

Part 2 Living Zones

Part 2 Living Zones

1.0 Zone descriptions

1.1 General zone description and purpose

Updated 29 January 2015

The Living 1, H and 2 Zones cover the suburban living environments of the city, including the living environments located on the slopes of the Port Hills. These areas provide principally for low and low-medium density permanent living accommodation. Open space and landscape plantings comprise an essential feature of the environment.

The Living 3 Zone is generally located around some district centres and in the inner city as well as in some larger greenfield sites, while the Living 4B and 4C are located in the central city with a pocket of Living 4B at North New Brighton and an area of Living 4C in central New Brighton. In these areas a diverse range of residential development, redevelopment and infill to medium, medium-high and high densities is encouraged. The built form is the predominant feature of these living environments with open space and landscape plantings having an important but secondary role. Special amenity areas have been identified within the above zones recognising their particular amenity characteristics.

The Living RS Zone is a low density rural settlement zone covering the small rural settlements of Brooklands and Spencerville. The zone provides for intensification of these settlements since they have been serviced with a sewage disposal scheme.

The Living RV Zone is a rural village zone, providing only for the continuation of two distinct, small settlements on the banks of the Waimakariri River, known as Kainga and Riverlea Estates, originally established as fishing bach settlements.

The Living 1A Zone applies to a number of new living environments on the rural/urban interface. The Living 1B Zone applies to areas of proposed low density residential development in areas with building limitations. The Living 1D Zone provides for an existing area of low density living in an area subject to stormwater disposal constraints. The Living 1E Zone applies to a small area within the rural area of the city suitable for low density residential activities.

The Living 5 Zone covers eleven major areas within the residential areas of the city, which are occupied by existing or proposed travellers' accommodation establishments. The zone allows travellers' accommodation, but generally reflects the standard applicable in the adjoining living zone.

The Central City **Mixed Use** Zone covers the three inner city blocks bounded by Madras Street, Cashel Street, Barbadoes Street and St Asaph Street, as well as properties fronting the northern side of Cashel Street. Council is seeking to revitalise the Inner City, in order to create a vibrant environment and to this end has zoned the above inner city blocks for mixed use. The zone enables a mixture of activities including a continuation of existing business activities and new activities such as medium-high density residential development and other complementary activities. For a full description of the zone and the applicable rules, refer to Part 3 Business Zones, Section 2a - Central City **Mixed Use** Zone.

The Living 1F Zone is a specialist zone applying to land immediately south of Prestons Road and bound by the Living 1 and Rural 3 Zones, which allows for the establishment and operation of an elderly person housing complex and facilities directly associated with care of the elderly.

1.2 Living 1 (Outer Suburban) Zone

Updated 16 November 2009

Zone description and purpose

The Living 1 Zone covers most suburban living environments of the city, excluding the hills, and provides principally for low density permanent living accommodation.

It is anticipated that the zone provisions will maintain open space and landscape plantings as an essential feature of the environment with dwellings at low building densities and heights. A range of types of permanent residential accommodation is expected to establish in the zone, limited only in terms of building bulk and density and environmental effects on the neighbourhood.

Local community facilities, home occupations, and recreational activities are anticipated in the zone, but are subject to standards to ensure that they are compatible with the character, scale and amenities of low density outer suburban living. It is anticipated that an adequate level of services will be provided in the zone for the health, comfort and convenience of residents. Provision is also made in Part 9, Clause 3 of the Plan for scheduled activities on specific sites which serve a strategic function.

The future development of land for living purposes in the Belfast area is limited by the capacity of the Belfast sewage treatment plant and the lack of a connection to the Bromley Sewage Treatment Plant. The availability of sufficient capacity or an alternative outfall to serve the Styx Mill block, (refer Part 2, Appendix 3f) and possibly the Living 1A zone north of Farquhars Road (were it to rely on the Belfast Plant) is uncertain, and will have to be negotiated between the Council and affected developers. In addition, sewers in the Redwood/Casebrook area also have constraints, caused by water infiltration and overloading during heavy rainfall events.

The urban development of the land to the west of Philpotts Road and south of Winters Road is deferred until a sewer outfall is available for the area.

The zone includes areas in, and between, the Cashmere and Worsleys Valleys. The urban development of this area has only been permitted on the basis of the environmental compensation that has been offered and is deferred until that compensation has been provided and flood mitigation and other works are completed or committed to.

The urban development of land between Cashmere Stream and Worsleys Road is subject to specific flood mitigation requirements prior to subdivision and esplanade reserve provisions.

Environmental results anticipated

- (a) An environment within which buildings are surrounded by, and balanced with, generous areas of open space with ample opportunities for tree and garden plantings. Future development to be at a scale and intensity appropriate to this predominant character.
- (b) Buildings at low densities of building coverage and low heights (generally 1-2 storeys), in keeping with the outer suburban living environment of the zone, but with variety in building design and style.
- (c) Maintenance and enhancement of an open street scene which reflects the garden city image.
- (d) Maintenance and enhancement of special amenity areas with future development appropriate to the predominant character of the special amenity area.
- (e) A living environment that is pleasant with a high level of on-site amenity in terms of good access to sunlight and daylight, outlook not dominated by bulky buildings, levels of privacy consistent with outer suburban living and ample outdoor living space, whilst still providing the opportunity for individual and community expression.
- (f) Maintenance of the residential coherence of an area, except where non-residential activities serve a local need for community or recreational facilities and including scheduled activities in Part 9 of the Plan.
- (g) Non-residential activities limited to those which are of a scale compatible with the low density outer suburban living environment with activities of a greater scale locating in selected areas adjoining district centres.
- (h) The exclusion or mitigation of activities which cause adverse environmental effects, such as excessive noise, glare, odour, visual detracting, traffic and on-street parking congestion, traffic safety and other hazards.
- (i) The avoidance of undue noise intrusion into the Westlake area from the Carrs Road Raceway, or any major restrictions on the reasonable operation of the speedway.

1.2.1 Living 1A (Outer Suburban Boundary) Zone

Updated 16 November 2009

Zone description and purpose

This zoning applies to a number of areas of existing or proposed new residential developments on the interface between the urban and rural areas. The land involved is located in the following places:

- South of Styx Mill Road and east of Cavendish Road (Regents Park);
- Between Claridges Road and Sawyers Arms Road, and east of Tulett Park;
- Adjacent to the Styx River west of Crofton Road;
- Between Cavendish and Highsted Roads;
- Between Harewood Road and Wairakei Road, and east of Nunweek Park;
- Between Westlake and Wigram Road.
- Part of the area south of the Burwood-Northcote Expressway, between Philpotts and Burwood Roads.
- North of Farquhars Road, Redwood.
- South-east of Wigram Road between Dunbars Road and the Wigram East Retention Basin and North-west of Halswell Road between Dunbars Road and Templetons Road (the North Halswell area);
- In the area south-west of Halswell Junction Road and Sabys Road.
- In Cashmere Valley adjacent to Shalamar Drive. The urban development of this area has only been permitted on the basis of the environmental compensation that has been offered and is deferred until that compensation has been provided and flood mitigation and other works are completed or committed to.

These zones differ from the Living 1 Zone because of their location on the urban edge, where a range of constraints may apply, including airport noise, soil qualities, a need to ensure co-ordinated development of separately owned land, a need for buffer zones or identification of required open space or roading linkages. The graduated transition from urban to rural identity is a key aspect of the zone.

Environmental results anticipated

As for the Living 1 Zone, and

- (a) A graduated lowering of residential densities to the rural zone boundary and/or the provision of public open space on that boundary, in order to improve the quality of the rural-urban interface.
- (b) The avoidance of aircraft noise intrusion into residential areas, and the avoidance of pressures to curtail airport operations.
- (c) The provision of high quality living environments, with a mixture of densities, lower residential densities on the rural interface, enhancement of any natural or artificial waterways and provision of public open space.
- (d) The co-ordinated provision and staging of services (particularly sewerage, water and roading) in the Mairehau area south of the expressway, in conjunction with that of the Living 1B Zone in that location.
- (e) A substantial provision of public open space in association with development in Nunweek, Tulett and Masham areas.

1.2.2 Living 1B (Rural - Living) Zone

Updated 31 July 2008

Zone description and purpose

This zoning applies to areas of proposed low density residential development on the northern edge of the city in Grassmere Street, an area on the northern side of Heathcote village, a portion of land formerly zoned industrial north of McFaddens Road, and in part of the area south of the Northcote - Burwood expressway. The latter is also partly subject to Living 1A zoning. These areas have some building limitations because of the presence of peat, and low lying land adjacent to the northern edge of Heathcote. The zone is intended to also form a transition zone between the Living 1 Zone and rural areas.

Environmental results anticipated

- (a) Low density lifestyle development with a strong dominance of open space and scope for planting.
- (b) Avoidance of development which may be subject to inundation or subsidence.
- (c) Standards of amenity not less than those in the Living 1 and 1A Zones.
- (d) A substantial provision of public open space in association with development in the Mairehau area.

1.2.3 Living 1D (Outer Suburban - Sparks Road) Zone

Updated 14 November 2005

Zone description and purpose

This block of land is located on the corner of Sparks Road and Hendersons Road on the south-western edge of the urban area. It is an area subject to stormwater disposal constraints and has long been zoned for limited residential lifestyle use. The zone recognises the current character and constraints of the land in this zone, and does not provide for any further subdivision or residential units.

Environmental results anticipated

As for the Living 1 Zone, and

- (a) Low density development maintained at current levels in reflection of stormwater disposal problems in the zone.
- (b) Maintenance and enhancement of an open street scene which reflects the garden city image.
- (c) A low density living environment that is pleasant with a high level of on-site amenity in terms of good access to sunlight and daylight, outlook not dominated by bulky buildings, levels of privacy consistent with suburban living and ample outdoor living space, whilst still providing the opportunity for individual and community expression.
- (d) Maintenance of the residential coherence of an area.
- (e) Non-residential activities limited to those which are of a scale compatible with the low density suburban living environment of the zone.
- (f) The exclusion or mitigation of activities which cause adverse environmental effects, such as excessive noise, glare, odour, visual detracting, traffic and on-street parking congestion, traffic safety and other hazards.

1.2.4 Living 1E (Rural Hamlet - Gardiners Road) Zone

Zone description and purpose

The Living 1E Zone is a small living zone located at the northern end of Gardiners Road and adjacent to the southern side of Johns Road. This is one of the few areas suitable for low density residential activities within the city's boundaries, and within its rural area. The zone is based around a core of dwellings that have existed in the area for some years, and allows scope for limited further residential development at low densities as a "rural hamlet". New dwellings are required to be connected to a reticulated sewerage system. Johns Road is a part of State Highway 1 and access is controlled in terms of the Government Roading Powers Act 1989. West of the 50 dBA Ldn noise contour there are stronger controls over the subdivision of land. The soils in the zone are relatively poor and of limited potential for agricultural use.

Environmental results anticipated

- (a) As for the Living 1 Zone, and limited additional residential development of low densities adjacent to the existing settlement.
- (b) Maintenance of a low density living environment with a rural character.
- (c) Development of additional residential units in a manner which will retain a semi-rural character, which avoids any significant additional dwellings having access to Johns Road, and which takes account of noise intrusion from the operations at Christchurch International Airport.
- (d) Protection of groundwater quality through the provision of a reticulated sewerage system.
- (e) Mitigation of potential flood hazard through measures to limit inundation of future dwellings.

1.2.5 Living 1F (Retirement Village - Prestons Road) Zone

Updated 1 November 2011

Zone description and purpose

The Living 1F Zone occupies approximately 7ha of land located immediately south of Prestons Road. The zone shares its boundaries with Prestons Road and the Living 1 and Living G (Prestons) Zones.

The purpose of the zone is to enable development of an elderly persons housing complex, providing residential accommodation and associated services and facilities for elderly persons. The zone recognises the anticipated increases in the City's population, and the need to cater for the specialist land use requirements of the ageing population.

Development within the zone will be in accordance with the Development Plan and a Concept Plan for the area. In providing accommodation and care facilities for the elderly, the standards of the Living 1F Zone are intended to exclude activities of a scale where the levels of effects generated would adversely impact on the amenities of the immediately adjoining Living 1 and Living G (Prestons) Zones.

Environmental results anticipated

- (a) Establishment of an elderly persons housing complex and associated care services and facilities that provides a pleasant living environment for elderly persons.
- (b) A co-ordinated and consistent design theme which acknowledges the character of the surrounding area.
- (c) A living environment with a high level of on-site amenity, where buildings are surrounded by, and balanced with, generous areas of open space and ample opportunities for amenity and buffer plantings.
- (d) Considerate building design, scale, location and landscaping in relation to the Living G (Prestons) Zone boundary in order to improve the quality of the interface and achieve a consolidated urban form.
- (e) Adequate disposal of stormwater through implementation, retention and enhancement of natural drainage systems.
- (f) Non-residential activities limited to those which are directly associated with elderly persons housing and care, and of a scale compatible with activities on site.
- (g) Management of environmental effects (eg noise, odour, visual detractor, traffic safety, on-street parking congestion) in a manner compatible with the surrounding environment.

1.3 Living H (Hills) Zone

Updated 16 November 2009

Zone description and purpose

The Living Hills Zone covers all the living environments of the city which are located on the slopes of the Port Hills, extending from Westmorland in the west to Scarborough in the east. It provides principally for low density permanent residential accommodation.

It is anticipated that the zone provisions will maintain open space and landscape plantings as an essential feature of the environment with dwellings at low building densities. A range of types and styles of permanent residential accommodation is expected to establish in the zone, limited only in terms of building density and environmental effects on the neighbourhood.

Local community facilities, home occupations and recreation activities are permitted in the zone, but subject to site development and community related standards to ensure that they are compatible with the character, scale and amenities of low density, hill slope suburban living. It is anticipated that an adequate level of services will be provided in this zone for the health, comfort and convenience of residents. Provision is also made in Part 9, Clause 3 of the Plan for scheduled activities on specific sites which serve a strategic function.

The zone includes areas in, and between, the Cashmere and Worsleys Valleys. The urban development of this area has only been permitted on the basis of the environmental compensation that has been offered and is deferred until that compensation has been provided and flood mitigation and other works are completed or committed to.

Environmental results anticipated

- (a) An environment on the hills within which buildings are surrounded by, and balanced with, areas of open space with ample opportunities for tree and garden plantings. Future development to be at a scale and intensity appropriate to this predominant character.
- (b) Residential buildings at low densities of building coverage and low heights (generally 1-2 storeys), with only limited scope for infill and redevelopment, in keeping with the location of the zone on the visually prominent hill slopes fringing the outer edge of the city, but without limiting opportunities for variety in building design and style.
- (c) Maintenance of opportunities for views consistent with enabling reasonable levels of development of low density, low height buildings, but with some flexibility for slightly higher buildings to be erected in areas containing existing higher buildings and consequently reduced opportunities for views in such circumstances.
- (d) Maintenance and enhancement of an open street scene which reflects the garden city image.
- (e) Maintenance and enhancement of special amenity areas with any future development appropriate to the predominant character of the special amenity area.
- (f) A low density, hill slope living environment that is pleasant with a high level of on-site amenity in terms of good access to sunlight and daylight, outlook not dominated by bulky buildings, levels of privacy consistent with suburban living and ample outdoor living space, whilst still providing the opportunity for individual and community expression.
- (g) Maintenance of the residential coherence of an area, except where non-residential activities serve a local need for community or recreational facilities and including scheduled activities in Part 9 of the Plan.

- (h) Non-residential activities limited to those which are of a scale compatible with the low density, hill slope suburban living environment of the zone.
- (i) The exclusion or mitigation of activities which cause adverse environmental effects, such as excessive noise, glare, odour, visual detracting, traffic and on-street parking congestion, traffic safety and other hazards.

1.3.1 Living HA (Hills - Boundary) Zone

Updated 16 November 2009

Zone description and purpose

This zone covers a number of areas for residential development along the Port Hills. They include areas where there is an existing residential settlement that has a predominantly low density or semi-rural character. It recognises an existing area of housing of low building density, in the Kennedys Bush Road area; a similar area in Corgwyn Avenue/Cashmere Road; and an area providing for the extension of development east of the current development in Kennedys Bush Road onto the lower spurs of the Port Hills and extending north to Cashmere Road. The portion fronting onto Cashmere Road has been deferred until 2004 or until a sewer outfall is available, whichever is the later. The portion further away from Cashmere Road is deferred until 2008, and requires a legal instrument to be placed on the remaining area of the property to prevent any further dwellings beyond the land zoned for residential development. On the western side of Cashmere extending down to Shalamar Drive is a further area that is intended to provide for low density residential development.

Also forming part of the zone are two areas on the eastern side of the Heathcote Valley along the lower slopes of the Port Hills, one of which extends partly into a small valley (Morgans Valley) including a low density subzone where the density is even lower. The most southern (uphill) portion of the zone boundary in Morgans Valley follows the 110-metre contour line. Part of this zone has been deferred to enable a number of key issues to be addressed, including access, lot sizes, visual amenity, land stability and existing activities. It is anticipated that a Variation or Plan Change addressing these issues and incorporating, if necessary, a development plan, should be notified by 8 May 2002. The notation for this deferred zone is Living HA, however it is possible as a result of investigations, that a variant of this zone may occur.

The Heathcote Valley has existing flooding problems. The new residential areas provided for in this Plan will need to be developed in a way that avoids increasing those problems.

The zone includes areas in, and between, the Cashmere and Worsley Valleys. The urban development of this area has only been permitted on the basis of the environmental compensation that has been offered and is deferred until that compensation has been provided and flood mitigation and other works are completed or committed to.

The Living HA Deferred zoning on Moncks Spur is conditional on the vesting of land as reserve in the Council, landscape planting, a new through road, and finalising stormwater and flood protection works.

Environmental results anticipated

As for the Living H Zone, and

- (a) Lower density residential development with scope for planting and avoidance of visually obtrusive housing development at higher densities.
- (b) Secured protection of land having high landscape, ecological and recreational value higher on the Port Hills in exchange for the development of lower slopes of the Port Hills in the zone.

1.3.2 Living HB (Hills - Very Low Density) Zone

Updated 14 November 2005

Zone description and purpose

This zone applies to areas of very low density proposed residential development on the Port Hills, in the vicinity of Hoon Hay Valley, Hyndhope Road, Kennedys Bush Road above Landsdowne Valley, Worsleys Road and on the higher slopes of Cashmere and Mt Pleasant/Moncks Spur. The zone in the Kennedys Bush Road/Landsdowne Valley area is intended to protect the amenity values of the rural area to the south. The zone in the Hyndhope Road area is intended to maintain local amenity values and avoid wider landscape effects. The zone on Cashmere has been established to minimise the visual effects and avoid unsuitable residential sites. The zone on Mt Pleasant/Moncks Spur is intended to minimise the visual effects of urban development for the City and local amenities, and to enable the continuation of rural activities.

The Living HB Zone at the top of Worsleys Road had as its basis the secured protection of land higher up on the Port Hills for its important natural, ecological and landscape values. It extends further down the hill in order to provide a more appropriate transition between the Living H Zone below and the Rural H Zone above. Further down Worsleys Road it is intended to protect the amenity values of the rural areas and limit the impact of development when viewed from parts of the City to the north and east.

Environmental results anticipated

As for the Living H Zone, and

- (a) Very low density residential development which forms a transition between urban and rural with scope for planting and avoidance of visually obtrusive housing development at higher densities.
- (b) Secured protection of land having high landscape, ecological and recreational value higher on the Port Hills in exchange for the development of lower slopes.

1.4 Living RS (Rural Settlement) Zone

Updated 14 November 2005

Zone description and purpose

Brooklands and Spencerville are small settlements surrounded by a rural environment. They are both sited on low lying land between the Styx River and Brooklands Lagoon, subject to periodic flooding and drainage problems.

The zone provides for further development of vacant land within its boundaries since the settlements have been serviced with a sewage disposal scheme.

Improvements to stormwater drainage are necessary, particularly given the potential anticipated increase in residential development of existing vacant sites within the zone. Roof stormwater is piped to a soakage chamber at the road boundary. Subsoil drains on the roadside under a shallow grassed swale collect the seepage from the soakage chamber. This is considered more appropriate than the conventional kerb and channel system because it is more in keeping with the general character of the settlements in their rural setting and allows development in keeping with existing road levels. Standards for the zone are therefore designed to be compatible with these features.

Brooklands Lagoon, adjoining to the east, is recognised for its outstanding natural features, as an important saltmarsh, wetland and wildlife habitat. Seafield Park, zoned Conservation 1A, acts as a buffer between the Living RS Zone and the Lagoon.

Environmental results anticipated

- (a) An environment in which both settlements are surrounded by large areas of open space combined with ample opportunities for tree and garden plantings around buildings on individual sites.
- (b) Residential buildings at low density of building coverage and low heights (generally 1-2 storeys), in keeping with the environment of the rural settlements, but with variety in building design and style. This character is complemented by subsoil drains under a grassed swale and is in keeping with existing road levels. Future residential development at a scale and intensity that can be sustained given the character and infrastructure of the area.
- (c) Maximising protection of sites and buildings from flooding through raised floor levels, and ample on-site permeable ground surface for groundwater soakage.
- (d) Maintenance and enhancement of an open street scene which reflects the spacious character of the settlements.

- (e) Maintenance of rural settlements in a rural environment that are pleasant with a high level of on-site amenity in terms of good access to sunlight and daylight, outlook not dominated by bulky buildings, levels of privacy consistent with living in a rural settlement and ample outdoor living space, whilst still providing the opportunity for individual and community expression.
- (f) Maintenance of the residential coherence of the area, except where non-residential activities serve a local need for community or recreational facilities and including scheduled activities in Part 9 of the Plan.
- (g) Non residential activities limited to those which are of a scale compatible with low density rural settlements in a rural environment.
- (h) An open street scene with setback of buildings from street boundaries providing scope for landscaping.
- (i) The exclusion or mitigation of activities which cause adverse environmental effects, such as excessive noise, glare, odour, visual detracting, traffic and on-street parking congestion, traffic safety and other hazards.

1.5 Living RV (Rural Village) Zone

Updated 14 November 2005

Zone description and purpose

The purpose of the Living RV Zone is to provide only for the continuation of two distinct, small settlements on the banks of the Waimakariri River, known as Kainga and Riverlea Estates originally established as fishing baches.

Although the settlements are serviced, a further increase in the number of dwellings is not provided for, except for the replacement of existing dwellings, from Western Stewarts Gully, zoned Rural 1, located between both Kainga and Riverlea Estates. This is in order to retain the "rural village" atmosphere of the area and to recognise it is an area of unplanned residential settlement beyond the outskirts of urban Christchurch. Further expansion would be inconsistent with the objectives and policies for city growth.

It is anticipated that the zone provisions will maintain a dominance of open space at low building densities and heights, to retain the rural setting of the area, to offer a lifestyle different to suburban areas of the city, with minimal adverse environmental effects on residents and the surrounding land and water.

It is expected that a limited range of residential accommodation will establish in the zone subject to standards to ensure that they are compatible with the character, scale and amenities of low density living in a rural environment. Any new residential development will, however, only be able to establish in return for the removal of existing residential units at Western Stewarts Gully on a one for one basis and when it is connected to the reticulated sewage disposal system.

Kainga is subdivided into individual lots whilst Riverlea Estates is an incorporated society with 94 "lots" contained within one large certificate of title, defined on an informal plan known as File S.9984 prepared by Davie, Lovell-Smith and Partners for the Society. This plan has been defined from site survey and aerial photographs dated November 1988. Servicing of the Riverlea Estates would now allow subdivision into individual lots if desired.

Environmental results anticipated

- (a) Maintenance of a predominantly small building scale in a "village" context, within a rural setting dominated by open space rather than buildings with ample opportunities for tree and garden plantings around buildings and providing a lifestyle different to suburban Christchurch.
- (b) Residential buildings at a low density, site coverage and low height (generally 1-2 storeys) in keeping with the "rural village" environment, but with variety in building design and style. Further housing development only when an existing dwelling is removed from Western Stewarts Gully, zoned Rural 1.
- (c) Maximising protection of future sites and buildings from flooding through control on subdivision.
- (d) Maintenance of a "rural-village" environment that is pleasant with a high level of on-site amenity in terms of good access to sunlight and daylight, outlook not dominated by bulky buildings, levels of privacy and outdoor living space consistent with the "rural village" character, whilst still providing the opportunity for individual and community expression
- (e) New dwellings or relocated dwellings only where connected to the sewer.
- (f) Maintenance of the residential coherence of the area, except where non residential activities serve a local community and recreational need.
- (g) Non residential activities limited to those which are of a scale compatible with the existing low density "rural" environment of the zone.
- (h) The exclusion or mitigation of activities which cause adverse environmental effects, such as excessive noise, glare, odour, visual detracting, traffic and on-street parking congestion, traffic safety and other hazards.

1.6 Living 2 (Inner Suburban) Zone

Updated 14 November 2005

Zone description and purpose

The Living 2 Zone generally covers the inner suburban living environments of the city, located between the Living 1 and the Living 3 Zones and includes parts of Merivale, St Albans, Richmond, Linwood, Waltham and Spreydon. Living 2 Zones are, however, also found adjoining the district centres at Barrington, Papanui, Sumner, New Brighton, Hornby, Church Corner and Woolston and surrounding the University of Canterbury. It provides principally for low-medium density permanent residential accommodation.

It is anticipated that the zone provisions will maintain open space and landscape plantings as an important feature of the environment with dwellings at low-medium building densities. In most areas there will be potential for infill and redevelopment at higher densities than the Living 1 Zone. There is already a range of types of permanent residential accommodation in the zone and this is expected to continue, limited only in terms of building density and environmental effects on the neighbourhood.

Local community facilities, home occupations, and recreational activities are anticipated in the zone, but subject to site development and community-related standards to ensure that they are compatible with the character, scale and amenities of low-medium density suburban living. It is anticipated that an adequate level of services will be provided in the zone for the health, comfort and convenience of residents. Provision is also made in Part 9 of the Plan for scheduled activities on specific sites which serve a strategic function.

Environmental results anticipated

- (a) An environment with buildings at low-medium densities but still with ample areas of open space and landscape plantings. Scope for future infill and redevelopment at a scale and intensity which does not affect this predominant character, but which is above the Living 1 Zone densities.
- (b) A diverse range of residential buildings at low-medium densities of building coverage and low heights (generally 1-2 storeys) in keeping with the location of the zone between the low density outer suburban areas and the medium density inner city living environments.
- (c) Maintenance and enhancement of an open street scene which reflects the garden city image.
- (d) Maintenance and enhancement of special amenity areas within the zone with future development appropriate to the predominant character of the special amenity area.
- (e) A living environment that is pleasant with a high level of on-site amenity in terms of good access to sunlight and daylight, outlook not dominated by bulky buildings, levels of privacy consistent with low-medium density suburban living and access to outdoor living space, whilst still providing the opportunity for individual and community expression.
- (f) Maintenance of the residential coherence of an area, except where non-residential activities serve a local need for community or recreational facilities including scheduled activities in Part 9 of the Plan.
- (g) Non-residential activities limited to those which are of a scale and character compatible with the low-medium density suburban living environment of the zone with activities of a greater scale locating in selected areas adjoining district centres.
- (h) The exclusion or mitigation of activities which cause adverse environmental effects, such as excessive noise, glare, odour, visual detracting, traffic and on-street parking congestion, traffic safety and other hazards.

1.7 Living 3 (Medium Density) Zone

Updated 16 September 2009

Zone description and purpose

The Living 3 Zone is located in the inner city areas of Merivale, St Albans, Linwood, Richmond, Sydenham, Spreydon, Waltham, Addington and west of Hagley Park. In addition Living 3 Zones are found around the district centres at Papanui, Woolston, Sumner, Riccarton, New Brighton and along Marine Parade at North New Brighton. It provides principally for medium-density residential accommodation.

A third component of the Living 3 Zone is planned provision for a proportion of medium density housing within large greenfield housing developments such as North Halswell, Styx Mill at Belfast (in conjunction with a village centre and lake), and Wigram (in conjunction with existing established non-residential activities). This provides an opportunity for more varied housing types to satisfy a wider range of needs than traditional suburban housing. For that part of the Living 3 Zone at Styx Mill, Belfast there are servicing constraints, refer to the zone description for the Living 1 Zone.

A development plan covers the Living 3 Zone bounded by Deans Avenue, Blenheim Road, Lester Lane and the railway line. The development plan contains alignments of proposed and existing roading and areas of public open space and is incorporated in Appendix 5, Part 3. It is intended to achieve co-ordinated access provision, indicate important locations for open space, waterway enhancement, and natural feature protection. It also seeks to identify the presence of any particular constraints on development in the zone.

It is anticipated that the zone provisions will encourage diverse residential development, redevelopment and infill to medium densities and moderate heights, compatible with the character of existing development in the area while maintaining a reasonable degree of open space. The exception is on the former "saleyards site" fronting Deans Avenue where greater height and densities have been allowed to reflect the site's location adjoining Hagley Park and commercial areas. Similarly, some additional height is provided for in areas of central New Brighton to reflect the area's location adjoining the district centre and coastline. Given the building densities anticipated the retention of a high level of residential amenity, through landscape planting, scale and privacy requirements, will be an essential feature of this environment.

A range of other activities which are of benefit to the local inhabitants are anticipated in the zone. These include local business, recreational and community activities and home occupations. However, these activities will be subject to site development and community related standards to ensure that their environmental effects are minimal. Special provision is also made for travellers' accommodation because of the locational advantages of this zone. Provision is also made in Part 9 of the Plan for scheduled activities on specific sites which serve a strategic function.

Environmental results anticipated

- (a) An environment with residential buildings at medium densities balanced with areas of open space and landscape planting. Scope for future infill and redevelopment of sites at a scale and intensity which can be sustained given the predominant character and infrastructure, but which is greater than the Living 2 Zone densities.
- (b) A diverse range of residential buildings to moderate densities and heights (1-4 storeys) compatible with the character of existing development in the area and in keeping with the location of the zone between low density suburban areas and higher density central city living environments and adjacent to district centres. On the former 'saleyards site', residential development to a greater density and height.
- (c) The maintenance and enhancement of an open street scene which reflects the garden city image.
- (d) Maintenance and enhancement of special amenity areas within the zone with future development appropriate to the predominant character of the special amenity areas.
- (e) Maintenance of a high level of residential amenity in terms of landscaping, access to sunlight and daylight, outdoor living space, and levels of on-site privacy, consistent with medium density inner city living and in close proximity to district centres.
- (f) The ability to find individual and community expression through controls that encourage, rather than restrain, variety in building design and style.
- (g) Maintenance of the residential coherence of the area by limiting non residential activities to those which are generally small scale and serve a local need for business, community or recreational facilities, including those scheduled in Part 9 of the Plan.
- (h) Activities of a scale greater than generally expected in medium density residential areas gravitating towards selected sites adjacent to district centres.
- (i) Travellers' accommodation located on sites capable of absorbing the adverse environmental effects of increased traffic generation.
- (j) A pleasant residential environment in which activities causing adverse environmental effects such as excessive noise, glare, odour, traffic and on-street parking congestion, radiation, offensive or unsanitary industrial processes and unsightly or dangerous goods/waste storage are excluded or mitigated.
- (k) On specified large new greenfield sites on the periphery of the City, the establishment of a proportion of medium density housing which provides a physical focus for comprehensively designed communities and greater housing choice.

1.8 Living 4B (Carlton Mill Road and North Beach - High Rise) Zone

Updated 29 January 2015

Zone description and purpose

The Living 4B Zone covers only a small area adjacent to Hagley Park along Carlton Mill Road and in a small area at North Beach.

The zone anticipates high densities of residential development to heights not greater than about 10 storeys for the Carlton Mill Road. The North Beach Living 4B Zone has a lower height limit and a greater setback to ensure that development does not overly dominate the surrounding Living 1 Zone. The density/height equation acknowledges both the strategic location of the Living 4B Zone adjacent to large areas of open space and the appropriateness of providing for this type of living environment in these areas. Environmental standards have been set at a level which will avoid, remedy or mitigate the adverse effects caused by high density, high rise development, particularly loss of spaciousness, privacy and sunlight for surrounding neighbours and ensure a compatible level of residential activity is achieved.

Environmental results anticipated

- (a) A range of residential buildings to high densities and heights (generally 1-10 storeys except in the North Beach Living 4B Zone) in locations capable both of contributing to the overall city form, and absorbing the adverse effects of loss of spaciousness.
- (b) An environment dominated by high density and high rise dwellings framed by open space and planting where possible.
- (c) An open street scene which does not detract from the garden city image despite the building intensity expected.
- (d) A high level of residential amenity in terms of landscaping, access to sunlight, outdoor living space, and levels of on-site privacy consistent with high density/high rise living.
- (e) The ability to find individual and community expression through controls that encourage, rather than restrain, variety in residential building design and style.
- (f) Preservation of as much remaining land and space as practicable within the Carlton Mill Road Living 4B Zone for residential activities given its location near the heart of the city and the pressure for other activities to locate there.
- (g) A consolidated residential coherence achieved by generally limiting non residential activities to those which are small scale and provide permanent accommodation on the site.
- (h) For the Carlton Mill Road Living 4B Zone protection of existing significant investment and development which contribute to the functioning of the city and which for historical, spatial or strategic reasons require a central city location, (refer to Part 9).
- (i) A pleasant residential environment in which activities causing adverse environmental effects such as excessive noise, glare, odour, traffic and on-street parking congestion, radiation, offensive or unsanitary industrial processes, and unsightly or dangerous goods/waste storage are excluded or mitigated.
- (j) Maintenance and enhancement of special amenity areas within the zone with future development appropriate to the predominant character of the special amenity areas.
- (k) A landmark building on the corner of Hagley Avenue and Moorhouse Avenue.

1.9 Living 4C (Central New Brighton - Character) Zone

Zone description and purpose

The Living 4C covers two areas in central New Brighton.

The area of Living 4C in central New Brighton has been identified to provide for an increase in residential density adjacent to a district centre while maintaining the seaside character of that area.

Environmental results anticipated

- (a) A diverse range of residential buildings appropriate to the character of the area and appropriate to medium-high densities.
- (b) An environment in which open space, vegetation and natural features soften the dominance of buildings. Scope for future infill and redevelopment of sites at a scale and intensity that is sustainable given the infrastructure of the area and in keeping with the character of the immediate environment.
- (c) An open street scene to an extent appropriate to each residential environment and which does not detract from the garden city image.
- (d) A high level of residential amenity in terms of landscaping, access to sunlight, outdoor living space, and levels of on-site privacy, consistent with medium-high density living.
- (e) A distinct community expression for each locality through controls that encourage consistency in external appearance and the introduction of specific controls on external appearance in the central New Brighton area.
- (f) Preservation of as much land and space within the zone for residential activities as practicable given its location in the heart of the city, and the pressure for other activities to locate there.
- (g) A coherent residential environment in which non - residential activities are limited to those which are small scale, have little or no adverse effects on the environment and provide permanent residential accommodation on the site.
- (h) A pleasant residential environment in which activities causing adverse environmental effects such as excessive noise, glare, odour, traffic and on-street parking congestion, radiation, offensive or unsanitary industrial processes, and unsightly or dangerous goods/waste storage are excluded or mitigated.

1.10 Living 5 (Travellers' Accommodation) Zone

Updated 11 July 2011

Zone description and purpose

The Living 5 (Travellers' Accommodation) Zone covers eleven areas within residential areas. These areas are as follows:

- (1) Peterborough (bounded by Peterborough Street, Kilmore Street, Park Avenue and Montreal Street).
- (2) Avon (bounded by Willow Street, Oxford Terrace and Hurley Street).
- (3) Riccarton (at the eastern end of Riccarton Road between the railway and Deans Avenue) and on Riccarton Road in the vicinity of Harakeke Street.
- (4) Kilmarnock (bounded by Kilmarnock Street, Deans Avenue and Darvel Street).
- (5) Merivale (adjoining the southern end of Papanui Road between Merivale and Bealey Avenue.
- (6) Papanui (Papanui Road, south of Frank Street).
- (7) Memorial Avenue (north of Roydvale Avenue).
- (8) Russley (corner of Roydvale Avenue and O'Connor Place).
- (9) Shirley (Marshland Road in the vicinity of Pagoda and Joy Streets).
- (10) Raceway (corner of Lincoln Road and Twigger Street).
- (11) Upper Riccarton (No. 265 Riccarton Road).
- (12) Wigram (comprising of two separate locations at Sioux Avenue and Henry Wigram Drive, and being land generally bounded by RNZAF Bequest Land, Awatea Road and the former Wigram aerodrome and runway).

Historically, the zone had been part of a residential area occupied by housing and is now characterised by travellers' accommodation within or adjacent to a residential environment.

The zone recognises the importance of existing establishments which provide travellers' accommodation within the city and the continued provision of these facilities for tourists to Christchurch. It envisages the recognition of its status as a travellers' accommodation zone and thus the containing of these activities within the zone. Although it serves a metropolitan function, the character and integrity of the surrounding residential area must be retained, and be reflected in development within the zone.

While providing facilities associated with travellers' accommodation - long or short term, the standards of the Living 5 zone should exclude activities of a scale where the levels of effects generated would adversely impact on the amenities of immediately adjoining living zones.

Any future development or expansion is subject to development standards and limitations which require a reasonably high standard of visual amenity and landscaping which complement with the adjoining living zones. This is to prevent encroachment of undesirable effects into the surrounding living zones. However, if any change of use were to take place, a residential environment would be most appropriate.

