

**AMENDMENTS TO THE NRRP AND THE CHRISTCHURCH CITY  
PLAN  
RELATING TO THE BURWOOD LANDFILL SITE  
AND USE OF SECTION 27(1)(a) OF THE  
CANTERBURY EARTHQUAKE RECOVERY ACT 2011**

**PURPOSE**

1. The purpose of the councils' request that the Minister use section 27(1)(a) of the Canterbury Earthquake Recovery Act 2011 ("CER Act") is to change the Natural Resources Regional Plan ("NRRP") Chapter 4 to create a new rule, and to change the City Plan, to streamline resource consent processes for the disposal of earthquake related demolition waste, liquefaction silt and infrastructure waste. The proposed changes will enable resource consent applications to be processed as a non-notified controlled activity i.e. the consent must be granted if the activity complies with the conditions specified under the new rule, and there will be no submission process. The plan change amendments require a pre-application consultation process.
2. There are consequential amendments arising from creating the new rule in the NRRP and from the Christchurch City Plan changes.
3. Any consent application for the controlled activity must be granted and the resource consent will have conditions attached based on the matters for control specified under the new rule.

**OBJECTIVE**

4. To facilitate the economic disposal of: residual demolition waste remaining after sorting has occurred; liquefaction silt; and infrastructure waste.
5. To dispose of the material in a way that minimises, as far as possible, any adverse effects on the environment.

**NECESSITY FOR PLAN CHANGE**

**Practical reasons**

6. Demolition waste arising from the earthquake events is to be sorted and processed before disposal can occur in any landfill. .
7. There will also be significant quantities of infrastructure waste and silt that must be permanently disposed.
8. While a large amount of material will be recycled at the Burwood Resource Recovery Park and other sites, there will be huge volumes of residual waste to be

disposed of. A large part of that waste may contain hazardous materials such as treated timber.

9. If the waste is taken to Kate Valley, which is the current landfill, the lifetime of the Kate Valley facility will be substantially shortened. The cost of finding a new waste disposal site for local authorities would also be brought forward.
10. Further, the cost of transporting the waste to Kate Valley located near Amberley will add to the transport costs of the operation.
11. There are also traffic effects generated by moving the material from Burwood to Kate Valley which would be avoided by disposing of the material at Burwood.
12. Therefore it would be more efficient and avoid adverse effects in a number of ways if the sorting and disposal was undertaken close to the source of the waste stream.

### **Planning reasons**

13. Burwood Landfill is located over the coastal confined gravel aquifer system, which supplies drinking water for Christchurch. This very high quality water does not require treatment.
14. Cleanfills may be located in areas where groundwater is vulnerable to contamination because cleanfill material, once it is placed in the ground, does not undergo any physical, chemical, or biological transformations that will cause adverse environmental effects or health effects.
15. Kate Valley Landfill opened in 2006. Since that date the Burwood Landfill has not been authorised to receive waste, until a Variation of consent due to the September 2010 earthquake. The establishment of Kate Valley landfill created the opportunity to avoid prolonging the risk to Christchurch drinking water supply from such facilities and of leachate getting into the coastal environment.
16. NRRP policies and rules were put in place to prohibit the establishment of new landfills over the coastal confined gravel aquifer system.
17. There is now an issue arising because the NRRP Rule WQL 45 prohibits the disposal of hazardous waste at the Burwood Landfill site.
18. For the NRRP, the most practical solution is to create a new rule, Rule WQL45A that specifically deals with the discharge of earthquake related residual demolition waste, liquefaction silt and infrastructure waste at the Burwood landfill site. This leaves the existing rule WQL45 intact and applying to all other parts of Canterbury.

### **STATUTORY BASIS FOR THE METHOD OF CHANGE TO THE NRRP AND CITY PLAN**

19. Section 27(1)(a) of the Canterbury Earthquake Recovery Act 2011 enables the Minister for Canterbury Earthquake Recovery to amend the plans. The amendments to be made to the plans are shown as underlining for additions or strike through for deletions.

