~~rules relating to controls on~~ noise **emissions, and consideration of** off-site effects **and acoustic insulation requirements**.

...

15.2.7.1 Policy - Diversity of activities

- a. Enhance and revitalise the Central City Mixed Use Zone by enabling:
- i. a wide range of activities and a continuation of many of the existing business activities;
- ii. a range of types of **residential activities** to transition into this area in support of inner city residential intensification;
- iii. forms of **retailing** that support business and other activity within the zone, are consistent with consolidating **retail activity** in the City Centre Zone, or are less suited to the City Centre Zone environment;
- iv. **large format retail activity** to continue in parts of the zone where that form of **retailing** has previously existed and/or to an extent that does not threaten the consolidation of **retail activity** in the City Centre Zone;

- v. opportunities for **offices** and **commercial services** in association with other business and **residential activity**, or where it is of a small scale so as to not compromise the role of the City Centre Zone or the aim of consolidating that area of the **Central City**;
- vi. light **service industry** compatible with other activities envisaged for the zone; and
- vii. **entertainment activities** and hospitality activities ~~of a scale, type and duration that do not conflict with or undermine existing and future residential activity, nor undermine the identified hospitality and entertainment precincts.~~

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15.2.8.3 Policy - Residential development

- a. Provide for residential development within the Central City Mixed Use Zone in support of, and to encourage, intensification of residential activity in the Central City.
- b. Require a level of private amenity space for residents that is proportionate to the extent of **residential activity** proposed, and which compensates to the predominantly commercial nature of the area, including, through:

...

~~v. internal noise protection standards; and~~

...

- c. Provide for a level of aural amenity for residents consistent with the intended mix of activities within the zone, by requiring internal noise protection and associated provision of ventilation and air conditioning for sensitive activities.

...

15.2.9.1 Policy - Diversity of activities

- a. Enhance and revitalise land within the Central City Mixed Use Zone (South Frame) by:
 - i. enabling **residential activity** to transition into this area in support of inner city residential intensification;
 - ii. enabling **education activities** and **tertiary education and research facilities** to establish throughout the zone;
 - iii. enabling **retailing** along Colombo Street and High Street, with a limited tenancy size to create boutique retail environments, to support development of the Innovation Precinct and redevelopment of the wider South Frame and to recognise the historic importance of these retail streets to the **Central City**;
 - iv. enabling limited forms of **retailing** in other parts of the South Frame that support businesses and other activities within the zone, or that are less suited to the City Centre Zone environment, and remain consistent with the objective of consolidating **retail activity** in the City Centre Zone;
 - v. enabling opportunities for **offices** and **commercial services** in the Health and Innovation Precincts, and in other parts of the South Frame where this activity is **ancillary** to

residential activities, or where it is of such a small scale so as not to compromise the role of the City Centre Zone or the aim of consolidating that area of the Central City;

- vi. enabling entertainment activities and hospitality activities;** and
- vii. discouraging incompatible activities, such as industrial, motor servicing, trade suppliers, wholesalers and yard-based suppliers, retail, offices and commercial services beyond the scope provided in this policy.

Karakia Whakamutunga

Kia whakairia te tapu

Kia wātea ai te ara

Kia turuki whakataha ai

Kia turuki whakataha ai

Haumi ē, hui ē, tāiki ē