Environmental results anticipated

- (a) Provision of accommodation for travellers and tourists of a high standard compatible with residential amenities.
- (b) A built environment typified by predominantly travellers' accommodation with frontage onto main roads or in close proximity to the city centre for ease of identification and convenience for travellers to Christchurch.
- (c) Containment of zone boundaries - especially where this would lead to a loss of inner city residential housing stock.
- (d) A minimum of undesirable environmental effects on adjoining living zone areas.
- (e) A zone environment with a medium density and scale of activities with minimal visual conflict with surrounding living zone areas.
- (f) A range of activities typical of living zones but with specialised provision for accommodation, conference facilities, restaurants and sale of liquor on site in hours of operation compatible with neighbouring Living Zones.
- (g) Moderate levels of traffic generation to the areas but with standards controlling and minimising effects arising from parking, location of access and manoeuvring.
- (h) Landscaping provision and tree planting complementing with the established adjoining living zone environments.
- (i) Noise levels at the living zone boundaries consistent with standards of amenity expected for a living environment.
- (j) Building height which recognises the intensive scale of travellers' accommodation buildings, but which is not incompatible with the scale of surrounding living environments.

1.11 Living Taylors Mistake Bach (TMB) Zone

Updated 14 November 2005

Zone description and purpose

Taylor's Mistake has a long history as a holiday area due to its relative isolation in the past, variety of natural and rural landforms of the area, and the recreation opportunities that exist. It is recognised that the baches at Taylor's Mistake are a part of the social and cultural history of Christchurch, having been there for many years, and that they are part of the character of Taylor's Mistake.

Notwithstanding the above, there are 14 baches (numbers 28, 30-33, 47-49, 51, 52 and 55-58 as shown on Appendix 1 of Part 5), which are to be removed by bach owners because they are considered to impede public access and the recreational potential of this coastal area. These baches may be relocated or rebuilt in a new bach zone that has been created on private land at the rear of the existing baches at Taylor's Mistake known as The Row. A further 4 baches may be accommodated in the bach zone for those owners in Hobsons Bay who wish to move because it may be unsafe for them to remain in their existing baches given the potential for rockfall, landslip and/or wave damage. Any owner who takes up this option will be required to remove their existing bach prior to commencing construction of a new bach in the zone. Controls for the Bach zone are designed to strictly limit the use, scale of buildings, promote design and amenity which is in keeping with the existing bach character and the coastal environment, and address access issues. The new or relocated baches shall also be serviced with a reticulated water and sewerage system and with underground electricity.

The establishment of the bach zone is deferred pending the transfer of land in Taylor's Mistake Valley to the City Council and the preparation of a concept planting plan.

Environmental results anticipated

- (a) No net increase in the number of baches. The retention of the small scale nature of the baches within a rural and coastal setting dominated by open space rather than buildings. With landscaping and tree planting complementing the surrounding setting.
- (b) Baches which are at a moderate density, are small in scale (50m²), are low in height (4.5m high) and are in keeping with the visual and landscape qualities and character of the area.
- (c) New baches or relocated baches only where they are connected to a reticulated sewer and water supply system.
- (d) The exclusion of activities which cause adverse environmental effects, such as excessive noise, glare, odour, visual distraction, traffic and on-street parking congestion, traffic safety and other hazards.

1.12 Living G (Yaldhurst) Zone

Updated 8 November 2006

Zone description

The Living G (Yaldhurst) zone offers the opportunity to plan and develop a mixed density and mixed use residential neighbourhood in an integrated and comprehensive way, allowing a flexible response to the treatment of the urban/rural interface.

The Living G (Yaldhurst) zone contains approximately 89 ha of land on the north-western edge of the City. It is generally bounded by Buchanans Road to the south, Masham Road to the east (SH1 / 73), Yaldhurst Road to the north (SH 73) and to the west by land affected by the projected 50 dBA Ldn Outer Control air-noise boundary for the Christchurch International Airport.

There are significant employment centres and other community facilities in general proximity to this zone, including those at Hornby, Sockburn, Canterbury University and the Christchurch International Airport. It is considered that this area offers the opportunity for a mixed density residential neighbourhood, capable of supporting some local retail and community facilities within the zone, with easy access to public transport facilities. It is to be planned and developed in an integrated and comprehensive manner.

Zone purpose - aims and principles

- (1) The purpose of the zone is to allow maximum flexibility and incentive for developing the zone for (primarily) residential activity within the framework of four documents in the appendices to this part of the City Plan:
 - (a) The Outline Development Plan (Appendix 3N);
 - (b) The Green Network Layer Diagram (Appendix 3O);
 - (c) The Blue Network Layer Diagram (Appendix 3P);
 - (d) The Movement Network Layer Diagram (Appendix 3Q).
- (2) Further key structuring elements that underpin the Outline Development Plan (Appendix 3N) are set out in Appendix 3N.1.
- (3) Further key principles and aims that underpin the structure of the Outline Development Plan and the layer diagrams that sit under it are set out in the appendices as the keys in the Green Network Layer Diagram (Appendix 3O), Blue Network Layer Diagram (Appendix 3P), Movement Network Layer Diagram (Appendix 3Q).

Environmental outcomes anticipated :

- An Urban form which creates a sense of place and encourages a community to develop.
- A safe, comfortable and healthy living environment.
- Integration of the roads within the new neighbourhood area with existing state highway and arterial roads and public transport routes.
- An integrated road network that supports effective and efficient public transport.
- An efficient and effective cycle and pedestrian network that connects with existing and potential facilities.
- Provision of a network of open spaces integrated with cycle and pedestrian facilities.
- Opportunities for a wide variety of residential development forms of low, medium and high residential densities.
- Medium density development including elderly persons housing located in conjunction with a core of community facilities and having ready access to public transport.
- High density buildings which relate well to each other and to adjoining public and private open space.
- A development that meets City Plan policies to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- Provisions to enable neighbourhood retail, community, or medical facilities to be located within walkable distance (400-800 metres) of any part of the zone, or be within walkable distance of a bus stop within the zone (400-500 metres).
- Provisions of neighbourhood shopping facilities.
- Provisions of community footprint and business facilities.
- A sustainable stormwater disposal system integrated with open space, reserves, pedestrian and cycle facilities.
- Provision of an urban edge defined by the projected 50dBA Ldn noise contour shown on the planning maps in this plan as at 1 June 2006 to clearly demarcate the rural/urban interface.
- The establishment of an overall development concept that provides a defined basis for integrated development of this area.
- An integrated development that recognises the presence and ongoing requirements (including access for maintenance) of the existing National Grid infrastructure and which ensures that future development avoids, remedies or mitigates adverse effects on the existing transmission lines, or adverse effects from them.
- Protection of groundwater resource from contamination.

1.13 Living G (East Belfast) Zone

Zone description

The Living G (East Belfast) zone covers approximately 64.2ha of land on the north eastern edge of the City and is generally bound by Belfast Road to the north, the Northern Arterial Designation and the Kaputohe Stream to the east, existing Business 5 zoned land and the Main North Railway Line to the west and Thompsons Road to the south.

The Living G (East Belfast) zone provides the opportunity to plan and develop a mixed use community comprehensively, comprised of a range of residential densities. The zone integrates activities, infrastructure, open space and a transport network internally and with surrounding activities and communities.

The development form is to be in accordance with an Outline Development Plan which is designed to ensure that a range of resource management outcomes are achieved. These outcomes include a range of residential density areas, achieving and overall minimum net density across the zone, permeability in terms of all transport modes, a mix of uses and an urban environment responsive to the natural environment.

The zone contains a number of heritage and cultural features. The zone contains the Kaputohe Stream which is recognised as both an important natural feature of the area and as having cultural significance to local Iwi. The zone also contains Spring Grove a Category 2 Listed Heritage Building that is recognised as being an important heritage resource for the Belfast Community.

A Community Footprint Overlay has been located over Spring Grove for the purpose of enabling some community activities to establish in the future that will be sensitive to and compatible with Spring Grove and its historic and heritage values.

A Community Footprint has also been located over the buffer area identified on the Outline Development Plan for the purpose of enabling a limited range of non-residential activities, including educational, spiritual, daycare and health facilities to establish within the buffer area.

An area of Business 1 zone is located centrally within the site to accommodate a local centre which will provide for local shopping, community and services uses.

Zone purpose - aims and principles

1. The purpose of the Living G (East Belfast) zone is to develop a zone primarily for mixed density residential activity in accordance with the framework of the four documents forming the Outline Development Plan being:
 - a) The Outline Development Plan (Appendix 3s)
 - b) The Green Network Layer Diagram (Appendix 3s/1)
 - c) The Blue Network Layer Diagram (Appendix 3s/2)
 - d) The Movement Network Layer Diagrams (Appendix 3s/3a-3d)
2. The purpose in (1) above seeks to provide for:
 - a) A minimum net residential density of 15 households per hectare, comprising at least 45%¹ of the residential development across the zone to be low-medium and medium density residential development. This development should be located wherever possible alongside the open space corridor or within close proximity (400m walking distance) of the local centre, community/employment 'nodes' and adjacent to the primary movement routes.
 - b) Management of existing sensitive land use activities and interfaces through the use of appropriate 'like with like' buffers of density, setbacks and/or interface controls.
 - c) A well-connected, comprehensive movement network within the site, which enables public transport routes and safe pedestrian and cycle movements.
 - d) Blakes Road to be established as a primary movement route ('the spine road') through the site linking Belfast Road with Thompsons Road to the south.
 - e) A high quality public open space network comprising a network of green linkages including esplanade reserve and neighbourhood parks within a curvilinear corridor system including stormwater facilities and public amenity areas.

¹ The 45% figure is derived from adding the minimum density required for Density Area A (10%) and Density Area B (35%).

Environmental results anticipated

- a) An urban form which creates a sense of place and local identity and encourages a distinct community to develop.
- b) A safe, comfortable and healthy living environment.
- c) The integration of the roads within the site with the existing road network and strategic infrastructure.
- d) An integrated road network that supports effective and efficient provision of public transport.
- e) An efficient and effective cycle and pedestrian network connecting with existing and potential future facilities.
- f) The provision of a continuous open space corridor generally based on the alignment of the Kaputohe Stream and also integrated with stormwater devices, cycle and pedestrian facilities.
- g) Opportunities for a wide variety of residential development forms comprising low, low-medium and medium densities.
- h) Medium density buildings which relate well to each other as well as to adjoining public and private open space where appropriate.
- i) A development that meets City Plan policies to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- j) The provision of a central local centre including local retail services and health facilities, in a mixed use setting.
- k) A sustainable stormwater system integrated alongside open space reserves and compatible with the natural, cultural, ecological and amenity values of the site.
- l) An overall development concept that provides a defined basis for integrated development of this area.

1.14 Living G (Awatea) Zone

Zone description and purpose

The Living G (Awatea) Zone provides the opportunity to plan and develop a mixed density and mixed use community comprehensively. The zone allows for and maximises the integration of activities, infrastructure, open space and green ways both internally and with the adjoining communities of Westlake to the east, Wigram to the north and Hornby to the west. The zone also provides for a flexible response to the treatment of the urban/industrial interface.

The Living G (Awatea) Zone covers approximately 130 hectares and is located on the south western edge of the urban area. The zone is generally bounded by Awatea Road, Wilmers Road, Wigram Road and Halswell Junction Road.

The land in the zone contains a variety of rural land uses and has developed into a popular rural 'life-style' area. The zone straddles the watershed between the upper portions of the Heathcote and Halswell River catchments. However, a number of non-rural activities have established over time and, to a degree, their presence has shaped the choice of zone pattern for this area. In addition, the Awatea Block has been subject to a number of potential contamination sources including landfills (formal and informal), underground and above ground storage facilities for fuel, chemicals and liquid wastes and agricultural chemicals use. However, records of the potential hazards are poor and there remains some uncertainty as to their continued presence, or otherwise, within the site. As such, site specific testing to confirm suitability for residential use will be required before urban development can occur.

The site lies closely to essential facilities and amenities including the shopping centres at Halswell and Hornby as well as having easy access to major employment nodes at Wigram and Sockburn. The area offers significant opportunities in respect of integrating an urban environment with on-site and nearby natural features and open space including Westlake Reserve to the east and Warren Park to the west. As the site is effectively severed by the Christchurch Southern Motorway, it offers an opportunity to establish strategically and culturally important linkages namely a pedestrian over bridge and underbridge and a waka trail.

There are a number of employment centres and other community facilities in general proximity given land to the east, west and to the north, has been developed for urban purposes over a number of years. The Awatea Block area offers the opportunity for a mixed density residential neighbourhood capable of supporting some local retail and community facilities within the zone, with easy access to public transport facilities.

The development form is to be undertaken in accordance with an Outline Development Plan and a series of rules designed to ensure that a range of integrated outcomes is achieved. The Outline Development Plan also encompasses an area to the south of the Christchurch Southern Motorway which has been zoned Business 7 and Open Space 3 for some time. This zoning is being maintained with an expansion to the Business 7 area. Outcomes for the Outline Development Plan include a range of residential densities, permeability in terms of all transport modes, a high degree of connectivity between open space areas and pedestrian/cycle movement ways and an urban environment responsive to the natural environment.

However, the ability to undertake development is subject to a significant infrastructural constraint. There are capacity limitations within the existing reticulated waste water system and, as such, no development can occur until this constraint can be overcome. Currently, upgrading of the main trunk line serving the south west area is not programmed in the Long Term Community Consultation Plan until 2014. Until additional capacity is made available or upgrading of the main trunk line has been undertaken, there is limited opportunity for development to occur.

Overall, it is anticipated the Living G (Awatea) Zone will provide the opportunity to consolidate and integrate existing and new development in an integrated and comprehensive manner.

Zone purpose - aims and principles

- (i) The purpose of this zone is to allow maximum flexibility and incentive for developing the zone for residential activity in accordance with the framework of development plans in the Appendices to this part of the City Plan:
 - (a) Outline Development Plan (Awatea) (Appendix 3T);
 - (b) Fixed Structural Elements Diagram (Appendix 3T(a));
 - (c) Green Network Layer Diagram (Appendix 3T(i));
 - (d) Blue Network Layer Diagram (Appendix 3T(ii));
 - (e) Movement Network Layer Diagrams (Appendix 3T(iii) - 3T(vi));
 - (f) Tangata Whenua Layer Diagram (Appendix 3T(vii)).
- (ii) The zone seeks to provide for:
 - (a) Higher density terrace housing alongside open space corridors, high amenity areas, close to convenience shopping and adjacent to primary movement routes;
 - (b) Medium density housing being the predominant form of residential development in the area;
 - (c) Lower density housing being provided at the interface between Business 7 land and medium density residential land;
 - (d) Management of existing sensitive land use interfaces;
 - (e) Provision of Business 1 land to service day-to-day needs;
 - (f) A well-connected, comprehensive movement network which enables public transport routes, safe pedestrian and cycle movements (Movement Network Layer Diagram);
 - (g) A well-connected, comprehensive and integrated stormwater management network to manage the potential for flooding in the Heathcote catchment (Blue Network Layer Diagram);
 - (h) A high quality open space network forming a connection with existing open space areas to the east and west of the site and connectivity between the north and south areas of the Awatea Block which is bisected by the Christchurch Southern Motorway (Green Network Layer Diagram). Where appropriate, the open space network will be integrated with stormwater attenuation areas thereby further enhancing public amenity areas. The area of land required for the open space network in terms of width, shape etc is not uniform throughout the Awatea Block and will vary according to the function, locality, existing land uses and quality of the surrounding environment. The final extent and design of the open space network will be determined at the time of subdivision.
- (iii) The purpose in (i) is further informed by objectives and policies in Section 6 and Section 11, Volume 2 that identify the outcomes sought for this zone.

Environmental outcomes anticipated

- An urban form which creates a sense of place and encourages a community to develop.
- A safe, comfortable and healthy living environment.
- The establishment of an overall development concept that provides a defined basis for integrated development of this area.
- Integration of the roads in the new neighbourhood area with the Christchurch Southern Motorway, arterial and collector roads, and public transport routes.
- An integrated road network that supports effective and efficient public transport.
- An efficient and effective cycle and pedestrian network that connects with existing and potential facilities.
- Provision of a network of open spaces integrated with cycle and pedestrian facilities.
- A road network that discourages heavy vehicles from moving through residential neighbourhoods.
- Opportunities for a wide variety of residential development forms for low, medium and high residential densities.
- Higher density buildings which relate well to each other and also to adjoining public and private open space. Higher density residential areas which are one section deep thereby taking full advantage of high amenity characteristics, features and outlook associated with open space and stormwater basin areas, and which are closely aligned with adjacent amenity and public transport routes and are close to commercial areas.
- Medium density development, including elderly persons housing, located in conjunction with a core of community facilities and having ready access to public transport and open space areas.
- Lower density residential development, located at the residential interface with Business 7 land, that are one section deep to reduce the number of residential properties at the boundary interface as well as providing a separation buffer from more intensive residential development.
- A development that meets City Plan policies to achieve an overall increase in residential density over and above that of Living 1 densities, providing urban consolidation and a compact urban form.
- Provisions to enable neighbourhood retail that meets day-to-day needs, community and/or medical facilities to be located within walkable distance (400-800 metres) of any part of the zone, or to be within walkable distance of a bus stop in the zone (400-500 metres).
- A sustainable stormwater disposal system located alongside the open space, reserves, pedestrian and cycle facilities.
- Protection of the groundwater resource from contamination.
- A high quality public open space network through enhancement of the existing overland storm water channel alignments to enable the co-location of stormwater attenuation areas with public amenity areas.
- Suitable separation of buildings and trees from high voltage transmission lines.
- A high level of urban design and amenity for buildings established in the area.

1.15 Living G (Wigram) Zone

Zone Description

The Living G (Wigram) Zone occupies approximately 120.7ha of land in the south-west of the City. It is generally bounded by Business 4 zoned land that fronts Hayton Road to the northeast, residential zones and Defence Force land to the northwest, Wigram Road to the southeast, and Conservation 3 zoned land to the southwest.

The site is strategically located close to significant employment, entertainment and shopping opportunities as well as community services and recreational facilities in the adjacent Sockburn, Hornby and Riccarton areas.

The Living G (Wigram) Zone provides the opportunity to comprehensively plan and develop a mixed use community comprising a range of residential densities. The zone integrates activities, infrastructure, open space and a transport network both internally and to the surrounding activities and communities.

The zone provides for a range of residential densities within an open landscape setting which includes substantial areas of conservation and open space zoning. The town centre and its surrounds are provided to encourage a more prominent built form associated with higher density development. Buildings with elements of additional height will be encouraged in the town centre to reinforce its role as a visual and activity focal point for the community.

The town centre will provide for local shopping, entertainment, community and service uses. Within the wider Living G (Wigram) Zone, provision is also made for a school site and district sports park.

The development form is to be in accordance with an Outline Development Plan and a series of Network Layer Diagrams designed to ensure that a range of integrated resource management outcomes can be achieved. These outcomes include a range of residential densities, good permeability in terms of all transport modes, a community and shopping focal point, and an urban environment responsive to the natural environment.

The ability to undertake development is subject to the connection to a reticulated wastewater system. Upgrading of the main trunk line serving south west Christchurch is programmed around 2012 to 2014 and until such time as additional capacity is made available there is limited opportunity for development to occur. Recognising and incorporating tangata whenua values into future development in the zone will strengthen cultural identity and wellbeing. In this regard, tangata whenua values guided the layout for this zone and in particular the open space areas which will be set aside for the enhancement of the Heathcote River and Haytons Drain. This is consistent with the provisions of the Christchurch City Council's South West Area Plan.

Zone purpose - aims and principles

- (1) The purpose of the zone is to allow maximum flexibility and incentives for developing the zone for a mixed use residential community within the framework of the five documents forming the Outline Development Plan being:
 - (i) Appendix 3U/1: The Outline Development Plan
 - (ii) Appendix 3U/2: The Key Structuring Elements
 - (iii) Appendix 3U/3: Layer Diagram - Green Network
 - (iv) Appendix 3U/4: Layer Diagram - Movement Network
 - (v) Appendix 3U/5: Layer Diagram - Blue Network
- (2) The purpose in (1) above includes the key structuring elements that underpin the Outline Development Plan and are set out in Appendix 3U/2.
- (3) The purpose in (1) above also includes the policies in Parts 6, 10 and 11, Volume 2 that underpin the structure of the Outline Development Plan and the Layer Diagrams and sit under it

Environmental outcomes anticipated:

- An urban form which creates a sense of place and encourages a community to develop.
- A safe, comfortable and healthy living environment.
- The integration of new roads within the site with the existing road network.
- An integrated road network that supports effective and efficient public transport.
- An efficient and effective cycle and pedestrian network that connects with existing and potential facilities.
- The efficient provision and integration of open spaces, cycle and pedestrian facilities, native vegetation strategies, waterways and / or storm water disposal.
- Opportunities for a wide variety of residential development forms at varied but compact densities.
- Higher density development in the centre of the site with buildings that relate well to each other and to adjoining public and private open space.
- Higher density development in close proximity to open space reserves and/or public bus stops where appropriate.
- A development that meets City Plan and Regional Policy Statement objectives to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- The provision of a town centre that acts as key focal point in the community and also provides shopping, community service and entertainment activities within easy walking distance of most dwellings or a bus stop on a route to the town centre.
- The provision of attractive larger buildings including increased height within the town centre in a manner that does not unreasonably affect the amenity of surrounding residents but helps provide a focal point for the wider site and community.
- Provision of neighbourhood shopping facilities in a mixed use setting.
- Provision of community, educational and business facilities.
- The establishment of an overall development concept that provides a defined basis for integrated development of this area.
- Protection and enhancement of the ecological values of the Heathcote River and Haytons Drain.
- A built form which achieves a high standard of urban design and amenity outcomes.
- The recognition and incorporation of tangata whenua values (including those identified in the South West Area Plan) into future development in the zone that strengthens cultural identity and wellbeing.

1.16 Living G (Prestons) Zone

Updated 1 November 2011

Zone Description

The Living G (Prestons) Zone provides the ability and opportunity to comprehensively plan and develop a mixed density and mixed use suburban centre in north-east Christchurch. The zone allows for and maximises the need for integration of activities, infrastructure, open space and green ways both internally and with the adjoining communities including Burwood, Marshland, Belfast and Parklands.

The Living G (Prestons) Zone covers approximately 200ha of land on the north east edge of the city and involves land both north and south of Prestons Road. It is bounded by Mairehau Road to the south and Lower Styx Road to the north. To the east, the site adjoins the established suburb of Burwood and residential developments such as The Limes, Tumara Park and Waitikiri. There are also two 18-hole golf courses to the north-east that link the zone to Bottle Lake Forest Park. To the west, there is mostly an area of what is considered to be more productive and versatile soils, which provides a setback and buffer to residential properties from Marshland Road.

The site is located within two kilometres of the Residential Red Zone as identified in the City's Eastern Suburbs after the 22 February 2011 Earthquake. The Red Zone is the area so badly affected by the earthquakes that it is unable to be remediated to enable housing to be repaired or rebuilt. It is envisaged that a portion of the population displaced from the Residential Red Zone will be accommodated in new housing within the Living G (Prestons) Zone.

The site lies in close proximity to essential facilities and amenities including the shopping centres at Belfast, Shirley and Northwood as well as having easy access to major employment nodes at Belfast, the Airport and the Christchurch CBD. The area offers significant opportunities in respect of integrating an urban environment with on-site and nearby natural features and open space, while at the same time developing a built form that recognises and enhances ecological outcomes and the sustainable management of natural resources.

The development form is to be undertaken in accordance with an Outline Development Plan and a series of rules that are designed to ensure that a range of integrated outcomes are achieved. Outcomes include a range of residential densities, permeability in terms of all transport modes, a mix of uses and an urban environment responsive to the natural environment.

Areas of Commercial land are located central to the zone with the purpose of accommodating local retail, business, civic and community/recreational activities. The Living G Zone will provide the opportunity to consolidate and integrate existing and potential new community facilities.

Zone purpose

- (1) The purpose of the zone is to allow maximum flexibility and incentive for developing the zone for (primarily) residential activity within the framework of documents a-g in the appendices to this part of the City Plan:
 - (a) The Zoning Plan (Appendix 3V);
 - (b) The Outline Development Plan (Prestons) (Appendix 3V/1);
 - (c) The Density Layer Diagram (Appendix 3V/2);
 - (d) The Movement Network Layer Diagrams (Appendix 3V/3 (i) - (iv)).
 - (e) The Blue Network Layer Diagram (Appendix 3V/4);
 - (f) The Green Network Layer Diagram (Appendix 3V/5);
 - (g) The Planting List (Appendix 3V/6)
- (2) Further key structuring elements that implement the principles and aims that underpin the structure of the Outline Development Plan are:
 - (a) Management of sensitive land use interfaces through the use of appropriately 'like with like' buffers of density, use, planting and setbacks.
 - (b) Provision of at least 10,000m² of retail activity, incorporating a supermarket, small footprint retail activities, in addition to commercial services and community facilities.
 - (c) Residential activity to be permitted throughout the commercial zone.
 - (d) A well connected and comprehensive movement network within the site which enables public transport routes and safe pedestrian and cycle movements.
 - (e) A high quality public open space network by enhancement and modification of the existing overland storm water channel alignments to enable the integration of stormwater attenuation areas with public amenity areas.
 - (f) High density residential areas located so as they provide opportunities for residents to reside and work in areas which are well-served by retail, recreation, public transport and civic/community facilities. The locational requirements of high density areas should include:
 - (i) Access to public transport within walking distance of 500m
 - (ii) Public open space such as a playground, local park or The Domain within walking distance of 500m
 - (iii) Proximity to Activity Centres such as the Prestons Road Village and/or the Supermarket within 500m or accessed by public transport
 - (g) To create a mixed density residential community with differing housing typologies providing lifestyle, stage-of-life and economic options for residents

Environmental outcomes anticipated:

- (a) An urban form which creates a sense of place and encourages a community to develop.
- (b) A safe, comfortable and healthy living environment.
- (c) Integration of the roads within the new neighbourhood area with existing state highway and arterial roads and public transport routes.
- (d) An integrated road network that supports effective and efficient public transport.
- (e) An efficient and effective cycle and pedestrian network that connects with existing and potential facilities.
- (f) Provision of a network of open spaces integrated with cycle and pedestrian facilities.
- (g) Opportunities for a wide variety of residential development forms of low, medium and high residential densities.
- (h) Medium density development including elderly persons housing located in conjunction with a core of community facilities and having ready access to public transport.
- (i) High density buildings which relate well to each other and to adjoining public and private open space.
- (j) A development that meets City Plan policies to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- (k) Provisions to enable neighbourhood retail, community, or medical facilities to be located within walkable distance (400-800 metres) of any part of the zone, or be within walkable distance of a bus stop within the zone (400-500 metres).
- (l) Provision of neighbourhood shopping facilities.
- (m) Provision of community and business facilities.
- (n) A sustainable stormwater disposal system integrated with open space, reserves, pedestrian and cycle facilities.
- (o) The establishment of an overall development concept that provides a defined basis for integrated development of this area.

1.17 Living G (Halswell West) Zone

Updated 1 November 2011

Zone description

The Living G (Halswell West) Zone provides the ability and opportunity to plan and develop a mixed density and mixed use community comprehensively. The zone allows for and maximises the need for integration of activities, infrastructure, open space and green ways both internally and with the Awatea block to the north.

The Living G (Halswell West) Zone covers approximately 136ha and is located on the south western edge of the urban area. The site is generally bounded by Quaifes Road, Murphys Road and Halswell Junction Road and Knights Stream to the west. The zone also includes existing residential properties along Whincops Road.

The site is close to essential facilities and amenities including the shopping centres at Halswell and Hornby as well as having easy access to major employment nodes at Wigram and Sockburn.

There are a number of employment centres and other community facilities in general proximity given land to the east, west and to the north, has been developed for urban purposes over

a number of years. This area offers the opportunity for a mixed density residential neighbourhood capable of supporting some local retail and community facilities in the zone, with easy access to public transport facilities.

The development form is to be undertaken in accordance with an Outline Development Plan and a series of rules designed to ensure that a range of integrated outcomes is achieved. Outcomes for the Outline Development Plan include a range of residential densities, a high degree of connectivity between open space areas and pedestrian/cycle movement ways and an urban environment that is responsive to the needs of residents.

The ability to undertake development is subject to a significant infrastructural constraint. There are capacity constraints in the existing reticulated waste water system and, as such, no development can occur until this constraint can be overcome. Upgrading of the main trunk line serving the south west area is programmed to be completed by 2012. Until such time as additional capacity is made available or upgrading of the main trunk line has been undertaken, there is limited opportunity for development to occur.

Overall, it is anticipated the Living G (Halswell West) Zone will provide the opportunity to consolidate and integrate existing and new development in an integrated and comprehensive manner.

Zone purpose - aims and principles

- (1) The purpose of this zone is to allow maximum flexibility and incentive for developing the zone for residential activity in accordance with the framework of development plans in the Appendices to this part of the City Plan:
 - (a) Outline Development Plan (Halswell West) (Appendix 3W);
 - (b) Marker Buildings and Focal Points (Appendix 3W/a);
 - (c) Movement Network Layer Diagram (Appendix 3W/b);
 - (d) Blue Network Layer Diagram (Appendix 3W/c);
 - (e) Green Network Layer Diagram (Appendix 3W/d); and
 - (f) Reticulation Network Layer Diagram (Appendix 3W/e) and
 - (g) Tangata Whenua Layer Diagram (Appendix 3W/f).
- (2) The zone seeks to provide for:
 - Higher density housing alongside open space corridors, adjacent to primary movement routes, and near focal points (the business area and wetland basin in the south eastern portion of the site);
 - Medium density housing being a significant portion of the residential development in the area;
 - Provision of a neighbourhood centre (subject to Business 1 Zone provisions) to service day to day needs;
 - A well-connected, comprehensive movement network which enables a public transport route, as well as safe pedestrian and cycle movements;
 - A well-connected, comprehensive and integrated stormwater management (Blue) network to manage the potential for flooding in the Halswell catchment;
 - A high quality open space (Green) network forming a connection with the proposed open space areas to the north (Awatea block) as well as providing strong connections to the business area. Where appropriate the open space network shall be integrated with stormwater attenuation areas thereby further enhancing public amenity areas. The area of land required for the open space network in terms of width, shape etc is not uniform throughout the site and will vary according to the function, locality, existing land uses and quality of the surrounding environment. The final extent and design of the open space (Green) network will be determined at time of subdivision.
- (3) The purpose in (1) is further informed by objectives and policies in Section 6 and Section 11, Volume 2 that identify the outcomes sought for this zone.

Environmental outcomes anticipated:

An urban form which creates a sense of place and encourages a community to develop.

- A safe, comfortable and healthy living environment.
- Integration of the roads in the new neighbourhood area with the adjacent network and public transport routes.
- An integrated road network that supports effective and efficient public transport.
- An efficient and effective cycle and pedestrian network that connects with existing and potential facilities.
- Provision of a network of open spaces integrated with cycle and pedestrian facilities.
- Opportunities for a wide variety of residential development forms for low, medium and high residential densities.
- Higher density buildings which relate well to each other and to adjoining public and private open space. Higher residential areas shall be one section deep thereby taking full advantage of high amenity characteristics, features and outlook associated with open space and stormwater basin areas. Higher density residential areas shall be closely aligned with the primary movement route (collector road), public transport route and neighbourhood centre, and wetland basin in the south eastern portion of the site.
- Medium density development, including elderly persons housing, having ready access to public transport and/or open space areas.
- A development that meets City Plan policies to achieve and overall increase in residential density over and above that of Living 1 densities, urban consolidation and a compact urban form.
- Provisions to enable neighbourhood retail that meets day-to-day needs, community and/or medical facilities to be located within a walkable distance (400-800 metres) of any part of the zone, or to be within walkable distance of a bus stop in the zone (400-500 metres).
- A sustainable stormwater disposal system integrated with open space, reserves, pedestrian and cycle facilities.
- The establishment of an overall development concept that provides a defined basis for integrated development of this area.
- Protection of the groundwater resource from contamination.
- A high quality public open space network through enhancement of the existing overland storm water channel alignments to enable the integration of stormwater attenuation areas with public amenity areas.
- The section of Knights Stream bounding the development area is naturalised and restored and ecological values and connections with downstream indigenous habitat nodes enhanced.
- Ngai Tahu's traditional and contemporary relationship with the development area and surrounds is recognised and provided for in a way that strengthens cultural identity and wellbeing.
- A high level of sustainability, urban design and amenity for buildings established in the area.

1.18 Living G (North West Belfast) Zone

Updated 14 May 2012

Zone description

The Living G (North West Belfast) Zone provides the opportunity to comprehensively plan and develop a mixed density and mixed use community. The zone integrates activities, infrastructure, open space and green ways both internally and with the adjoining communities including the Groynes, Northwood and Belfast.

The Living G (North West Belfast) Zone covers approximately 93ha of land on the northern edge of the city and is generally bounded by Johns Road, the Main North Road, the Groynes open space and the Waimakariri stopbank.

The site lies in close proximity to essential facilities and amenities including the shopping centres at Belfast as well as having easy access to major employment nodes at Belfast and the Airport. The area offers significant opportunities in respect of integrating an urban environment with on-site and nearby natural features and open space including the Groynes Reserve, Clearwater and the adjacent walkways, while at the same time developing a built form that recognises and enhances ecological outcomes and the sustainable management of natural resources.

The development form is to accord with an Outline Development Plan and a series of rules that are designed to ensure that a range of integrated outcomes is achieved. Outcomes include

a range of residential densities, permeability in terms of all transport modes, a mix of uses and an urban environment responsive to the natural environment.

An area of Business 1 Zoning and a community footprint are located close to the Main North Road intersection with Johns Road with the purpose of accommodating local retail, business, residential and some community activities.

An area of Mixed Use with very limited retail floor area is located in the Western quadrant of the development with the purpose of accommodating local tertiary services and businesses such as doctors, veterinary clinics, professional offices and community facilities. In order to ensure that the current major arterial function of Johns Road is not compromised, development in this area is deferred until physical construction is started on the Western Belfast Bypass.

Zone purpose

- (1) The purpose of this zone is to enable the establishment of a new area of comprehensively designed urban development in a manner that meets open space and stormwater objectives and that is integrated with the wider Belfast community, while recognising the constraints posed by the major arterial function of Main North Road and Johns Road until a western Belfast bypass is developed.
- (2) Within the confines of the purpose of the zone, to allow maximum flexibility and incentive for developing the zone for (primarily) residential activity in accordance with the framework of four documents in the appendices to this part of the City Plan which together with the rules for the zone constitute the Outline Development Plan;
 - (a) The Density and Key Infrastructure Plan (Appendix 3X/1(a),(b))
 - (b) The Green Network Layer Diagram (Appendix 3X/2(a),(b));
 - (c) The Blue Network Layer Diagram (Appendix 3X/3);
 - (d) The Movement Network Layer Diagrams (Appendix 3X/4 and 4(a) - (g)).
- (3) The Outline Development Plan shall not be departed from unless that difference improves implementation of policies 11.1.17 - 11.1.27 in Section 11, Volume 2 (Objectives and Policies) of the City Plan.
- (4) Other structuring policies are:
 - (a) The provision of a movement network layer diagram that will implement the following policies:
 - (i) those stated in Section 11, policies 11.1.17 - 11.1.27 of Volume 2 of the City Plan;
 - (b) The provision of a network layer diagram that makes provision for a primary (Spine) route. In particular the primary spine route:
 - (i) shall form a link between Groynes Drive and Main North Road near to Richill Street;
 - (ii) shall run parallel to Main North Road and Johns Road no further than 200m from these roads;
 - (iii) shall be designed in accordance with the appropriate cross section shown in Appendix 3X/4(a) or (c) in the layer diagrams;
 - (iv) can initially be in two parts (Groynes Road to Johns Road and Johns Road to Main North Road) until access is secured across the Devondale Estates Driveway;
 - (v) shall have its two main connections from Main North Road and Johns Road, as identified in Appendix 3X/4 and 3X/1(a) of the layer diagrams;
 - (vi) ensuring footpaths are clearly demarcated from main vehicular carriageways and clear of services and obstructions for the entire width;
 - (vii) ensuring footpaths have a minimum width of 1.5m and designed to be accessible to all wheelchair and restricted mobility uses at crossing points with the lowest curb lip possible;
 - (viii) ensuring footpaths develop attractive linkages to the adjoining recreation opportunities at the Groynes Recreation Area;
 - (ix) ensuring footpaths enhance direct and safe linkages to community and retail facilities ensuring linkages to Johns Road and Main North Road;
 - (x) ensuring as a minimum have a high quality visual character by:
 - consistent use of street trees;
 - utilising attractive street lighting and other street furniture;
 - varying surface materials e.g. paving cobles in parking areas.
 - (c) The provision of a network layer diagram that will provide for cyclists needs by:
 - (i) use of demarcated lanes along the primary (Spine) route (on Spine Road Layout 2) between A3 and the Belfast Road intersection;
 - (ii) use of differentiated, smooth surface materials and colours or at the least markings;
 - (iii) a cycle path for the entire length of the frontage along Johns Road.
 - (d) The provision of a network layer diagram that will provide for public transportation needs by:
 - (i) designing the primary (spine) route between point A3 and the Belfast Spine Road intersection to a standard that is suitable to accommodate the physical requirements of buses;
 - (ii) encouraging public transport bus movements to primary (Spine);
 - (iii) limiting walking to less than 400m to a bus stop from all residences;
 - (iv) providing bus stops with shelters.

