RESIDENTIAL NEW NEIGHBOURHOOD ZONE

Job No:       Planner:

Address:       Date:

|  |  |  |  |
| --- | --- | --- | --- |
| Y | N | SITE CHARACTERISTICS | Comments |
|  |  | Heritage Item/Setting on or adjacent to site |  |
|  |  | 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 |  |
|  |  | 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 | | | | |
|  |  |  | 14.12.1.1 Permitted activities  Is the activity provided for as a Permitted activity?  Refer rule for list. |  |
|  |  |  | 14.12.1.1 Activity specific standards  Does the activity comply with all relevant activity specific standards?  Refer rule for details. |  |
| Other activity classifications | | | | |
|  |  |  | **14.12.1.2 Controlled activities**  Retirement villages that meet all applicable built form standards  Comprehensive residential development that meet all applicable built form standards  Development of sites marked as controlled in App 8.10.14 Awatea ODP where specified standards met  Residential units 6+ bedrooms  **Any other activity prescribed in this rule as a controlled activity because it doesn't comply with the specified standards.** |  |
|  |  |  | **14.12.1.3 Restricted discretionary activities**  Student hostels owned or operated by an education activity with 7 to 9 bedrooms  Convenience activities - refer rule  Integrated family health centres - refer rule  Boarding house  Within the 50dBA Air Noise Contour - residential activities not provided for as permitted or controlled, education activities, pre-schools or health care facilities.  **Any other activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified standards.** |  |
|  |  |  | **14.12.1.4 Discretionary activities**  Student hostels owned or operated by an education activity with more than 10 bedrooms  **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.** |  |
|  |  |  | **14.12.1.5 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.  Residential activity and residential units in Awatea ODP Area 2 while Chch Kart Club operating in Carrs Rd  Quarrying activity |  |