## THE NRRP AMENDMENTS

20. On Page 4-75 of Chapter 4, amend Policy WQN9(1)(b) as follows:

“Policy WQL9 Prevent the entry of hazardous contaminants to groundwater

(1) Avoid the discharge of contaminants into groundwater from new solid or hazardous waste landfills by:

- (a) not locating new landfills, except for cleanfills, over unconfined or semi-confined aquifers; and
- (b) except for the Burwood Landfill Special Purpose Site as shown on Planning Map A – C06, prohibiting new landfills, except for cleanfills, in the Coastal Confined Gravel Aquifer System and in Community Drinking Water Supply Protection Zones.”

21. On Page 4-75 of Chapter 4, amend the second paragraph of the “Explanation and principal reasons” for Policy WQL9 as follows:

“Hazardous substances or liquid wastes in groundwater pose a significant risk to groundwater quality because they contain toxic, mobile and persistent substances.

The purpose of Policy WQL9(1) is to avoid locating new solid and hazardous waste landfills over aquifers where the groundwater would be vulnerable to contamination from persistent or toxic contaminants discharged over a long period. Although modern landfills can contain and collect leachate, the risk of a rupture or failure of a containment system could result in significant contamination of groundwater and would be extremely difficult to remedy. There are other areas in the region where landfills could be sited and the risk to groundwater is much lower, however, an exception is made for the existing Burwood Landfill site. Closed since 2005 when Kate Valley became the landfill receiving Christchurch’s residual municipal waste, the Burwood Landfill site has had to be re-opened to receive residual earthquake demolition waste, liquefaction silt and infrastructure waste. Because of the huge volume of residual demolition waste, i.e. waste from which recyclable materials have been removed, and liquefaction silt and infrastructure waste, it is not economic to transport it to Kate Valley, and to do so would substantially shorten the life of Kate Valley. This would accelerate the finding and funding of a new landfill for the Christchurch City Council, Selwyn District Council and Waimakariri District Council. While it is not desirable for demolition waste to be disposed of at Burwood because the site sits over the coastal confined gravel aquifer system which supplies Christchurch’s untreated drinking water, and is close to the coast, there are two key hydro-geological attributes that reduce the risk of groundwater contamination. First, there are more than 20 metres of confining material between the Burwood ground surface and the first aquifer, and second, there is an upwards hydraulic pressure that helps prevent the downward movement of contaminants. Further, the residual demolition waste should contain substantially less hazardous waste than what is stored in the previously closed part of the landfill. With respect to proximity to the coast, there is already a risk that leachate may reach the sea from the existing landfill. The additional waste should not significantly alter the level of risk as liquids collecting at the bottom of the disposal mound can be drawn off via wells, and disposed of in a suitable location elsewhere.

Cleanfills may be ...”

22. On Page 4-78 Method WQL9(g) Regional Rules insert WQL45A after WQL45.
23. On Page 4-119 the left hand column of Table WQL8 Index of Rules specifies where each rule applies. Currently Rule WQL45 applies to the Burwood Landfill area and prohibits new disposal. It is therefore necessary to amend the area to which Rule 45 applies in Table WQL8 Index of Rules as follows.
- “Everywhere in the Canterbury region excluding where the discharge is onto or into land and is controlled by the Waimakariri River Regional Plan, or where the discharge is within the Burwood Landfill site.”
24. On Page 4-119 the left hand column of Table WQL8 Index of Rules specifies where each rule applies. Insert into Table WQL8 Index of Rules an addition which summarises Rule 45A as set out in the attached Appendix 1.
25. On Page 4-124 insert WQL45A after WQL45
26. On Page 4-200, Rule WQL45 applies to the Burwood Landfill area and prohibits new disposal of municipal solid waste refuse or treated hazardous waste to land. It is therefore necessary to amend the area to which Rule WQL45 applies as follows:
- “Where rule applies:  
This rule applies everywhere in the Canterbury region excluding:  
(a) the Coastal marine area; and  
(b) where the discharge is into land and is controlled by the Waimakariri River Regional Plan; and  
(c) the Burwood Landfill site as shown on Planning Map A – C06.”
27. On Page 4-201 insert after Rule WQL45, a new rule which is headed “Rule WQL45A Discharge of earthquake related residual demolition waste, liquefaction silt and infrastructure waste” which applies only to the Burwood Landfill site. The rule creates a controlled activity provided the discharge meets the conditions of the rule, and creates a prohibited activity for any other type of discharge. This precludes the discharge of municipal solid waste or treated hazardous waste, and contaminants from these wastes into land at the Burwood Landfill. The exact form of Rule WQL45A and associated explanation and principal reasons for the rule methods are set out in the attached Appendix 2.
28. On Page 4-212, at the end of Chapter 4, 4.7 “*Information to be provided with resource consent applications*”, insert a new paragraph relating to information requirements for Rule WQL45A as follows:

4.7.5.4 Additional information requirements for applications under Rule WQL45A

In addition to the general information requirements outlined in Chapter 1.3.4, and any other requirements of Chapter 4.7, an application for resource consent under Rule WQL45A must provide written comments on the application, or evidence of 10 working days having been provided for receipt of those comments, from the following parties: Te Runanga O Ngai Tahu or papitipu runanga identified by them; Christchurch District Health Board; Burwood–Pegasus Community Board; Parklands Residents Association Incorporated; Queenspark Residents Association; and owners and occupiers of land adjacent to the Burwood Landfill.”

29. On Page 4-245 in the part entitled “Explanation and principle reasons for methods” which commences at Page 4-213 insert a new paragraph as follows:

**“Rule WQL45A Discharge of earthquake related residual demolition waste, liquefaction silt and infrastructure waste to the Burwood Landfill**

Because of the exceptional circumstances associated with the need to dispose of earthquake related waste this rules provides for the Burwood Landfill site to accept residual demolition waste, liquefaction silt and infrastructure waste. The waste may contain hazardous substances, but because there are more than 20 metres of fine sediment separating the land fill from the first confined aquifer, and an upwards hydraulic pressure gradient, the risk of contamination of groundwater is considered to be very low. No other waste, including municipal waste, is allowed.

If residual demolition waste had to be taken to Kate Valley, that site would have a much shortened life, and significantly bring forward the need to find and fund a new site for disposing of municipal waste.”

30. Planning maps: An amendment is required to the NRRP Planning maps to show the exact location of the Burwood Landfill site. The land parcels that comprise the Burwood Landfill are shown on the NRRP Map Volume, Part 1, Planning Maps, Map A-C06 as set out in the attached Appendix 3. The map is referenced in the new Rule WQL45A.

**Appendix 1 to the NRRP Changes**

**Table WQL8 Index to Rules**

<b>Where the rule applies</b>	<b>Rule No.</b>	<b>Activity type</b>	<b>Description</b>	<b>Activity Status</b>	<b>Page No.</b>
<u>Burwood Landfill</u>	<u>WQL45A</u>	<u>Discharge</u>	<u>Discharge of earthquake related residual demolition waste, liquefaction silt and infrastructure waste to land at the Burwood landfill.</u>	<u>Controlled</u>	Page [ ]

## **Appendix 2 to the NRRP Changes**

**Rule WQL45A Discharge of earthquake related residual demolition waste, liquefaction silt and infrastructure waste to land at the Burwood landfill**

<b>Activity</b>	<b>Conditions</b>
<p>The discharge of <u>earthquake related residual demolition waste, liquefaction silt, and infrastructure waste to land at the Burwood landfill as shown on Planning Map A-C06, is –</u></p> <ol style="list-style-type: none"> <li>1. <u>a <b>controlled activity</b> if it complies with all conditions</u></li> <li>2. <u>a <b>prohibited activity</b> if the discharge does not comply with all conditions of this of this rule.</u></li> </ol>	<ol style="list-style-type: none"> <li>1. <u>A management plan for the landfill shall be prepared and submitted with an application for a discharge permit. The plan shall address all the matters in Appendix 3 of the <i>Land fill Guidelines</i> (2000) published by Centre for Advanced Engineering, University of Canterbury.</u></li> <li>2. <u>The discharge is for earthquake related residual demolition waste, liquefaction silt and infrastructure waste to land and occurs within the area of the Burwood landfill as shown on Planning Map A-C06.</u></li> </ol>
<p><b><u>Notification</u></b>  <u>An application for consent under this rule shall not be notified</u></p>	<p><b><u>Matters for control</u></b>  <u>Where the activity is classified as a <b>controlled activity</b>, Environment Canterbury has reserved control over the following matters in imposing any conditions:</u></p>
<p><b><u>Where Rule Applies:</u></b>  <u>This rule applies only to the Burwood landfill as shown on Planning Map A- C06</u></p>	<ol style="list-style-type: none"> <li>1. <u>cultural effects</u></li> <li>2. <u>effects on recreational users</u></li> <li>3. <u>earthworks</u></li> <li>4. <u>landscaping</u></li> </ol>
<p><b><u>Information to be provided</u></b>  <u>An application for a resource consent under this rule must meet the information requirements set out in Section 1.3.4 and Section 4.7.</u></p>	<ol style="list-style-type: none"> <li>5. <u>air discharge (including dust, contaminants, and odour)</u></li> <li>6. <u>health effects</u></li> <li>7. <u>hazardous substances</u></li> <li>8. <u>storm water</u></li> <li>9. <u>groundwater quality</u></li> <li>10. <u>effects on the coastal environment, including the coastal marine area</u></li> <li>11. <u>biodiversity effects</u></li> <li>12. <u>remediation</u></li> <li>13. <u>record keeping and reporting</u></li> <li>14. <u>monitoring (including data management)</u></li> <li>15. <u>duration of the consent</u></li> <li>16. <u>review of conditions</u></li> <li>17. <u>bond</u></li> <li>18. <u>community liaison-complaints process and reporting, and</u></li> <li>19. <u>receipt and management of waste.</u></li> </ol>
<p><b><u>Cross reference:</u></b> This rule contributes to the implementation of Policy WQL9</p>	