Environmental outcomes anticipated:

- An urban form which creates a sense of place and encourages a community to develop.
- A safe, comfortable and healthy living environment.
- Integration of the roads within the new neighbourhood area with existing state highway and arterial roads and public transport routes.
- An integrated road network that supports effective and efficient public transport.
- An efficient and effective cycle and pedestrian network that connects with existing and potential facilities.
- Provision of a network of open spaces integrated with cycle and pedestrian facilities.
- Opportunities for a wide variety of residential development forms of low, medium and high residential densities.
- Medium density development including elderly persons housing located in conjunction with a core of community facilities and having ready access to public transport.
- High density buildings which relate well to each other and to adjoining public and private open space.
- A development that meets City Plan policies to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- Provisions to enable neighbourhood retail, community, or medical facilities to be located within walkable distance (400-800 metres) of any part of the zone, or be within walkable distance of a bus stop within the zone (400-500 metres).
- Provision of neighbourhood shopping facilities.
- Provision of community footprint and business facilities.
- A sustainable stormwater disposal system integrated where possible with open space, reserves, pedestrian and cycle facilities.
- The establishment of an overall development concept that provides a defined basis for integrated development of this area.
- Protection of the major arterial function of Main North Road and Johns Road.

1.19 Living G (Highfield) Zone

Updated 06 December 2013

Zone Description and Purpose

The Living G (Highfield) Zone provides a mixed density residential zoning framework for the land bordered by Redwood to the west, the Styx River to the north, Hills and Hawkins Roads to the east and Queen Elizabeth II Drive to the south.

The zone also provides for small scale neighbourhood centres/business nodes (Business 1), where opportunities for business activities, possibly in conjunction with live-work units, are located within the zone. The development form is to be aligned with an Outline Development Plan and associated rules that have been designed to ensure that the mix of densities can be established in such a way that a range of integrated outcomes can be achieved.

2.0 Rules - Living 1, H, RS, RV, TMB, 2 and Deferred Zones

Updated 14 November 2005

Guide to using these rules

Step 1: Establish what zone the activity is located within (and check if it is within a special amenity area or a community footprint). If the zone is a deferred zone then refer to Clause 2.1.3.

Step 2: Establish whether the activity is a residential activity or an other activity.

Step 3: Having established the applicable zone, and category of activity, check that it complies with all of the development standards for the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity (with the exercise of the Council's discretion limited to the matter(s) subject to that standard).

(The activity may also be specified as a discretionary activity or as a controlled activity. If it is specified as a controlled activity, the proposal cannot be declined, and can only be subject to conditions and the exercise of the Council's discretion is limited to the matter(s) subject to that standard.)

Step 4: Then check that the activity complies with all of the community standards.

If the activity does not comply with any of the community standards, application will need to be made for a resource consent, assessed as a discretionary activity.

Step 5: Then check that the activity complies with all of the critical standards.

If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Step 6: Check that the activity complies with any relevant city rules (cross referenced in the standards). If not, a resource consent will be required in respect to that rule(s) not complied with.

If the activity complies with all of the zone rules and city rules, it is a permitted activity.

2a Duration of Enhanced Development Mechanism

Updated 06 December 2013

The Enhanced Development Mechanism specified in the following rules 2a.1 - 2a.4 inclusive and any other supporting clauses in this plan shall cease to have effect on 31 December 2018.

2a.1 Activity Status: Enhanced Development Mechanism

2a.1.1 Restricted Discretionary Activities

2a.1.1 Restricted Discretionary Activities

Updated 06 December 2013

(a) Residential activities that comply with all qualifying standards in clause 2a.2 and are not in breach of the development standards in clause 2a.3 shall be a restricted discretionary activity, with the exercise of the Council's discretion restricted to the assessment matters in clause 15.5.

(b) Residential activities that comply with all qualifying standards in clause 2a.2, but do not comply with one or more of the development standards in clause 2a.3 shall be a restricted discretionary activity, with the exercise of the Council's discretion restricted to:

(i) the assessment matters in clause 15.5; and

(ii) the listed assessment matters for the development standard or standards that are not met in clause 2a.3.

Resource consent applications in relation to this rule shall not be publicly or limited notified.

2a.1.2 Discretionary Activities

Updated 06 December 2013

Residential activities where part of the site, but not all of the site complies with all of the accessibility or constraint criteria in clause 2a.2.4, and complies with all other qualifying standards in clause 2a.2, shall be a discretionary activity.

2a.1.3 Non-Complying Activities

Updated 06 December 2013

(a) Residential activities that do not comply with:

- (i) Zoning Qualifying Standards at 2a.2.1; or
- (ii) Site Size Qualifying Standards at 2a.2.2; or
- (iii) Housing Yield Qualifying Standards at 2a.2.3;

shall be a non-complying activity.

(b) Residential activities on a site where no part of the site complies with the Location Qualifying Criteria at 2a.2.4, shall be a non-complying activity.

2a.1.4 Reference to other Standards

Updated 06 December 2013

(a) Critical standard Part 2, clause 2-2.4.9 - Aircraft Noise Exposure shall apply to residential activities provided for by the Enhanced Development Mechanism within the L2 zone.

(b) Development standards Part 2, clause 4.2.20(e) - (g) Development Plans, shall apply to residential activities provided for by the Enhanced Development Mechanism within the L3 zone bounded by Madras Street, Canon Street, Packe Street, and Purchas Street.

(c) The General City development, community and critical standards of Volume 3 Part 9 also apply to residential activities provided for by the Enhanced Development Mechanism, except where otherwise specified in clause 3.0 below.

(d) The Living 2 and 3 zone rules, and development, community, and critical standards in Part 2-2.0 of this Plan shall apply to any activities other than residential activities provided for by the Enhanced Development Mechanism

2a.2 Qualifying Standards - Enhanced Development Mechanism

Updated 06 December 2013

Sites shall comply with the following Qualifying Standards:

2a.2.1 Zoning Qualifying Standards

Updated 06 December 2013

Qualifying sites shall be located in Living 2 or Living 3 zones, or Cultural 3 zones where the Living 1, Living 2, Living 3 zone rules apply to non-education activities.

2a.2.2 Site Size Qualifying Standards

Updated 06 December 2013

Qualifying sites shall be:

- (a) Of a size greater than 1500m² and less than 10,000m²; and
- (b) In one contiguous block of land.

2a.2.3 Housing Yield Qualifying Standards

Updated 06 December 2013

Comprehensive development of a site shall deliver a minimum density of 30 households per hectare (1 unit per 330m²), and a maximum density of 65 households per hectare (1 unit per 150m²).

2a.2.4 Location Qualifying Standards

Updated 06 December 2013

Accessibility Criteria

Qualifying sites shall lie fully within all of the following four criteria1:

- (a) 800 metres walking distance of Central City Business Zone, or Central City Mixed Use Zone, or Business 2 Zone, or a EDM qualifying supermarket; and
- (b) 800 metres EDM walking distance of either a primary or intermediate school; and
- (c) 400 metres EDM walking distance of an Open Space 2 zone or an Open Space 1 zone that has an area greater than 4,000m²; and
- (d) 600 metres EDM walking distance of an CDM core public transport route.
- (e) For (a)-(d) where the walking route is bisected by a major or minor arterial road (refer Part 8, Appendix 3), the EDM walking distance shall be measured at a formal pedestrian crossing point.

Constraint Criteria

No part of a qualifying site shall lie within:

- (a) *Special Amenity Areas (SAM); or*
- (b) *400m of the boundary of a Business 5 zone; or*
- (c) *The Riccarton wastewater interceptor catchment; or*
- (d) *The tsunami inundation area.*

Notes:

1. *The Council shall maintain a publicly accessible database of all of the above criteria categories for the purposes of administering the rules.*
2. *This criteria only applies until such time as asset improvement works remove this constraint.*
3. *As set out in Environment Canterbury Report number R12/38 "Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"*

2a.3 Development Standards

Updated 06 December 2013

Comprehensive development under the Enhanced Development Mechanism shall comply with the following standards:

2a.3.1 Building Height

2a.3.1 Building Height

Updated 06 December 2013

Within 15m of the site boundary, the maximum height of any building shall not exceed 8m where the site adjoins the Living 1 or Living 2 zones. Across the rest of the proposal area the maximum building height shall not exceed 11m.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

- (a) *Compatibility with the scale of other buildings in the surrounding area, and the extent to which building bulk is out of character with the local environment.*
- (b) *Any effect of increased height on the amenity of neighbouring properties, including through loss of privacy, outlook, overshadowing or visual dominance of buildings.*
- (c) *The extent to which an increased height is necessary to enable more efficient, cost effective and/or practical use of the site, or the long term protection of significant trees or natural features on the site.*

2a.3.2 Sunlight and outlook for neighbours

Updated 06 December 2013

Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above boundaries with other sites as shown in Part 2, Appendix 1, Diagram C except that:

- (a) *where an internal boundary of a site abuts an access lot, access strip, or access to a rear lot, the recession plane may be constructed from points 2.3m above the furthest boundary of the access lot, access strip, or access to a rear lot or any combination of these areas;*
- (b) *where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.*

Note: The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5

- (a) *Any effect on the amenity of neighbouring properties, including through loss of privacy, outlook, overshadowing or visual dominance of buildings.*
- (b) *The extent to which the intrusion is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site, or the long term protection of significant trees or natural features on the site.*

2a.3.3 Street scene

Updated 06 December 2013

Buildings shall be set back a minimum of 4.5m from road boundaries, other than where a site has a road boundary that is subject to another standard in

this Plan, except that:

- (a) *where a garage has a vehicle door facing a road the garage door shall be set back a minimum of 4.5m unless the garage door(s) provided tilt or swing outwards, in which case the garage door shall be set back a minimum of 5.5m;*
- (b) *where a garage has the vehicle door facing a shared accessway, the garage door shall be set back a minimum of 7m measured from the garage door to the furthest formed edge of the adjacent shared access unless the garage door(s) provided tilt or swing outwards, in which case the garage door shall be set back a minimum of 8m;*
- (c) *for residential units fronting the street; garages, carports, and other accessory buildings (excluding basement car parking and swimming pools) shall be located at least 1.2m further from the road boundary than the front facade of any ground level habitable room of that unit.*

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5

- (a) *The extent to which the proposed building will detract from the coherence, openness and attractiveness of the site as viewed from the street and adjoining sites, including the ability to provide adequate opportunity for garden and tree planting in the vicinity of road boundaries.*
- (b) *The extent to which the intrusion is necessary in order to allow more efficient, cost effective and/or practical use of the remainder of the site or the long-term protection of significant trees or natural features on the site.*
- (c) *The ability to provide adequate parking and manoeuvring space for vehicles clear of the road or shared access in respect of traffic and pedestrian safety.*
- (d) *The effectiveness of other factors in the surrounding environment in reducing the adverse effects, such as existing wide road widths, street plantings and the orientation of existing buildings on adjoining sites.*

2a.3.4 Separation from neighbours

Updated 06 December 2013

- (a) *Buildings that adjoin an access lot, access strip, or access to a rear site shall be set back a minimum of 1m from that part of an internal boundary of a site.*
- (b) *Accessory buildings which face the ground floor window of a habitable room on an adjoining site shall be set back a minimum of 1.8m from that neighbouring window for a minimum length of 2m either side of the window.*
- (c) *In all other instances buildings shall be set back a minimum of 1.8m from internal boundaries of a site.*

except that:

- (i) *No set back is required from an access lot or access strip on the same site, provided that any windows on the ground floor facing and within 1m of the access lot or strip are non-opening;*
- (ii) *Other than provided in (b) above, no setback for accessory buildings is required, provided the total length of walls or parts of accessory buildings facing and located within the set back is less than 9m;*
- (iii) *No set back is required along that part of an internal boundary where buildings on adjoining sites have a common wall along the internal boundary;*
- (iv) *No set back is required for basements, provided that any part of a basement located within 1.8m of an internal boundary is wholly below ground level.*
- (d) *Parts of a balcony or any window of a living area at first floor level or above shall not be located within 4m of an internal boundary of a site, except that this shall not apply to a window at an angle of 90° or greater to the boundary, or a window or balcony which begins within 1.2m of ground level (such as above a garage which is partly below ground level).*

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

- (a) *Any effect of proximity of the building on the amenity of neighbouring properties, including through loss of privacy, outlook, overshadowing or visual dominance of buildings.*
- (b) *Any adverse effect on the safe and efficient operation of site access.*
- (c) *The ability to provide adequate opportunities for garden and tree plantings around buildings.*
- (d) *The extent to which the intrusion is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site, or the long term protection of significant trees or natural features on the site.*

2a.3.5 Minimum unit size, and mix of units

Updated 06 December 2013

- (a) *The minimum net floor area for any residential unit (excluding car parking, garaging, or balconies allocated to each unit) shall be:*

No. of Bedrooms Minimum Net Floor Area

1 bedroom	45m ²
2 bedroom	70m ²
3 bedroom or more	90m ²

(b) Where 6 or more residential units are proposed as part of a multi-unit residential complex, there shall be a mix of at least two unit size types ranging across 1, 2, 3 or more bedrooms. No unit size type shall account for more than two thirds of the overall number of units on a site.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

- (a) The extent to which the area of the unit/s will maintain amenity for residents and the surrounding neighbourhood.
- (b) The extent to which other on-site factors may compensate for a reduction in unit sizes e.g. communal facilities.
- (c) The nature and duration of activities proposed on site which may warrant a reduced unit size to operate e.g. very short term duration.
- (d) The balance of unit mix and unit sizes within the overall development such that a minor reduction in the area of a small percentage of the overall units may be warranted.
- (e) Whether the units are to be operated by a social housing agency and have been specifically designed to meet atypical housing needs.

2a.3.6 Ground floor habitable space

Updated 06 December 2013

- (a) Any residential unit facing a road or public space, unless built over an accessway, shall have a habitable space located at ground level.
- (b) At least 50% of all residential units within a comprehensive development shall have a habitable space located at the ground level.
- (c) Each habitable space located at the ground level shall have a minimum floor area of 12m² and a minimum internal dimension of 3m.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

- (a) The extent to which engagement between residential activity and ground level open space, including the street, is adversely impacted by the loss or reduction of a habitable space at ground level.
- (b) The ability of an undersized habitable space to continue to be used for functional residential activity.

2a.3.7 Outdoor Living Space

Updated 06 December 2013

(a) For residential units with 2 or more bedrooms a minimum of 30m² of outdoor living space shall be provided on site for each residential unit, and shall not be occupied by parking or access. The required outdoor living space can be in a mix of private and communal areas, at the ground level or in balconies provided that:

- (i) Each unit shall have private outdoor living space of at least 16m² in total. The balance of the outdoor living space required for each residential unit may be provided as communal space;
- (ii) Private outdoor living space shall have a minimum dimension of 4m when provided at ground level and a minimum dimension of 1.5m when provided by a balcony;
- (iii) At least one private outdoor living space shall be directly accessible from a living area of that unit;
- (iv) Outdoor living space provided as a communal space shall be accessible for use by all units and shall have a minimum dimension of 4m;
- (v) 50% of the outdoor living space required across the entire site shall be provided at ground level.

(b) For one bedroom residential units on the ground floor a minimum of 16m² private outdoor living space with a minimum dimension of 4m shall be provided on site for each residential unit, and shall not be occupied by parking or access.

(c) For one bedroom residential units entirely at an upper level at total of 16m² of outdoor living space shall be provided on site for each residential unit provided that:

- (i) one space can be a private balcony with a minimum area of 6m² and a minimum dimension of 1.5m;
- (ii) the balance 10m² can be provided in a communal space.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

- (a) The extent to which outdoor living areas provide useable space, contribute to overall on-site spaciousness and enable access to sunlight throughout the year for occupants.
- (b) The accessibility and convenience of outdoor living space for occupiers.
- (c) The extent and quality of communal outdoor living space or other open space amenity to compensate for any reduction in private outdoor living space.

(d) *The extent to which a reduction in outdoor living space will result in retention of mature on-site vegetation or adversely affect spaciousness of the surrounding area.*

2a.3.8 Service, Storage, and Waste Management Spaces

Updated 06 December 2013

Each residential unit shall be provided with:

- (a) *an outdoor service space and waste management area of 5m² with a minimum dimension of 1.5m; and*
- (b) *a single, indoor storage space of 4m³ with a minimum dimension of 1m; and*
- (c) *any space designated for waste management, whether private or communal, shall not be located between the road boundary and any habitable room and shall be screened from adjoining sites, conservation or open space zones, roads, and adjoining outdoor living spaces to a height of 1.5 metres.*

Except that

If a communal waste management area is provided within the site:

- (a) *the minimum required outdoor service space may be reduced to 3m² for each residential unit; and*
- (b) *it must be demonstrated to be:*
 - (i) *of a sufficient size to accommodate the number and dimensions of bins required to meet the predicted volume of waste generated by the residential units;*
 - (ii) *accessible and safe for use by all residents; and*
 - (iii) *easily accessible for the collection of bins by waste management contractors.*

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

- (a) *The extent to which the alternative provision for storage facilities, affects the convenience and accessibility of those facilities for building occupiers.*
- (b) *The extent to which storage facilities are visually integrated, screened or otherwise accommodated to minimise adverse amenity or visual impacts on surrounding properties (including units within the same development) or public spaces.*

2a.3.9 Landscaping and tree planting

Updated 06 December 2013

- (a) *A minimum of 20% of the site shall be provided for landscaping (which may include private or communal outdoor living space).*
- (b) *A tree shall be planted inside the site adjacent to the road boundary for every 10 metres of road boundary, or part thereof.*
- (c) *In addition to the trees required by clause (b) above, all sites shall be planted with a minimum of one tree for every 250m² of gross site area (prior to subdivision), or part thereof.*
- (d) *All trees shall be of a species capable of reaching a minimum height at maturity of 4 metres and shall be not less than 1.5 metres high at the time of planting.*

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

- (a) *Any reduction in landscaping on the amenity of the site and for neighbouring properties, including the street or other public open spaces.*

2a.3.10 Acoustic Insulation

Updated 06 December 2013

Any habitable space within a residential unit which is within:

- (i) *40 metres of the edge of the nearest marked traffic lane of a Minor Arterial, or Major Arterial Road, or a railway line; or*
- (ii) *20 metres of the edge of the nearest marked traffic lane of a Collector Road*

as defined in Part 8, Appendices 3 and 4 shall achieve a minimum external to internal noise reduction of 30 dBA (Dtr, 2m, nT).

Notes: Compliance with this rule may be achieved by ensuring any construction is in accordance with the acceptable solutions listed in Part 11, Appendix 1. No alternative ventilation is required in situations where the rule is only met with windows closed. Alternatively, compliance with the rule can be achieved through certification by a qualified acoustic engineer that the design is capable of achieving compliance with the performance standard.

Where no traffic lane is marked, the distances stated shall be measured from 2m on the road ward side of the formed kerb.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

- (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.*

2a.3.11 Parking Space Numbers

2a.3.11 Parking Space Numbers

Updated 06 December 2013

- (a) *A minimum of 1 car parking space shall be provided for each residential unit.*
- (b) *Parking areas shall be screened on internal boundaries by landscaping, wall(s), fence(s), or a combination of these to a minimum height of 1.5m from any adjoining site. Where this screening is by way of landscaping it shall be for a minimum depth of 1.5m.*
- (c) *A minimum of 1 cycle space shall be provided at ground level for each residential unit except where parking for that unit is provided in a garage.*

Note: this development standard applies in place of any equivalent minimum or maximum car or cycle parking requirement for the underlying zone in Part 13, clause 2.2.1, Table 1 and Part 13, clause 2.2.5 of this Plan.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

- (a) *Any adverse effects on the safety or efficiency of the surrounding transport network, including continued use of on-street parking opportunities.*
- (b) *The effectiveness of any alternative parking arrangement, including having regard to accessibility, safety and amenity within the site and for the surrounding area.*
- (c) *Whether the provision for cyclists is adequate and practicable having regard to the needs of residents of the site.*
- (d) *The extent to which cycle parking facilities are designed and located to match the needs of residents of the site.*
- (e) *The extent to which parking areas are visually integrated, screened or otherwise accommodated to minimise adverse amenity or visual impacts on surrounding properties (including units within the same development) or public spaces.*

2.a.3.12 Maximum building coverage within Enhanced Development Mechanism proposal areas

Updated 06 December 2013

The maximum percentage of the gross area covered by buildings within proposals using the Enhanced Development Mechanism shall be 40%.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

Whether the scale of development on the site is appropriate to its context, taking into account:

- (a) *The balance of open space and buildings within the Living 3 zone, or the maintenance of a lower density, open, landscaped residential character within the Living 2 Zone.*
- (b) *Any visual dominance of the street resulting from a proposed building's incompatible scale.*
- (c) *Any loss of privacy, access to sunlight and daylight or opportunities for views in the Residential Banks Peninsula and Residential Conservation Zones.*
- (d) *Any reduction in site density that is accompanied by the proposed building complying with other built form standards so that the outcome is a small building that is in proportion with a small site.*

2a.4 Information Requirements for Applications - Enhanced Development Mechanism

Updated 06 December 2013

Any application for resource consent using the Enhanced Development Mechanism must include a 'design statement' (prepared by an expert suitably qualified in Architecture or Urban Design). A design statement outlines the design justification of the proposal, examines local character and site constraints, and explains the vision and concept of the proposal in terms of how it will contribute to creating a high quality development that responds positively to the surrounding context. Contextual plans illustrating the proposal within the surrounding environment should be included.

2b Duration of Community Housing Redevelopment Mechanism

Updated 06 December 2013

The Community Housing Redevelopment Mechanism (CHRM) specified in the following rules 2b.1 - 2b.4 inclusive and any other supporting clauses in this plan shall cease to have effect on 31 December 2018.

2b.1 Activity Status: Community Housing Redevelopment Mechanism (CHRM)

2b.1.1 Restricted Discretionary Activities

Updated 06 December 2013

- (a) *Proposals to use the Community Housing Redevelopment Mechanism on sites located within the CHRM areas shown on Planning Maps 24B, 25B, 26B, 31B, 32B, 33B, 34B, 37B, 38B, 40B, 45B and 52B, that are not in breach of the development standards in clause 2b.2 shall be a restricted discretionary activity, with the exercise of the Council's discretion restricted to the assessment matters in clause 15.5.*

(b) Proposals to use the Community Housing Redevelopment Mechanism on sites located within the CHRM areas shown on Planning Maps 24B, 25B, 26B, 31B, 32B, 33B, 34B, 37B, 38B, 40B, 45B and 52B, that do not comply with one or more of the development standards in clause 2b.2 shall be a restricted discretionary activity, with the exercise of the Council's discretion restricted to:

- (i) the assessment matters in clause 15.5; and*
 - (ii) the listed assessment matters for the development standard or standards that are not met in clause 2b.2.*
- Resource consent applications in relation to these rules shall not be publicly or limited notified.*

2b.1.2 Non-Complying Activities

Updated 06 December 2013

(a) Proposals to use the Community Housing Redevelopment Mechanism that do not comply with critical standards for:

- (i) Community Housing Site Size Critical Standard 2b.3.1; or*
 - (ii) Community Housing Unit Proportion and Yield Critical Standard 2b.3.2;*
- shall be a non-complying activity.*

2b.1.3 Reference to other Standards

Updated 06 December 2013

(a) Critical standard Part 2, clause 2-2.4.9 - Aircraft Noise Exposure shall apply to residential activities provided for by the CHRM within the L1 and L2 zones.

(b) The General City development, community and critical standards of Volume 3 Part 9 also apply to residential activities provided for by the CHRM, except where otherwise specified in clause 3.0 below.

(c) The Living 1, 2, and 3 zone rules, and development, community, and critical standards in Part 2-2.0 of this plan shall apply to any activities other than residential activities provided for by the CHRM.

2b.2 Development standards

Updated 06 December 2013

Comprehensive development under the Community Housing Redevelopment Mechanism (CHRM) shall comply with the following standards:

2b.2.1 Building Height

2b.2.1 Building Height

Updated 06 December 2013

Within 15m of the site boundary, the maximum height of any building shall not exceed 8m where the site adjoins the Living 1 or Living 2 zoned land.

Across the rest of the proposal area the maximum building height shall not exceed 11m.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

- (a) Compatibility with the scale of other buildings in the surrounding area, and the extent to which building bulk is out of character with the local environment.*
- (b) Any effect of increased height on the amenity of neighbouring properties, including through loss of privacy, outlook, overshadowing or visual dominance of buildings.*
- (c) The extent to which an increased height is necessary to enable more efficient, cost effective and/or practical use of the site, or the long term protection of significant trees or natural features on the site.*

2b.2.2 Sunlight and outlook for neighbours

Updated 06 December 2013

Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above boundaries with other sites as shown in Part 2, Appendix 1, Diagram C, except that:

- (a) where an internal boundary of a site abuts an access lot, access strip, or access to a rear lot, the recession plane may be constructed from points 2.3m above the furthest boundary of the access lot, access strip, or access to a rear lot or any combination of these areas;*
- (b) where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.*

Note: The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

- (a) Any effect on the amenity of neighbouring properties, including through loss of privacy, outlook, overshadowing or visual dominance of buildings.
- (b) The extent to which the intrusion is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site, or the long term protection of significant trees or natural features on the site.

2b.2.3 Street scene

Updated 06 December 2013

Buildings shall be set back a minimum of 4.5m from road boundaries, other than where a site has a road boundary that is subject to another standard in this Plan, except that:

- (a) where a garage has a vehicle door facing a road the garage door shall be set back a minimum of 4.5m unless the garage door(s) provided tilt or swing outwards, in which case the garage door shall be set back a minimum of 5.5m
- (b) where a garage has the vehicle door facing a shared accessway, the garage door shall be set back a minimum of 7m measured from the garage door to the furthest formed edge of the adjacent shared access unless the garage door(s) provided tilt or swing outwards, in which case the garage door shall be set back a minimum of 8m;
- (c) for residential units fronting the street; garages, carports, and other accessory buildings (excluding basement car parking and swimming pools) shall be located at least 1.2m further from the road boundary than the front facade of any ground level habitable room of that unit.
- (d) on properties fronting Emmett Street the setback shall be 6.5m.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

- (a) The extent to which the proposed building will detract from the coherence, openness and attractiveness of the site as viewed from the street and adjoining sites, including the ability to provide adequate opportunity for garden and tree planting in the vicinity of road boundaries.
- (b) The extent to which the intrusion is necessary in order to allow more efficient, cost effective and/or practical use of the remainder of the site or the long-term protection of significant trees or natural features on the site.
- (c) The ability to provide adequate parking and manoeuvring space for vehicles clear of the road or shared access in respect of traffic and pedestrian safety.
- (d) The effectiveness of other factors in the surrounding environment in reducing the adverse effects, such as existing wide road widths, street plantings and the orientation of existing buildings on adjoining sites.

2b.2.4 Separation from neighbours

Updated 06 December 2013

(a) Buildings that adjoin an access lot, access strip, or access to a rear site shall be set back a minimum of 1m from that part of an internal boundary of a site.

(b) Accessory buildings which face the ground floor window of a habitable room on an adjoining site shall be set back a minimum of 1.8m from that neighbouring window for a minimum length of 2m either side of the window.

(c) In all other instances buildings shall be set back a minimum of 1.8m from internal boundaries of a site.

except that:

- (i) No set back is required from an access lot or access strip on the same site, provided that any windows on the ground floor facing and within 1m of the access lot or strip are non-opening;
- (ii) Other than provided in (b) above, no setback for accessory buildings is required, provided the total length of walls or parts of accessory buildings facing and located within the set back is less than 9m;
- (iii) No set back is required along that part of an internal boundary where buildings on adjoining sites have a common wall along the internal boundary;
- (iv) No set back is required for basements, provided that any part of a basement located within 1.8m of an internal boundary is wholly below ground level;
- (v) Parts of a balcony or any window of a living area at first floor level or above shall not be located within 4m of an internal boundary of a site, except that this shall not apply to a window at an angle of 90o or greater to the boundary, or a window or balcony which begins within 1.2m of ground level (such as above a garage which is partly below ground level).

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

- (a) Any effect of proximity of the building on the amenity of neighbouring properties, including through loss of privacy, outlook, overshadowing or visual dominance of buildings.
- (b) Any adverse effect on the safe and efficient operation of site access.
- (c) The ability to provide adequate opportunities for garden and tree plantings around buildings.

(d) *The extent to which the intrusion is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site, or the long term protection of significant trees or natural features on the site.*

2b.2.5 Minimum unit size

Updated 06 December 2013

(a) *The minimum net floor area for any residential unit (excluding car parking, garaging, or balconies allocated to each unit) shall be:*

<i>No. of Bedrooms</i>	<i>Minimum Net Floor Area</i>
<i>1 bedroom</i>	<i>45m²</i>
<i>2 bedroom</i>	<i>70m²</i>
<i>3 bedroom or more</i>	<i>90m²</i>

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

- (a) *The extent to which the area of the unit/s will maintain amenity for residents and the surrounding neighbourhood.*
- (b) *The extent to which other on-site factors may compensate for a reduction in unit sizes e.g. communal facilities.*
- (c) *The nature and duration of activities proposed on site which may warrant a reduced unit size to operate e.g. very short term duration.*

2b.2.6 Ground floor habitable space

Updated 06 December 2013

- (a) *Any residential unit facing a road or public space, unless built over an accessway, shall have a habitable space located at ground level.*
- (b) *At least 50% of all residential units within a comprehensive development shall have a habitable space located at the ground level.*
- (c) *Each habitable space located at the ground level shall have a minimum floor area of 12m² and a minimum internal dimension of 3m.*

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

- (a) *The extent to which engagement between residential activity and ground level open space, including the street, is adversely impacted by the loss or reduction of a habitable space at ground level.*
- (b) *The ability of an undersized habitable space to continue to be used for functional residential activity.*

2b.2.7 Outdoor Living Space

Updated 06 December 2013

(a) *For residential units with 2 or more bedrooms a minimum of 30m² of outdoor living space shall be provided on site for each residential unit, and shall not be occupied by parking or access. The required outdoor living space can be in a mix of private and communal areas, at the ground level or in balconies provided that:*

- (i) *Each unit shall have private outdoor living space of at least 16m² in total. The balance of the outdoor living space required for each residential unit may be provided as communal space.*
- (ii) *Private outdoor living space shall have a minimum dimension of 4m when provided at ground level and a minimum dimension of 1.5m when provided by a balcony.*
- (iii) *At least one private outdoor living space shall be directly accessible from a living area of that unit.*
- (iv) *Outdoor living space provided as a communal space shall be accessible for use by all units and shall have a minimum dimension of 4m;*
- (v) *50% of the outdoor living space required across the entire site shall be provided at ground level.*
- (b) *For one bedroom residential units on the ground floor a minimum of 16m² private outdoor living space with a minimum dimension of 4m shall be provided on site for each residential unit, and shall not be occupied by parking or access.*
- (c) *For one bedroom residential units entirely at an upper level at total of 16m² of outdoor living space shall be provided on site for each residential unit provided that:*
 - (i) *one space can be a private balcony with a minimum area of 6m² and a minimum dimension of 1.5m.*
 - (ii) *the balance 10m² can be provided in a communal space.*

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

- (a) *The extent to which outdoor living areas provide useable space, contribute to overall on-site spaciousness and enable access to sunlight throughout the year for occupants.*
- (b) *The accessibility and convenience of outdoor living space for occupiers.*

- (c) *The extent and quality of communal outdoor living space or other open space amenity to compensate for any reduction in private outdoor living space.*
- (d) *The extent to which a reduction in outdoor living space will result in retention of mature on-site vegetation or adversely affect spaciousness of the surrounding area.*

2b.2.8 Service, Storage, and Waste Management Spaces

Updated 06 December 2013

Each residential unit shall be provided with:

- (a) *an outdoor service space and waste management area of 5m² with a minimum dimension of 1.5m; and*
- (b) *a single, indoor storage space of 4m³ with a minimum dimension of 1m; and*
- (c) *any space designated for waste management, whether private or communal, shall not be located between the road boundary and any habitable room and shall be screened from adjoining sites, conservation or open space zones, roads, and adjoining outdoor living spaces to a height of 1.5 metres.*

Except that

If a communal waste management area is provided within the site:

- (a) *the minimum required outdoor service space may be reduced to 3m² for each residential unit; and*
- (b) *it must be demonstrated to be:*
- (i) *of a sufficient size to accommodate the number and dimensions of bins required to meet the predicted volume of waste generated by the residential units; and*
- (ii) *accessible and safe for use by all residents; and*
- (iii) *easily accessible for the collection of bins by waste management contractors.*

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

- (a) *The extent to which the alternative provision for storage facilities, affects the convenience and accessibility of those facilities for building occupiers;*
- (b) *The extent to which storage facilities are visually integrated, screened or otherwise accommodated to minimise adverse amenity or visual impacts on surrounding properties (including units within the same development) or public spaces.*

2b.2.9 Landscaping and tree planting

Updated 06 December 2013

- (a) *A minimum of 20% of the site shall be provided for landscaping (which may include private or communal outdoor living space).*
- (b) *A tree shall be planted inside the site adjacent to the road boundary for every 10 metres of road boundary, or part thereof.*
- (c) *In addition to the trees required by clause (b) above, all sites shall be planted with a minimum of one tree for every 250m² of gross site area (prior to subdivision), or part thereof.*
- (d) *All trees shall be of a species capable of reaching a minimum height at maturity of 4 metres and shall be not less than 1.5 metres high at the time of planting.*

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

- (a) *Any reduction in landscaping on the amenity of the site and for neighbouring properties, including the street or other public open spaces.*

2b.2.10 Acoustic Insulation

Updated 06 December 2013

Any habitable space within a residential unit which is within:

- (a) *40 metres of the edge of the nearest marked traffic lane of a Minor Arterial, or Major Arterial Road, or a railway line; or*
- (b) *20 metres of the edge of the nearest marked traffic lane of a Collector Road.*

as defined in Part 8, Appendices 3 and 4 shall achieve a minimum external to internal noise reduction of 30 dBA (Dtr, 2m, nT).

Notes: Compliance with this rule may be achieved by ensuring any construction is in accordance with the acceptable solutions listed in Part 11, Appendix 1. No alternative ventilation is required in situations where the rule is only met with windows closed. Alternatively, compliance with the rule can be achieved through certification by a qualified acoustic engineer that the design is capable of achieving compliance with the performance standard.

Where no traffic lane is marked, the distances stated shall be measured from 2m on the road ward side of the formed kerb.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

(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.*

2b.2.11 Parking Space Numbers

Updated 06 December 2013

(a) *A minimum of 1 car parking space shall be provided for each residential unit.*

(b) *Parking areas shall be screened on internal boundaries by landscaping, wall(s), fence(s), or a combination of these to a minimum height of 1.5m from any adjoining site. Where this screening is by way of landscaping it shall be for a minimum depth of 1.5m.*

(c) *A minimum of 1 cycle space shall be provided at ground level for each residential unit except where parking for that unit is provided in a garage.*

Note: this development standard applies in place of any equivalent minimum or maximum car or cycle parking requirement for the underlying zone in Part 13, clause 2.2.1, Table 1 and Part 13, clause 2.2.5 of this Plan.

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

(a) *Any adverse effects on the safety or efficiency of the surrounding transport network, including continued use of on-street parking opportunities;*

(b) *The effectiveness of any alternative parking arrangement, including having regard to accessibility, safety and amenity within the site and for the surrounding area;*

(c) *Whether the provision for cyclists is adequate and practicable having regard to the needs of residents of the site;*

(d) *The extent to which cycle parking facilities are designed and located to match the needs of residents of the site;*

(e) *The extent to which parking areas are visually integrated, screened or otherwise accommodated to minimise adverse amenity or visual impacts on surrounding properties (including units within the same development) or public spaces.*

2b.2.12 Maximum building coverage within Community Redevelopment Mechanism proposal areas

Updated 06 December 2013

(a) *The maximum percentage of the gross area covered by buildings within proposals using the Community Housing Redevelopment Mechanism shall be 40%.*

Resource consent applications for non-compliance with this rule shall only be assessed against the following matters in addition to those specified under clause 15.5:

Whether the scale of development on the site is appropriate to its context, taking into account:

(a) *Any visual dominance of the street resulting from a proposed building's incompatible scale.*

(b) *Any loss of privacy, access to sunlight and daylight or opportunities for views in the Residential Banks Peninsula and Residential Conservation Zones.*

(c) *Any reduction in site density that is accompanied by the proposed building complying with other built form standards so that the outcome is a small building that is in proportion with a small site.*

2b.3 Critical Standards

2b.3.1 Community Housing Site Size

Updated 06 December 2013

Sites shall be:

(a) *of a size greater than 1500m² and less than 10,000m²; and*

(b) *in one contiguous block of land.*

2b.3.2 Community Housing Unit Proportion and Yield

Updated 06 December 2013

(a) *Proposals to use the CHRM shall demonstrate that community housing units will comprise:*

(i) *at least one third of the residential unit yield; or*

(ii) *a quantity equal to the amount of community housing units on the application site either occupied or unoccupied at 6 December 2013 which ever is the greater.*

(b) *Comprehensive development of a site under the CHRM shall deliver a minimum density of 30 households per hectare (1 unit per 330m²), and a maximum density of 65 households per hectare (1 unit per 150m²).*

2b.4 Information Requirements for Applications - Community Housing Redevelopment Mechanism

Updated 06 December 2013

Any application for resource consent using the Community Housing Redevelopment Mechanism must include a 'design statement' (prepared by an expert suitably qualified in Architecture or Urban Design). A design statement outlines the design justification of the proposal, examines local character and site constraints, and explains the vision and concept of the proposal in terms of how it will contribute to creating a high quality development that responds positively to the surrounding context. Contextual plans illustrating the proposal within the surrounding environment should be included.

