RESIDENTIAL BANKS PENINSULA ZONE

Job No:       Planner:

Address:       Date:

|  |  |  |  |
| --- | --- | --- | --- |
| Y | N | SITE CHARACTERISTICS | Comments |
|  |  | Heritage Item/Setting on or adjacent to site (incl [PC13](https://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/changes-to-the-district-plan/proposed-changes-to-the-district-plan/pc13/)) |  |
|  |  | Protected tree on or adjacent to site (incl public realm tree) |  |
|  |  | Designation |  |
|  |  | Flood Management Area:  Within Fixed Minimum Floor Level Overlay  Outside Fixed Minimum Floor Level Overlay  High Flood Hazard Management Area  Flood Ponding Area  Waimakariri FMA  Te Waihora/Lake Ellesmere or Wairewa/Lake Forsyth FMA |  |
|  |  | Liquefaction Management Area |  |
|  |  | Slope Instability Management Area  Cliff Collapse  Rockfall  Mass Movement  Remainder |  |
|  |  | Within or shares a boundary with a Proposed Residential Heritage Area ([PC13](https://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/changes-to-the-district-plan/proposed-changes-to-the-district-plan/pc13/)) |  |
|  |  | Character Area Overlay |  |
|  |  | Lyttelton Port Influences Overlay |  |
|  |  | Overlay areas - other |  |
|  |  | HAIL site |  |
|  |  | Electricity Transmission Line Corridor |  |
|  |  | Airport noise contours |  |
|  |  | Water body |  |
|  |  | Sensitive activity near road or rail – Refer Ch 6.1.7 |  |
|  |  | Coastal hazard – Refer City Plan |  |

| ACTIVITY STATUS TABLES AND ACTIVITY SPECIFIC STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| Permitted activities | | | | |
|  |  |  | 14.8.1.1 Permitted activities  Is the activity provided for as a Permitted activity?  Refer rule for list. |  |
|  |  |  | 14.8.1.1 Activity specific standards  Does the activity comply with all relevant activity specific standards?  Refer rule for details. |  |
| Other activity classifications | | | | |
|  |  |  | **14.8.1.2 Controlled activities**  Residential units with more than 6 bedrooms (includes sleepouts) |  |
|  |  |  | **14.8.1.3 Restricted discretionary activities**  Multi-unit residential complexes  Integrated family heath centres  Boarding house  **Any other activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified standards.** |  |
|  |  |  | **14.8.1.4 Discretionary activities**  Show homes  Camping grounds  Place of assembly (except LP Noise Sensitive Activity within LPIO) - minimum site area >30m2 per person; all outdoor areas screened with 1.8m fence/solid planting; hours 0700-2200 M-Sun & public holidays; and no heavy vehicle use associated with the activity  Health care facility (except LP Noise Sensitive Activity within LPIO) - maximum floor area does not exceed100m2 and no heavy vehicle use associated with the activity  Retail activity where all outdoor areas screened with 1.8m fence/solid planting; hours 0700-2200 M-Sun & public holidays; maximum floor area used for retail 50m2, no trade or yard based suppliers or service stations and no heavy vehicle use associated with the activity  All other non-residential activities not otherwise llisted  **Any other activity prescribed in this rule as a discretionary activity because it doesn't comply with the specified standards.**  **Any activity not otherwise provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.** |  |
|  |  |  | **14.8.1.5 Non-complying activities**  Sensitive activities, buildings and fences within setbacks from National grid transmission lines or support structures.  Sensitive activities, buildings and fences within setbacks from specified electricity distribution lines or support structures. |  |

| BUILT FORM STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
|  |  |  | 14.8.2.1 Site density -  400m2 in RBP zone;  600m2 in RBP Zone - Diamond Harbour Density overlay  10 Pages Rd Lyttelton (Lot 2 DP 52500) 5 or fewer residential units in total  5000m2 10 Harmans Rd Lyttelton (Lot 1 DP 71436)  Multi-unit residential complexes and retirement villages - no minimum net site area for any residential unit |  |
|  |  |  | 14.8.2.2 Building height  7m, and 4.5m for accessory buildings  See permitted height exceptions within the definition of height |  |
|  |  |  | 14.8.2.3 Site coverage  Max 35% of net site area  Excludes fences, walls, retaining walls; eaves and overhangs up to 600mm from the wall; uncovered pools up to 800mm above GL; decks, balconies, bay windows, etc no more than 800mm above GL if uncovered, or if covered and/or more than 800mm above GL the max total area per site is 6m2. |  |
|  |  |  | 14.8.2.4 Setback from side and rear internal boundaries and railway lines  Side internal boundaries: One 1.5m one 2m  Rear: 2m  Adjoining railwaylines, buildings balconies and decks: 4m from rail corridor boundary  No minimum setback from side internal boundaries for accessory buildings where length of any wall within the setback is less than 6m |  |
|  |  |  | 14.8.2.5 Daylight recession planes  2m/45degrees side and rear boundaries |  |
|  |  |  | 14.8.2.5 Daylight recession planes PC13  2m/45degrees side and rear boundaries except in Lyttelton Character Area Overlay or RHA |  |
|  |  |  | 14.8.2.6 Building setbacks from road boundarles  5m Garage with vehicle entranceway facing road  3m All other buildings |  |
|  |  |  | 14.8.2.7 Water supply for fire fighting  All residential units - via the reticulated system and in accordance with Code of Practice. If not reticulated, alternative water sources required as per the Code. |  |