**Appendix 3 to the NRRP Changes:  
NRRP Map Volume, Part 1, Planning Maps, Map A-C06**

# THE CHRISTCHURCH CITY PLAN AMENDMENTS

## Volume 1 Chapter 3 The Issues for Christchurch

27. Amend Part 3.16.4 as follows:

### 3.16.4 Solid wastes

Updated 14 November 2005

The present system of refuse disposal in Christchurch, consists of three refuse transfer stations at Sockburn, Redwood and Bromley, and single landfill sites at Burwood and Kate Valley in North Canterbury.

Each transfer station operates a resource recovery centre which collects newspaper, glass, bottles, aluminium cans, metals, selected plastics, waste oil and clean, sorted household goods. Two of the stations are located within industrial areas and one on the northern edge of the urban area.

Access to the landfill sites at Burwood and Kate Valley is restricted so that all refuse, except that which is classed as hazardous or difficult to handle, must go to the transfer stations.

The Burwood landfill was established in 1984, in an area of 96 hectares, the principal refuse facility for Christchurch from July 1984 until its closure in May 2005, after which Kate Valley was established as the City's principal refuse facility. Its anticipated lifetime is limited by conditions of an Environment Court decision to the completion of Stage 2 or May 2002, whichever is the earlier. Any continuation of its operation beyond this date would be subject to a further resource consent. The Council has adopted a policy of waste minimisation and recycling. The implementation of this policy involves a change from the past philosophy of waste disposal to one of waste management. In November 2010, Environment Canterbury approved a consent variation to re-open Burwood Landfill for a limited period of time and allow for the disposal of building demolition material resulting from the Canterbury earthquake of 4 September 2010 and its subsequent aftershocks. The variation was strictly limited to building demolition material and as such would not allow for the disposal of silt and hardfill from the City's sewer and water network. The 2011 Order in Council for the Burwood Resource Recovery Park, including the Burwood Landfill site, allows for the storage, sorting, and processing (including recycling) of earthquake waste until the expiry of the Canterbury Earthquake Recovery Act 2011.

## Volume 3 Part 1 Definitions

28. Insert a new definition as follows:

### Earthquake waste

(a) means –

- (i) solid waste resulting from the Canterbury earthquakes, including liquefaction silt;
- (ii) solid waste resulting from any construction work (within the meaning of section 6 of the Construction Contracts Act 2002) undertaken as a result of the Canterbury earthquakes (within the meaning of section 4 of the Canterbury Earthquake Recovery Act 2011);

- (iii) hardfill from the City's sewer, water and road network; and
- (iv) liquid waste extracted from the City's infrastructure network; but
- (b) does not include any of the following unless it is not reasonably practicable to separate it from the waste specified in paragraph (a):
  - (i) general domestic refuse; or
  - (ii) human waste; or
  - (iii) building insulation and building materials containing asbestos; or
  - (iv) hazardous waste; or
  - (v) waste material from an industrial process or trade process

### **Volume 3 Part 8 Special Purpose Zones**

29. Amend the Zone Description as follows:

#### 1.7 Special Purpose (Landfill) Zone

Updated 14 November 2005

Zone description and purpose

The Landfill Zone originated as a designated facility which replaced a number of separate landfill sites around the city in the early 1980s. The zone provides for staged filling of land in the zone, with refuse derived primarily from three transfer stations in the city at Bromley, Parkhouse Road and Styx Mill Road. These latter facilities, but not the landfill, are available to the general public for disposal of refuse.