2.1 Categories of activities - Living 1, H, RS, RV, TMB, 2 and Deferred Zones

Updated 14 November 2005

2.1.1 Residential activities

Updated 06 December 2013

(a) *Any residential activity which complies with:*

- *all of the development standards under Clause 2.2;*
- *community standard Clauses 2.3.6 and 2.3.9, and*
- *all of the critical standards under Clause 2.4*

shall be a permitted activity.

(b) *Any residential activity which complies with all of the critical standards under Clause 2.4, but does not comply with any one or more of the development standards under Clause 2.2 shall be a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.*

(c) *Any residential activity that does not comply with community standard Clause 2.3.6 and 2.3.9 shall be a discretionary activity.*

(d) *Any residential activity which does not comply with any one or more of the critical standards under Clause 2.4 shall be a non-complying activity.*

Clarification of categories of activities:

The standards may also specify that an activity is discretionary or controlled (development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

Developments proposed in comprehensive housing improvement areas (identified on the planning maps) that comply with the criteria in standard 2.2.19 (i) - (x) shall be a limited discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

2.1.2 Other Activities

Updated 14 November 2005

(a) Any other activity which complies with:

- all of the development standards under Clause 2.2;
- all of the community standards under Clause 2.3; and
- all of the critical standards under Clause 2.4

shall be a **permitted activity** .

(b) Any other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards under Clause 2.2 shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any other activity which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 2.3 shall be a **discretionary activity**.

(d) Any other activity which does not comply with any one or more of the critical standards under Clause 2.4 shall be a **non-complying activity**.

(e) Clarification of categories of activities:

The standards may also specify that an activity is discretionary (development standards); or controlled (development standards).

2.1.3 Deferred Zones

Updated 16 November 2009

In any part of the Living 1 Deferred Zone or Living H Deferred Zone on Planning Maps 53A and 60A, and defined in Appendix 3i, Part 2, (Cashmere and Worsley), the standards applicable to the Rural Hills Zone shall apply in the Living H Deferred Zone and the standards applicable to the Rural 2 Zone shall apply to the Deferred Living 1 Zone, until such time as a subdivision has been approved by the Council in accordance with Part 14, Clause 4.3.2 (F) (e), 5.35, 7.2.2, and 17.3.3 for that zone or part of the zone, and a certificate has been issued for a subdivision under Section 224 of the Act. Once a Section 224 certificate has been issued for a subdivision in the Living 1 Deferred Zone the standards applicable to the Living 1 Zone shall apply to that land in the subdivision. Once a Section 224 certificate has been issued for a subdivision in the Living H Deferred Zone the standards applicable to the Living H Zone shall apply to that land in the subdivision.

In the Living 1 Deferred Zone to the west of Philpotts Road and south of Winters Road on Planning Map 25A, the standards applicable to the Rural 3 Zone shall apply until a sewer outfall is available for this area. From that time, the standards applicable to the Living 1 Zone shall apply.

The Living TMB zone will be deferred pending:

- (a) The transfer of the land contained in CT 35B/158 and that land contained in CT 35B/160 to the east and south of the Living TMB zone up to and in line with the edge of the western boundary of the Living TMB zone as generally indicated in the development plan - Appendix 3(k), to the Christchurch City Council for no

further consideration to be vested in the Council as recreation reserve under the Reserves Act, 1977. (Legal descriptions to be amended to include all that land not included in the TMB zone.)

(b) The preparation by the Taylors Mistake Association of a planting concept plan for the whole of the TMB zone to the satisfaction of the City Council.

In the Living 1 Deferred zone on Planning Maps 17A and 18A the standards applicable in the Rural 3 zone shall apply until such time that either the pipeline from Belfast to the City Wastewater Treatment Plant commences operation or

- (i) the written consent of the Christchurch City Council is obtained by all of the owners of Part Lots 2 and 3 DP 7039 and Lot 2 DP 351 or their successors in title; and
- (ii) the written consent of the Director of Regulation of the Canterbury Regional Council or equivalent officer is obtained by all of the owners of Part Lots 2 and 3 DP 7039 and Lot 2 DP 351 or their successors in title and forwarded to the Christchurch City Council.

2.1.4 Reference to City Rules

Updated 14 November 2005

Attention is drawn to the provisions of the City rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

2.2 Development standards - Living 1, H, RS, RV, TMB, 2 and Deferred Zones

Updated 14 November 2005

Any application arising from Clauses 2.2.5 (a) (ii), 2.2.9, 2.2.10, 2.2.11, 2.2.12, 2.2.17 (a) and (b), and 2.2.19 will not require the written consent of other persons and shall be non-notified.

2.2.1 Residential site density - residential activities

2.2.1 Residential site density - residential activities

Updated 06 December 2013

Each residential unit shall be contained within its own separate site with a minimum net area as follows:

Living 1 Zone (excluding SBCMA 1, Sams 8, 8a and 8b)	450m ²	
Living H Zone	650m ²	
Living 2 Zone (excluding Sam areas 6, 12 and 14)	330m ²	
Living 2 Zone (Sams areas 6, 12 and 14)	450m ²	

except that:

- (a) in the Living 1, 2 and H Zones for any elderly persons housing unit with a gross floor area less than 80m², there shall be no minimum net area for any site;
- (b) for each residential unit on any fee simple title, or vacant parts of a fee simple title where there is/are existing cross-lease(s) or company leases over other parts of such titles, or for proposed units on a unit development plan, where the creation of such sites had obtained subdivision consent before the date of the notification of the District Plan (24 June 1995) or any fee simple title, cross lease, company lease or unit title which had its certificate of title issued before the date of the notification of the District Plan there shall be no minimum net area, provided that all other applicable development standards are complied with. The applicable development standards are:

Clause 2.2;

Part 9, Clause 5.2; and

Part 13, Clauses 2.2 and 2.3.

- (c) on any fee simple title, or vacant parts of a fee simple title where there is/are existing cross-lease(s) or company leases over other parts of such titles, or for proposed units on a unit development plan, where the creation of such sites had obtained subdivision consent after the date of the notification of the District Plan (24 June 1995) and before the date of the release of decisions on the District Plan (8 May 1999) or any fee simple title, cross lease, company lease or unit title which had its certificate of title issued between these dates, each residential unit shall be contained within its own separate site with a minimum net area as follows:

Living 1 (excluding Sams 8, 8a and 8b)	420m ²	
Living H	620m ²	
Living 2 (except Sams 6, 12, 14)	270m ²	
Living 2 (Sams 6, 12, 14)	420m ²	

- (d) in the Living 2 zone on 458-464 Ferry Road (as shown in Part 2, Appendix 12) there shall be no minimum net site area for any site provided that there are no more than 6 residential units on the entire area shown in Appendix 12. The restriction on the maximum number of residential units does not apply to elderly persons housing units with a gross floor area less than 80m².

provided that all other applicable development standards are complied with. The applicable development standards are:

Clause 2.2;

Part 9, Clause 5.2; and

Part 13, Clauses 2.2 and 2.3.

(Refer also to subdivision rules in Part 14 for further cross-leases which require subdivision consent.)

(Refer also to critical standards for residential site density - Clause 2.4.1.)

- (e) In the Living 1, Living 2 and Living H zones a residential unit existing at 6 December 2013 may be converted into two residential units for which there

shall be no minimum net area for their own separate sites, provided that:

- (i) the existing residential unit is contained within its own separate site that complies with the relevant minimum net area above;
- (ii) each residential unit has a minimum gross floor area, excluding terraces, garages, sundecks and verandahs, of 35m²;
- (iii) each residential unit has a separate outdoor living space readily accessible from its living area that complies with the requirements of Clause 2.2.10 Outdoor living space - residential activities for the Living 2 Zone;
- (iv) vehicle parking is provided for each residential unit in compliance with Part 13 Transport, Clause 2.2.1;
- (v) the residential unit to be converted does not lie within
 - a. the tsunami inundation area as set out in Environment Canterbury Report number R12/38 "Modelling coastal inundation in Christchurch an Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; or
 - b. the Riccarton wastewater interceptor catchment
- (vi) all other applicable development standards are complied with for each residential unit.
- (f) In the Living 1, Living 2 and Living H zones a family flat existing at 6 December 2013 may be converted to a separate residential unit, and there shall be no minimum net area for either its own separate site or the site of the residential unit which contains or is associated with the existing family flat, provided that:
 - (i) the existing family flat is contained within, or located separately to, a residential unit on the same site that complies with the relevant minimum net area above;
 - (ii) the residential unit converted from the existing family flat has a minimum gross floor area, excluding terraces, garages, sundecks and verandahs, of 35m²;
 - (iii) the residential unit converted from the existing family flat, and the residential unit which contains or is associated with the existing family flat, each have a separate outdoor living space, readily accessible from their respective living area, that each comply with the requirements of Clause 2.2.10 Outdoor living space - residential activities for the Living 2 Zone;
 - (iv) vehicle parking is provided for each residential unit in compliance with Part 13 Transport, Clause 2.2.1;
 - (v) all other applicable development standards are complied with by the residential unit converted from the existing family flat as for a residential unit.
- (g) In the Living 1 and Living 2 zones two residential units may be established on a site existing at 6 December 2013 which prior to the Canterbury earthquakes of 2010 and 2011 was:
 - a. vacant, or
 - b. occupied by one residential unit and that residential unit has been, or will be, in the opinion of an IPENZ qualified Structural Engineer, required to be demolished as a result of earthquake damage.

Provided that

- (i) the site does not lie within
- c. the tsunami inundation area as set out in Environment Canterbury Report number R12/38 "Modelling coastal inundation in Christchurch an Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA" ; or
- d. the Riccarton wastewater interceptor catchment; or
- e. a Special Amenity Area.

and there shall be no minimum net area for separate sites for each of the two residential units, provided that:

- (i) the existing site complies with the relevant minimum net area above for one residential unit;
- (ii) each new residential unit has a minimum gross floor area, excluding terraces, garages, sundecks and verandahs, of 35m²;
- (iii) each residential unit has a separate outdoor living space readily accessible from its living area that complies with Clause 2.2.10 Outdoor living space - residential activities for the Living 2 Zone;
- (iv) vehicle parking is provided for each residential unit in compliance with Part 13 Transport, Clause 2.2.1;
- (v) all other applicable development standards are complied with for each residential unit.

This rule 2.2.1(g) and any supporting clauses in this Plan shall cease to have effect on 31 December 2018.

2.2.2 Open space - residential and other activities

Updated 18 January 2010

The maximum percentage of the net area of any site covered by buildings shall be as follows:

	Other activities and residential activities with garage provided	Residential activities without garage provided	
Living 1 Zone	35%	35% less 18m ²	
Living 2 Zone	40%	40% less 18m ²	

except that

- (a) where the height of all buildings on a site does not exceed 5.5 metres and is of a single storey the maximum shall be as follows:

Living 1 Zone	40%	
Living 2 Zone	45%	

- (b) for nursery and market gardens the maximum shall be 55%; and
- (c) in the Living 1, 2 and H Zones, for elderly persons housing complexes, the percentage coverage by buildings shall be calculated over the net area of the site of the entire complex rather than over the net area of the site of any part of the complex.
- (d) in the Living 2 zone on 458-464 Ferry Road (as shown in Part 2, Appendix 12) the maximum site coverage for all activities shall be 50%.

(Refer also to critical standards for open space - Clause 2.4.3.)

2.2.3 Building height - residential and other activities

Updated 14 November 2005

Maximum height of any building shall be:

Living 1 & RS Zones		8m
Living RV Zone:	- Kainga	8m
	- Riverlea Estates	5m
Living 2 Zone		8m
Living H Zone		7m
Living TMB Zone		4.5m

(Refer also to critical standards for building height - Clause 2.4.4.)

2.2.4 Sunlight and outlook for neighbours - residential and other activities

Updated 14 November 2005

- (a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above internal boundaries as shown in Part 2, Appendix 1 except that
- in the Living H Zone the recession plane as shown in Part 2, Appendix 1 shall only apply to the mid-point of each section of wall or roof of a building;
 - where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3m above the furthest boundary of the access lot or access strip or any combination of these areas; except in Gwynfa Avenue (Cashmere) where it shall be constructed from the near side of the access;
 - where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
- (b) The level of internal boundaries in zones, other than the Living H Zone, shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

2.2.5 Street scene - residential and other activities

Updated 18 January 2010

- (a) All areas except special amenity areas

Minimum building setback from road boundaries shall be 4.5m **except that**

- in the Living RV Zone at Riverlea Estates, the minimum building setback shall be 3m from the common boundary of the leased land and the internal road;
- where a garage has the vehicle door generally facing a road or shared access the minimum garage setback shall be 5.5m from the road boundary or shared access, or from the internal road boundary in the case of the Living RV Zone at Riverlea Estates;
- in the Living 2 zone on 458-464 Ferry Road (as shown in Part 2, Appendix 12) where any wall of a building has display windows along the full frontage at ground level no setback from road boundaries is required. Carparking shall be set back a minimum of 2m from road boundaries and shall be exempt from 2.2.5(c) 'All areas' below. Road frontages shall be landscaped along road boundaries for a minimum depth of 2m excluding areas used for vehicle access and where buildings are not set back from road boundaries. Landscaping shall include a minimum of one tree plus one additional tree for every 10m of road frontage and each tree shall not be less than 1.5 metres high at the time of planting.

(Refer also to development standard for parking spaces for residential activities, Part 13-2.2.9)

- (b) Special amenity areas (Sam areas) only

Minimum building setback from road boundaries shall be as follows:

Sam Area (number)	Minimum building setback
1, 8, 8a, 8b, 17, 17a, 28 and 35	4.5m
2, 5, 6, 10, 12, 16, 18, 29, 36, 37, 40 and 41	6m except for Fisher Avenue where the minimum setback shall be 8m
3, 4, 7, 9, 10a, 11, 13, 14, 15, 34 and 39	8m

except that

- in special amenity areas 1, 8, 8a, 8b 17, 17a, 28 and 35, where a garage has the vehicle door generally facing a road the minimum garage setback shall be 5.5m from the road boundary;
- where a garage has the vehicle door generally facing a shared access the minimum garage setback shall be 5.5m from the shared access.

(iii) where a corner site within a special amenity area adjoins a site which is not within a special amenity area, the minimum setback from the road boundary may be reduced to 4.5m on the street frontage it shares with that adjoining site.

(c) All areas

Parking and outdoor storage areas shall be screened from adjoining road(s) by either landscaping, wall(s), fence(s) or a combination, except across those parts of the road boundary used as a vehicle crossing.

(i) The minimum height of screening shall be as follows:

Residential activities	1.2m
Other activities	1.8m

(ii) Where the screening is by way of landscaping, the minimum height shall be the minimum height at the time of planting.

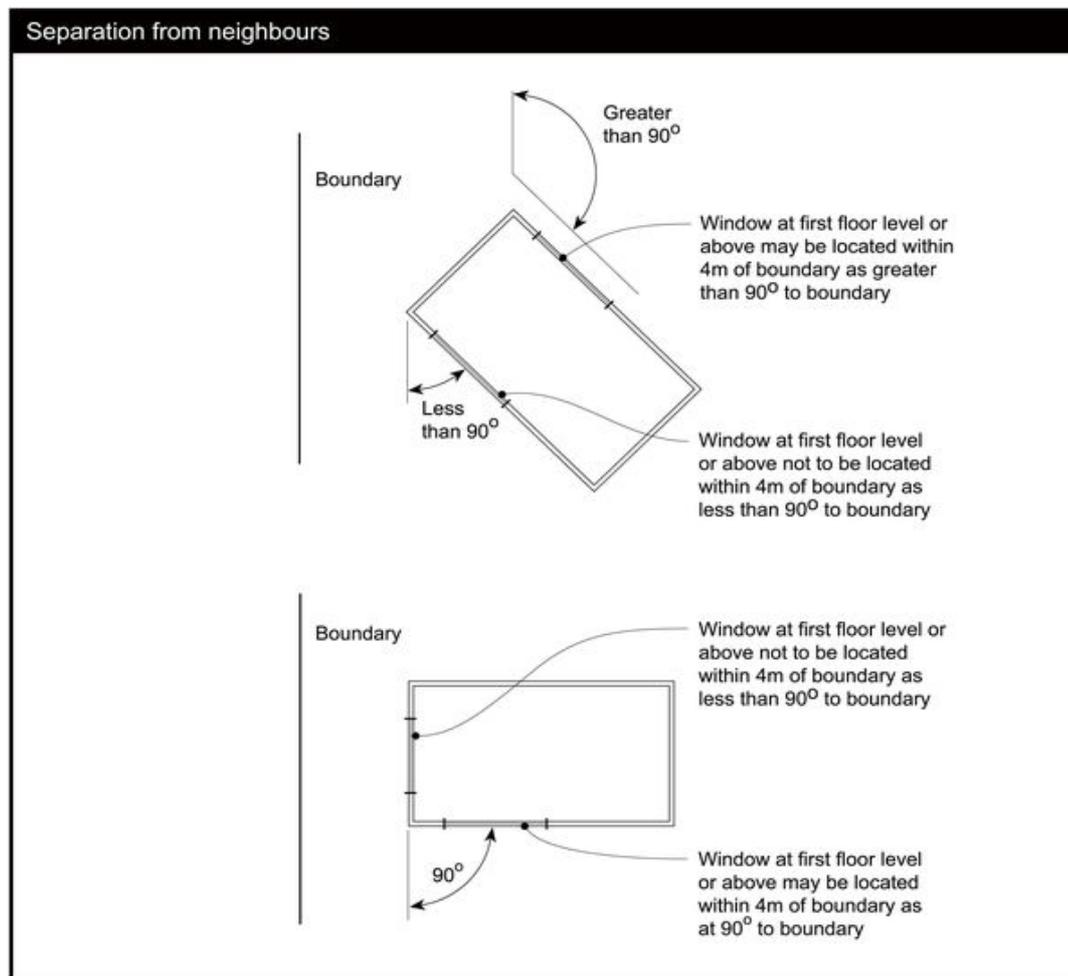
(iii) Where screening is by way of landscaping it shall be for a minimum depth of 1.5m along the road frontage(s).

2.2.6 Separation from neighbours - residential and other activities

Updated 18 January 2010

Minimum building setback from internal boundaries shall be 1.8m, **except that**

- (a) accessory buildings may be located within 1.8m of internal boundaries where the total length of walls or parts of accessory buildings facing, and located within 1.8m of each internal boundary does not exceed 9m in length;
- (b) where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m, except for Gwynfa Avenue where the minimum setback from the near side of the Gwynfa Avenue access shall be 4.5m;
- (c) where buildings on adjoining sites have a common wall along an internal boundary, no set back is required along that part of the boundary covered by such a wall;
- (d) for residential activities any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary, except for Gwynfa Avenue where any balcony or any window of a living area at first floor level or above shall not be located within 4.5m of the boundary with the Gwynfa Avenue access. This shall not apply to a window at an angle of 90° or greater to the boundary. First floor level shall not include a window or balcony which begins within 1.2m of ground level (such as above a garage which is partly below ground level). (see adjoining diagram);



(e) for residential activities, where a window of a living area of a residential unit faces an internal boundary, the window shall be set back a minimum of 3m from the internal boundary. Where an internal boundary of a site immediately adjoins an access or part of an access, the setback shall be 1m measured from that internal boundary, except for Gwynfa Avenue where the setback measured from the near side of the Gwynfa Avenue access shall be 4.5m. This shall not apply to a window at an angle of 90° or greater to the boundary;

(f) in the Living RV Zone at Riverlea Estates, the minimum distance between buildings used for residential activities shall be 2m;

(g) in the Living 2 Zone at Hornby (Goulding Avenue) any buildings located on 433-435 (Lot 2 DP 43227) Main South Road shall be set back a minimum of 8m from the boundary with 437 (Lot 1 DP 55379) and 439 (Lot 2 DP 55379) Main South Road.

(h) in the Living 1 Zone at Russley Road/Memorial Avenue where its eastern boundary abuts the western boundary of the Business 4T Zone the minimum setback from the eastern boundary of the Living 1 Zone where it abuts the Business 4T Zone shall be 5 metres.

(i) in the Living H (Hills) Zone on Planning Map 54, in the areas on Montgomery Spur identified in Appendix 9, no buildings shall be erected on those parts of sites within a 10 metre elevation setback from the ridgeline, as identified in Appendix 9.

(j) in the Living 2 zone on 458-464 Ferry Road (as shown in Part 2, Appendix 12) any building for Other activities shall be set back a minimum of 3m from the internal boundaries as shown in Appendix 12.

2.2.7 Continuous building length - ridgelines and parapets - residential and other activities

Updated 14 November 2005

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgeline and/or parapet to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that:

(i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary.

(ii) Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end of the building, the length of that step need only equal the remaining length of the ridgeline and / or horizontal parapet.

(Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.)

2.2.8 Continuous building length - exterior walls - residential and other activities

Updated 14 November 2005

(a) Steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
< or =20m	0
> 20m < or = 24m	1
> 24m < or= 28m	2
> 28m < or= 32m	3
> 32m	4 + 1 for every additional 10m of length over 32m

(b) Where steps are required by (a) above:

(i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.

(ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.

(iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.

(iv) The required steps shall be provided at all levels of the exterior wall.

except that:

(i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.

(ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

(Refer to Appendix 1A and the definitions of step, depth, length and ridgeline for further clarification of this rule.)

2.2.9 External appearance - residential and other activities

Updated 14 November 2005

Within special amenity areas 8b, 10a, 11, 13, 14, 17a, 18, 28, 29, 34, and 35 only, the erection of new buildings and additions or alterations to existing buildings where visible from a public place, shall be a discretionary activity with the exercise of the Council's discretion limited to their visual impact.

2.2.10 Outdoor living space - residential activities

2.2.10 Outdoor living space - residential activities

Updated 06 December 2013

(a) Each residential unit shall be provided with an outdoor living space in a continuous area, contained within the net area of the site with a minimum area and dimension as follows:

	Minimum Area	Minimum Dimension
Living 1	90m ²	6m
Living H & RS Zones	75m ²	4.5m
Living 2 Zone	50m ²	4m
Living RV Zone:		
- Kainga	75m ²	4.5m

- Riverlea Estates	No minimum outdoor living space
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except that:

- (i) in special amenity areas 8, 8a and 8b the minimum area of outdoor living space shall be 100m² with a minimum dimension of 6m;
- (ii) residential units in the Living 2 Zone without a room on the ground floor may as an alternative to the above outdoor living space provide a balcony with a minimum area of 7m² and a minimum dimension of 1.5m. Where a balcony is provided as an alternative to ground level outdoor living space, a balustrade shall have a maximum height of 1.2m;
- (iii) for any elderly persons housing unit with a gross floor area less than 80m² the minimum requirements shall be 30m² for each unit with a minimum dimension of 3m;
- (iv) in the Living H Zone, the required minimum area of outdoor living space need not be continuous and may include decking.
- (v) where an existing residential unit is converted into two residential units in compliance with Clause 2.2.1 (e), there shall be a total outdoor living space on the site of a minimum of 90m² and a minimum dimension of 6m. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m².**
- (vi) where an existing family flat is converted to a separate residential unit in compliance with Clause 2.2.1 (f), there shall be a total outdoor living space on the site of a minimum of 90m² and a minimum dimension of 6m. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m².**
- (vii) where two residential units are created on a vacant site or the site of one demolished residential unit in compliance with Clause 2.2.1 (g), there shall be a total outdoor living space on the site of a minimum of 90m² and a minimum dimension of 6m. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m².**

(b) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine at midday on the shortest day of the year.

Note for clarification: This rule only applies to structures on the same site.

- (c) The required minimum area shall not be occupied by any building, access or parking space, other than;
 - an outdoor swimming pool; or
 - accessory building of less than 8m²; or
 - any buildings or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and occupies no more than 30% of the area of the outdoor living space.

2.2.11 Family flats - residential activities

Updated 06 December 2013

Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandahs, of 65m². Once the building is no longer being used as a family flat, and where the family flat does not comply with all the standards for a residential unit and/or where it is located on a site within the Living RV Zone at Riverlea Estates:

- (a) The family flat shall be relocated from the site; or
- (b) shall have the kitchen removed so that the family flat is no longer a self-contained residential unit.

Refer to Clauses 2.2.1, 2.2.10 & 2.4.1. In the Living 1, Living 2 and Living H zones a family flat existing at 6 December 2013 may be converted to a separate residential unit occupied by any person(s) and without the need to be encumbered by a legal instrument.

2.2.12 Coastal hazards (Living 1 Zone Only) - residential and other activities

Updated 22 May 2006

- (a) South Brighton Coastal Management Area 1 (SBCMA 1)

In addition to all other applicable rules in the Living 1 Zone, any activity within the South Brighton Coastal Management Area 1, (planning Map 49A) which involves the erection of a building, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to:

- (i) The location, design, method and materials of construction of the building, its impact on infiltration, wave flow and coastal stability, and its ability to withstand coastal erosion without threat of damage or collapse.
- (ii) The potential impact of the building on neighbouring properties including any potential increase in erosion.
- (iii) The extent, nature and method of specific provisions, and any development plans provided, which are directed towards the maintenance, enhancement and protection of any foredune located on the property.
- (iv) The provision of measures to retain and enhance sand volumes particularly within the property landward of the SBCMA 1/Conservation 1A boundary.
- (v) The impact of the erection of the building and associated works, paths, driveways, gardens and accessory buildings on the natural Characteristics, vegetation and geomorphology of the dune formations.
- (vi) The habitation and construction impacts of the proposal on any part of the property seaward of the hazard 1 line (Planning Map 49B).

Note: The Council in exercising its discretion on the above matters may seek the advice and certification of suitably qualified professionals.

(Refer also to critical standards relating to residential site density and hard surface limitation specifically for this sub-zone.

- (b) South Brighton Coastal Management Area 2 (SBCMA 2)

In the Living 1 Zone any activity within the South Brighton coastal management area 2 (SBCMA 2), (planning map 49) which involves the erection of a building and/or the construction of an area of impervious surfaces shall be a controlled activity with the exercise of the Council's discretion limited to the location, design, method and materials of construction of the building and/or impervious surfaces.

2.2.13 Screening from neighbours - other activities

Updated 14 November 2005

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination to at least 1.8m in height along the length of the parking or storage area. Where such screening is by way of landscaping it shall be for a minimum depth of 1.5m. Where the screening is by way of landscaping, the minimum height shall be the minimum height at the time of planting.

2.2.14 Restrictions on outdoor activities - other activities

Updated 14 November 2005

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

2.2.15 Retailing - other activities

Updated 18 January 2010

Retail activities involving the sale of goods grown or produced on the site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment except that:

- (i) this clause does not apply in the Living 2 zone on 458-464 Ferry Road (as shown in Part 2, Appendix 12).

(Refer also to critical standards for retailing - Clause 2.4.5 which means that the sale of goods other than those grown or produced on the site is a non-complying activity.)

2.2.16 Noise from pre-schools - other activities

Updated 14 November 2005

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to the location of outdoor activities and facilities.

2.2.17 Living Taylors Mistake Bach Zone - residential and other activities

Updated 14 November 2005

- (a) In the Living TMB Zone (Planning Map 56A) any activity which involves the erection of a bach shall be a controlled activity with the Council's discretion limited to design and appearance, the availability and provision of services and landscaping.

Note: Landscaping of the TMB zone shall be in general accordance with the approved concept planting plan (see clause 2.1.3 (b)). Each application for a bach shall be accompanied by a landscape plan incorporating the area around the bach. The landscape plan shall be implemented within 6 months of the occupation of each bach.

- (b) The construction of the vehicular access track to the Living TMB Zone, shown on the development plan in Appendix 3k, shall be a controlled activity with the Council's discretion limited to standards of construction necessary for the purposes of taking people or goods to or from the baches.

Note:

1. The cost of construction of the vehicular access track is to be met by the Taylors Mistake Association.
 2. An easement in favour of land in the Living TMB zone for the purposes of vehicle access to the Living TMB zone will need to be created over Lot 1 DP42746 and Lot 1 DP52009.
 3. The vehicular access is to be designed in consultation with the Council.
- (c) Rules in relation to property access to the Living TMB Zone (Part 14) and to parking in the Living TMB Zone (Part 13) shall not apply.
 - (d) The development of land in the Living TMB Zone shall be in general accordance with the layout shown on the development plan in Appendix 3k and no more than 20% of the total TMB zone shall be covered by buildings, decks and impervious surfaces.

2.2.18 Development plan - residential activities

Updated 30 September 2008

- (a) The development of land in that part of the Living 1 Zone at Styx Mill - Belfast within the development plan area "including inset A" defined in Appendix 3f (generally bounded by Main North Road, the Styx Mill Reserve, Johns Road and Englefield Road) shall be in general accordance with the layout shown on the development plan in that Appendix. ⁽¹⁾

- (b) The development of land in that part of the Living 1 Zone at North Halswell within the development plan area defined in Appendix 3h (generally bounded by Dunbars, Halswell and Templeton Roads and the Southern Arterial Designation) shall be in general accordance with the layout shown on the development plan in that Appendix. ⁽¹⁾

- (c) The development of land in that part of the Living 1 Zone at East Halswell within the development plan defined in Appendix 3g (generally bounded by Halswell, Sparks and Milns Roads) shall be in general accordance with the layout shown on the development plan in that Appendix. ⁽¹⁾

- (d) The development of land in that part of the Living 1 Zone at Wigram within the development plan as defined in Appendix 3r (generally bounded by RNZAF Bequest Land, Awatea Road and the Wigram aerodrome and runway) shall be in general accordance with the layout shown on the development plan in that Appendix. ⁽¹⁾

⁽¹⁾ **Note:** The assessment matters in Clause 13.3.1 (for the Living 1A, 1B, 1D, 1E, HA and HB Zones) shall also apply to this land.

2.2.19 Comprehensive Housing Improvement Areas residential developments - residential activities

Updated 14 November 2005

The erection of residential units on abutting sites, within the areas identified on the planning maps for comprehensive housing improvements shall be a limited discretionary activity where all of the following criteria are met:

- (i) a total minimum net area for the comprehensive development site of 2,400m² that is within common ownership,
- (ii) a rectangle of 30 x 36m is able to be accommodated within the total net site area,
- (iii) a minimum of three new residential units,
- (iv) an average net area of 400m² per residential unit within the comprehensive development site,
- (v) no more than 35% of the total net area of the comprehensive development site is covered by buildings,
- (vi) standards 2.2.4, 2.2.6 in respect of new structures or additions, and 2.2.7 and 2.2.8 are complied with on the boundary of the comprehensive development site,
- (vii) the minimum building setback (including accessory buildings) from road boundaries for new structures and/or additions is 4.5m, with the exception of Emmett Street where the minimum building setback is 6m,

- (viii) the maximum gross floor area of any building does not exceed 550m²,
- (ix) where the maximum height of buildings is no more than 5.5m within 8m of the boundary of the comprehensive development site, and
- (x) the maximum height of any building on the site does not exceed 8m.

Plans submitted with any resource consent application will need to identify site boundaries for the purposes of this rule.

Note: If a proposed development does not comply with any one or more of the criteria then it will not be considered to be a comprehensive housing improvement and is therefore subject to the standard zone rules for residential activities.

2.2.20 Special setback provisions - residential and other activities

2.2.20 Special setback provisions - residential and other activities

Updated 30 September 2008

In that part of the Living 1 Zone at Wigram (as shown on Appendix 3r), for those sites bounded by the RNZAF Bequest Land, residential units shall have their primary outdoor living area facing away from the aerodrome site. Windows to living areas which directly face the RNZAF Bequest Land shall be double glazed. In addition, a 2m wide landscape strip and a close, solid and continuous 1.8m high fence shall be placed along the boundary of the RNZAF Bequest Land and be completed before any residential units are built.

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Transport (parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

2.3 Community standards - Living 1, H, RS, RV, TMB, 2 and Deferred Zones

Updated 14 November 2005

2.3.1 Scale of activity - other activities

Updated 14 November 2005

- (a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities, shall be 40m² or 30% of the gross floor area of all buildings on the site, whichever is the larger; except where an activity is an educational, spiritual, day-care, or health facility.
- (b) No more than one full-time equivalent person, who permanently resides elsewhere than on the site, may be employed in undertaking any activity on the site except
 - (i) where the activity is an educational, spiritual, day-care, or health facility; or
 - (ii) where the activity is located within a community footprint; or
 - (iii) for nursery and market gardens.

2.3.2 Site size - other activities

Updated 14 November 2005

Maximum net area of any site for activities other than residential activities shall be 1100m² **except that** this area may be exceeded

- (a) where the activity is located in a community footprint; or
- (b) where the activity occupies not more than 40m² of floor space and at least one person engaged in the activity resides permanently on the site; or
- (c) for nursery and market gardens ; or
- (d) for public reserves without buildings.

2.3.3 Hours of operation - other activities

Updated 14 November 2005

- (a) Maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week.
- (b) Hours of operation shall be limited to between the hours:

0700 - 2300 Monday to Friday, and
0800 - 2300 Saturday, Sunday and public holidays,

except

- (i) where the activity occupies not more than 40m² of floor space, and
- (ii) where each person engaged in the activity outside the above hours resides permanently on the site, and
- (iii) there are no visitors, clients or deliveries to or from the site outside the above hours.

(Refer also to city rules - (Part 11, Clause 1 - Noise).)

2.3.4 Traffic generation - other activities

Updated 14 November 2005

- (a) Maximum number of vehicle trips per site shall be:
 - (i) Sites where access is shared with at least one other site:
 - Heavy vehicles 2 per week
 - Other vehicles 16 per day
 - (ii) Sites with frontage to local roads, other than (i) above:
 - Heavy vehicles 2 per week
 - Other vehicles 32 per day
 - (iii) All other sites:
 - Heavy vehicles 4 per week
 - Other vehicles 50 per dayexcept that
 - on sites within community footprints, the maximum number of vehicle trips shall be:
 - Heavy vehicles 8 per week
 - Other vehicles 100 per day
 - for educational, spiritual, daycare and health facilities the maximum number of other vehicle trips per site shall be:
 - Collector and arterial roads 100 per day
 - Community footprints 200 per day
- (b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

2.3.5 Storage of heavy vehicles - other activities

Updated 14 November 2005

The maximum number of heavy vehicles stored on a site shall be one.

2.3.6 Building size and separation - residential and other activities

Updated 14 November 2005

- (a) The maximum gross floor area of any single building shall be 550m² except that this area may be exceeded where the activity is located in a community footprint.
- (b) Where buildings located on the same site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 3.6 metres, except where the activity is located in a community footprint.

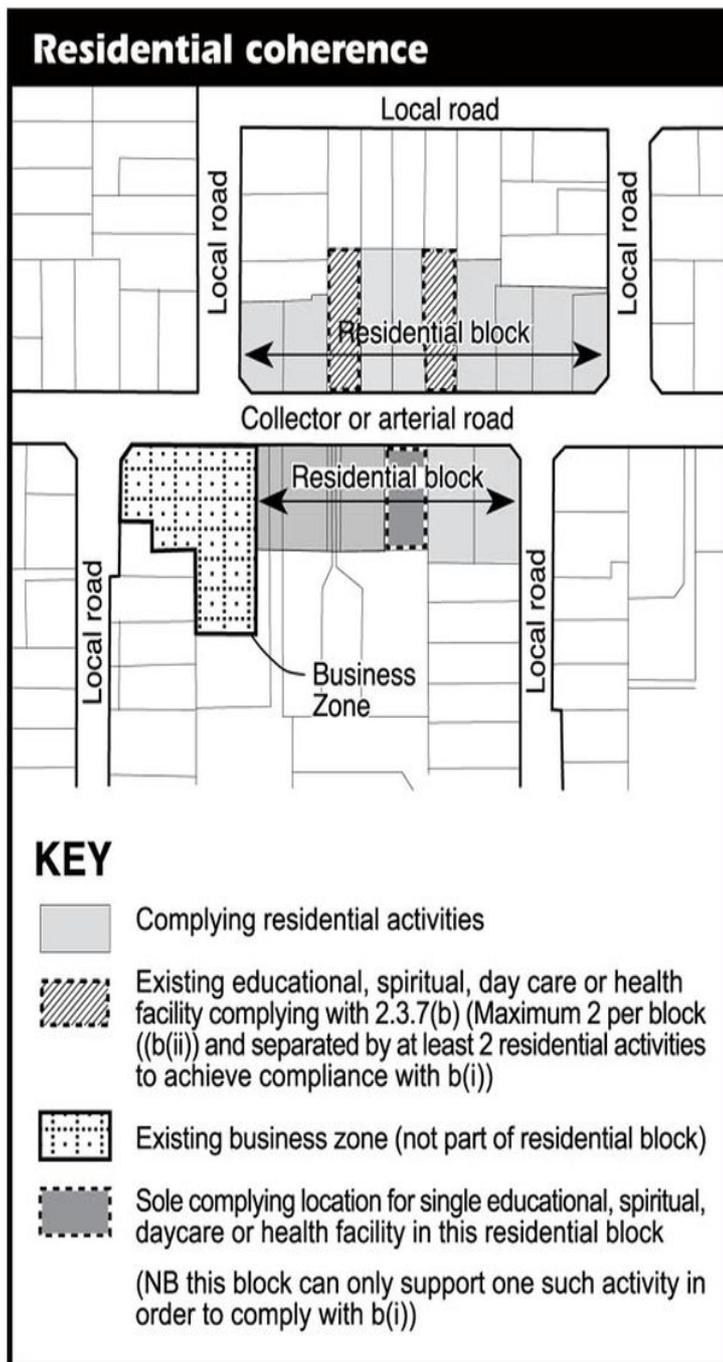
2.3.7 Residential coherence - other activities

Updated 14 November 2005

At least one person engaged in the activity shall reside permanently on the site, except where the activity is an educational, spiritual, day-care, or health facility and is located:

- (a) within a community footprint; or
- (b) on a front site, with frontage to a collector or arterial road only (except Memorial Avenue or Fendalton Road) and
 - (i) any residential activity on an adjoining front site or front site separated by an access with frontage to the same road is left with at least one residential neighbour. (For the purposes of this clause, the residential neighbour shall be on an adjoining front site or front site separated by an access and have frontage to the same road); and
 - (ii) the residential block is not left with more than two non-residential activities in that block.

