

Amend the Central City Noise Environments Planning Map to apply Category 1, 2 and 3 precincts as indicated on the Proposed New Noise Category Boundaries Map below.



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

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6.1.3 How to interpret and apply the rules

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- 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**~~.

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6.1.4 General Noise Rules

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~~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

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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 _A E _{eq}	L _A F _{max}	
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	
			Discrete outdoor entertainment events <u>Entertainment activities</u>	07:00- ~~23~~ 2:00	65	~~85~~	
				~~23~~ 2:00-07:00	65	~~85~~ 80	
b.	Category 2 - Lower noise level entertainment and hospitality precincts.	~~All except Victoria Street area~~	All activities <u>other than entertainment activities</u>	07:00- ~~01~~ 23:00	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
				~~01~~ 23:00-07:00	50	75	

Category of Precinct in which the site receiving noise is located			Applicable to:	Time (hrs)	Noise Limit		Exemptions
					L _A E _{eq}	L _A F _{ma} x	
	Victoria Street area	All activities	07:00-23:00	55	85	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.~~	
			23:00-07:00	50	75		
		Entertainment activities	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~~ Lower Noise Level Area.	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

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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 Any activity listed in: 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.e.~~ Rule 6.1.6.2.10 (Licensed premises outdoor areas in the Central City); or ~~g.f.~~ Rule 6.1.6.2.11 (Shooting ranges within 1 km of Peacock Springs), that: 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. 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). Advice note: 1. This rule does not apply to the Specific Purpose (Ruapuna Motorsport) Zone or the Christchurch Kart Club raceway at Carrs Road.	a. Matters of discretion – Rule 6.1.8
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: 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.

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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:	a. The activities shall meet the activity standards in the following rules:

Activity		Activity specific standards
	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)	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).~~

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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~~ does not meet one or more of the activity specific standards in Rule 6.1.7.2.1.	a. Matters of discretion – Rule 6.1.8

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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.~~

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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 $L_{Aeq(1h)}$	40 dB $L_{Aeq(1h)}$
Nearest edge of the nearest marked traffic lane of any State Highway or the nearest sealed edge of the road where there is no marking.	100	40 dB $L_{Aeq(24h)}$	
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 LAeq \(1h\)](#) for rail noise or less than 57 [dB LAeq \(24h\)](#) 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 [LAeq \(1h\)](#) 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 LAeq \(30s\)](#) at night time in bedrooms when measured 1 metre away from any grille or diffuser; and
 - C. 40 [dB LAeq \(30s\)](#) 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 LAeq (30s) at night time in bedrooms when measured 1 metre away from any grille or diffuser; and
- B. 40 dB LAeq (30s) in any other space when measured 1 metre away from any grille or diffuser.

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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,d} Ctr to any habitable space; or~~
 - B. ~~be designed and constructed to meet with the following indoor design sound level:~~
 - ~~I. Road traffic noise inside all habitable spaces — 40 dB LAeq (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 LAeq (1hr) for rail noise or 57 dB LAeq (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:

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- 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.

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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:

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

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- 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.**

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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.