The landfill site holds a resource consent from Environment Canterbury to discharge solid and hazardous waste from domestic, commercial and industrial sources. The consent has an expiry date of 31 May 2037, with a condition requiring the disposal of solid waste to cease by 30 June 2005. By this time Kate Valley was established as the City's principal refuse facility. In November 2010, a variation to the consent was approved by Environment Canterbury to re-open the landfill for a limited period of time and allow for the disposal of building demolition material resulting from the Canterbury earthquake of 4 September 2010 and its subsequent aftershocks. However, the variation was strictly limited to building demolition material and as such would not allow for the disposal of silt and hardfill from the City's sewer, water and road network. The 2011 Order in Council for the Burwood Resource Recovery Park, including the Burwood Landfill site, allows for the storage, sorting, and processing (including recycling) of earthquake waste until the expiry of the Canterbury Earthquake Recovery Act 2011.

The landfill is located in the north-east of the city near the coast, and is bounded by the Conservation 1 Zone to the east and the Rural 1 Zone to the west. It covers an area of approximately 90 hectares.

Environmental results anticipated

The continued permanent disposal of refuse and/or earthquake waste in a progressively restored landfill site, in a manner which:

- (a) avoids groundwater contamination;
- (b) remains segregated from residential activities;
- (c) is progressively restored by resoiling and planting;
- (d) minimises visual, dust, smell and noise impacts on adjoining land.

30. Amend Part “7.1 Categories of activities” as follows:

7.1.1 All activities

Updated 14 November 2005

- (a) Any activity which complies with all of the critical standards under Clause 7.2 shall be a **permitted activity**.
- (b) Any activity, other than in relation to earthquake waste, which does not comply with any one or more of the critical standards under Clause 7.2, shall be a non-complying activity.
- (c) Any activity, in relation to earthquake waste, which does not comply with any one or more of the critical standards under Clause 7.2, shall be a non-notified controlled activity, with the Council’s control limited to:
  - effects on the amenity of residences and business areas along the designated access routes illustrated in Appendix 7;
  - effects in terms of traffic, dust and noise, also taking account of the hours of operation;
  - effects on the coastal environment
  - proposed method of site rehabilitation

An application for a resource consent for the permanent disposal of earthquake waste to the Special Purpose (Landfill) Zone must include written comments on the application, or evidence of 10 working days having been provided for those comments to be made, from the following parties:

- a) Te Rūnanga o Ngāi Tahu and any relevant Papatipu Rūnanga identified by Te Rūnanga o Ngāi Tahu; and
- b) The Canterbury District Health Board; and
- c) The Burwood-Pegasus Community Board; and
- d) The Parklands Residents Association Incorporated; and
- e) The Queenspark Residents Association; and
- f) Owners and occupiers of land adjacent to the Burwood Landfill.

31. Amend Part :7.2 Critical standards” as follows:

7.2.1 Compaction and containment of refuse

Updated 14 November 2005

Refuse and/or earthquake waste permanently placed in the landfill shall be compacted using specialised compaction equipment, and shall be covered by sand or soil to a minimum depth of 150mm on a daily basis, except materials collected for composting. The working surface of each daily refuse cell shall not exceed an area of 500m<sup>2</sup>. Mesh fences and screens shall be maintained around working areas to contain windblown refuse, and any material blown beyond this containment area shall be collected on a weekly basis, or more frequently if required.

7.2.2 Buildings

Updated 14 November 2005

Any buildings, shall be ancillary to landfill operations, and shall not exceed 200m<sup>2</sup> gross floor area.

### 7.2.3 Access to the zone

Updated 14 November 2005

- (a) All refuse and/or earthquake waste going to the landfill site, shall be transported in a container or covered except where because of the nature of the load and/or the method of securing it, no problem of litter or dust can arise.
- (b) ....
- (c) Vehicles carrying earthquake waste from various sources within the City and possibly from neighbouring Territorial Authorities to the landfill for permanent disposal shall adhere to the routes shown in Appendix 7 as soon as reasonably practicable.
- (d) ...
- (e) ...
- (f) ...
- (g) ...