| AREA SPECIFIC RULES - 14.8.3 | | | | |
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| *Includes rules in* [*PC13*](https://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/changes-to-the-district-plan/proposed-changes-to-the-district-plan/pc13/) *relating to Lyttelton Character Area Overlay & RHAs which have immediate legal effect* | | | | |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| 14.8.3.1.1 Area specific permitted activities | | | | |
|  |  |  | Is the activity provided for as a Permitted activity?  **Refer rule for list.** |  |
|  |  |  | 14.8.3.1.1 P5 PC13  Minor residential unit in the Lyttelton Character Area Overlay or the Lyttelton RHA where the minor unit is a detached building and the site it is to be built on contains only one residential unit:   * Min net site area of 450m2 for existing site containing both units * Min GFA 35m2 and max GFA 80m2 * Parking areas for both units accessed from same access * Total ODLS with min area 50m2 and min dimension 5m * Provision for separate spaces |  |
| 14.8.3.1.3 Area specific restricted discretionary activities | | | | |
|  |  |  | Extension to exiting or erection of new habitable space associated with existing residential unit in LPI Overlay where combined gfa exceeds 40m2 within a continuous 10 year period with a no complaints covenant, provided works comply with 14.4.4.4.1  Replacement of existing residential unit where combined habitable space greater than 40m2 larger than existing continuous 10 year period with a no complaints covenant, provided works comply with 14.4.4.4.1  Lyttelton Character Area Overlay   * External alterations/additions to/demolition of existing buildings (excluding accessory buildings) * Erection of dwellings and accessory buildings (except new dwellings within LPIOA) * Relocation of buildings on to site   Akaroa Character Area Overlay   * External alterations/additions to/demolition of existing buildings (excluding accessory buildings) * Erection of dwellings and accessory buildings * Relocation of buildings on to site   Any other activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified standards. |  |
| 14.8.3.1.5 Area specific non-complying activities | | | | |
|  |  |  | New noise sensitive activities in the LPI Overlay  Any other activity prescribed in this rule as a non-complying activity because it doesn't comply with the specified standards. |  |
| 14.8.3.2 Area specific built form standards | | | | |
|  |  |  | 14.8.3.2.1 Internal sound design level LPI Overlay  Applies to new habitable space or extensions to existing habitable space in LPI Overlay. Refer rule for details. |  |
|  |  |  | 14.8.3.2.2 Site density  Character Area Overlay Lyttelton 250m2 |  |
|  |  |  | 14.8.3.2.2 Site density PC13  Within Lyttelton Character Area Overlay and RHA each unit must be contained within a separate site with min net site area of 450m2; and  No more than one res unit plus one minor unit per site. |  |
|  |  |  | 14.8.3.2.3 Building height PC13  Within Lyttelton Character Area Overlay and RHA max 7m building height, except accessory building must not exceed 5m |  |
|  |  |  | 14.8.3.2.3 Site coverage  Character Area Overlay Lyttelton 60% max percentage net site area covered by buildings  Excludes fences, walls, retaining walls; eaves and overhangs up to 600mm from the wall; uncovered pools up to 800mm above GL; decks, balconies, bay windows, etc no more than 800mm above GL if uncovered, or if covered and/or more than 800mm above GL the max total area per site is 6m2. |  |
|  |  |  | 14.8.3.2.4 Site coverage PC13  Within Lyttelton Character Area Overlay and RHA max 50% |  |
|  |  |  | 14.8.3.2.4 Minimum building setbacks from internal boundaries  Character Area Overlay  One nil side boundary where written approval from owner and occupier of adjoining site obtained, otherwise 14.4.3.4 applies |  |
|  |  |  | 14.8.3.2.5 Min setbacks from internal boundaries PC13  Within Lyttelton Character Area Overlay and RHA min 1.5m on one side, 3m on the other, and 2m at rear |  |
|  |  |  | 14.8.3.2.5 Minimum building setback from road boundaries  Character Area Overlay: Nil |  |
|  |  |  | 14.8.3.2.6 Min setbacks from road boundaries PC13  Within Lyttelton Character Area Overlay and RHA min 3m |  |
|  |  |  | 14.8.3.2.6 Landscaping  Character Area Overlay Akaroa:  Landscape strip (combination tree and garden planting) min width 3m length of road boundary excluding buildings/driveway/pedestrian access |  |
|  |  |  | 14.8.3.2.9 Outdoor living space per unit PC13  Within Lyttelton Character Area Overlay and RHA min 50m2 |  |
| **9.3.4.1 Heritage chapter rules for** [**PC13 Residential Heritage Areas**](https://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/changes-to-the-district-plan/proposed-changes-to-the-district-plan/pc13/)*(immediate legal effect)* | | | | | |
|  |  |  | **9.3.4.1.1 P12**  Demolition or relocation of a neutral or intrusive building |  | |
|  |  |  | **9.3.4.1.1 P13**  New road boundary fences or walls up to 1.5m in height |  | |
|  |  |  | **9.3.4.1.3 RD6**  New buildings and alteration to building exteriors.  New or alteration to road boundary fences and walls, over 1.5m in height.  Excludes buildings less than 5m high located to rear of main res unit; and neutral or intrusive buildings exterior alterations not visible from the street. |  | |
|  |  |  | **9.3.4.1.3 RD7**  Demolition or relocation of a defining or contributory building (except if a heritage item RD3, D1, D2 or NC1 apply instead) |  | |
|  |  |  | **9.3.4.1.3 RD8**  New building 5m+ in height in HDZ or RVA zones sharing a boundary with a site in an RHA |  | |