Note: These exceptions do not apply to local roads



2.3.8 Other activities - 458-464 Ferry Road

Updated 18 January 2010

In the Living 2 zone on 458-464 Ferry Road (as shown in Part 2, Appendix 12)

- (i) a minimum of 35% of the combined gross floor area across all buildings shall be used for residential activities;
- (ii) the following clauses shall not apply to Other Activities on this site:
 - Clause 2.3.1 - Scale of Activities,
 - Clause 2.3.2 - Site Size,
 - Clause 2.3.3(a) - Hours of Operation,
 - Clause 2.3.4 - Traffic Generation,
 - Clause 2.3.7 - Residential Coherence.

2.3.9 Occupancy of an Elderly Persons Housing Unit

Updated 06 December 2013

In the Living 1, Living 2, and Living H zones an elderly persons housing unit existing at 6 December 2013 may be converted to a residential unit that may be occupied by any person(s), for which there shall be no minimum net area for its own separate site, provided that:

- (a) *the residential unit converted from the existing elderly persons housing unit has a minimum gross floor area, excluding terraces, garages, sundecks and verandahs, of 35m²;*

(b) the residential unit converted from the existing elderly persons housing unit has a separate outdoor living space readily accessible from its living area that is at least 30m² with a minimum dimension of 3m;

(c) vehicle parking is provided for the residential unit converted from the existing elderly persons housing unit in compliance with Part 13 Transport, Clause 2.2.1;

(d) all other applicable standards are complied with by the residential unit converted from the existing elderly persons housing unit as for a residential unit that may be occupied by any person(s)

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects

(refer part 10, Clause 1)

Protected trees

(refer Part 10, Clause 2)

Noise

(refer Part 11, Clause 1)

Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)

(refer Part 13)

2.4 Critical standards - Living 1, H, RS, RV, TMB, 2 and Deferred Zones

Updated 14 November 2005

2.4.1 Residential site density - residential activities

Updated 06 December 2013

Each residential unit shall be contained within its own separate site with a minimum net area as follows:

Living 1 Zone (excluding SBCMA 1 and Sam areas 8, 8a and 8b)	420m ²
Living 1 Zone (SBCMA 1)	450m ² , provided that provision of this minimum net area shall not include any land seaward of the SBCMA 1/ C1A boundary
Living 1 Zone (Sam areas 8, 8a and 8b)	500m ²
Living H Zone	550m ²
Living RS Zone	1000m ² , except for sites existing at date of public notification
Living 2 Zone (excluding Sam areas 6, 12 and 14)	300m ²
Living 2 Zone (Sam areas 6, 12 and 14)	420m ²
Living RV Zone:	
- Kainga	600m ²
- Riverlea Estates:	300m ² for existing residential units at date of public notification,
	500m ² for residential units erected after date of public notification

except that

(a) for each residential unit on any fee simple title, or vacant parts of a fee simple title where there is/are existing cross-lease(s), or company leases over other parts of such titles, or for proposed units on a unit development plan, where the creation of such sites had obtained subdivision consent before the date of the notification of the District Plan (24 June 1995) or any fee simple title, cross lease, company lease or unit title which had its certificate of title issued before the date of the notification of the District Plan there shall be no minimum net area, provided that all other applicable critical standards in Clause 2.4 are complied with (refer also to subdivision rules in Part 14 for further cross-leases which require subdivision consent);

(b) on any fee simple title, or vacant parts of a fee simple title where there is/are existing cross-lease(s) or company leases over other parts of such titles, or for proposed units on a unit development plan, where the creation of such sites had obtained subdivision consent after the date of the notification of the District Plan (24 June 1995) and before the date of the release of decisions on the District Plan (8 May 1999) or any fee simple title, cross lease, company lease or unit title which had its certificate of title issued between these dates, each residential unit shall be contained within its own separate site with a minimum net area as follows:

Living 1 (excluding Sams 8, 8a and 8b)	330m ²
Living 1 Zone (Sam areas 8, 8a and 8b)	420m ²
Living H	425m ²

Living RS Zone	970m ² except for sites existing at date of public notification
Living 2 (except Sams 6, 12, 14)	240m ²
Living 2 Zone (Sams 6, 12, 14)	330m ²
Living RV Zone:	
- Kainga	570m ²
- Riverlea Estates:	270m ² for existing residential units at date of public notification
	470m ² for residential units erected after date of public notification

provided that all other applicable critical standards in Clause 2.4 are complied with (refer also to subdivision rules in Part 14 for further cross-leases which require subdivision consent);

(c) in respect of the minimum site density for sites within the Living RS Zone (other than those existing at the date of public notification) and notwithstanding the definition of "site" in Volume 3, Part 1, "own separate site" means a physically contiguous area of land shown on a site plan with defined boundaries, whether legally or otherwise defined boundaries, and includes:

- a single legally defined parcel of land that is held in a single certificate of title or for which a single certificate of title could be issued without further consent of the Council; or
- a group of physically contiguous legally defined parcels of land that are held in a single certificate of title or for which a single certificate of title could be issued without further consent of the Council.

(d) where at least 8 residential units are to be erected on a site and at least 60% of the open space associated with all the units is permanently and legally available for use by the residents of all units, the minimum net area per residential unit may be averaged over the total site containing all residential units (note: at the time of subdivision of such residential units a consent notice pursuant to Section 221 Resource Management Act 1991 will be imposed on the titles to ensure that all open space remains available for all residents);

(e) in the Living 1, H and 2 Zones, for any elderly persons housing unit with a gross floor area less than 80m² there shall be no minimum net area for any site ;

(f) on Lots 4-8 DP 19524, Lot 1 DP 16527 and Lots 1-6 DP 82040 zoned Living H (Hills) on Moncks Spur Road the minimum net area of any site shall be 800m² .

(g) in the Living 2 zone on 458-464 Ferry Road (as shown in Part 2, Appendix 12) there shall be no minimum net site area for any site provided that there are no more than 6 residential units on the entire area shown in Appendix 12. The restriction on the maximum number of residential units does not apply to elderly persons housing units with a gross floor area less than 80m² .

(Refer also to development standards for residential site density - Clause 2.2.1.)

(h) In the Living 1, Living 2 and Living H zones a residential unit existing at 6 December 2013 may be converted into two residential units for which there shall be no minimum net area for their own separate sites, provided that:

- (i) **the existing residential unit is contained within its own separate site that complies with the relevant minimum net area above**
- (ii) **each residential unit has a minimum gross floor area, excluding terraces, garages, sundecks and verandahs, of 35m²**
- (iii) **each residential unit has a separate outdoor living space readily accessible from its living area that complies with the requirements of Clause 2.2.10 Outdoor living space - residential activities for the Living 2 Zone;**
- (iv) **vehicle parking is provided for each residential unit in compliance with Part 13 Transport, Clause 2.2.1;**
- (v) **the residential unit to be converted does not lie within**

a. the tsunami inundation area as set out in Environment Canterbury Report number R12/38 "Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; or

or

b. the Riccarton wastewater interceptor catchment

- (vi) **all other applicable critical standards are complied with for each residential unit.**
- (i) **In the Living 1, Living 2 and Living H zones a family flat existing at 6 December 2013 may be converted to a separate residential unit, and there shall be no minimum net area for either its own separate site or the site of the residential unit which contains or is associated with the existing family flat, provided that:**
 - (i) **The existing family flat is contained within, or located separately to, a residential unit on the same site that complies with the relevant minimum net area above;**
 - (ii) **the residential unit converted from the existing family flat has a minimum gross floor area, excluding terraces, garages, sundecks and verandahs, of 35m²;**
 - (iii) **the residential unit converted from the existing family flat, and the residential unit which contains or is associated with the existing family flat, each have a separate outdoor living space, readily accessible from their respective living area, that each comply with the requirements of Clause 2.2.10 Outdoor living space - residential activities for the Living 2 Zone;**
 - (iv) **vehicle parking is provided for each residential unit in compliance with Part 13 Transport, Clause 2.2.1;**
 - (v) **all other applicable critical standards are complied with by the residential unit converted from the existing family flat as for a residential unit.**
- (j) **In the Living 1 and 2 zones two residential units may be established on a site existing at 6 December 2013 which prior to the Canterbury earthquakes of 2010 and 2011 was:**

- **vacant, or**
- **occupied by one residential unit and that residential unit has been**
 - a) **demolished as a result of earthquake damage, or,**
 - b) **identified by an IPENZ qualified Structural Engineer as required to be demolished as a result of earthquake damage.**

and there shall be no minimum net area for separate sites for each of the two residential units,

provided that:

- (i) the existing site complies with the relevant minimum net area above for one residential unit;
- (ii) each residential unit has a minimum net floor area, excluding terraces, garages, sundecks and verandahs, as follows:

Studio	35m ²
1 Bedroom	45m ²
2 Bedroom	70m ²
3 or more Bedrooms	90m ²

(iii) each residential unit has a separate outdoor living space readily accessible from its living area that complies with Clause 2.2.10 Outdoor living space - residential activities for the Living 2 Zone;

(v) vehicle parking is provided for each residential unit in compliance with Part 13 Transport, Clause 2.2.1;

(vi) the site does not lie within

- the tsunami inundation area as set out in Environment Canterbury Report number R12/38 "Modelling coastal inundation in Christchurch an Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; or
- the Riccarton wastewater interceptor catchment ; or
- A Special Amenity Area

(vii) all other applicable critical standards are complied with for each residential unit.

2.4.2 Settlement size and scale - residential activities

Updated 16 November 2009

(a) In the Living RV zone at Riverlea Estates, the maximum number of residential units shall be one per existing "lot" as identified in Appendix 2;

except that additional residential units may be erected where appropriate legal arrangements have been made to ensure that an existing residential unit, in the area known as Western Stewarts Gully and zoned Rural 1, will be demolished and the land returned to the owner on or before the completion of the residential unit in the Living RV Zone.

(b) In the Living TMB Zone

(i) the maximum number of baches shall be 18.

(ii) The gross floor area of any individual bach shall be no more than 50m². Any individual bach with a gross floor area greater than 55m² shall be a prohibited activity. For the purposes of this rule gross floor area shall only include ground floor and shall exclude any mezzanine or first floor levels.

(iii) The total area of all decks associated with a bach shall be no more than 6m².

(iv) The use of the vehicular access to the Living TMB Zone, shown on the development plan in Appendix 3k, shall be restricted to bach owners for the purposes of taking people or goods to or from their respective baches or for vehicles specifically needed for construction, maintenance or emergency purposes. Except for the loading or unloading of people and/or goods, and for the temporary parking of vehicles (other than vehicles owned by bach owners) specifically needed for construction, maintenance or emergency purposes, there shall be no parking in the Living TMB Zone.

(v) The development of any building other than a bach shall be a non-complying activity.

(vi) The construction or placement of a bach shall be prohibited unless a corresponding unscheduled bach or scheduled bach in Hobsons Bay is demolished or removed from the Conservation 1A Zone.

(vii) Any activity, other than temporary occupation of a bach, shall be a prohibited activity.

(c) The maximum number of residential units within the Development Plan Area defined in Appendix 3i, Part 2, is limited to 380. Further, it shall be a prohibited activity for the number of residential units to exceed 250 within the Development Plan Area defined in Appendix 3i, Part 2, unless the Hoon Hay, Cashmere and Worsleys Roads have been realigned to form a "cross-road" intersection and that intersection has been signalized, in accordance with Appendix 14, Part 15, or as otherwise agreed by the Council.

(Refer also to Clauses 3.4.8 (b), Part 2, and 4.3.2 (F)(e)(i) and 5.3.5 (iv), Part 14)

2.4.3 Open space - residential and other activities

Updated 18 January 2010

The maximum percentage of the net area of any site covered by buildings shall be:

	Other activities and residential activities with garage provided	Residential activities without garage provided
Living 1 Zone	40%	40% less 18m ²
Living H Zone	35%	35% less 18m ²
Living RS & RV Zones - Kainga	25%	25% less 18m ²
Living RV Zone - Riverlea Estates	40%	40% less 18m ²
Living 2 Zone	45%	45% less 18m ²

except

(a) for nursery and market gardens; and

(b) that in the Living 1, 2 and H Zones, for elderly persons housing complexes, the percentage coverage by buildings shall be calculated over the net area of the site of the entire complex, rather than over the net area of the site of any part of the complex.

(c) in the Living 2 zone on 458-464 Ferry Road (as shown in Part 2, Appendix 12) the maximum site coverage for all activities shall be 55%.

(Refer also to development standards for open space - Clause 2.2.2.)

2.4.4 Building height - residential and other activities

Updated 14 November 2005

Maximum height of any building shall be:

Living 1, H & RS Zones	9m	
Living 2 Zone	9m	
Living RV Zone		
- Kainga	9m	
- Riverlea Estates	6m	
Living TMB Zone	5m	

(Refer also to development standards for building height - Clause 2.2.3.)

2.4.5 Retailing - other activities

Updated 18 January 2010

Retail activities shall be limited to the sale of goods grown or produced on the site except that:

- (i) this clause does not apply in the Living 2 zone on 458-464 Ferry Road (as shown in Part 2, Appendix 12).

(Refer also to development standards for retailing - Clause 2.2.14 which means that the sale of goods grown or produced on the site is a discretionary activity in respect of that standard.)

2.4.6 Boarding of animals - other activities

Updated 14 November 2005

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

2.4.7 Special setback provisions - residential and other activities

Updated 31 October 2008

- (a) In that part of the Living 1 zone which is;
 - (i) Adjacent to the proposed expressway between Travis Road and New Brighton Road;
 - (ii) Adjacent to State Highway 73 (Southern Motorway) between Annex and Curletts Roads;
 - (iii) Adjacent to State Highway 75 (Curletts Road) between the intersection with State Highway 73 and Lincoln Road;

Building setbacks, or building location, or acoustic barriers, or other means, either singly or in combination shall be used such that the following noise insulation standards are met:

Sound levels attributable to traffic from these roads shall not exceed a level of 57 dBA L10 (18 hour) 54 dBA Leq (24 hour) in any outdoor area of the site and a design level of 60 dBA L10 (18 hour) 57 dBA Leq (24 hour) measured 1 metre from the facade of any residential unit. All measured in accordance with NZS 6801:1991 Assessment of Sound.

- (b)
 - (i) In that part of the Living 1 Zone at Styx Mill (as shown on Appendix 3f), except for the land in Inset 'B' in Appendix 3f, residential units shall be set back at least 40m from Johns Road or Main North Road, and at least 25m from the terrace edge along the boundary with the Styx Mill Reserve. In addition, a 5m strip of flax and other suitable dense vegetation shall be established within the Living zone along its boundary with the Styx Mill Reserve, and also along the terrace face with a predator proof fence at the base of the terrace, at the expense of the developer. The planting and fencing along the Styx Mill Reserve boundary shall be completed before any residential units are built.
 - (ii) For the Living 1 land in the Inset 'B' of Appendix 3f, residential units shall be set back at least 25m from the top of the terrace edge. In addition, a 5m strip of flax and other suitable dense vegetation shall be established along the top of the terrace and also along the terrace face with a predator proof fence at the base of the terrace, at the expense of the developer. The planting and fencing shall be completed before any residential units are built. (The location of the building setback and the planting is indicated in Appendix 12 Part 14)
- (c) In the Living 1 Zone (at North Beach) the minimum building setback from the boundary with the Living 4B (North Beach) Zone shall be 20m.

2.4.8 Dismantling or repair of motor vehicles - other activities

Updated 14 November 2005

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles.

Note: Vehicles being dismantled or repaired that are owned by people who live on the same site are exempt from this standard.

2.4.9 Aircraft noise exposure - Living 1 and 2 zones

Updated 14 November 2005

Any new residential unit, or any building or part of a building including additions to a building, described in Part 4, Appendix 1, and which is within the 55 dBA Ldn noise contour shown on the planning maps, shall be insulated from the aircraft noise so as to comply with the provisions of that appendix.

2.4.10 Special flooding provision - residential activities

Updated 14 November 2005

In the Living 1 Deferred Zone to the west of Philpotts Road and south of Winters Road on Planning Map 25A:

- (a) A building erected below 15.3 metres (relative to the Christchurch Drainage Board (CBD) Datum) shall be a prohibited activity.
- (b) Floor levels of buildings shall not be less than 250mm above the minimum ground level required by (a) above.

2.4.11 Special hard-surfacing limitations - residential and other activities

Updated 22 May 2006

In the Living 1 Zone within the South Brighton Coastal Management Area 1 (SBCMA 1), only, as identified on planning map 49A, materials for the constructions of hard surfaces for driveways, paths, parking or other outdoor areas shall be limited to:

- (i) gobi blocks or similar materials designed to allow infiltration to occur: and/or
- (ii) loosely compacted uniformly graded gravel.

Reference to other critical standards

Updated 11 July 2011

Excavation and filling of land
(refer Part 9, Clause 5)

Airport protection surfaces (prohibited activity)
(refer Part 9, Clause 6)

NZDF Wigram Protection Surfaces (prohibited activity)
(refer to Part 9, NZDF Wigram Protection Surfaces, Clause 8)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision (including prohibited activities)
(refer Part 14)

3.0 Rules - Living 1A, 1B,1D, 1E, 1F, HA, HB and Deferred Zones

Updated 30 October 2008

Guide to using these rules

Step 1: Establish what zone the activity is located within. If the zone is a deferred zone then refer to Clause 3.1.3.

Step 2: Establish whether the activity is a residential activity or an other activity.

Step 3: Having established the applicable zone, and category of activity, check that it complies with all of the development standards for the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(The activity may also be specified as a discretionary activity or as a controlled activity. If it is specified as a controlled activity, the proposal cannot be declined, and can only be subject to conditions.)

Step 4: Then check that the activity complies with all of the community standards. (This does not apply to any activity categorised as a residential activity.)

If the activity does not comply with any of the community standards, application will need to be made for a resource consent, assessed as a discretionary activity.

Step 5: Then check that the activity complies with all of the critical standards.

If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Step 6: Then check whether the activity is specified as a prohibited activity. If it is, no application can be made for this activity.

Step 7: Check that the activity complies with any relevant city rules (cross referenced in the standards). If not, a resource consent will be required in respect to that rule(s) not complied with.

If the activity complies with all of the zone rules and city rules and is not specified as a prohibited activity, it is a permitted activity.

3.1 Categories of activities - Living 1A, 1B,1D, 1E, 1F, HA, HB and Deferred Zones

Updated 31 October 2008

3.1.1 Residential activities

Updated 14 November 2005

- (a) Any residential activity which complies with:
- all of the development standards under Clause 3.2 and;
 - all of the critical standards under Clause 3.4

shall be a **permitted activity**

(b) Any residential activity which complies with all of the critical standards, but does not comply with any one or more of the development standards under Clause 3.2 shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any residential activity which is not a prohibited activity, but which does not comply with any one or more of the critical standards under Clause 3.4 shall be a **non-complying activity**.

(d) Clarification of categories of activities

The standards may also specify that an activity is discretionary or controlled (development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

3.1.2 Other activities

Updated 14 November 2005

- (a) Any other activity which complies with:
- all of the development standards under Clause 3.2;
 - all of the community standards under Clause 3.3 and;
 - all of the critical standards under Clause 3.4;

shall be a **permitted activity**

(b) Any other activity, which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards under Clause 3.2 shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any other activity which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 3.3 shall be a **discretionary activity**.

(d) Any other activity which does not comply with any one or more of the critical standards under Clause 3.4 shall be a **non-complying activity**.

(e) Clarification of categories of activities

The standards may also specify that an activity is discretionary (development standards) or controlled (development standards).

3.1.3 Deferred Zones

Updated 16 November 2009

(a) In the Living HA Deferred Zone on Planning Map 59A (Kennedys Bush/Cashmere Road) the standards applicable to the Rural H Zone shall apply until a sewer outfall is available for the area. From that time the standards applicable to the Living HA Zone (Upper Kennedys Bush defined in Appendix 3d, Part 2) shall apply, except Clause 3.4.9(b), Part 2.

(b) In the Living HA Deferred 2008 Zone on Planning Map 59A and defined in Appendix 8, Part 2, (Kennedys Bush/Cashmere Road) the standards applicable to the Rural H zone shall apply until such time as a subdivision is approved in accordance with Clause 4.3.2. (F)(b), Part 14. From that time the standards applicable to the Living HA Zone Upper Kennedys Bush (defined in Appendix 3d, Part 2) shall apply, except Clause 3.4.9 (b), Part 2.

(c) In the Living 1A Deferred Zone on Planning Maps 30, 36, 37 (Yaldhurst), the standards applicable to the Rural 5 Zone shall apply until a variation or plan change has been notified which introduces an outline development plan into the Plan for the area contained in the Deferred Zone. The outline plan shall show the following:

- indicative roading layout and access points designed to avoid or mitigate adverse effects on the surrounding road network and amenity
- setbacks from roads and power pylons in accordance with other provisions in this plan specific to this area
- areas of open space to be vested in the Council
- swales and other features designed to avoid or mitigate adverse effects of stormwater discharges on the environment and enhance amenity, recreational and cultural values.

(d) In that part of the Living 1A Deferred Zone at North Halswell (between the Southern Arterial designation and Wigram Road) on Planning Maps 44A, 45A and 51A within the development plan area defined in Appendix 3h, Part 2, the standards applicable to the Rural 2 Zone shall apply until 8 May 2002, or until the section of the Southern Arterial between Curletts Road and Halswell Junction Road has been completed, whichever is the sooner. After that, the provisions of the Living 1A Zone shall apply.

(e) In the Living HA Deferred Zone on the Planning Map 55A (Heathcote Valley), the standards applicable in the Rural 7 Zone shall apply until a Variation or Plan Change has been notified which introduces any necessary rules and outline development plans into the Plan for the area contained within the Deferred Zone.

The Variation or Plan Change shall consider the following issues and determine the necessity for the specific rules or other methods:

- setbacks from Bridle Path Road
- building line restrictions on the upper slopes of the zone for amenity or land stability purposes
- lot sizes below 1500m² fronting Bridle Path Road
- visual amenity and landscape values
- the needs of existing rural and horticultural activities including separation to prevent conflicts with potential residential activities
- the protection of listed trees

Any outline plan shall show the following:

- development access points from Bridle Path Road designed to avoid or mitigate adverse effects on the surrounding road network and amenity
- any areas of open space to be vested in the Council and linkages to the conservation area
- any setback from power lines
- any additional building line restrictions resulting from the above considerations.

(f) In any part of the Living HA Deferred Zone or Living 1A Deferred Zone on Planning Maps 53A and 60A and defined in Appendix 3i, Part 2 (Cashmere and Worsley), the standards applicable to the Rural Hills Zone shall apply in the Living HA Deferred Zone and the standards applicable to the Rural 2 Zone shall apply to the Deferred Living HA Zone, until such time as a subdivision has been approved by the Council in accordance with part 14, Clause 4.3.2 (F)(e), 5.3.5, 7.2.2 and 17.3.3 for that zone or part of the zone, and a certificate has been issued by the Council for that subdivision under Section 224 of the Act. Once a Section 224 certificate has been issued for a subdivision in the Living HA Deferred Zone the standards applicable to the Living HA Zone shall apply to that land in the

subdivision. Once a Section 224 certificate has been issued for a subdivision in the Living 1 A Deferred Zone the standards applicable to the Living 1A Zone shall apply to that land in the subdivision, including sub-clause 3.4.1(b)(iv), Part 2.

(g) In any part of the Living HA Deferred Zone on Planning Map 55A (Moncks Spur/Mt. Pleasant Road) the standards applicable to the Rural H Zone shall apply until such time as the requirements in Part 14, Clauses 4.3.2 (H)(g), 5.3.6, 9.3.1, and 17.3.2 are met for that part of the zone. Once those requirements are met for any part of the Living HA Deferred Zone the standards applicable to the Living HA Zone shall apply to that part of the zone.

3.1.4 Reference to City Rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

3.2 Development standards - Living 1A, 1B,1D, 1E, 1F, HA, HB and Deferred Zones

Updated 31 October 2008

Any application arising from clauses 3.2.5 (a) (i), 3.2.9, 3.2.10, 3.2.11, 3.2.16 and 3.2.17 will not require the written consent of other persons and shall be non-notified.

3.2.1 Residential site density - residential activities

Updated 16 November 2009

In the Living 1A Zone, each residential unit shall be contained within its own separate site with a minimum net area of 450m² **except**

- (a) that for any elderly persons housing unit with a gross floor area less than 80m² there shall be no minimum net area for any site;
- (b) for front sites with frontage to Cavendish, Claridges, Buchanans or Yaldhurst Roads and Harewood Road opposite the Rural 5 Zone; front sites with frontage to Halswell Road, opposite the Rural 2 Zone, and Wigram Road opposite the SP (Wigram) Zone; and sites adjoining a Rural 2, Rural 3 or Rural 5 Zone.
- (c) on land zoned Living 1A Deferred Zone on Planning Maps 53A and in Appendix 3i, Part 2 (Cashmere and Worsleys)

(Refer also to critical standard residential site density (Clause 3.4.1 and deferred zoning Clause 3.1.3).)

3.2.2 Open space - residential and other activities

Updated 31 October 2008

In the Living 1A Zone and Living 1F the maximum percentage of the net area of the site covered by buildings shall be:

Other activities and residential activities with garage provided	35%
Residential activities without garage provided	35% less 18m ²

except :

- (a) for nursery and market gardens where the maximum shall be 55%;
- (b) where the height of all buildings on a site does not exceed 5.5 metres and is of a single storey the maximum shall be 40%;
- (c) in the Living 1A Zone and Living 1F for elderly persons housing complexes, the percentage coverage by buildings shall be calculated over the net area of the site of the entire complex rather than over the net area of the site of any part of the complex.

(Refer also to critical standards for open space - Clause 3.4.3.)

3.2.3 Building height - residential and other activities

Updated 31 October 2008

The maximum height of any building shall be:

Living 1A, 1B, 1D and 1E Zones	8m
Living HA and HB Zones	7m
except in that part of the Living HB Zone as shown in Part 2 Appendix 6	
Living 1F Zone	5.5m and of a single storey only
except in that part of the Living 1F Zone identified as "Health Facility Area" as shown in Part 2 Appendix 3(e)	

Note: For the purposes of determining building height in the Living 1F Zone, ground level shall be taken as the level of the ground existing when filling or excavation for new buildings on the land has been completed.

(Refer also to critical standards for building height - Clause 3.4.5.)

3.2.4 Sunlight and outlook for neighbours - residential and other activities

Updated 14 November 2005

(a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above internal boundaries as shown in Part 2, Appendix 1 **except that:**

- (i) in the Living HA and HB Zones (except in that part of the Living HB Zone as shown in Part 2 Appendix 6, see 3.2.4(a)(iv)) the recession plane, as shown in Part 2, Appendix 1, shall only apply to the mid-point of each section of wall or roof of a building;
- (ii) where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3m above the furthest boundary of the access lot or access strip or any combination of these areas (except in that part of the Living HB Zone as shown in Part 2 Appendix 6, see 3.2.4(a));
- (iii) where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
- (iv) in that part of the Living HB Zone as shown in Part 2 Appendix 6 the recession plane shall be constructed from points 2.3 metres above a line 5 metres inside internal boundaries (whether or not the internal boundary immediately adjoins an access lot or access strip), as shown in Part 2, Appendix 1.

(b) The level of internal boundaries in zones other than the Living HA and HB Zones shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

3.2.5 Street scene - residential and other activities

Updated 14 November 2005

(a) Minimum building setback from road boundaries shall be 4.5m,

except that:

- (i) where a garage has the vehicle door generally facing a road or shared access the minimum garage setback shall be 5.5m from the road boundary or shared access;
- (ii) in that part of the Living HB Zone as shown in Part 2 Appendix 6 the minimum setback from road boundaries shall be 5m.

(Refer also to development standard for parking spaces for residential activities Part 13-2.2.9)

(b) Parking and outdoor storage areas shall be screened from adjoining road(s) by either landscaping, wall(s), fence(s) or a combination, except across those parts of the road boundary used as a vehicle crossing.

(i) The minimum height of screening shall be as follows:

Residential activities 1.2m

Other activities 1.8m

(ii) Where the screening is by way of landscaping, the minimum height shall be the minimum height at the time of planting.

(iii) Where screening is by way of landscaping it shall be for a minimum depth of 1.5m along the road frontage(s).

(Refer also to critical standards for special setback provisions - Clause 3.4.4.)

3.2.6 Separation from neighbours - residential and other activities

Updated 14 November 2005

Minimum building setback from internal boundaries shall be 1.8m **except that**

(a) in the Living 1B, 1D, HA and HB Zones (except for that part of the Living HB Zone as shown in Part 2 Appendix 6 see (b) below), and the Living 1A Zone on front sites with frontage to Cavendish, Claridges, Buchanans or Yaldhurst Roads, and Harewood Road opposite the Rural 5 Zone; on front sites with frontage to Halswell Road, opposite the Rural 2 Zone, and Wigram Road opposite the SP (Wigram) Zone, and on sites adjoining a Rural 2, Rural 3 or Rural 5 Zone, the minimum building setback from internal boundaries shall be 3m;

(b) for that part of the Living HB Zone as shown in Part 2 Appendix 6 the minimum building setback from internal boundaries shall be 5m.

(c) where an internal boundary of a site immediately adjoins an access or part of an access the minimum building setback (except accessory buildings) from that internal boundary shall be 1m;

(d) accessory buildings may be located within the 1.8m or 3m setbacks specified above where the total length of walls or parts of accessory buildings, facing, and located within 1.8m or 3m of each internal boundary does not exceed 9m in length except for that part of the Living HB Zone as shown in Part 2 Appendix 6;

(e) where buildings on adjoining sites have a common wall along an internal boundary, no setback is required along that part of the boundary covered by such a wall;

(f) for residential activities any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary. This shall not apply to a window at an angle of 90° or greater to the boundary. First floor level shall not include a window or balcony which begins within 1.2m of ground level (such as above a garage which is partly below ground level). (For explanation see diagram in relation to Clause 2.2.6.);

(g) for residential activities where a window of a living area of a residential unit faces an internal boundary, the window shall be set back a minimum of 3m from the internal boundary. Where an internal boundary of a site immediately adjoins an access or part of an access the setback shall be 1m measured from that internal boundary. This rule shall not apply to a window located at an angle of 90° or greater to the boundary.

(Refer also to critical standards for special setback provisions - Clause 3.4.4.)

3.2.7 Continuous building length - ridgelines and parapets - residential and other activities

Updated 14 November 2005

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgeline and/or parapet to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that:

(i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary.

(ii) Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end of the building, the length of that step need only equal the remaining length of the ridgeline and/or horizontal parapet.

(Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.)

3.2.8 Continuous building length - exterior walls - residential and other activities

Updated 14 November 2005

(a) Steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
< or = 20m	0
> 20m < or = 24m	1
> 24m < or = 28m	2
> 28m < or = 32m	3
> 32m	4 + 1 for every additional 10m of length over 32m

- (b) Where steps are required by (a) above:
- (i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.
 - (ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.
 - (iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
 - (iv) The required steps shall be provided at all levels of the exterior wall.

except that:

- (i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.
- (ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

(Refer to Appendix 1A and the definitions of step, depth, length and ridgeline for further clarification of this rule.)

3.2.9 Outdoor living space - residential activities

Updated 31 October 2008

- (a) Each residential unit shall be provided with an outdoor living space in a continuous area, contained within the net area of the site with a minimum area of 90m² and a minimum dimension of 6m

except that

- (i) for any elderly persons housing unit with a gross floor area less than 80m² or, in the case of the Living 1F Zone a gross floor area less than 100m², the minimum requirements shall be 30m² for each unit with a minimum dimension of 3m;
 - (ii) in the Living HA and HB Zones, the required minimum area of outdoor living space need not be continuous and may include decking;
 - (iii) in the Living HA and HB Zones the minimum area of outdoor living space contained within the net area of the site shall be 75m² with a minimum dimension of 4.5m.
- (b) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine at midday on the shortest day of the year.

Note for clarification: This rule only applies to structures on the same site.

- (c) The required minimum area shall not be occupied by any building, access, or parking space, other than;
- an outdoor swimming pool; or
 - accessory building of less than 8m²; or
 - any buildings or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter and occupies no more than 30% of the area of the outdoor living space.

3.2.10 Family flats - residential activities

Updated 14 November 2005

All zones

Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandahs, of 65m². Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:

- (a) the family flat shall be relocated from the site; or
- (b) shall have the kitchen removed so that the family flat is no longer a self-contained residential unit.

3.2.11 Development plans - residential and other activities

Updated 31 October 2008

Living 1A, 1A Deferred, 1B, 1F, HA and HB Zones only.

The development of land in those parts of the zones listed below shall be in general accordance with the layout shown on the development plan for these areas:

- (a) That part of the Living 1A Zone between Claridges Road and Sawyers Arms Road (refer Appendix 3(a)).
- (b) That part of the Living 1A Zone between Harewood Road and Wairakei Road (refer Appendix 3(b)).
- (c) That part of the Living 1A and 1B Zones south of the Northcote-Burwood expressway, between Philipotts Road and Burwood Road (refer Appendix 3(c)).
- (d) That part of the Living HA Zone in Upper Kennedy's Bush (refer Appendix 3(d)).
- (e) Those parts of the Living 1A Deferred and the Living 1A Zones between Wigram Road and Halswell Road within the development plan area defined in Appendix 3h.
- (f) That part of the Living 1B Zone on the northern side of Heathcote village (refer Appendix 3l). There shall be no through road within this area.
- (g) That part of the Living HB Zone on Worsleys Spur as shown in Part 2, Appendix 3m. The gully area shown on this plan shall be planted and maintained in native tree species indigenous to the area, except where left to regenerate by maintaining existing nursery plant cover of broom or gorse (refer also to Part 14, Clause 17.2.2).
- (h) The Living 1F Zone (refer Appendix 3(e)).

3.2.12 Screening from neighbours - other activities

Updated 14 November 2005

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination to at least 1.8m in height along the length of the parking or storage area. Where such screening is by way of landscaping it shall be for a minimum depth of 1.5m. Where such screening is by way of landscaping, the minimum height shall be the minimum height at the time of planting.

3.2.13 Restriction on outdoor activities - other activities

Updated 14 November 2005

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

3.2.14 Retailing - other activities

Updated 14 November 2005

Retail activities involving the sale of goods grown or produced on the site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment.

(Refer also to critical standards for retailing - Clause 3.4.6 which means that the sale of goods other than those grown or produced on the site is a non-complying activity.)

3.2.15 Noise from pre-schools - other activities

Updated 14 November 2005

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to the location of outdoor activities and facilities.

3.2.16 Landscaping on upper Worsleys Spur - residential activities

Updated 14 November 2005

- (i) Within the upper part of the Worsleys Spur Living HB Zone as shown in Part 2, Appendix 7, the colour of any part of any building or structure or any addition or alteration to a building or structure (excluding trim which does not exceed 200mm in more than one dimension, doors which do not exceed 1.2 x 2.2m, or guttering) shall be limited to the following colours, expressed in British Standard 5252 colour range:

Colour	Reflectivity	Colour	Reflectivity
00 A 13	6%	10 B 29	3%
10 B 27	8%	02 A 11	18%
08 A 14	2%	22 B 25	12%
16 A 07	30%	18 B 23	20%
18 A 14	7%	18 B 21	30%
16 A 11	20%	10 B 23	22%
18 B 27	6%	08 B 23	19%
18 B 29	7%	12 B 29	2%
06 A 07	30%	00 A 09	20%
08 B 25	10%	12 B 27	8%
08 B 29	7%	00 A 11	12%
10 A 11	12%	12 B 23	20%
12 B 21	34%	08 B 21	27%
10 A 07	27%	02 A 07	30%
10 B 21	30%	08 B 27	8%
10 A 09	20%	18 B 25	13%
00 A 07	30%	06 A 11	12%
12 B 25	12%		

- (ii) Any trim or guttering not exceeding 200mm in more than one dimension, or door which does not exceed 1.2 x 2.2m is not required to comply with the colour requirements specified in (i) above provided that its reflectivity is less than 70%.

(Explanatory note: this rule will not permit trim/doors guttering in white or near white.)