### 7.2.4-7.2.6 [No Change]

### 7.2.7 Protection of groundwater

Updated 14 November 2005

Refuse and/or earthquake waste shall be placed above the highest anticipated ground water level, and any excavated or low areas below this level shall be backfilled to above this level with inert fill, and filling shall be undertaken in compliance with any conditions of resource consents granted by the Canterbury Regional Council for discharges.

### 7.2.8-7.2.9 [No Change]

### 7.2.10 Hours of operation and access to landfill

Updated 14 November 2005

Any delivery of refuse and/or earthquake waste for permanent disposal shall take place between 0530 and 1830 hours, unless exceptional circumstances apply. Public access to the landfill shall be confined to vehicles owned by or under contract to the Christchurch City Council, except:

- (a) vehicles of any other local authority approved by the Council;
- (b) vehicles carrying compacted refuse;
- (c) vehicles carrying hardfill or other materials unsuited to compaction; and
- (d) vehicles carrying cover material.

## 32. Amend Part "13.0 Reasons for rules" as follows:

### 13.6 Special Purpose (Landfill) Zone

Updated 30 April 2011

The zone and its attendant provisions replace those originally attached to the designation placed over the site. These were arrived at after a lengthy process including consideration by the Planning Tribunal.

Accordingly they have only been modified to a limited extent reflecting experience and developments since that time, and in recognition of consents for discharges granted by the Canterbury Regional Council.

The rules and their format differ somewhat from those in general purpose zones, given the highly specialised nature of zone activities and its management by one owner/operator.

The other rules have been made critical standards, in reflection of their importance to maintaining local amenities and avoiding contamination of water.

The rules relate primarily to on-site management and have been imposed to ensure that adverse effects are minimised in terms of seven main factors, these being:

- (a) groundwater management and the need to avoid contamination;
- (b) protection of the amenities of residents in the vicinity;
- (c) protection of the character and quality of the coastal environment;
- (d) protection of the functioning of the landfill itself for the remainder of the life of the landfill;
- (e) minimising the external visual impacts of the landfill zone;
- (f) avoiding incompatible development, including building within the zone.
- (g) ensuring restoration takes place as soon as possible after filling and is progressively completed.

The landfill option is the most environmentally acceptable way of disposing of the volume of refuse created by the South Island's largest urban area, although recycling efforts, particularly composting will be further developed to reduce the volume of the waste flow and make better use of waste products.

Significant damage to Christchurch City occurred as a result of the earthquake of 4 September 2010 and its subsequent aftershocks. A large number of buildings and infrastructure need to be demolished and/or repaired. This has generated a need to dispose of a substantial quantity of earthquake waste, including building and construction material, silt and infrastructure waste. The landfill option is considered to be the most environmentally acceptable way of permanently disposing residual earthquake waste.

In addition to these rules are a group of rules relating to vehicle access to the site.

The city landfill site, because of the nature of its activity, produces large numbers of heavy vehicle movements daily. To minimise the adverse effects of these heavy vehicle movements on the surrounding land uses specific routes have been identified between the landfill site and the transfer stations. The routes follow arterial roads which have been designed and constructed to carry heavy vehicles and where possible the routes avoid passing through residential areas where this is feasible. Vehicles carrying earthquake waste come from various sources around the City and possibly neighbouring Territorial Authorities. Certain parts of the designated access routes have been damaged by the earthquake of 4 September 2010 and its subsequent aftershocks. The current routes followed by vehicles transporting earthquake waste to the landfill site were established during the National State of Emergency and continue to be followed by the Canterbury Earthquake Recovery Authority. In order to address potential adverse effects on adjoining activities the shortest route of access, using where practicable collector or arterial roads, is required to reach the designated access routes to the landfill.

These rules ~~were originally established following long standing and follow~~ the results of Tribunal hearings which considered the landfill and its access in details but have been amended to accommodate the permanent disposal of earthquake waste.

The amenity of residential areas in the vicinity of the landfill site and access route is to be protected by a buffer zone or planting and mounding, which is also intended to protect long term security of access to the landfill.