| CHAPTER 7 - TRANSPORT RULES | | | | | |
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| Compliance | | | Rule | Comments | |
| Y | N | N/A |
| 7.4.2 Rules | | | | | |
|  |  |  | 7.4.2.1 P1 7.4.3.1 Minimum number of car parks  As per Table 7.5.1.1 in Appendix 7.5.1  Permitted reductions are in Appendix 7.5.14. |  | |
|  |  |  | 7.4.2.1 P1 7.4.3.1 Minimum dimension of car parks  Where car parks are available to the general public, Appendix 7.5.1 Table 7.5.1.3 |  | |
|  |  |  | 7.4.2.1 P1 7.4.3.1 Mobility car parks  Buildings with GFA > 2,500m2 and other activities where standard parks are provided (except residential developments with less than 3 units), Appendix 7.5.1 Table 7.5.1.2 |  | |
|  |  |  | 7.4.2.1 P2 7.4.3.2 Minimum number of cycle parking facilities  All activities, Appendix 7.5.2. |  | |
|  |  |  | 7.4.2.1 P3 7.4.3.3 Minimum number of loading spaces  All activities where standard car parks are provided, Appendix 7.5.3. |  | |
|  |  |  | 7.4.2.1 P4 7.4.3.4 Manoeuvring for parking and loading areas  On-site manoeuvring area for all activities with a vehicle access Appendix 7.5.6  On-site vehicle manoeuvring area to ensure forward movement off site - all activities with access to arterial road; access to collector road where 3 or more parking spaces provided; access to 6 or more parking spaces; access to a heavy vehicle bay |  | |
|  |  |  | 7.4.2.1 P5 7.4.3.5 Gradient of parking and loading areas  Non-residential activities with vehicle access. |  | |
|  |  |  | 7.4.2.1 P6 7.4.3.6 Design of parking and loading areas  Lighting - non-residential activities with parking/loading areas used during darkness.  Formed, sealed, drained and marked out - any urban activity except residential with less than 3 car parks; sites with access off unsealed road; temporary activities. |  | |
|  |  |  | 7.4.2.1 P7 7.4.3.7 Access design  Access standards - all activities with vehicle access, Appendix 7.5.7.  Queue space - 4 or more car parks or residential units, Appendix 7.5.8.  Pedestrian warning system or visibility splay Appendix 7.5.9 - access to urban road serving more than 15 car parks or more than 10 HVM per day, and/or on key pedestrian frontage. |  | |
|  |  |  | 7.4.2.1 P8 7.4.3.8(a) Provision of vehicle crossings  All activities with vehicle access to road or service lane. |  | |
|  |  |  | 7.4.2.1 P8 7.2.3.8 (b) & (c) Design of vehicle crossings  Arterial road or collector road with speed limit 70km/hr or more, and rural selling places, Appendix 7.5.10 |  | |
|  |  |  | 7.4.2.1 P8 7.2.3.8(d) Spacing of vehicle crossings  On roads with speed limit 70 km/hr or more, Appendix 7.5.11 Table 7.5.11.1 |  | |
|  |  |  | 7.4.2.1 P8 7.2.3.8(e) Maximum number of vehicle crossings  All activities Appendix 7.5.11 Table 7.5.11.2. |  | |
|  |  |  | 7.4.2.1 P8 7.2.3.8(f) Distance between vehicle crossings and intersections  All activities Appendix 7.5.11 Table 7.5.11.4 |  | |
|  |  |  | 7.4.2.1 P8 7.2.3.8(g) Sightlines for crossings on rural roads Appendix 7.11 Fig 7.15 |  | |
|  |  |  | 7.4.2.1 P9 7.4.3.9 Location of buildings and access in relation to road/rail level crossings |  | |
|  |  |  | 7.4.2.1 P10 7.4.3.10 High trip generators - as specified in rule. |  | |
| 7.4.2.2 Controlled activities | | | | | |
|  |  |  | **C1**  Any activity not complying with 7.4.3.10 High trip generators where:   * The land use is otherwise permitted in the zone; and * Does not exceed the thresholds in Table 7.4.4.19.1; and * Access not obtained from state highway, major arterial, or crosses railway line; and |  | |
| 7.4.2.3 Restricted discretionary activities | | | | | |
|  |  |  | **RD1**  Any activity that doesn't comply with standards in rule 7.4.3 or requires consent under 7.4.3.10 except where provided for as a controlled activity |  | |
| 7.4.2.5 Non complying activities | | | | | |
|  |  |  | **NC2**  Any building/structure that exceeds 2.5m in height within  i. 12m of centre line of 110kV or 220kV National Grid transmission line  ii. 10m of centre line of 66kV National Grid transmission line | |  |