3.2.17 Landscaping - residential activities

Updated 14 November 2005

- (i) Within that part of the Worsleys Spur Living HB Zone as shown in Part 2, Appendix 7, a minimum of six trees shall be planted within 20m of each residential unit. Any trees required by this rule shall be of a species capable of reaching a height at maturity of 8m and shall be not less than 1.5m high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this rule. Any tree required by this rule shall be maintained, and if dead, diseased or damaged, shall be replaced.

- (ii) Notwithstanding (i) above, the following trees shall not be planted within that part of the LHB zone shown in Part 2, Appendix 7:

Fraxinus excelsior 'Aurea' (Golden Ash) (or similar yellow ash species)
Gleditsia tricanthos 'Sunburst' (Honey Locust) (or similar yellow varieties of the honey locust)
Robinia pseudoacacia 'Frisia' (Black Locust) (or similar yellow varieties of the black locust)
Ulmus procera 'Louis van Houtte' (Golden Elm) (or similar yellow elm varieties)
Araucaria heterophylla (Norfolk Pine)

Any eucalyptus (gum) species and any conifer species such as Chamaecyparis spp, Cupressocyparis leylandii spp. (eg, Golden Macrocarpa), Pinus spp, Thuja spp. but conifers which are indigenous to New Zealand (eg, rimu and totara) are not excluded from being planted under this rule.

3.2.18 Living 1F (Retirement Village - Prestons Road) Zone

Updated 31 October 2008

The following activities are not to be undertaken except with the consent of the Council as for a restricted discretionary activity, with the discretion of the Council limited to the assessment matters in clause 7.3.5. That consent may be given either in relation to an application in respect of one or more such activities or generally in relation to a Concept Plan for the entire site that indicates the proposed layout, location and/or provision of all intended facilities. If consent is given in relation to a Concept Plan then the consent will contain a condition requiring that activities associated with the provision of those facilities be such as to produce a result in general accordance with that Plan.

- (i) The provision of internal roading;
- (ii) The erection of buildings;
- (iii) Pedestrian facilities/walkways;
- (iv) The construction of facilities for stormwater management, retention and treatment;
- (v) Landscaping adjacent to roads (including internal roads), pedestrian facilities, cycleways, waterways and zone boundaries;
- (vi) The establishment of landscape features, including waterbodies.

3.2.19 Vehicular Access - Living 1F Zone

Updated 31 October 2008

Vehicular access off Prestons Road to the Living 1F Zone shall maintain an area of land on the site road frontage that remains clear of obstructions to visibility over 1m in height above carriageway level. The area of land subject to this rule is that shown on the development plan in Appendix 3e.

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Transport (parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

3.3 Community standards (other activities only) - Living 1A, 1B,1D, 1E, 1F, HA, HB and Deferred Zones

Updated 31 October 2008

3.3.1 Scale of activity - other activities

Updated 31 October 2008

- (a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities, shall be 40m² or 20% of the gross floor area of all buildings on the site, whichever is the larger

except that

in the Living 1A Zone for sites other than front sites with frontage to Cavendish, Claridges, Buchanans or Yaldhurst Roads or Harewood Road opposite the Rural 5 Zone; for front sites with frontage to Halswell Road, opposite the Rural 2 zone, and Wigram Road opposite the SP (Wigram) Zone or sites adjoining a Rural 2, Rural 3 or Rural 5 Zone, the maximum shall be 40m² or 35% of the gross floor area of all buildings on the site, whichever is the larger.

- (b) No more than one full-time equivalent person, who permanently resides elsewhere than on the site, may be employed in undertaking any activity on the site **except** for nursery and market gardens.

(c) Clauses (a) and (b) above shall not apply to rural activities in the Living HB Zone on Planning Map 55A (Moncks Spur and Mt Pleasant Roads) or any health facility associated with an elderly persons housing complex in the Living 1F Zone on Planning Maps 19 and 26 (Prestons Road).

3.3.2 Hours of operation - other activities

Updated 14 November 2005

- (a) Maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week.
- (b) Hours of operation shall be limited to between the hours:
- 0700 - 2300 Monday to Friday, and
 - 0800 - 2300 Saturday, Sunday and public holidays
- except**
- (i) where the activity occupies not more than 40m² of floor space; and
 - (ii) each person engaged in the activity outside the above hours resides permanently on the site; and
 - (iii) there are no visitors, clients or deliveries to or from the site outside the above hours.
- (Refer also to city rules - (Part 11, Clause 1 - Noise).)

3.3.3 Traffic generation - other activities

Updated 14 November 2005

- (a) Maximum number of vehicle trips per site shall be:
- (i) Sites where access is shared with at least one other site:
 - Heavy vehicles 2 per week
 - Other vehicles 16 per day
 - (ii) Sites with frontage to local roads, other than (i) above
 - Heavy vehicles 2 per week
 - Other vehicles 32 per day
 - (iii) Other sites
 - Heavy vehicles 4 per week
 - Other vehicles 50 per day
- (b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

3.3.4 Storage of heavy vehicles - other activities

Updated 14 November 2005

The maximum number of heavy vehicles stored on a site shall be one.

3.3.5 Residential coherence - other activities

Updated 14 November 2005

At least one person engaged in the activity shall reside permanently on the site.

3.3.6 Use of site and buildings - Living 1F Zone

Updated 31 October 2008

Any site or buildings shall only be used for elderly persons housing and ancillary health, managerial, administrative, social, professional and retail activities associated with the provision of services to elderly persons residing on site.

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer part 10, Clause 1)

Protected trees
(refer Part 10, Clause 1)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)
(refer Part 13)

3.4 Critical standards - Living 1A, 1B,1D, 1E, 1F, HA, HB and Deferred Zones

Updated 31 October 2008

3.4.1 Residential site density - residential activities

Updated 11 October 2010

(a) Each residential unit shall be contained within its own separate site with a minimum area (less any area subject to a designation for any purpose, and/or any strip of land 6m or less in width, and/or any strip of land where that land is the shared access for more than one site) as follows:

(i)	Living 1A Zone	420m ²
(ii)	Living 1B Zone	2000m ²
(iii)	Living 1A Zone where the sites adjoins the Rural 2, Rural 3, Rural 5 Zones	1500m ²
(iv)	Living 1D Zone	1 residential unit for each allotment existing at the date of the notification of this Plan
(v)	Living 1E Zone in the area to the east of the 50dBA Ldn noise contour line shown on Planning Map 17B	1200m ²
(vi)	Living 1E Zone in the area to the west of the 50dBA Ldn noise contour line shown on Planning Map 17B	2000m ²

except that:

- (i) where at least 8 residential units are to be erected on a site and where at least 60% of the open space associated with all the units is permanently and legally available for use by the residents of all units, the minimum net area per residential unit may be averaged over the total site containing all residential units (note: at the time of subdivision of such residential units a consent notice pursuant to section 221 of the Resource Management Act 1991 will be imposed on the titles to ensure that all open space remains available for all residents; and
- (ii) in the Living 1A Zone, for any elderly persons housing unit with a gross floor area less than 80m² there shall be no minimum net area for any site.
- (iii) in the Living 1F Zone, for any elderly persons housing unit with a gross floor area less than 100m² there shall be no minimum net area for any site.
- (b) Notwithstanding (a) above, a residential activity shall be a prohibited activity for which no resource consent shall be granted in the following circumstances:
- (i) in the Living 1A Zone:
on a site that adjoins the Rural 3 Zone between the Main North Railway and the Northern Arterial designation, north of Farquhars Road (Styx) where the area for a residential unit on its own separate site is less than 750m²; or
- (ii) in the Living HA Zone (except on sites created prior to 24 June 1995 where the area for a residential unit on its own separate site is at least 1000m²):
- (a) that is identified as Living HA Deferred on Planning Map 55A (Moncks Spur/Mt Pleasant Road) and in the Upper Kennedy's Bush area (see Appendix 3d, Part 2) where the area for a residential unit on its own separate site is less than 850m²; or
- (b) in the Living HA Zone on Planning Map 56A (Richmond Hill) where the area for a residential unit on its own separate site is less than 750m²; or
- (c) in the Living HA Zone where the site adjoins the Rural 7 Zone on Planning Map 55A fronting Bridle Path Road (other than Pt Lot 1 DP 5026, Lot 1 DP 56503, and Lot 1 DP 61783), and where the area for a residential unit on its own separate site is less than 3000m²; or
- (d) in the Living HA Low Density Subzone (Heathcote) on Planning Map 55A where the area for a residential unit on its own separate site is less than 2500m²; or
- (e) in the Living HA Zone fronting Bridle Path Road just south of the intersection with Port Hills Road (see Appendix 3j), where the area for a residential unit on its own separate site is less than 850m² within 90m of Bridle Path Road, or less than 2500m² when 90m or more from Bridle Path Road. The measurement of 90m from Bridle Path Road is to be measured at right angles to that road. All sites within the land contained in Lot 2 DP 19560 shall be deemed to be within 90m of Bridle Path Road; or
- (f) in the Living HA Zone on Planning Map 53A Shalamar Drive, Cashmere, where the area for a residential unit on its own separate site is less than 850m²; or
- (g) on all other sites in the Living HA Zone where the area for a residential unit on its own separate site is less than 1500m².
- (iii) in the Living HB Zone:
- (a) in the Living HB Zone fronting Hyndhope Road (Planning Map 59A) where the area for a residential unit on its own separate site is less than 1500m²; or
- (b) on all other sites in the Living HB Zone where the area for a residential unit on its own separate site is less than 3000m².
- (iv) on land zoned Living 1A Deferred on Planning Map 53A and in Appendix 3i, Part 2, (Cashmere and Worsleys) where the net area of any site for a residential unit is less than 1,000m²
- (c) Notwithstanding (a) above, residential activities shall be a non-complying activity in the following circumstances:
- (i) in the Living 1F Zone, where residential activity is not associated with an elderly persons housing complex or ancillary managers residence.
- (d) for the purposes of clause (a) (ii)-(vi) and clause (b) of this rule and notwithstanding the definition of "site" in Volume 3, Part 1, "own separate site" means a physically contiguous area of land shown on a site plan with defined boundaries, whether legally or otherwise defined boundaries, and includes:
- a single legally defined parcel of land that is held in a single certificate of title or for which a single certificate of title could be issued without further consent of the Council; or
 - a group of physically contiguous legally defined parcels of land that are held in a single certificate of title or for which a single certificate of title could be issued without further consent of the Council.
- except that:
- (i) in the Living HA and HB zones where one of the parcels is created for the purpose of a garageable space the parcels do not need to be adjoining.

(Refer also to development standard for residential site density - Clause 3.2.1, Deferred zoning - Clause 3.1.3, and Sewage disposal - Clause 3.4.10.)

3.4.2 Aircraft noise exposure - residential and other activities

Updated 14 November 2005

In the Living 1E Zone west of the 50 dBA Ldn airport noise contour line:

- (a) any new residential units, or additions to existing residential units shall be insulated from aircraft noise so as to comply with the provisions of Part 4, Appendix 1; and
- (b) buildings, other than residential units, shall also be insulated, where applicable, to comply with the provisions of Part 4, Appendix 1.

3.4.3 Open space - residential and other activities

Updated 14 November 2005

The maximum percentage or area of the net area of any site covered by buildings shall be as follows:

Other activities and residential activities with garage provided	40% or 300m ² , whichever is the lesser
Residential activities without garage provided	40% less 18m ² or 282m ² , whichever is the lesser

except :

- for nursery and market gardens
- in the Living HB Zone on Planning Map 55A (Moncks Spur and Mt Pleasant Roads) only the maximum percentage or area of the net area of the site covered by buildings shall also include impervious surfaces
- in that part of the Living HB Zone as shown in Part 2 Appendix 6 the maximum percentage of the net area of any site covered by buildings shall be 10%.

(Refer also to development standards for open space - Clause 3.2.2.)

3.4.4 Special setback provisions - residential and other activities

Updated 31 October 2008

The setbacks in the locations specified below shall be as follows.

- In the Living 1A Zone the minimum building setback from Cavendish Road shall be 10m.
- In the Living 1A and 1B Zones the minimum building setback from a limited access road listed in Part 8, Appendix 5 shall be 80m

except that

(i) where mounding or other physical barrier to noise transmission capable of reducing traffic noise intrusion to all parts of any site by at least 10dBA is provided within 20m of the road boundary across the entire width of the site, the minimum building setback shall be 40m **provided that** such mounding or barrier shall be screened from the adjoining road by landscaping. Such landscaping shall be for a minimum depth of 1.5m, a minimum height of 1.8m and be located between the mounding or fencing and the adjoining road. Where such screening is by way of landscaping, the minimum height shall be the minimum height at the time of planting.

(ii) where the provisions of subclause (i) above are complied with, and all external windows and doors of the residential units including those installed in the roof are acoustically treated to achieve a sound transmission loss of at least 25dBA with windows and doors closed, then the minimum building setback shall be 20m.

(Subclauses 3.4.4(b) (i) and (ii) do not apply to that section of Marshland Road between Queen Elizabeth Drive and Briggs Road.)

For the purposes of this rule the minimum building setback shall be measured from the carriageway to the residential unit.

- In the Living 1A Zone the minimum building setback shall be as follows:

(i)	From the boundary with Rural 2, Rural 3 or Rural 5 Zone except that on corner sites, the setback from one boundary may be reduced to a minimum of 10m	20m
(ii)	From the boundary with the Living 1 Zone between Wairakei Road and Harewood Roads, and Sawyers Arms and Claridges Roads	10m

(d) In the Living 1B Zone the minimum building setback from the boundary with the Living 1 or 2 Zones or the boundary with Lot 1, Lot 2 or Lot 3 DP 49320 shall be 6m.

(e) In the Living HA zone on Bridle Path Road, just south of the intersection with Port Hills Road (see Appendix 3j), the minimum building setback from Bridle Path Road shall be 10m. In addition, no building shall be located further than 125m from Bridle Path Road when measured at right-angles to that road.

(f) In the Living 1F Zone the minimum building setback shall be as follows:

- From Prestons Road 15m
- From the boundary with the Living 1 Zone 25m
- From the boundary with the Rural 3 Zone 10m

(Refer also to development standards for street scene (Clause 3.2.5) and for separation from neighbours (Clause 3.2.6).)

3.4.5 Building height - residential and other activities

Updated 31 October 2008

The maximum height of any building shall be:

Living 1A, 1B, 1D, 1E, HA, HB and Deferred Zones	9m
Living 1F	6.5m and of a single storey only
except in that part of the Living 1F Zone identified as "Health Facility" as shown in Part 2, Appendix 3(e), the maximum height of any health facility building shall be 13m.	

Note: For the purposes of determining building height in the Living 1F Zone, ground level shall be taken as the level of the ground existing when filling or excavation for new buildings on the land has been completed.

3.4.6 Retailing - other activities

Updated 14 November 2005

Retail activities shall be limited to the sale of goods grown or produced on the site.

(Refer also to development standards for retailing - Clause 3.2.13 which means that the sale of goods grown or produced on the site is a discretionary activity in respect of that standard.)

3.4.7 Boarding of animals - other activities

Updated 14 November 2005

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

3.4.8 Settlement size and scale - residential activities

Updated 16 November 2009

- (a) In the Living HA Zone (Upper Kennedys Bush) the erection of a residential unit or units which would result in a total of more than 100 additional residential units in the zone after the date of public notification of this Plan (24 June 1995) shall be a prohibited activity.
- (b) The maximum number of residential units within the Development Plan Area defined in Appendix 3i, Part 2, is limited to 380. Further, it shall be a prohibited activity for the number of residential units to exceed 250 within the Development Plan Area defined in Appendix 3i, Part 2, unless the Hoon Hay, Cashmere and Worsleys Roads have been realigned to form a "cross-road" intersection and that intersection has been signalized, in accordance with Appendix 15, Part 14 or as otherwise agreed by the Council.
- (Refer also to Clauses 2.4.2(c), Part 2, and 4.3.2 (F)(e)(i) and 5.3.5(iv), Part 14)

3.4.9 Sewage disposal

Updated 14 November 2005

- (a) In the Living 1A Zone (Jones Road, Templeton, Part Lot 2 DP 49797, CT 37C/313), the erection of any residential units, unless connected to a reticulated sewerage system in Islington, shall be a prohibited activity.
- (b) In the Living 1E Zone the erection of any residential units unless connected to a reticulated sewerage system, shall be a prohibited activity.

3.4.10 Dismantling or repair of motor vehicles - other activities

Updated 14 November 2005

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles.

Note: Vehicles being dismantled or repaired that are owned by people who live on the same site are exempt from this standard.

3.4.11 Scale of building development - Living 1F Zone

Updated 31 October 2008

The scale of building development in the zone shall not exceed:

- (i) independent elderly persons housing units – maximum of 165
Where a unit shares a common wall with another unit, there shall be no more than four units in any such arrangement
- (ii) serviced elderly persons housing units – maximum of 45, contained within that part of the zone identified as "Health Facility" as shown in Part 2, Appendix 10
- (iii) health facility – maximum of 1 with ground floor area less than 2,500m²

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Airport protection surfaces (prohibited activity)
(refer Part 9, Clause 6)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision (including prohibited activities)
(refer Part 14)

4.0 Rules - Living 3, 4B and 4C Zones

Updated 29 January 2015

Guide to using these rules

Step 1: Establish what zone the activity is located within (and check if it is within a Special Amenity Area or a community footprint).

Step 2: Establish whether the activity is a residential activity or an other activity.

Step 3: Having established the applicable zone, and category of activity, check that it complies with all of the development standards for the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(The activity may also be specified as a discretionary activity or as a controlled activity. If it is specified as a controlled activity, the proposal cannot be declined, and can only be subject to conditions with the exercise of the Council's discretion limited to the matter(s) subject to that standard).

Step 4: Then check that the activity complies with all of the community standards. (This does not apply to any activity categorised as a residential activity.)

If the activity does not comply with any of the community standards, application will need to be made for a resource consent, assessed as a discretionary activity.

Step 5: Then check that the activity complies with all of the critical standards.

If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Step 6: Check that the activity complies with any relevant city rules (cross referenced in the standards). If not, a resource consent will be required in respect to that rule(s) not complied with.

If the activity complies with all of the zone rules and city rules, it is a permitted activity.

4a.1 Activity Status: Central City Residential Zone

Updated 29 January 2015

4a.1.1 Permitted Activities

Updated 29 January 2015

(a) *Unless specified as a discretionary activity under rule 4a.1.3, all activities shall be Permitted Activities, provided they comply with all of the relevant development and critical standards, and the city wide standards.*

(b) *Notwithstanding (a) above the development of Lot 1 Deposited Plan 475662, for the purposes of a residential demonstration project is a permitted activity and is not required to comply with any other provisions in the City Plan provided that:*

(i) *There are not less than 50 units and not more than 90 units, accepting that the development of these units may proceed in stages of not less than 9 units at a time with the first stage to comprise not less than 10 units and all units to be completed by 30 June 2020*

(ii) *Any building does not exceed 15m in height;*

(iii) *The gross floor area of all non-residential activities does not exceed 525m² and is situated at ground floor.*

4a.1.2 Restricted Discretionary Activities

Updated 29 January 2015

Any activity that does not comply with any one or more of the relevant Development Standards under Clause 4a.2, but does comply with all of the relevant critical standards under Clause 4a.3 and all of the city wide standards, and which is not otherwise listed as a discretionary activity shall be a restricted discretionary activity, with the exercise of the Council's discretion restricted to the listed Assessment Matter(s).

Resource consent applications in relation to non-compliance with Development Standards (other than 4a.2.3, 4a.2.5 or 4a.2.7) shall not be publicly or limited notified.

4a.1.3 Discretionary Activities

Updated 29 January 2015

(a) *Any educational, spiritual, pre-school, health facility or travellers accommodation other than on sites with frontage to Fitzgerald Avenue or Bealey Avenue (between Durham Street North and Madras Street) which does not meet the development standards for a permitted activity but which complies with all of the city wide standards and critical standards and has a gross floor area of less than 200m² shall be a discretionary activity.*

(b) *A residential demonstration project that does not comply with 4a.1.1(b) shall be a discretionary activity.*

4a.1.4 Non-Complying Activities

Updated 29 January 2015

Any activity that is neither a permitted activity or otherwise listed as a restricted discretionary or discretionary activity or does not comply with any one or more of the critical standards under clause 4a.3 shall be a non-complying activity.

Attention is drawn to the provisions of the city wide standards which may result in an activity being prohibited, non-complying, discretionary, controlled, or permitted notwithstanding the provisions of these Zone Rules.

4a.2 Development Standards for Central City Residential Zone

Updated 29 January 2015

4a.2.1 Minimum Unit Size

Updated 29 January 2015

The minimum net floor area (including toilets and bathrooms) for any residential unit (excluding car parking, garaging, or balconies allocated to each unit) shall be:

Studio *35m²*

1 Bedroom	45m ²
2 Bedroom	70m ²
3 or more Bedrooms	90m ²

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which the floor area of the unit/s will maintain amenity for residents and the surrounding neighbourhood;
- (b) The extent to which other on-site factors may compensate for a reduction in unit sizes e.g. communal facilities;
- (c) The nature and duration of activities proposed on site which may warrant a reduced unit size to operate;
- (d) Whether the units are to be operated by a social housing agency and have been specifically designed to meet atypical housing needs.

4a.2.2 Ground Floor Habitable Space

Updated 29 January 2015

- (a) Any residential unit fronting a road or public space, unless built over an accessway or another residential unit, shall have a habitable space located at ground level;
- (b) At least 30% of all residential units within a development shall have a habitable space located at ground level;
- (c) Each habitable space located at the ground level of a residential unit shall have a minimum floor area of 12m² and a minimum internal dimension of 3m.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which engagement between residential activity and ground level open space, including the street, is adversely impacted by the loss or reduction of a habitable space at ground level;
- (b) The ability of an undersized habitable space to continue to be used for functional residential activity.

4a.2.3 Building Height

Updated 29 January 2015

The maximum height of any building shall be as shown on planning maps 39B and 39D.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) Compatibility with the scale of other buildings in the surrounding area, and the extent to which building bulk is out of character with the local environment;
- (b) Any effect of increased height on the amenity of neighbouring properties, including through loss of privacy, outlook, overshadowing or visual dominance of buildings;
- (c) The extent to which an increased height is necessary to enable more efficient, cost effective and/or practical use of the site, or the long term protection of significant trees or natural features on the site.

4a.2.4 Outdoor Living Space

Updated 29 January 2015

- (a) A minimum of 24m² of outdoor living space shall be provided on site for each residential unit;
- (b) The required outdoor living space for each residential unit can be provided through a mix of private and communal areas, at the ground level or in balconies, provided that:
 - (i) Each residential unit shall have private outdoor living space of at least 8m² in total, not occupied by parking or access;
 - (ii) Private outdoor living space shall have a minimum dimension of 4m when provided at ground level and a minimum dimension of 1.5m when provided by a balcony;
 - (iii) At least one private outdoor living space is to be directly accessible from a living area of that residential unit;
 - (iv) Outdoor living space provided as a communal space shall be accessible for use by all on site residents and shall have a minimum dimension of 4m;
 - (v) 50% of the outdoor living space required across the entire site shall be provided at ground level.
- (c) Any communal space may be located indoors provided its use is explicitly for a recreation activity for the exclusive use of the residents of, and guests to the units on the site.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which outdoor living areas provide useable space, contribute to overall on-site spaciousness and enable access to sunlight throughout the year for occupants;

- (b) *The accessibility and convenience of outdoor living space for occupiers;*
- (c) *The extent and quality of communal outdoor living space or other open space amenity to compensate for any reduction in private outdoor living space;*
- (d) *The extent to which a reduction in outdoor living space will result in retention of mature on-site vegetation, or adversely affect spaciousness of the surrounding area.*

4a.2.5 Sunlight and Outlook for Neighbours

Updated 29 January 2015

Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above boundaries with other sites as shown in Part 2, Appendix 1

except that

- (i) *where an internal boundary* of a site abuts an access lot, access strip, or access to a rear lot, the recession plane may be constructed from points 2.3m above the furthest boundary of the access lot, access strip, or access to a rear lot or any combination of these areas;*
- (ii) *where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.*

** Note: The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.*

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) *Any effect on the amenity of neighbouring properties, including through loss of privacy, outlook, overshadowing or visual dominance of buildings;*
- (b) *The extent to which the intrusion is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site, or the long term protection of significant trees or natural features on the site.*

4a.2.6 Street Scene and Accessways

Updated 29 January 2015

- (a) *For sites fronting Bealey Avenue, buildings shall be set back a minimum of 6m from the road boundary of Bealey Avenue;*
- (b) *In the locations indicated on planning map 39E, buildings shall be set back a minimum of 4.5m from road boundaries;*
- (c) *In all other instances, buildings shall be set back a minimum of 2m from road boundaries.*

except that

- (i) *where a garage has a vehicle door facing a road, the garage door shall be set back a minimum of 4.5m unless the garage door projects outward, in which case the garage door shall be set back a minimum of 5.5m;*
- (ii) *where a garage has the vehicle door facing a shared accessway, the garage door shall be set back a minimum of 7m measured from the garage door to the furthest formed edge of the adjacent shared access unless the garage door projects outwards, in which case the garage door shall be set back a minimum of 8m;*
- (iii) *for street fronting residential units, garages, carports, and other accessory buildings (excluding basement car parking and swimming pools) shall be located at least 1.2m further from the road boundary than the front facade of any ground level habitable space of that residential unit.*

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) *The extent to which the proposed building will detract from the coherence, openness and attractiveness of the site as viewed from the street and adjoining sites, including the ability to provide adequate opportunity for garden and tree planting in the vicinity of road boundaries;*
- (b) *The extent to which the intrusion is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site, or the long-term protection of significant trees or natural features on the site;*
- (c) *The ability to provide adequate parking and manoeuvring space for vehicles clear of the road or shared access to ensure traffic and pedestrian safety;*
- (d) *The effectiveness of other factors in the surrounding environment in reducing the adverse effects, such as existing wide road widths, street plantings and the orientation of existing buildings on adjoining sites.*

4a.2.7 Separation from Neighbours

Updated 29 January 2015

- (a) *Buildings that immediately adjoin an access lot, access strip, or access to a rear site shall be set back a minimum of 1m from that part of an internal boundary of a site.*
- (b) *Buildings shall be set back a minimum of 1.8m from other internal boundaries of a site.*

except that:

- (i) No set back is required from an access lot or access strip on the same site, provided that any windows on the ground floor facing and within 1m of the access lot or strip are non-opening;
 - (ii) No setback for accessory buildings is required, provided the total length of walls or parts of accessory buildings facing and located within the set back is less than 10.1m and/or where the accessory building faces the ground floor window of a habitable space on the adjoining site it shall be setback minimum of 1.8m from that neighbouring window for a minimum length of 2m either side of the window;
 - (iii) No set back is required along that part of an internal boundary where buildings on adjoining sites have a common wall along the internal boundary;
 - (iv) No set back is required for basements, provided that any part of a basement located within 1.8m of an internal boundary is wholly below ground level;
- (c) Parts of a balcony or any window of a living area at first floor level or above shall not be located within 4m of an internal boundary of a site, except that this shall not apply to a window at an angle of 90o or greater to the boundary, or a window or balcony which begins within 1.2m of ground level (such as above a garage which is partly below ground level).

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) Any effect of proximity of the building on the amenity of neighbouring properties, including through loss of privacy, outlook, overshadowing or visual dominance of buildings;
- (b) Any adverse effect on the safe and effective operation of site access;
- (c) The ability to provide adequate opportunities for garden and tree plantings around buildings;
- (d) The extent to which the intrusion is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site, or the long term protection of significant trees or natural features on the site.

4a.2.8 Service Space

Updated 29 January 2015

- (a) Each residential unit shall be provided with at least 3m² of outdoor or indoor service space at ground floor level for the dedicated storage of waste and recycling bins*;
- (b) The required space for each residential unit shall be provided either individually, or within a dedicated shared communal space, but shall not be located between the road boundary and any habitable space.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which the alternative provision for storage facilities affects the convenience and accessibility of those facilities for building occupiers;
- (b) The extent to which communal service space which equates to less than 3m² per unit is sufficient to meet the expected requirements of building occupiers;
- (c) The extent to which overlooking, and engagement with, the street, or the amenity of surrounding properties, is adversely affected by the location of service space;

* Note: Volume 3, Part 13, Rule 2.4.4 also requires the provision of secure cycle parking facilities for each residential unit, where garaging is not otherwise provided for that unit.

4a.2.9 Fences and Screening

Updated 29 January 2015

- (a) Service space for the storage of waste and recycling bins for residential units shall be fully screened from any site, road and outdoor living space which adjoins the service space;
- (b) Parking areas shall be screened on internal boundaries by landscaping, wall(s), fence(s), or a combination of these to a minimum height of 1.5m from any adjoining site. Where this screening is by way of landscaping it shall be for a minimum depth of 1.5m and the minimum height shall be the minimum height at the time of planting;
- (c) Other than for screening of the required area of service space under Rule 4a.2.8 or for screening the required areas of outdoor living space required under Rule 4a.2.4, fences and other screening structures* shall not exceed 1m in height where they are located either:
 - (i) within 2m of the road boundary; or
 - (ii) on the boundary with any land zoned Conservation or Open Space, except that the maximum height shall be 2m if the whole fence or screening structure is at least 50% transparent.

* Note: For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

Resource consent applications for non-compliance with this Rule will only be assessed against the following matters:

- (a) The extent to which storage facilities and parking areas are visually integrated, screened or otherwise accommodated to minimise adverse amenity or visual impacts on surrounding properties (including units within the same development) or public spaces;*
- (b) The extent to which a partial screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the site or area, or is appropriate to provide privacy or security;*
- (c) The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety in materials, or incorporates landscaping and avoids presenting a blank, solid facade to the street or to Conservation or Open Space Zoned land.*

4a.2.10 Landscaping and Tree Planting

Updated 29 January 2015

- (a) A minimum of 20% of the site shall be provided for landscape treatment (which may include private or communal open space), including a minimum of one native tree for every 250m² of gross site area (prior to subdivision), or part thereof;*
- (b) All trees shall be not less than 1.5 metres high at the time of planting;*
- (c) All trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.*

Resource consent applications for non-compliance with this Rule will only be assessed against the following matter:

- (a) Any reduction in landscaping on the amenity of the site and for neighbouring properties, including the street or other public open spaces.*

4a.2.11 Urban Design Appearance and Amenity

Updated 29 January 2015

The erection of new buildings and alterations or additions to existing buildings, that result in:

- (i) three or more residential units; or*
- (ii) one or two residential units on a site smaller than 300m² gross site area*

including all accessory buildings, fences and walls associated with that development, shall be a restricted discretionary activity in relation to urban design, appearance and amenity, with the exercise of the Council's discretion limited to the following assessment matters:

The extent to which the development, while bringing change to existing environments:

- (a) Engages with and contributes to adjacent streets, lanes and public open spaces.*
- (b) Integrates access, car parking and garaging in a way that is safe for pedestrians and cyclists, and that does not dominate the development.*
- (c) Has appropriate regard to:*
 - (i) residential amenity for occupants, neighbours and the public, in respect of outlook, privacy, and incorporation of Crime Prevention Through Environmental Design principles; and*
 - (ii) existing design styles and established landscape features on the site or adjacent sites.*
- (d) Provides for human scale and creates sufficient visual quality and interest.*

4a.3 Critical Standards for Central City Residential Zone

Updated 29 January 2015

4a.3.1 Scale of Activities

Updated 29 January 2015

- (a) For educational, spiritual, pre-school, health facilities or travellers accommodation the maximum gross floor area of buildings plus the area of any outdoor storage used for activities other than residential activities shall be 200m² except that this gross floor area limit shall not apply to sites with frontage to Fitzgerald Avenue or Bealey Avenue (between Durham Street North and Madras Street).*
- (b) For all other non-residential activities the maximum gross floor area of buildings plus the area of any outdoor storage used for activities other than residential activities shall be 40m².*

4a.3.2 Residential Coherence

Updated 29 January 2015

Only those persons who reside permanently on the site can be employed in any activity other than residential activities on the site, except that this rule shall not apply to:

- (i) sites with frontage to Fitzgerald Avenue or Bealey Avenue (between Durham Street North and Madras Street);*
- (ii) for educational, spiritual, pre-school, educational or health facilities with a gross floor area of buildings plus the area of any outdoor storage used for non-residential activities between 41m² and 200m²; or*

(iii) travellers accommodation with a gross floor area of buildings plus the area of any outdoor storage used for non-residential activities between 41m² and 200m², in which case at least one person employed in the activity shall reside permanently on site.

4a.3.3 Hours of Operation

Updated 29 January 2015

Other than for travellers accommodation that has a gross floor area of buildings plus the area of any outdoor storage used for non-residential activities of less than 200m², the maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than residential activities shall be 40 hours per week, and shall be limited to between the hours of:

0700 - 2100 Monday to Friday, and

0800 - 1900 Saturday, Sunday, and public holidays

(Refer also to City Rules, Part 11, Clause 1, Noise)

4a.3.4 Traffic Generation

Updated 29 January 2015

The maximum number of vehicle movements per site for any activity other than residential activities shall be:

Heavy vehicles 2 per week

Other vehicles 16 per day

except that:

(i) for educational, spiritual, daycare, health facilities, and travellers accommodation on sites with access to Fitzgerald Avenue or Bealey Avenue (between Durham Street North and Madras Street), the maximum number of vehicle movements per site shall be 200 per day*; and

(ii) this rule shall not apply to educational, spiritual, pre-school, health facilities and travellers accommodation that has a gross floor area of buildings plus the area of any outdoor storage used for non-residential activities of between 41m² and 200m² and which are located on sites with frontage to Main Distributor, Local Distributor or Arterial Roads not covered by 4a.3.4(a)(i).

* Vehicles, other than heavy vehicles associated with any residential activity on the site, shall be included in determining the number of vehicle movements to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

4a.3.5 Storage of Heavy Vehicles

Updated 29 January 2015

The maximum number of heavy vehicles stored on a site for any activity shall be one.

4a.3.6 Restriction on Outdoor Activities

Updated 29 January 2015

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

4a.3.7 Dismantling, Repair or Building of Motor Vehicles and Boats

Updated 29 January 2015

(a) There shall be no dismantling, repair or building of motor vehicles, including the storage of such vehicles, except that this shall not apply to vehicles owned by people who live on the same site and which:

(i) Are contained within a building; or

(ii) If not contained within a building, involve three or less vehicles per site.

(b) There shall be no dismantling, repair or building of boats, including the storage of such vessels, except that this shall not apply to boats owned by people who live on the same site and the boat occupies no more than 45m² of site coverage.

4a.3.8 Boarding of Animals

Updated 29 January 2015

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

4a.3.9 Minimum Residential Density

Updated 29 January 2015

The minimum residential site density to be achieved when a site is developed or redeveloped with a residential unit or units shall be not less than one residential unit for every 200m² of site area.

4.1 Categories of activities - Living 3, 4B and 4C Zones

Updated 29 January 2015

4.1.1 Residential activities

Updated 14 November 2005

(a) Any residential activity which complies with:

- all of the development standards under Clause 4.2; and
- all of the critical standards under Clause 4.4

shall be a **permitted activity**

(b) Any residential activity which complies with all of the critical standards, but does not comply with any one or more of the development standards under Clause 4.2 shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any residential activity which does not comply with any one or more of the critical standards under Clause 4.4 shall be a **non-complying activity**.

(d) Clarification of categories of activities

The standards may also specify that an activity is discretionary or controlled (development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

4.1.2 Other activities

Updated 29 January 2015

(a) Any other activity, which complies with:

- all of the development standards under Clause 4.2;
- all of the community standards under Clause 4.3; and
- all of the critical standards under Clause 4.4

shall be a **permitted activity**.

(b) Any other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards under Clause 4.2 shall be a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any other activity which complies with all of the critical standards but does not comply with any one or more of the community standards under Clause 4.3 shall be a **discretionary activity**.

(d) Any other activity which does not comply with any one or more of the critical standards under Clause 4.4 shall be a **non-complying activity**.

(e) Clarification of categories of activities.

The standards may also specify that an activity is discretionary (development standards); or controlled (development standards).

4.1.3 Clarification of rules

Updated 29 January 2015

(a) Living 3 Zone - Tonbridge and Rastrick Streets

Attention is drawn to the provisions of the Living 5 Zone rule 5.4.4 which restricts access from the Living 5 Zone (Merivale) to Tonbridge and Rastrick Streets.

4.1.4 Reference to City Rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

4.2 Development standards - Living 3, 4B and 4C Zones

Updated 29 January 2015

Any application for resource consent for an activity that is in breach of the following rules, and does not breach any other rules, will not require the written consent of other persons and shall be non-notified:

- 4.2.3(a)(i), 4.2.3(a)(ii), and 4.2.3(a)(iii) Street scene - residential and other activities
- 4.2.4 Building overhangs - residential and other activities
- 4.2.7 Urban design, appearance and amenity - residential and other activities
- 4.2.8 Fences and screening structures - residential and other activities
- 4.2.9 Minimum unit size - residential activities
- 4.2.11 Outdoor living space - residential activities
- 4.2.12 Service and storage spaces - residential activities
- 4.2.13(b), 4.2.13(d), and 4.2.13(e) Landscaping and tree planting - residential and other activities
- 4.2.14 Screening of parking - residential and other activities

4.2.1 Building height - residential and other activities

Updated 16 November 2009

Living 3 Zone - Summer only

The maximum height of any building shall be 8m.

(Refer also to critical standard for building height - clause 4.4.4.)