| BUILT FORM STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
|  |  |  | 14.12.2.1 Building height  8m all buildings except as below  11m Comprehensive residential development that meets Rule 14.12.3.17 (except where maximum as below)  11m Retirement villages (except where maximum as below)  Prestons ODP – Density A 11m, Density B 10m  Wigram ODP – Density A 13m, Density B 9m  Yaldhurst ODP – on approved subdivision consent granted before 15/7/16 11m |  |
|  |  |  | 14.12.2.2 Site coverage  40% - sites net site area 300m2 + except as below  45% - sites net site area < 300m2, except as below  45% - Comprehensive residential development on any site that does not meet 14.12.3.17 (development site area)  50% - Comprehensive residential development on any site that meets 14.12.3.17 (development site area)  50% - Retirement villages (entire development net site area)  80% - Prestons and Wigram ODP Density A areas  60% - Prestons and Wigram ODP Density B areas  60% - Yaldhurst ODP Density A&B areas as shown on approved subdivision consent granted before 15/7/2016  45% - Yaldhurst ODP medium density areas as shown on approved subdivision consent granted before 15/7/2016.  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. |  |
|  |  |  | 14.12.2.3 Outdoor living space  2 or more bedroom units:   * 30m2/unit, 16m2 private * 4m min dimension at ground floor private/communal * At least one private space accessible from a living area of the unit * Mix of private, communal, ground level or balcony   1 bedroom units or studios on ground floor:   * 16m2 private space/unit * 4m min dimension ground floor private/communal   1 bedroom units or studios entirely on upper floor:   * 16m2 private space/unit * 6m2 min balcony area, 1.5m min dimension * 4m min dimension ground floor private/communal * Mix of private, communal, ground level or balcony   Outdoor living space must not be occupied by access or parking.  NB: Does not apply to retirement village or comprehensive residential development |  |
|  |  |  | 14.12.2.4 Daylight recession plane  Refer Appendix 14.6.2 for relevant angles. Note the different measurement for overlay areas and for Yaldhurst ODP area – refer rule for details.  Permitted intrusions:   * Gutters/eaves up to 0.2m * Solar panels up to 2m length per boundary * Single gable end - refer 14.16.2 * Chimneys, poles, masts, lift shaft, stair well, roof water tank - refer 14.16.2 * In FMA the exemptions in Rule 5.4.1.3 apply (for activities P1-P4 in Table 5.4.1.1.b) | *Boundary rule if not adjoining public land* |
|  |  |  | 14.12.2.5 Setback from internal boundaries and railway lines  1.8m from neighbouring habitable space ground floor window for a min length of 2m either side of the window, where that window is within 1.8m of common internal boundary (does not apply in Density A and B sites on Yaldhurst ODP shown on subdivision consent granted before 15/7/2016)  4m from rail corridor boundary for all buildings, balconies, decks on sites adjacent to or abutting railway lines  1m from boundary adjoining an access  1m for all other buildings  No setback for:   * Accessory building - up to 10.1m total length of parts of the building within 1m of boundary * Buildings that share a common wall along an internal boundary   Additional setbacks required as per Prestons ODP  Setbacks do not apply to the sites shown on Yaldhurst ODP where subdivision consent granted before 15/7/2016 unless existing residential unit demolished and rebuilt.  Retirement village/comprehensive residential development – rule only applies to internal boundaries on perimeter of entire development. | *Internal boundary setback is a boundary rule if not adjoining public land* |
|  |  |  | 14.12.2.6 Setback and distance to living area windows and balconies  3m - Living area windows ground level  4m - Living area windows and balconies above ground floor level  Retirement village/comprehensive residential development – rule only applies to internal boundaries on perimeter of entire development. | *Boundary rule if not adjoining public land* |
|  |  |  | 14.12.2.7 Landscaping  Full length road frontage excluding vehicle/pedestrian access 2m depth landscaping  Additional landscaping in   * Prestons ODP as per narrative section 1 * Highfield ODP as per narrative section 8   Excludes comprehensive residential development |  |
|  |  |  | 14.12.2.8 Fencing in road boundary setback  1.2m max height in building setback  Prestons ODP area 1.2m max height or 2m where fence at least 50% transparent  Additional fencing requirements in Prestons ODP – refer narrative section 1  Exterior wall of building/accessory building not a fence/screening structure  Doesn't apply to internal boundaries between residential, commercial or industrial zones, or to comprehensive residential development |  |
|  |  |  | 14.11.2.9 Parking areas  Parking areas separated from adjoining roads by planting, fences or combination of both. Standards in 14.2.2.7 (Fencing) and 14.2.2.8 (Fencing in road boundary setback) apply.  Does not apply to retirement village or comprehensive residential development |  |
|  |  |  | 14.12.2.10 Garages  Max 6.5m wide and </=50% of ground floor elevation from any one road boundary  5.5m from shared access/road boundary where door faces this  Does not apply to:   * sites shown on RMA92029514 approved plans Yaldhurst ODP (HPRM ref: 15/689666) * retirement village or comprehensive residential development | *Setback from shared access is not a boundary rule* |
|  |  |  | 14.12.2.11 Road boundary building setback  4m except for the following  3m – Prestons and Yaldhurst ODP areas  2m – Wigram OPD – Density A only  Does not apply to comprehensive residential development |  |
|  |  |  | 14.12.2.12 Ground floor habitable space and overlooking of street  Ground floor habitable space with 2m2 window facing road boundary  Does not apply to retirement village or comprehensive residential development |  |
|  |  |  | 14.12.2.13 Service, storage and waste management spaces  Multi-unit residential complexes and social housing complexes only:  2.25m2 min dim 1.5m outdoor/indoor space at ground floor level for waste/recycling bins per residential unit  3m2 min dim 1.5m outdoor space at ground floor level for washing lines  Provided individual or within a dedicated communal space  Does not apply to retirement village or comprehensive residential development or to a residential unit constructed as at 15/7/2016. |  |
|  |  |  | 14.12.2.14 Minimum unit size  Min net floor area (includes toilets and bathrooms, but excludes parking ares, garages and balconies):   * Studio = 35m2 * 1 bedroom = 45m2 * 2 bedrooms = 60m2 * 3+ bedrooms = 90m2   Does not apply to units in a retirement village or a comprehensive residential development. |  |
|  |  |  | 14.12.2.15 Water supply for fire fighting  All residential units - via the reticulated system and in accordance with Code of Practice. |  |
|  |  |  | 14.12.2.16 Outline development plan  Any activity – in accordance with development requirements in ODP |  |
|  |  |  | 14.12.2.17 Comprehensive residential developments – development site area  6000m2 minimum area for comprehensive residential development |  |

| CHAPTER 7 - TRANSPORT RULES | | | | |
| --- | --- | --- | --- | --- |
| 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 RULES | | | | | | | |
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| 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 - 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/) rules | |  |
|  | |  | |  | 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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