| GENERAL CITY RULES | | | | | | |
| --- | --- | --- | --- | --- | --- | --- |
| Compliance | | | | | Rule | Comments |
| Y | | N | | N/A |
| Natural hazard rules - Chapter 5 DP | | | | | | |
|  |  | |  | | Flood hazard rules – Chapter 5.4 |  |
|  |  | |  | | Liquefaction management rules – Chapter 5.5 |  |
|  |  | |  | | Slope Instability rules – Chapter 5.6 |  |
| Other provisions | | | | | | |
|  | |  | |  | Hazardous substances – Chapter 4 |  |
|  | |  | |  | Noise – Chapter 6.1 |  |
|  | |  | |  | Outdoor lighting – Chapter 6.3 |  |
|  | |  | |  | Aircraft Protection – Chapter 6.7 |  |
|  | |  | |  | Water Body setbacks Chapter 6.6 |  |
|  | |  | |  | Sign rules – Chapter 6.8 |  |
|  | |  | |  | Licensed premises/sale of alcohol - Chapter 6.9 |  |
|  | |  | |  | Earthworks – Chapter 8.9 |  |
|  | |  | |  | Indigenous biodiversity – Chapter 9.1 |  |
|  | |  | |  | Landscapes and natural character – Chapter 9.2 |  |
|  | |  | |  | Historic Heritage – Chapter 9.3 |  |
|  | |  | |  | Trees – Chapter 9.4 |  |
|  | |  | |  | Ngai Tahu values – Chapter 9.5 |  |
|  | |  | |  | Coastal environment – Chapter 9.6 |  |
| NES – Managing Contaminants in Soil to Protect Human Health | | | | | | |
|  | |  | |  | Applies if site has been used for a HAIL activity, and proposed activity involves disturbance of soil, change of land use, subdivision, removal of fuel storage tank, or soil sampling.  Preliminary Site Investigation may be required. |  |

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| RMA ACTIVITY & APPLICATION TYPE ASSESSMENT: | | | | | |
| Y | N | N/A | RMA provision | Comments |
|  |  |  | Is this a ‘boundary activity’, as defined in [s87AAB](http://www.legislation.govt.nz/act/public/1991/0069/latest/DLM7471355.html)?   * The only DP rules infringed are ‘boundary rules’ * The infringed boundary is not a public boundary     Note: A boundary activity will only be permitted if all information required by s87BA is provided, including written approval from owners of adjoining allotments. |  |
|  |  |  | Is this a Fast track application as defined in [s87AAC](http://www.legislation.govt.nz/act/public/1991/0069/latest/DLM7471363.html)?   * A controlled activity (but no other activities) under the Plan. Does not include subdivision. * Electronic address for service provided * Must be non-notified and no s104 hearing | *Not applicable to PIMs* |
|  |  |  | Is the application for a ‘residential activity’ for the purpose of the notification decision, as defined in s95A?   * An activity that requires resource consent under a regional or district plan and that is * associated with the construction, alteration, or use of 1 or more dwellinghouses and is * on land that, under a district plan, is intended to be used solely or principally for residential purposes (i.e. Residential and Papakainga zones) | *Not applicable to PIMs* |

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| GENERAL COMMENTS: |  |
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