4.2.2 Sunlight and outlook for neighbours - residential and other activities

Updated 14 May 2012

(a) Buildings shall not project beyond a building envelope constructed by recession planes as shown in Part 2, Appendix 1. Recession plane measurement shall commence from points 2.3m above internal boundaries, and continue on the appropriate angle to points 14m above ground level, at which point the recession plane becomes vertical.

except that

(i) where an internal boundary of a site abuts an access lot, access strip, or access to a rear lot, the recession plane may be constructed from points 2.3m above the furthest boundary of the access lot access strip, or access to a rear lot or any combination of these areas;

(ii) where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.

(b) The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

4.2.3 Street scene and accessways - residential and other activities

Updated 29 January 2015

(a) All areas except special amenity areas

Minimum building setback from road boundaries shall be as follows:

	Minimum Setback
Living 3 Zone	4m, except that for no more than 20% of the total road frontage of the site of the building setback may be reduced to 3m, provided that that part of the building forms a habitable room/s
Living 4B (Carlton Mill Road) Zone	2m, except that there shall be no minimum for a maximum of 50% of the total length of the road frontage of the site.
Living 4B (North Beach) Zone	4.5m
Living 4C Zone	2m

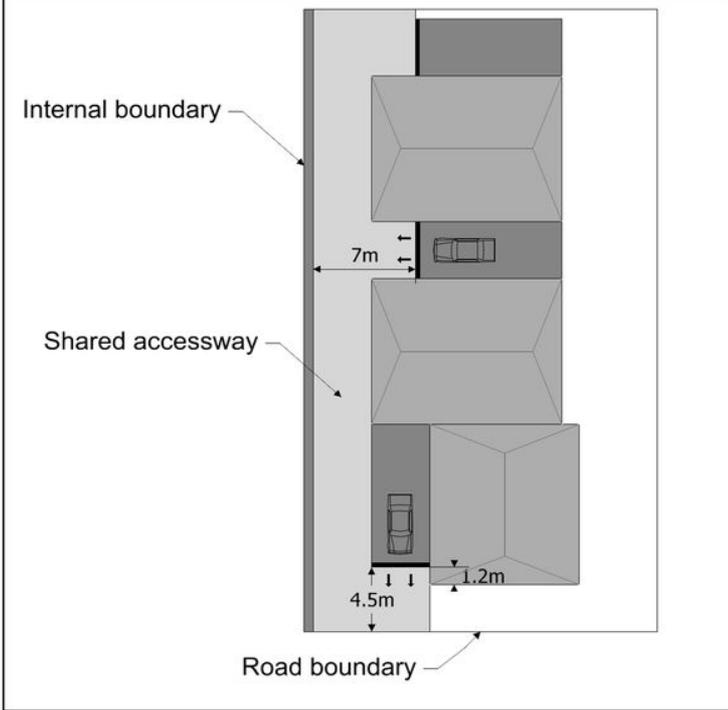
except that

(i) where a garage has the vehicle door generally facing a road the minimum setback of the garage door shall be 4.5m from the road boundary. Where the garage door provided projects outward, the minimum garage door setback shall be 5.5m;

(ii) where a garage has the vehicle door facing a shared accessway, the minimum setback of the garage door shall be 7.0m measured from the garage door to the furthest formed edge of the adjacent shared access. Where the garage door, provided projects outwards, the minimum garage door setback shall be 8m;

(iii) for street fronting units; garages, carports, and other accessory buildings (excluding basement car parking and swimming pools) shall be located at least 1.2m further from the road boundary than the front facade of any ground level habitable room of that unit; and

4.2.3 - Streetscene and accessways



Notes:

- This diagram is an illustrative example only, showing one way the rule may be applied in the L4B zone.
- These setback distances apply where garage doors do not project outwards.
- (iv) for sites fronting Bealey Avenue, Fitzgerald Avenue or Deans Avenue south of Blenheim Road the minimum setback shall be 6m; and

(b) Special amenity areas (Sam Areas) only

The minimum building setback from road boundaries shall be as follows:

Sam Area (Number)	Minimum Building Setback
19, 21	4m
18, 38	6m

except that

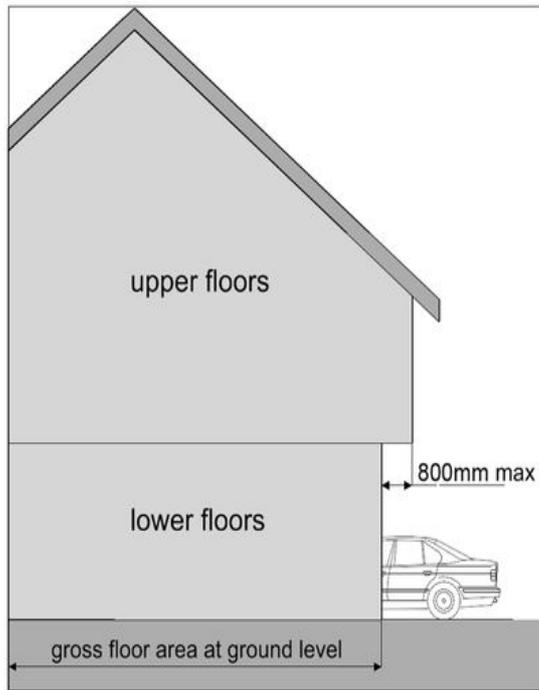
- where a garage has the vehicle door generally facing a road, the minimum setback of the garage door shall be 4.5m from the road boundary. Where the garage door provided projects outward, the minimum garage door setback shall be 5.5m;
- where a garage has the vehicle door facing a shared accessway, the minimum setback of the garage door shall be 7.0m measured from the garage door to the furthest formed edge of the adjacent shared access. Where the garage door provided projects outward, the minimum garage door setback shall be 8m;
- for street fronting units; garages, carports and other accessory buildings (excluding basement car parking and swimming pools) shall be located at least 1.2m further from the road boundary than the front facade of any ground level habitable room of that unit; and
- sites shall be landscaped along road boundaries, excluding that part of a road boundary used as a vehicle crossing, for the full depth of the building setbacks stated in (b) above.
- where a corner site within a special amenity area adjoins a site which is not within a special amenity area, the minimum setback from the road boundary may be reduced to the same standard as for the underlying zone as set out in Clause 4.2.3 (a), on the street frontage it shares with that adjoining site.

4.2.4 Building overhangs - residential and other activities

Updated 14 May 2012

No internal floor area located above ground floor level shall project more than 800mm horizontally beyond the gross floor area at ground level.

4.2.4 - Building overhangs



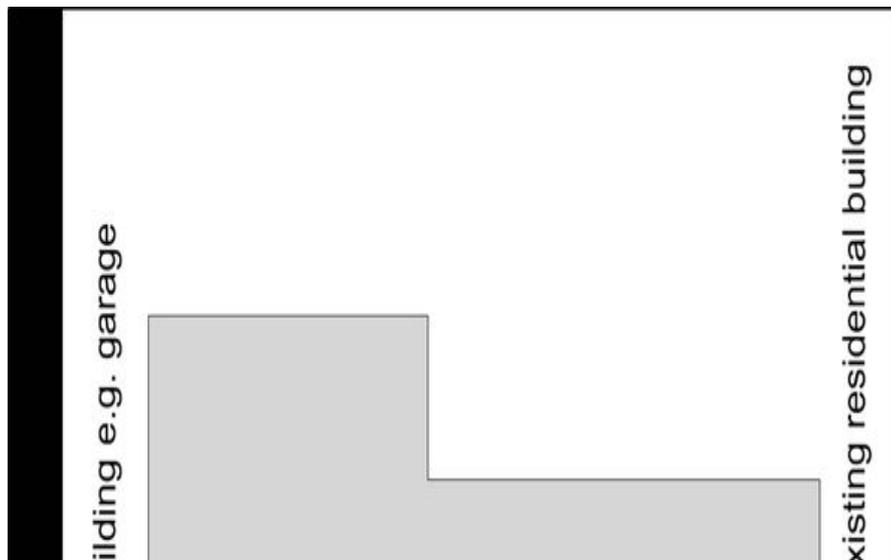
Note:

- This diagram is an illustrative example only, showing one way the rule may be applied

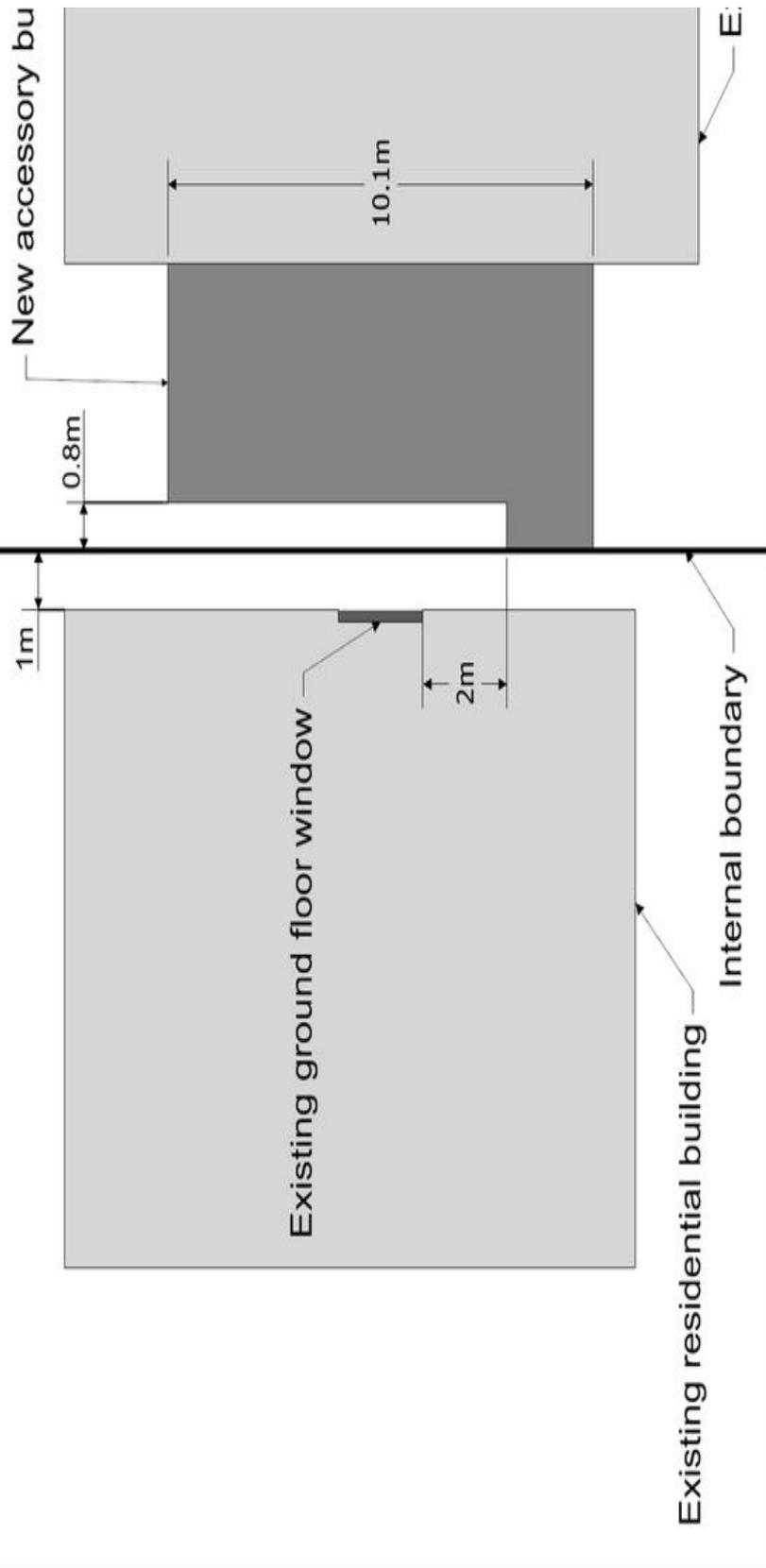
4.2.5 Separation from neighbours - residential and other activities

Updated 29 January 2015

- (a) the minimum building setback from internal boundaries shall be 1.8m, except that
- (i) accessory buildings may be located within 1.8m of internal boundaries where the total length of accessory buildings or parts thereof, facing, and located within 1.8m of an internal boundary does not exceed 10.1m in length. Where however residential units on adjoining sites have a ground floor window of a habitable space located within 1.8m of the common internal boundary, accessory buildings shall be set back a minimum of 1.8m from that neighbouring window for a minimum length of 2m either side of the window;



4.2.5(a)(i) - Separation from neighbours for accessory buildings



Note:

- This diagram is an illustrative example only, showing one way the rule may be applied. (Refer to full rule for application of 1.8m separation.)
 - (ii) buildings, excluding accessory buildings less than 10.1m in length, shall be setback a minimum of 1m from that part of an internal boundary of a site that immediately adjoins an access lot, access strip, or access to a rear site.
 - (iii) no setback is required where a building adjoins an access lot or access strip on the same site, provided that any windows on the ground storey facade facing and within 1m of the access lot or strip are non-opening;
 - (iv) no setback is required along that part of an internal boundary where buildings on adjoining sites have a common wall along the internal boundary;
 - (v) no setback is required for basements, provided that any part of a basement located within 1.8m of an internal boundary is wholly below ground level;
 - (vi) no setback is required in the Living 4B (Carlton Mill Road) Zone.
- (b) For residential activities any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary. This shall not apply to a window at an angle of 90° or greater to the boundary. First floor level shall not include a window or balcony which begins within 1.2m of ground level (such as above a garage which is partly below ground level). (For explanation of this rule, see diagram following clause 2.2.6);

4.2.6 Continuous building length - ridgelines, parapets, and exterior walls - residential and other activities

Updated 14 May 2012

Buildings are subject to the provisions set out in rules 2 - 2.2.7 and 2 - 2.2.8.

This rule does not apply to any development subject to the urban design, appearance and amenity rule 4.2.7

4.2.7 Urban design appearance and amenity - residential and other activities

Updated 29 January 2015

- (a) The erection of new buildings and alterations or additions to existing buildings, that result in:
- (i) three or more residential units, or
 - (ii) one or two residential unit on a site smaller than 300m² gross site area, or
 - (iii) one or two residential units resulting in residential floor area greater than 500m² ;
 - (iv) over 40m² of a building used for other activities, on a site;

including all accessory buildings, fences and walls associated with that development, alteration or addition, shall be a discretionary activity, with the exercise of the Council's discretion limited to the assessment matters listed in clause 15.2.8.

(b) Within the areas shown on Planning Map 39F as special amenity areas and within special amenity areas 18, 19, 20, 21, and 38, the erection of all new buildings and additions or alterations to existing buildings and the erection of fences and walls within the required street scene setback, not covered by clause (a) above, where visible from a public place, shall be discretionary activity with the exercise of the Council's discretion limited to their design, appearance, and amenity.

(c) Within the Living 3 and Living 4C Zones at Central New Brighton, any development (including all accessory buildings, fences and walls associated with that development) that results in buildings over 11 metres in height or provides 3 or more residential units, shall be a discretionary activity, with the exercise of the Council's discretion limited to the urban design and external appearance of the development.

(d) Within the Areas A, B and C of Living Zone 3 bounded by Madras Street, Canon Street, Packe Street and Purchas Street and shown in the development plan contained in Part 2, Appendix 11, the erection of new buildings, additions and alterations to existing buildings shall be a restricted discretionary activity. The Council's discretion is restricted to overall urban design and appearance including facade modulation, and the provision of open space between buildings.

4.2.8 Fences and Screening Structures - residential and other activities

Updated 14 May 2012

Fences and other screening structures that are located either:

- Within the road boundary setback for the zone, or
- On the boundary between a living zoned site and any land zoned conservation or open space.

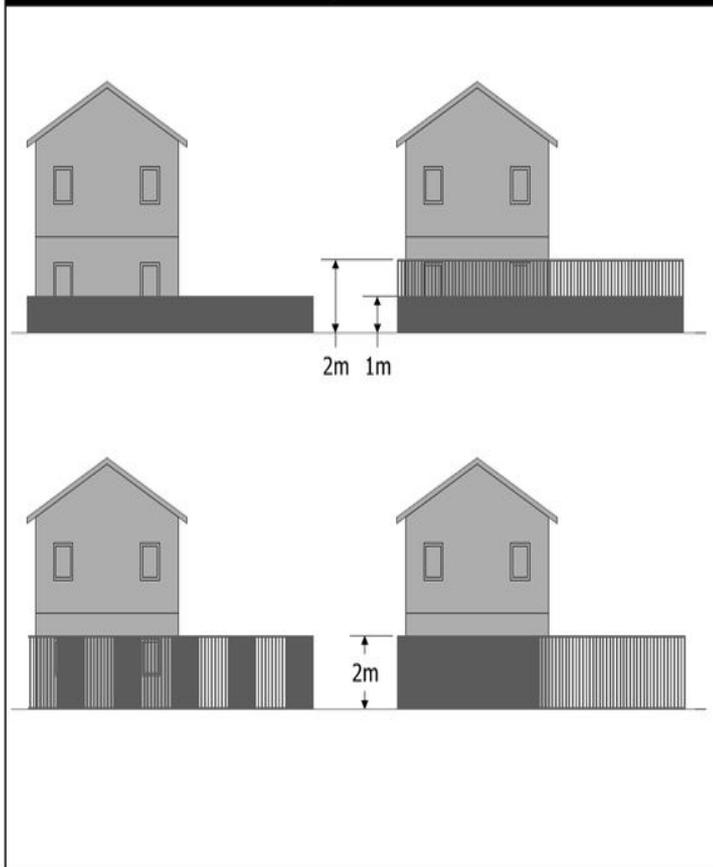
Shall not exceed 1m in height;

Except that

- Where a fence or other screening structure (including gates) is over 1m in height, then the whole of the structure/s shall be at least 50% visually transparent.
- No fence or screening structure shall exceed a height of 2m.
- This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned living or living and business.

Note: For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

4.2.8 - Fences and screening structures



Note:

- These diagrams are illustrative examples only, showing a range of ways the rule may be applied.

4.2.9 Minimum unit size - residential activities

Updated 14 May 2012

The minimum net floor area for any residential unit shall be:

Studio	35m ²
1 Bedroom	45m ²
2 Bedroom	70m ²
3 or more Bedrooms	90m ²

The minimum unit area shall not include car parking, garaging, or balconies allocated to each unit.

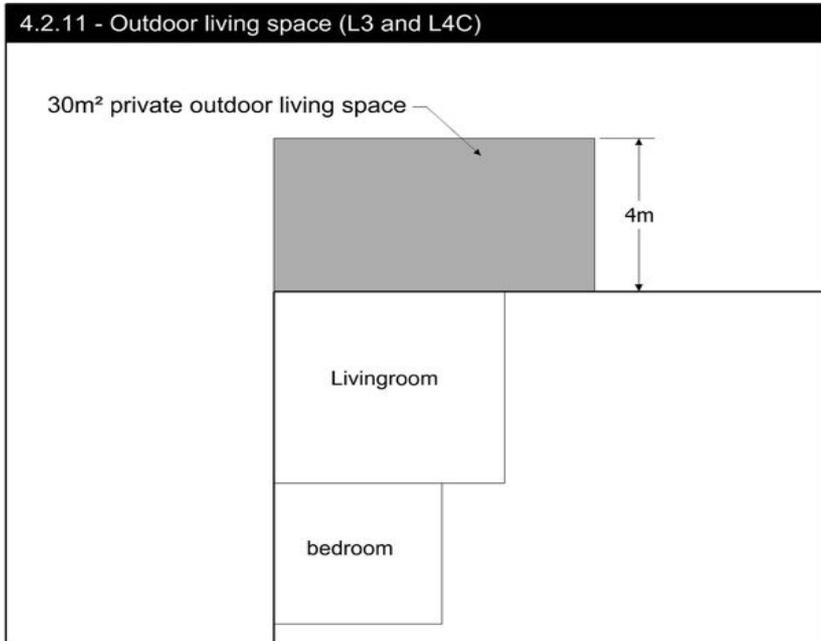
4.2.10 Ground floor habitable room - residential activities

Updated 29 January 2015

- In the Living 3, and 4C Zones, where the permitted height limit is 11m or less at least 50% of all residential units within a development shall have a habitable space located at the ground level. Except that, any residential units fronting a road or public space, except those built over accessways, shall have a habitable room located at the ground level.
- Each of these habitable spaces located at the ground level shall have a minimum floor area of 12m² and a minimum internal dimension of 3m and be internally accessible to the rest of the unit.
- In the Living 3, and L4C Zones, where the permitted height limit is over 11m, and 4B Zones, a minimum of 50% of the ground floor area shall be occupied by habitable spaces and/or indoor communal living space. This area may include pedestrian access to lifts, stairs and foyers.

4.2.11 Outdoor living space - residential activities

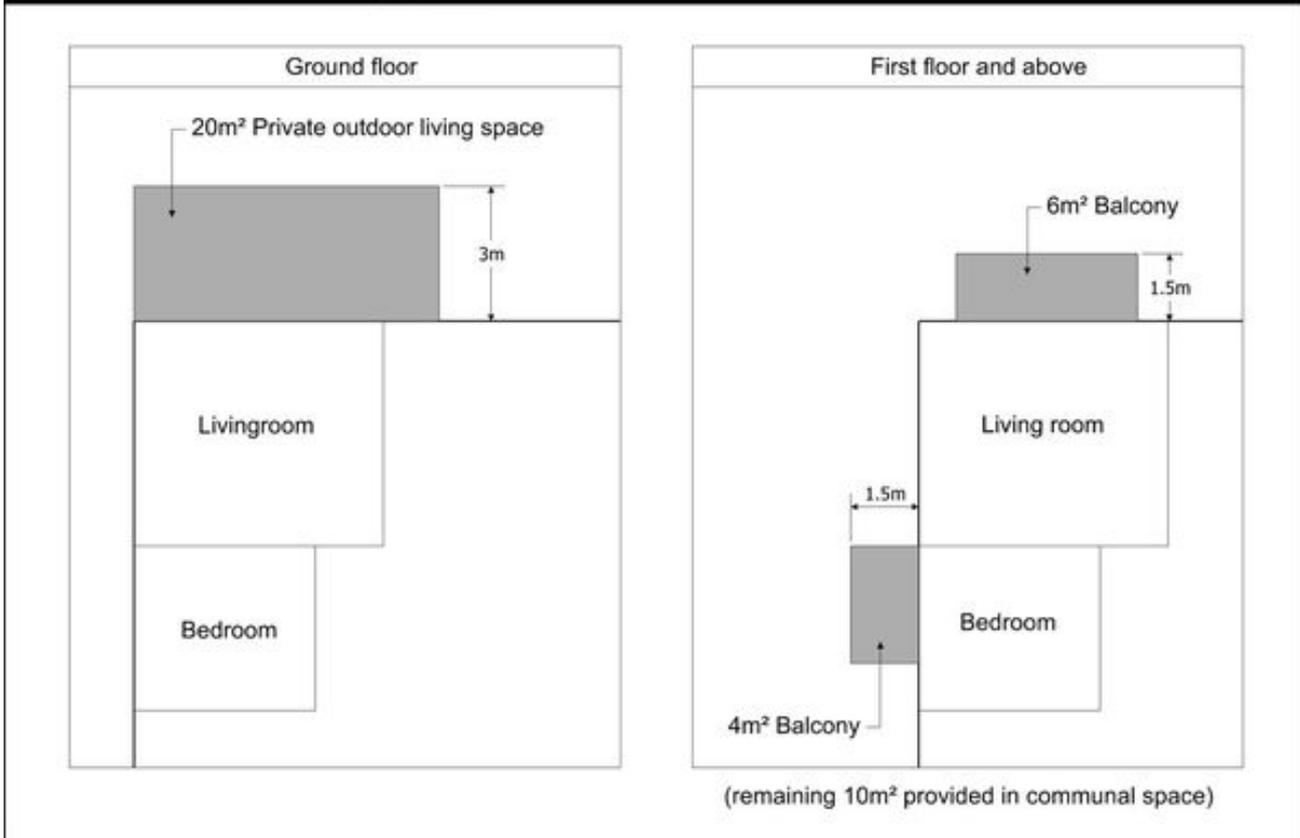
- (a) 30m² of outdoor living space shall be provided on site for each unit in the Living 3 and 4C Zones and 20m² of outdoor living space shall be provided on site for each unit in the Living 4B zones.
- (b) In the Living 3 and Living 4C Zones this required outdoor living space can be provided through a mix of private and communal areas, at the ground level or in balconies provided, that:
- Each unit shall have private outdoor living space of at least 16m² in total.
 - Private outdoor living space shall have a minimum dimension of 4m when provided at ground level and a minimum dimension of 1.5m when provided by a balcony with a maximum balustrade height of 1.2m.
 - Each private outdoor living space shall be directly accessible from a habitable space of the residential unit to which it relates and at least one private outdoor living space is to be directly accessible from a living area of that unit.
 - Outdoor living space provided as a communal space shall be accessible for use by all units and shall have a minimum dimension of 4m and be capable of containing a circle with a diameter of 8m;
 - For sites where the maximum height limit is 11m or less, 50% of the outdoor living space required across the entire site shall be provided at ground level.



Notes:

- This diagram is an illustrative example only, showing one way the rule may be applied.
 - For two storey units, allocation of space could be spread over both levels, e.g. 25m² at ground level and 5m² as a balcony at first floor.
- (c) In the Living 4B Zones this required outdoor living space can be provided through a mix of private and communal areas, at the ground level or in balconies, provided that:
- Each unit shall have private outdoor living space of at least 10m² in total.
 - Private outdoor living space shall have a minimum dimension of 3m when provided at ground level and a minimum dimension of 1.5m when provided by a balcony with a maximum balustrade height of 1.2m.
 - Each private outdoor living space shall be directly accessible from a habitable room of the residential unit to which it relates and at least one private outdoor living space is to be directly accessible from a living area of that unit.
 - Outdoor living space provided as a communal space shall be accessible for use by all units and shall have a minimum dimension of 4m and be capable of containing a circle with a diameter of 8m;

4.2.11 - Outdoor living space (L4B)



Notes:

- This diagram is an illustrative example only, showing one way the rule may be applied.
- For two storey units, allocation of space could be spread over both levels, e.g. 15m² at ground level and 5m² as a balcony at first floor.
- (d) In the Living 3 and Living L4A, 4B, and 4C zones, any communal space may be located indoors provided its use is explicitly for a recreation activity for the exclusive use of the residents and guests of the units on the site. Where such an indoor communal space is provided it shall have a minimum dimension of 4m and be capable of containing a circle with a minimum diameter of 8m;
- (e) In all cases, the required minimum area of outdoor living space provided for the private use of an individual unit, or the communal space in zones with a maximum height limit of 11m or less, shall not be occupied by any building (other than a swimming pool), access, or parking space/s

4.2.12 Service and storage spaces - residential activities

Updated 14 May 2012

- (a) Each residential unit shall be provided with
- (i) outdoor service, rubbish, and recycling space of 5m² with a minimum dimension of 1.5m; and
 - (ii) a single, indoor storage space of 4m³ with a minimum dimension of 1m

Except that

if a communal outdoor service, rubbish, and recycling space with a minimum area of 10m² is provided within the site, the outdoor service, rubbish and recycling space may reduce to 3m² for each residential unit.

- (b) Each outdoor service, rubbish, and recycling space shall not be located between the road boundary and any habitable room and shall be screened from adjoining sites, conservation or open space zones, roads, and adjoining outdoor living spaces to a height of 1.5 metres.

4.2.13 Landscaping and tree planting - residential and other activities

Updated 14 May 2012

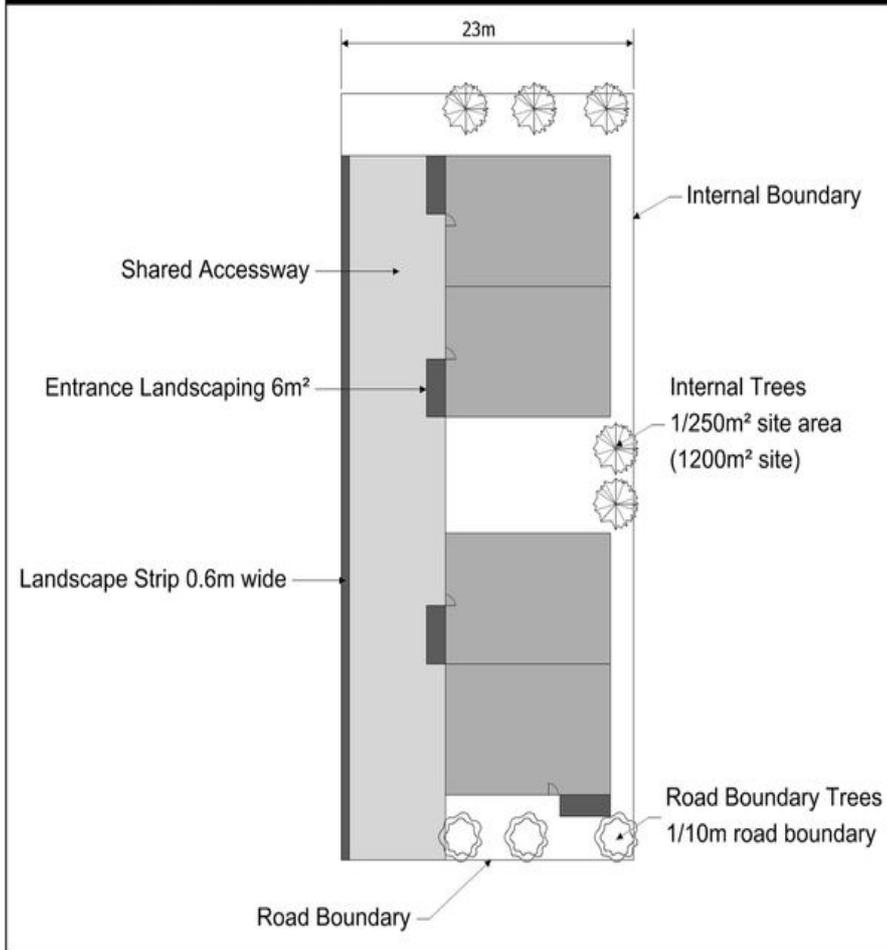
- (a) All sites adjoining a road boundary are required to provide trees adjacent to the road boundary as follows:
- (i) A tree shall be planted for every 10 metres of road boundary or part thereof (e.g. 10 metres of road boundary = 1 tree, 11 metres of road boundary = 2 trees).
 - (ii) These trees shall be planted between the road boundary and any buildings on the site.
 - (iii) Each tree shall be provided with a minimum volume of 1m³ of soil / planting medium.
- (b) In addition to the trees required by clause (a) above, all sites are required to provide trees within the site as follows:
- (i) Sites shall be planted with a minimum of one tree for every 250m² of gross site area (prior to subdivision), or part thereof.
 - (ii) Each tree shall be provided with a minimum volume of 1m³ of soil / planting medium.
- (c) All trees required by clauses (a) and (b) of this rule shall be of a species capable of reaching a minimum height at maturity of 4 metres and shall be not less than 2 metres high at the time of planting.
- (d) For all sites, where any access way or any car parking area is located adjacent to an internal site boundary, a landscape strip shall be provided as follows:
- (i) The landscape strip shall have a minimum width of 0.6m excluding kerb;
 - (ii) The landscape strip shall run the full length of the access way or car parking area and be located adjacent to the internal site boundary; and
 - (iii) The landscape strip shall be landscaped with species capable of reaching a minimum height at maturity of at least 1.5 metres.
- (e) For all sites, there shall be an area of landscaping provided either immediately adjacent to the main entrance of each residential unit or immediately adjacent to any common pedestrian entrance to the building as follows:
- (i) Each landscaping area shall have a minimum area of 3m², with a minimum dimension of 0.6m.

(ii) These landscape area/s can form part of the required outdoor living space where such space satisfies rule 4.2.11 Outdoor living space - residential activities.

(f) All trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.

Note: Trees and landscaping required under the individual clauses of this rule are cumulative, apply to each boundary and may not be double counted. Trees listed in Part 3, Appendix 3 are deemed to comply with clause (c) of this rule.

4.2.13 - Landscaping and tree planting



Note:

- This diagram is an illustrative example only, showing one way the rule may be applied.

4.2.14 Screening of parking - residential and other activities

Updated 14 May 2012

- Parking areas shall be screened from conservation or open space zones, roads, and adjoining sites by landscaping, wall(s), fence(s), or a combination of these to 1.0m in height for road boundaries, or 1.5m in height for any other boundary.
- Where screening is by way of landscaping it shall be for a minimum depth of 1.5m and the minimum height shall be the minimum height at the time of planting.

4.2.15 Acoustic insulation - residential and other activities

Updated 31 July 2012

Any new habitable space within any residential unit, traveller' accommodation, or elderly persons' housing complex:

- Within 20 metres of the edge of the nearest marked traffic lane of a Collector Road, or
- Within 40 metres of the edge of the nearest marked traffic lane of a Minor Arterial, or Major Arterial Road

shall achieve a minimum external to internal noise reduction of 30 dBA (Dtr, 2m, nT).

Note: Compliance with this rule may be achieved by ensuring any construction is in accordance with the acceptable solutions listed in **Part 11, Appendix 1**. In the Living 3 and Living 4 Zones no alternative ventilation is required in situations where the rule is only met with windows closed. Alternatively, compliance with the rule can be achieved through certification by a qualified acoustic engineer that the design is capable of achieving compliance with the performance standard.

Where no traffic lane is marked, the distances stated shall be measured from 2m on the roadward side of the formed kerb. The location of Collector Roads and Minor and Major Arterial Roads is identified in Appendices 3 and 4 to Part 8.

4.2.16 Roading and access - residential and other activities

Updated 14 May 2012

Sites having frontage to Dean Avenue south of PT Lot 4 DP 14711 shall not have access to Deans Avenue other than via the proposed road to be located between 100m and 110m from the intersection of Moorhouse and Deans Avenue.

(Refer Appendix 5, Part 3.)

4.2.17 Restriction on outdoor activities - other activities

Updated 31 August 2011

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

4.2.18 Retailing - other activities

Updated 29 January 2015

Retail activities involving the sale of goods grown or produced on the site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment.

(Refer also to critical standards for retail sales - Clause 4.4.5.)

4.2.19 Noise from pre-schools - other activities

Updated 31 August 2011

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to the location of outdoor activities and facilities.

4.2.20 Development plans - Residential and other activities

Updated 31 August 2011

(a) The development of land in that part of the Living 3 Zone at Styx Mill - Belfast within the development plan area defined in Appendix 3f (generally bounded by Main North Road, the Styx Mill Reserve, Johns Road and Englefield Road), shall be in general accordance with the layout shown on the development plan in that Appendix.

Note: The assessment matters in Clause 13.3.1 (for the Living 1A, 1B, 1D, 1E, HA, HB, TMB and G Zones) shall also apply to this land.

(b) The development of land in that part of the Living 3 Zone at North Halswell within the development plan area defined in Appendix 3h (generally bounded by Dunbars, Halswell, Templetons and the Southern Arterial) shall be in general accordance with the layout shown on the development plan in that Appendix.

Note: The assessment matters in Clause 13.3.1 (for the Living 1A, 1B, 1D, 1E, HA, HB, TMB and G Zones) shall also apply to this land.

(c) Within the Living 3 Zone bounded by Deans Avenue, Blenheim Road, Lester Lane and the railway line, the development of land shall be in general accordance with the development plan contained in Appendix 5, Part 3. Any development not in conformity with the development plan shall be a controlled activity with the exercise of the Council's discretion limited to access and open space links. Assessment matters and Reasons for the rule are contained in Part 3, Business Zones.

(d) The development of land in that part of the Living 3 Zone at Wigram within the development plan as defined in Appendix 3r Wigram (generally bounded by RNZAF Bequest Land, Awatea Road and Wigram aerodrome and runway) shall be in general accordance with the layout shown on the development plan in that Appendix.

(e) Within the Area A, B and C of Living 3 zone bounded by Madras Street, Canon Street, Packe Street and Purchas Street the development of land and vehicular access to that land shall be in accordance with the development plan contained in Part 2, Appendix 11.

Note: This access location requirement overrides Rule 13-2.3.6 of the City Plan.

(f) Any development within the Areas A, B and C of the development plan contained in Part 2, Appendix 11 shall be a discretionary activity with the Council's discretion restricted to:

- conformity with the detail contained in the development plan
- vehicular, cycle and pedestrian access
- conformity with the concept plan required under (g) below
- any wider transport network effects from any associated transport generation caused by development not in accordance with the development plan
- the maintenance of permeability within the block for internal pedestrian and cycle circulation including the connections with that part of the block within the Business 1 Zone
- the integration and mix of activities provided, including facilities for resident's recreation and other non-residential activities

(g) Should the development proposed be the first development within the Areas A, B and C of the development plan contained in Part 2, Appendix 11 (including that part within the Business 1 zone), that the application be accompanied by a concept plan covering the development of the whole area within the said development plan, such concept plan to show in outline:

- the bulk and location of all buildings
- the nature of each activity and the integration of the mix of activities
- access, circulation (vehicular/pedestrian/cycle) and parking areas overall landscaping concepts
- overall landscaping concepts
- areas of open space, including the degree to which such spaces are private, shared by onsite residents or available for wider public use
- stormwater capture and management, including first flush

4.2.21 Special setback provisions - residential and other activities

Updated 31 August 2011

In that part of the Living 3 Zone at Wigram (as shown on Appendix 3r), for those sites bounded by the RNZAF Bequest Land, residential units shall have their primary outdoor living area facing away from the aerodrome site. Windows to living areas which directly face the RNZAF Bequest Land shall be doubled glazed. In addition, a 2m wide landscape strip and a close, solid and continuous 1.8m high fence shall be placed along the boundary of the RNZAF Bequest Land and be completed before any residential units are built.