### **Volume 3 Part 11 Health and Safety**

33. Amend Rule 1.3 Noise Control by adding the following

1.3.4 Special exceptions to these rules

(e) Special Purpose (Landfill) Zone

Notwithstanding the provisions of Clause 1.3.3 and Table 1 the following exception shall apply:

Any activity, which does not comply with any one or more of the critical standards for Group 2 Zones under Clause 1.3.3, shall be a non-notified controlled activity, with the Council's control limited to noise effects on recreational and residential activities.

### **Volume 3 Part 13 Transport Development Standards**

34. Amend Part 2.3 Development Standards by making the following changes to Rule 2.3.8 High traffic generators:

2.3.8 High traffic generators

Updated 26 October 2010

(a) Any activity on a site which is not in the Central City Zone which generates more than 250 vehicle trips per day and/or provides more than 25 parking spaces (with the exception of the land within the Living 3 and Business 1 zone bounded by Madras Street, Canon Street, Packe Street and Purchas Street which is subject to the development plan contained in Part 3, Appendix 14) shall be a discretionary activity with the Council's discretion limited as follows:

- retail activities in B3, B3B, B4, BRP, Central City Edge, and Special Purpose (Wigram) (Area B) zones: matters associated with any traffic effects of the activity.
- other activities and other zones: matters associated with vehicular access.

(b) Any activity on a site in the Central City Zone which generates more than 250 vehicle trips per day and/or provides more than 25 parking spaces shall be a controlled activity with the exercise of the Council's discretion limited to vehicular access.

(c) Special Purpose (Landfill) Zone

Any activity which generates more than 250 vehicle trips per day shall be a non-notified controlled activity, with the exercise of the Council's control limited to vehicular access and any traffic effects:

- on the function and/or safety of the surrounding road network, and properties along designated access routes illustrated in Appendix 7 of Volume 3 Part 8 Special Purpose (Landfill) Zone;

- on the surrounding activities in terms of noise, vibration and fumes of vehicles using the access; and
- of extra traffic generated by the activity on the amenity and safety of surrounding residential streets.

### **Volume 3 Part 13 Transport**

35. Amend Part 4.14 of the “Reasons for Rules” as follows:

#### 4.14 High traffic generators

Updated 26 October 2010

This is a particularly important rule, which is fundamental to the planned effectiveness of roads within the roading hierarchy. High traffic generators (more than 250 vehicle movements per day or requiring the provision of 25 or more parking spaces) can have a major impact on arterial and inner city roads with the development of large retail and vehicle oriented land uses. The vehicle generation and potential associated adverse effects on the road network and surrounding land uses can be major if the siting is inappropriate or the access is not well located or designed. Therefore the roads in the city with the most important traffic functions (arterial roads) need to have the highest degree of protection. By requiring high traffic generators on these roads to be discretionary activities (or controlled within the Central City zone), each development can be considered in terms of its particular character, location, and levels of traffic effects and ways to mitigate these effects where possible, through the use of appropriate traffic management and design conditions. Most zones restrict the limit of discretion to matters associated with access. However, retail activities in the BRP, B3, B3B and B4 zones have retained a broader level of discretion, regarding any traffic effects. This acknowledges the dispersed location of these zones and the ability to undertake retail activity, which can generate potentially significant effects on the road network and surrounding land uses.

An exception from this rule has been provided for the land within the Living 3 and Business 1 zone bounded by Madras Street, Canon Street, Packe Street and Puchas Street which is subject to the development plan contained in Part 3, Appendix 14, as consideration of vehicular, cycle and pedestrian access matters is specifically provided for within the zone rules relating to development of this area.

Significant damage to Christchurch City occurred as a result of the earthquake of 4 September 2010 and its subsequent aftershocks. A large number of buildings and infrastructure need to be demolished and/or repaired. This has generated a need to dispose of a substantial quantity of earthquake waste, including building and construction material, silt and infrastructure waste. Since the landfill’s closure in 2005, the number of trucks travelling to the landfill site have increased from zero up to an estimated 1,500 vehicles each day. As a non-notified controlled activity, any activity can be considered in terms of its levels of traffic effects on the surrounding road network in terms of function and/or safety, on residential streets in terms of amenity and safety, on surrounding activities in terms of noise, vibration and fumes along designated access routes illustrated in Appendix 7 of Volume 3 Part 8 Special Purpose (Landfill) Zone, and ways to mitigate these effects where possible, through the use of appropriate traffic management and design conditions.