Reference to other development standards

Updated 31 July 2012

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Transport (parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

Control of Noise

(refer Part 11)

4.3 Community standards (other activities only) - Living 3, 4B and 4C Zones

Updated 29 January 2015

4.3.1 Scale of activity - other activities

Updated 29 January 2015

(a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities, shall be 40m² or 30% of the gross floor area of all buildings on the site, whichever is the larger;

except

- (i) in the Living 3 Zone for educational, spiritual, day-care or health facilities;
- (ii) in the Living 3 Zone for travellers' accommodation on a site with frontage and vehicular access exclusively from an arterial road (excluding Deans Avenue north of Blenheim Road and Rossall Street);

(b) In the Living 3 zone no more than one full time equivalent person, who permanently resides elsewhere than on the site, may be employed in undertaking any activity on the site.

except

- (i) for educational, spiritual, day-care or health facilities;
- (ii) for travellers' accommodation, on a site with frontage to and vehicular access exclusively from an arterial road (excluding Deans Avenue north of Blenheim Road, and Rossall Street);
- (iii) where the activity is located within a community footprint.

(c) In the Living 4B Zone no more than one full time equivalent person, who permanently resides elsewhere than on the site, may be employed in undertaking any activity on the site.

4.3.2 Site size - other activities

Updated 29 January 2015

Maximum net area of any site for activities other than residential activities shall be:

Living 3 Zone	1100m ²
Living 4B and 4C Zones	800m ²

except that this site area may be exceeded:

- (a) in the Living 3 Zone
 - (i) where the activity is located in a community footprint; or
 - (ii) where the activity occupies not more than 40m² of floor space and at least one person engaged in the activity resides permanently on the site; or
 - (iii) for travellers' accommodation on a site with frontage to and vehicular access exclusively from an arterial road (excluding Deans Avenue north of Blenheim Road and Rossall Street); or
 - (iv) for public reserves without buildings;
- (b) in the Living 4B and 4C Zones
 - (i) where the activity occupies not more than 40m² of floor space and the person(s) engaged in the activity reside permanently on the site; or
 - (ii) or public reserves without buildings.

4.3.3 Hours of operation - other activities

Updated 29 January 2015

(a) The maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week, **except**

(i) apartment blocks greater than 3 storeys shall not be open to visitors, clients, or deliveries associated with activities other than residential

(b) Hours of operation shall be limited to between the hours:

0700 - 2300 Monday to Friday, and

0800 - 2300 Saturday, Sunday and public holidays

except

(i) where the activity occupies not more than 40m² of floor space; and

(ii) each person engaged in the activity outside the above hours resides permanently on the site; and

(iii) there are no visitors, clients or deliveries to or from the site outside the above hours; or

(iv) travellers accommodation in the Living 3 Zone on a site with frontage to and vehicular access exclusively from an arterial road (excluding Deans Avenue north of Blenheim Road and Rossall Street); or

(Refer also to city rules - Part 11, Clause 1, noise.)

4.3.4 Traffic generation - other activities

Updated 29 January 2015

(a) Maximum number of vehicle trips per site shall be:

(i) Sites where access is shared with at least one other site:

Heavy vehicles 2 per week

Other vehicles 16 per day

(ii) Sites with frontage to local roads, other than (i) above.

Heavy vehicles 2 per week

Other vehicles 32 per day

(iii) Other Sites:

Heavy vehicles 4 per week

Other vehicles 50 per day

except that

• on sites within community footprints, the maximum number of vehicle trips shall be:

Heavy vehicles 8 per week

Other vehicles 100 per day

• for educational, spiritual, daycare and health facilities in the Living 3 Zone only the maximum number of other vehicle trips per site shall be:

Collector and arterial roads 100 per day

Community footprints 200 per day

• travellers accommodation in the Living 3 Zone only on a site with frontage to and vehicle access exclusively from an arterial road (excluding Deans Avenue north of Blenheim Road and Rossall Street) the maximum number of other vehicle trips per site shall be 200 per day.

(b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

4.3.5 Storage of heavy vehicles - other activities

Updated 14 November 2005

The maximum number of heavy vehicles stored on a site shall be one.

4.3.6 Residential coherence - other activities

Updated 29 January 2015

(a) Living 3 zone

At least one person engaged in the activity shall reside permanently on the site except where the activity is an educational, spiritual, day-care, or health facility and is located:

(i) within a community footprint; or

(ii) on a front site, with frontage to a collector or arterial road, only and

• any residential activity on an adjoining front site or front site separated by an access with frontage to the same road is left with at least one residential neighbour. (For the purposes of this clause, the residential neighbour shall be on an adjoining front site or front site separated by an access and have frontage to the same road).

• The residential block is not left with more than two non-residential activities in that block (for an explanation of this rule see the diagram following clause 2.3.7)

Note: These exceptions do not apply to local roads.

(b) Living 4B Zones (except for apartment blocks greater than 3 storeys)

(c) Living 4B Zones (apartment blocks over 3 storeys only) and Living 4C Zone. Only the person(s) residing permanently on the site shall be engaged in the activity.

(Refer also to community standard for scale of activity - clause 4.3.1.)

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 1)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)
(refer Part 13)

4.4 Critical standards - Living 3, 4B and 4C Zones

Updated 29 January 2015

4.4.1 Residential site density - residential activities

Updated 29 January 2015

The maximum residential floor area ratio per site shall be:

Living 3 Zone	0.8
Living 4B Zone	1.4
Living 4C Zone	1.2

except that

- (a) in Sam area 21 the site density standards of the Living 2 Zone shall apply (refer to Clause 2.2.1 and 2.4.1); and
- (b) in the Living 3 Zone bounded by Deans Avenue, Blenheim Road, Lester Lane and the railway line, the plot ratio per site shall be 1.0.
- (c) In the Living 3 zone at central New Brighton, balconies and decks up to a maximum of 20m² per unit shall not be included in floor areas when calculating the residential floor area ratio.

Note for clarification: The residential floor area ratios indicated above will be calculated for the site immediately prior to any proposed subdivision of the site.

4.4.2 Site density - other activities

Updated 29 January 2015

The maximum plot ratio per site shall be:

Living 3 Zone	0.5
Living 4B Zone	0.8
Living 4C Zone	0.8

except that

- (a) in Sam area 21 the maximum plot ratio per site shall be 0.4; and
- (b) in the Living 3 Zone bounded by Deans Avenue, Blenheim Road, Lester Lane and the railway line, the maximum plot ratio per site shall be 0.8.

Note for clarification: The plot ratios indicated above will be calculated for the site immediately prior to any proposed subdivision of the site.

4.4.3 Building height - residential and other activities

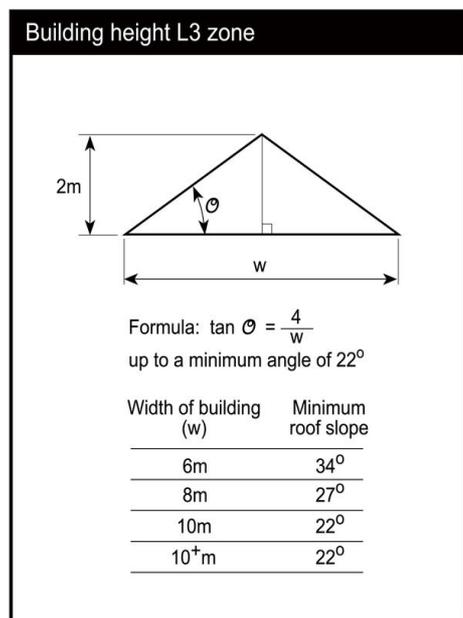
Updated 29 January 2015

The maximum height of any building shall be:

(a)	Living 3 Zone (area bounded by Riccarton and Blenheim Roads, Mandeville and Wainui Streets)	8m
(b)	Living 3 Zone bounded by Deans Avenue, Blenheim Road, Lester Lane and the railway line	20m
(c)	Sam area 21	8m
(d)	Living 3 Zone (Sumner)	9.5m
(e)	Sam area 20	11m for no more than 20% of the net area of the site covered by buildings, otherwise 8m

(f)	Within the Living 3 zone bounded by Madras Street, Canon Street, Packe Street and Purchas Street and shown as Area A on the development plan contained in Part 2 Appendix 11 the maximum height of any building shall be	14m
(g)	All other parts of the Living 3 zone except for central New Brighton (see below)	11m

except where the roof of the building has a slope less than the minimum slope determined by the diagram below, the maximum height shall be 9m.



(h)	Living 3 Zone at central New Brighton	15m provided that any building shall not exceed 5 storeys above ground level. For the purpose of clarification a storey excludes internal mezzanine levels and those parts of any underground car parking areas of basements which extend less than 1m above ground level.
(i)	Living 4B Zone (North Beach)	14m
(j)	Living 4C Zone (Central New Brighton)	20m

Note: When assessing height in the Living 4 Zones refer also to the definition of 'Height' in Volume 3, Part 1, which provides an exception that allows the roof area to exceed the maximum height.

(Refer also to development standard building height - Clause 4.2.1 for Living 3 Zone at Sumner.)

4.4.4 Retailing - other activities

Updated 29 January 2015

Retail activities shall be limited to the sale of goods grown or produced on the site.

Refer also to development standards for retail sales - Clause 4.2.15 which means that the sale of goods grown or produced on the site is a discretionary activity in respect of that standard with the exercise of the Council's discretion limited to the impact of the surrounding living environment.

4.4.5 Boarding of animals - other activities

Updated 14 November 2005

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

4.4.6 Dismantling or repair of motor vehicles - other activities

Updated 14 November 2005

There shall be no dismantling or repair of motor vehicles including the storage of such vehicles.

Note: Vehicles being dismantled or repaired that are owned by people who live on the same site are exempt from this standard.

4.4.7 Special setback provisions - residential and other activities

Updated 14 November 2005

In that part of the Living 3 Zone at Styx Mill (as shown on Appendix 3f) residential units shall be set back at least 40m from Johns Road or Main North Road, and at least 25m from the terrace edge along the boundary with the Styx Mill Reserve. In addition, a 5m strip of flax and other suitable dense vegetation shall be established within the Living zone along its boundary with the Styx Mill Reserve, and also along the terrace face with a predator proof fence at the base of the terrace, at the expense of the developer. The planting and fencing along the Styx Mill Reserve boundary shall be completed before any residential units are built.

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Airport protection surfaces (prohibited activities)
(refer Part 9, Clause 6)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision (including prohibited activities)
(refer Part 14)

5.0 Rules - Living 5 Zone

Updated 14 November 2005

Guide to using these rules

Step 1: Establish whether the activity is defined as a travellers' accommodation activity.

Step 2: If the activity is not defined as a travellers accommodation activity refer to clause 5.1.1 for the appropriate zone rules that apply.

Step 3: If the activity is defined as a travellers' accommodation activity check that it complies with all of the development standards for the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(The activity may also be specified as a discretionary activity or as a controlled activity. If it is specified as a controlled activity, the proposal cannot be declined and can only be subject to conditions).

Step 4: Then check that the travellers' accommodation activity complies with all of the community standards.

If the activity does not comply with any of the community standards, application will need to be made for a resource consent, assessed as a discretionary activity.

Step 5: Then check that the travellers' accommodation activity complies with all of the critical standards.

(If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Step 6: Check that the travellers' accommodation activity complies with any relevant city rules (cross referenced in the standards). If not, a resource consent will be required in respect to that rule(s) not complied with.

If the travellers' accommodation activity complies with all of the zone rules and city rules, it is a permitted activity.

5.1 Categories of activities - Living 5 Zone

Updated 14 November 2005

5.1.1 Residential activities and other activities (except travellers' accommodation) - all standards (Living 5 Zone)

Updated 29 January 2015

All standards for the above activities shall be those for the zones specified below:

Peterborough	As for the <i>Central City Residential Zone</i>
Montreal	As for the Central City Residential Zone
Avon	As for the <i>Central City Residential Zone</i>
Latimer	As for the Central City Residential Zone
Riccarton, Kilmarnock, Raceway and Merivale	As for L3 Zone
Wigram (Sioux Avenue)	As for L3 Zone
Papanui	As for L2 Zone
Memorial Avenue, Shirley, Russley and Upper Riccarton	As for L1 Zone
Wigram (Henry Wigram Drive)	As for L1 Zone

5.1.2 Travellers' accommodation activities (Living 5 Zone)

Updated 14 November 2005

(a) Any travellers' accommodation activity which complies with:

- all of the development standards under Clause 5.2;
- all of the community standards under Clause 5.3 and;
- all of the critical standards under Clause 5.4

shall be a **permitted activity** .

(b) Any travellers' accommodation activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards under Clause 5.2 shall be a **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any travellers' accommodation activity which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 5.3 shall be a **discretionary activity** .

(d) Any travellers' accommodation activity which does not comply with any one or more of the critical standards under Clause 5.4 shall be a **non-complying activity**

(e) Clarification of categories of activities

The standards may also specify that an activity is discretionary or controlled (development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

5.1.3 Reference to City Rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

5.2 Development standards - travellers' accommodation activities - Living 5 Zone

Updated 29 January 2015

Any application arising from clauses 5.2.6, 5.2.7 (only on sites other than those adjoining or across a road from a living, cultural or open space zone), **and 5.2.8** will not require the consent of other persons and shall be non-notified.

5.2.1 Site density

Updated 29 January 2015

The maximum plot ratio per site shall be:

Peterborough, <i>Latimer and Montreal</i>	0.8
Riccarton, Kilmarnock, Raceway, Wigram (Sioux Avenue) and Merivale:	0.5

(Refer also to critical standard - site density 5.4.1.)

5.2.2 Open space

Updated 30 September 2008

The maximum percentage of the net area of the site to be covered by buildings shall be:

Memorial Avenue, Shirley, Russley, Wigram (Henry Wigram Drive) and Upper Riccarton:	35%
Papanui:	40%

(Refer also to critical standard - open space 5.4.2.)

5.2.3 Sunlight and outlook for neighbours

Updated 29 January 2015

(a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above internal boundaries as shown in Part 2, Appendix 1 as follows:

Diagram F - Merivale and Papanui, Memorial Avenue, Shirley, Upper Riccarton, Wigram (Henry Wigram Drive) and Russley

Diagram C - Riccarton, Kilmarnock, Wigram (Sioux Avenue) and Raceway

Diagram E - Avon, *Latimer, Peterborough and Montreal*

(b) The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

(c) Where an internal boundary of a site abuts a lot or access strip the recession plane may be constructed from points 2.3m above the furthest boundary of the access lot or access strip or any combination of these areas.

5.2.4 Street scene

Updated 29 January 2015

The minimum setback from road boundaries for buildings and outdoor storage areas shall be 4.5 metres **except that**:

- (a) the minimum setback for the L5 Zone Avon, shall be 2m except for those parts of the site used for car parking adjoining Hurley Street where the setback shall be 5m, and all setbacks shall be landscaped. A solid fence with a minimum height of 1.8m shall be provided to the rear of the setback area on Hurley Street for that part of the site used for car parking.
- (b) the minimum setback from Bealey Avenue shall be 6m.
- (c) the minimum setback from Deans Avenue, Kilmarnock, Darvel and Matai Streets shall be 15 metres.

5.2.5 Landscaping

Updated 14 November 2005

- (a) Area to be landscaped

The minimum percentage of the area of the site to be set aside as a landscaped area shall be 10%.

- (b) Location of landscaped area

On sites other than rear sites, all required landscaped areas shall be located along the road frontage of the site. Such landscaping shall include a landscaping strip with a minimum average width of 1.5m and a minimum width of 0.6m along the road frontage except across vehicle crossings except that on sites, or parts of sites, on the opposite side of a road to a living zone, the landscaping strip shall have a minimum average width of 4.5m and a minimum width of 1.5m along the road frontage, except across vehicle crossings.

Note: The minimum average width of a landscape strip shall be calculated by excluding any part of the strip that is further back than the minimum required building setback for the site.

- (c) Trees

(i) Sites with road frontages of at least 10m, shall be planted with a minimum of one tree, plus one additional tree for every 10m of road frontage (e.g. 10m frontage - 2 trees, 20m - 3 trees etc).

(ii) Where three or more trees are required these trees shall be planted no more than 15m apart, or closer than 5m apart.

(iii) Any trees required shall be planted along the road frontage and in front of any buildings on the site.

(iv) In addition to (i) above, one tree shall be planted for every 5 parking spaces required on the site. Trees shall be planted within or adjacent to the carparking area.

(v) Any trees required by this rule shall be of a species capable of reaching a minimum height at maturity of 8 metres and shall be not less than 1.5m high at the time of planting. Any trees listed in Part 3, Appendix 3 are deemed to comply with this rule.

- (d) Protection of trees and landscaping

(i) Any trees required under Clause (c) above shall be located within a landscaping strip (see Clause (b)) or within a planting protection area around each tree, with a minimum dimension or diameter of 1.5m.

(ii) No more than 10% of any landscaping strips (see Clause (b)) and planting protection areas shall be covered with any impervious surfaces.

(iii) Landscaping strips and planting protection areas adjacent to a road boundary or adjacent to or within a carparking area, shall be provided with wheel-stop barriers to prevent damage from vehicles. Such wheel-stop barriers shall be located at least 1m from any tree.

- (e) Maintenance of landscaping

Any landscaping or trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.

5.2.6 Visual amenity

Updated 14 November 2005

Parking and outdoor storage areas shall be screened from adjoining roads or adjoining sites in a living zone (other than a Living 5 Zone), cultural or open space zone, by either landscaping, wall(s), fence(s) or a combination, to a minimum height of 1m for parking areas and 1.8m for outdoor storage areas along the zone or road boundary, except across those parts of the road boundary used as a vehicle crossing. Where screening is by way of landscaping, it shall be for a minimum depth of 1.5m along the zone or road boundary. Where such screening is by way of landscaping, the minimum height shall be the minimum height at the time of planting.

5.2.7 Separation from neighbours

Updated 29 January 2015

- (a) The minimum building setback from any internal boundary shall be:

Peterborough, Latimer, Montreal, Avon, Riccarton, Kilmarnock, Raceway, Wigram (Sioux Avenue) and Merivale:	3 metres
Memorial Avenue, Papanui, Shirley, Russley, Wigram (Henry Wigram Drive) and Upper Riccarton:	6 metres

- (b) Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination to at least 1.8 metres in height along the length of the parking or storage area. Where such screening is by way of landscaping it shall be for a minimum depth of 1.5 metres.

5.2.8 External appearance

Updated 29 January 2015

- (a) Peterborough, Latimer, Montreal and Avon: The erection of new buildings and additions or alterations to existing buildings, where visible from a public place, shall be a discretionary activity with the exercise of the Council's discretion **restricted to those matters set out in 15.2.8 excluding assessment matters (iv)(a) and (b), (vii)(a)-(d) inclusive and (ix)(a)-(c) inclusive.**

- (b) Kilmarnock: Any reconstruction or alteration to existing buildings or addition of new buildings where visible from a public place shall be a discretionary activity with the exercise of the Council's discretion limited to the design being in sympathy with the existing character and architectural style; maintaining similar roof pitch, exterior cladding and exterior colour.

5.2.9 Continuous building length - ridgelines and parapets - travellers' accommodation, residential and other activities

Updated 14 November 2005

For sites adjoining a Living Zone which is not Living 5, any part of a building facing such a Living Zone shall comply with the following:

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgeline and/or parapet to ridgeline and/or parapet),

combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that:

- (i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary.
- (ii) Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end of the building, the length of that step need only equal the remaining length of the ridgeline and/or horizontal parapet.
- (iii) This rule shall not apply to the Living 5 (Avon) Zone.

(Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.)

5.2.10 Continuous building length - exterior walls - travellers' accommodation, residential and other activities

Updated 14 November 2005

For sites adjoining a Living Zone which is not Living 5, any part of a building facing such a Living Zone shall comply with the following:

- (a) Steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
< or = 20m	0
> 20m < or = 24m	1
> 24m < or = 28m	2
> 28m < or = 32m	3
> 32m	4 + 1 for every additional 10m of length over 32m

- (b) Where steps are required by (a) above:
 - (i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.
 - (ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.
 - (iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
 - (iv) The required steps shall be provided at all levels of the exterior wall.

except that:

- (i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.
- (ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.
- (iii) This rule shall not apply to the Living 5 (Avon) Zone.

(Refer to Appendix 1A and the definitions of step, depth, length and ridgeline for further clarification of this rule.)

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Sale of liquor
(refer Part 10, Clause 4)

Relocated buildings
(refer Part 10, Clause 6)

Transport (parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

5.3 Community standard - travellers' accommodation activities - Living 5 Zone

Updated 14 November 2005

5.3.1 Retailing

Updated 14 November 2005

Any retailing shall only consist of the sale of liquor and/or food for consumption on the premises, and other goods provided that they are ancillary to the travellers' accommodation activity on that site.

Reference to other community standards

Updated 14 November 2005

Protected trees
(refer Part 10, Clause 2)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)
(refer Part 13)

5.4 Critical standards - travellers' accommodation activities - Living 5 Zone

Updated 14 November 2005

5.4.1 Site density

Updated 29 January 2015

The maximum plot ratio per site shall be:

Peterborough, <i>Latimer and Montreal</i> :	0.9
Riccarton, Kilmarnock, Raceway, Wigram (Sioux Avenue), Wigram (Henry Wigram Drive) and Merivale:	0.6

(Refer also to development standard - site density 5.2.1.)

5.4.2 Open space

Updated 14 November 2005

The maximum percentage of the net area of any site to be covered by buildings shall be:

Memorial Avenue, Russley, and Upper Riccarton:	40%
Papanui:	45%
Avon:	55%

(Refer also to development standard - open space 5.2.2.)

5.4.3 Building height

Updated 29 January 2015

The maximum height of any building shall be:

Peterborough, <i>Latimer, Montreal</i> , and Avon	In accordance with planning map 39D
Riccarton, Kilmarnock, Raceway, Wigram (Sioux Avenue), Wigram (Henry Wigram Drive) and Merivale	11 metres
Papanui, Shirley, Russley, Memorial Avenue and Upper Riccarton	11 metres

5.4.4 Access restriction

Updated 14 November 2005

- (a) In the Living 5 Zone (Avon) there shall be no vehicle access to Hurley Street or Bangor Street.
- (b) In the Living 5 Zone (Merivale) there shall be no vehicle access to Rastrick and Tonbridge Streets.
- (c) In the Living 5 Zone (Kilmarnock) there shall be no vehicle access to Deans Avenue.

5.4.5 Aircraft noise exposure

Updated 14 November 2005

Any new residential unit, or any building or part of a building including additions to a building described in Part 4, Appendix 1, and which is within the 55 dBA Ldn noise contour shown on the planning maps, shall be insulated from aircraft noise so as to comply with the provisions of that appendix.

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Airport protection surfaces (prohibited activities)
(refer Part 9, Clause 6)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise
(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

6.0 Rules - Living G (Yaldhurst) Zone

6.1 Categories of activities

Updated 8 November 2006

6.1.1 Residential activities

Updated 8 November 2006

- (a) Any residential activity which complies with:
- all of the development standards under Clause 6.2;
 - all of the community standards under Clause 6.3; and
 - all of the critical standards under Clause 6.4
- and is not a prohibited activity, shall be a **permitted activity** .
- (b) Any residential activity which complies with all of the critical standards under Clause 6.4, but does not comply with any one or more of the development standards under Clause 6.2 shall be a restricted **discretionary activity** with the exercise of the Council's discretion limited to the matter(s) subject to that standard.
- (c) Any residential activity that does not comply with any one or more of the community standards under Clause 6.3 shall be a **discretionary activity** .
- (d) Any residential activity which does not comply with any one or more of the critical standards under Clause 6.4, shall be a **non-complying activity** .
- (e) Clarification of Categories of activities:
The standards may also specify that an activity is discretionary or controlled (where non-compliance is with development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

6.1.2 Other activities

Updated 8 November 2006

- (a) Any other activity which complies with:
- all of the development standards under Clause 6.2;
 - all of the community standards under Clause 6.3; and
 - all of the critical standards under Clause 6.4
- and is not a prohibited activity, shall be a **permitted activity** .
- (b) Any other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards under Clause 6.2 shall be a restricted **discretionary activity** with the exercise of the Council's discretionary limited to the matter(s) subject to that standard.
- (c) Any activity other than a prohibited activity, which complies all of the critical standards, but does not comply with any one or more of the community standards under Clause 6.3 shall be a **discretionary activity** .
- (d) Any other activity other than a prohibited activity, which does not comply with any one or more of the critical standards under Clause 6.4, shall be a **non-complying activity** .

6.2 Development Standards

6.2.1 Residential site density

Updated 8 November 2006

Where the terms 'High Density (A) or (B)'; 'Medium Density', or 'Low Density' are used in the development, community, or critical standards they shall have the meanings set out below:

'High Density' (A) residential site:	average lot size: to be contained within a range of 275m ² to 325m ² . Minimum net site area of 250m ² .
'High Density' (B) residential site:	average lot size: to be contained within a range of 450m ² to 500m ² . Minimum net site area of 330m ² .
'Medium Density' residential site:	average lot size: to be contained within a range of 600m ² to 650m ² . Minimum net site area of 550m ² .
'Low Density' residential site:	minimum net site area of 800m ² .

(a) To ensure a mix of residential densities in the zone overall, any development for residential activity shall provide for the range of residential densities in locations as shown on Appendix 3N Development Plan (Yaldhurst), Part 2 , Volume 3 so as to yield an appropriate number of dwellings in those areas.

Each residential unit shall be within its own separate site.

Although not a required outcome of every individual application for part only of the land contained with the whole zone, an application should not frustrate the intention that development should ultimately yield the following mix of residential density ranges across the Living G (Yaldhurst) zone as a whole:

2% - 5% at either 'High Density (A)' or 'High Density (B)' within the Mixed Business / Residential (Community Footprint) area

25% - 35% at 'High Density (A)'

25% - 30% at 'High Density (B)'

30% - 40% at 'Medium Density'

5% - 10% at 'Low Density'.

(b) For any proposed development that does not achieve the residential densities set out in the locations shown in Appendix 3N Development plan (Yaldhurst), Part 2, Volume 3, details shall be provided to show alternative locations within the zone where compliance with the overall density provisions of 3N Development plan (Yaldhurst) Part2, Volume 3, on land where the applicant is the registered proprietor are to be otherwise achieved.

(c) Notwithstanding the above, where a proposed dwelling complies with either of Rules 6.2.5(a) or 6.2.6(c) the average and minimum lot size is able to be reduced by a further 25 square metres from the density shown above.

Note:

a site plan shall be supplied with any application for a Project Information Memorandum pursuant to the Building Act 1991, specifying for each site which density range the site is within.

6.2.2 Open space - residential and other activities

Updated 8 November 2006

The maximum percentage of:

(a) The net area of any site coverage by buildings shall be:

	Residential activities with garage provided	Other activities, and residential activities without garage provided
Low Density residential sites	35%	35% less 18m ²
Medium Density residential sites	40%	40% less 18m ²
High Density (A) and (B) residential sites	50%	50% less 18m ²

(b) The site coverage by paved impermeable surface shall be 25% excluding the dwelling and garage.

Except that where a Living G (Yaldhurst) site abuts an existing Living 1 zoned site, the site coverage standard for the Living 1 zone shall apply to that site

Refer also to critical standards for open space - Clause 6.4.1

6.2.3 Building height - residential and other activities

Updated 8 November 2006

The maximum height of any buildings shall be:

Low density residential sites:	8m
Medium density residential sites:	8m
High Density (A) and (B) residential sites:	10m

except that

(i) where there is an internal boundary between two Living G (Yaldhurst) sites that are within different density ranges as specified in clause 6.2.1 the more restrictive maximum height shall apply to both sites.

(ii) Where a Living G (Yaldhurst) site directly abuts an existing Living 1 zoned site or sites the Living 1 zone **Building height - residential and other activities** rules shall apply to that site.

(iii) Where the circumstances in both paragraphs (i) and (ii) above apply, the Living 1 zone **Building height - residential and other activities** rules shall apply to that site.

Refer also to critical standards for building height - Clause 6.4.2

6.2.4 Sunlight and outlook for neighbours - residential and other activities

Updated 8 November 2006

(a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above ground level on internal boundaries, as shown in Part 2, Appendix 1, as follows:

Low density residential sites - Part 2, Appendix 1, diagram A

Medium density residential sites - Part 2, Appendix 1, diagram A

High Density (a) and (b) residential sites - Part 2, Appendix 1, diagram D

except that

(i) where an internal boundary of a site immediately adjoins an access or part of an access, the recession planes shall be constructed from points 2.3m above the far side of the access;

(ii) where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.

(iii) where buildings are on adjoining High Density (a) or (b) sites, recession planes shall not apply along that part of the boundary between those sites covered by either a common party wall or immediately adjoined by a zero building setback boundary wall.

(iv) Other than where (iii) above applies where there is an internal boundary between two Living G (Yaldhurst) sites that are within different density ranges specified in clause 6.2.1 the more restrictive recession plan shall apply to both sites.

(v) Where a Living G (Yaldhurst) sites directly abuts an existing Living 1 zoned site or sites, the Living 1 zone Sunlight and outlook for neighbours - residential and other activities rules shall apply to that site.

(b) The level of internal boundaries, shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

(c) Where there are boundaries between high density (a) and (b) areas and low density areas (as identified by consent notice or shown on the Outline Development Plan Appendix 3N), there shall be a minimum building set-back within the high density areas of 11.0m, or alternatively the minimum setback may be reduced to 7.0m, provided that the length of any single building in the high density area facing the low density area does not exceed 20.0m and that a minimum separation of 3.6m between such buildings in the high density area is provided.

6.2.5 Street scene - residential and other activities

Updated 8 November 2006

(a) Minimum building setback from road boundaries shall be 3.0m except that

(i) where a garage has a vehicle door generally facing a road or shared access the minimum garage setback shall be 5.5m from the road boundary or shared access;

(ii) On any High Density residential site on the north side of a local road which runs at 90° (+ or - 20°) to the True North the minimum setback shall be 2 metres provided that the ground level of the entire front yard of the building up to the road boundary is raised by landscaping so that it achieves a height of 450mm above the level of the street frontage to the site.

(b) Street frontage and street frontage landscaping

(i) Subject to rule 6.2.5(a), the full length of the road frontage shall be landscaped to a depth of 2m except across those parts of the road boundary used as vehicles or pedestrian crossing, or where necessary to ensure safety / visibility or security surveillance of public spaces.

(ii) Domestic driveways shall be a maximum width of 4.5m at the property boundary for a depth of at least 2m at the entrance (in order to facilitate landscaping) and allow clear visibility above 1m for a width of 1.5m either side of the entrance.

(iii) Garage doors and carport entrance ways on attached or detached garages and carports shall not comprise more than 50% of any ground floor elevation viewed from any one road boundary on any one site.

6.2.6 Separation from neighbours - residential and other activities

Updated 8 November 2006

Minimum building setback from internal boundaries shall be 1.8m, **except that**

(a) accessory buildings may be located within 1.8m of internal boundaries where the total length of walls or part of accessory building facing, and located within 1.8m of each internal boundary does not exceed 10.1m in length;

(aa) within sites that have been identified by consent notice or are shown on the Outline Development Plan Appendix 3N as high density (a) or (b) sites up to a zero building set back from either one internal eastern or southern side boundary may be permitted on any such site provided that there shall be no living area windows at ground floor level permitted in any such building wall and that any windows at upper levels shall be non-opening and glazed with obscure glass. An eastern or southern boundary is defined by the diagram in Part 2 Appendix 10;

(ab) where there are boundaries between density (a) and (b) sites, (as identified by consent notice or are shown on the Outline Development Plan Appendix 3N) and low and medium density sites, up to a zero building set back may be permitted within the high density (a) and (b) site from either one internal eastern or southern side boundary, provided that the total aggregate length of wall of any such building on that boundary does not exceed 10.0m in length within 1.8m of that boundary, and that there shall be no living area windows at ground level permitted in any such building / wall, and that any windows at upper levels shall be non-opening and glazed with obscure glass. An eastern or southern boundary is defined by the diagram in Part 2 Appendix 10;

(b) where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m;

(c) where buildings on adjoining sites have a common wall along an internal boundary no set back is required along that part of the boundary covered by such a wall;

(d) for residential activities any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary. This shall not apply to a window at an angle of 90° or greater to the boundary first floor level shall not include a window or balcony which begins within 1.2m if ground level (such as above a garage which is partly below ground level). (For explanation see diagram in relation to clause 2.2.6 in this part of the City Plan).

(e) for residential activities, where a window of a ground floor living area of a residential unit faces an internal boundary, the window shall be set back a minimum of 3m from the internal boundary. Where an internal boundary of a site immediately adjoins an access or part of an access, the setback shall be 1m measured from

the internal boundary. This shall not apply to a window at an angle of 90° or greater to the boundary. (For explanation see diagram in relation to clause 2.2.6 in this part of the City Plan).

6.2.7 Continuous building length - ridgelines and parapets - residential and other activities

Updated 8 November 2006

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgelines and/or parapets to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that :

- (i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary;
- (ii) Where a stop occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end building, the length of that step need only equal to the remaining length of the ridgeline and or horizontal parapet.

Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

6.2.8 Continous building length - exterior walls - residential and other activities

Updated 8 November 2006

- (a) Steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
< or =20m	0
> 20m < or = 24m	1
> 24m < or = 28m	2
> 28m < or = 32m	3
>32m	4 + 1 for every additional 10m of length over 32m

- (b) Where steps are required by (a) above:

- (i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.
- (ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.
- (iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
- (iv) The required steps shall be provided at all levels of the exterior walls.

except that :

- (i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.
- (ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

6.2.9 Outdoor living space - residential activities

Updated 8 November 2006

- (a) Each residential unit with a room or garage on the ground floor shall be provided with an outdoor living space in a contiguous area, contained within the net area of the site with a minimum area and dimension as follows:

	Minimum area	Minimum Dimension
Low Density residential sites	90m ²	6m
Medium Density residential sites	75m ²	4.5m
High Density (A) and (B) residential sites	40m ²	4m

except that :

- (b) Each residential unit without a room or garage on the ground floor shall be provided with a balcony with a minimum area and dimension as follows:

	Minimum area	Minimum Dimension
Low Density residential sites	6m ²	1.5m
Medium Density residential sites	5m ²	1.5m
High Density (A) and (B) residential sites	5m ²	1.5m

and

Where a balcony is provided a balustrade shall have a maximum height of 1.2m.

- (c) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine on the shortest day of the year.

Note for clarification: This rule only applies to structures on the same site.

- (d) The required minimum area shall not be occupied by any building, access or parking space, other than:
- An outdoor swimming pool; or
 - Accessory building of less than 8m²; or
 - Any building or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and occupies no more than 30% of the area of the outdoor living space.

6.2.10 Family flats - residential activities

Updated 8 November 2006

Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandahs, of 65m². Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:

- (a) the family flat shall be relocated from the site; or
- (b) the family flat shall have the kitchen removed so that the flat is no longer a self-contained residential unit.

6.2.11 Screening from neighbours - other activities

Updated 8 November 2006

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination to at least 1.8m in height along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.8m maximum height standard is to be achieved at the time of planting.

6.2.12 Restrictions on outdoor activities - other activities

Updated 8 November 2006

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

6.2.13 Road and access - residential and other activities

Updated 8 November 2006

Sites having frontage to Yaldhurst Road shall not have access to Yaldhurst Road other than via the Intersection marked (A) as shown on Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3, that intersection to be located a minimum distance of 600m to the west of the intersection between Yaldhurst Road and Russley Road.

6.2.14 Other activities - Noise from pre-schools

Updated 8 November 2006

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to consideration of the effects of noise from location of outdoor activities and facilities associated with this activity.

6.2.15 1100 residential unit maximum

Updated 8 November 2006

The maximum number of residential units across the Living G (Yaldhurst) zone shall be 1100. The creation of any residential unit or units in excess of 1100 residential units shall be a discretionary activity with the exercise of the Council's discretion limited to the effects on the safety, efficiency and sustainability of the transportation network both inside and outside the Living G (Yaldhurst) zone, and the water supply and sanitary sewer networks.

For the purpose of section 94D(2) and (3) of the Resource Management Act 1991 an application arising from this clause does not need to be notified; and need only be served on New Zealand Transport Agency, as the sole affected party, unless it has given its written approval to the activity.

References to other development standards

Updated 8 November 2006

Clarification of rules

(refer Part 9, Clause 2)

Excavation and filling of land

(refer Part 9, Clause 5)

Financial contributions on land use activities

(refer Part 9, Clause 7)

Outdoor advertising

(refer Part 10, Clause 3)

Sale of liquor

(refer Part 10, Clause 4)

Relocated buildings

(refer Part 10, Clause 6)

Transport (parking, access and manoeuvring)

(refer Part 13)

Subdivision

(refer Part 14, clause 18)

6.3 Community Standards

Updated 8 November 2006

6.3.1 Scale of activity - other activities

Updated 8 November 2006

- (a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities shall be 40m² except where an activity is an educational, spiritual, day-care, health or retail facility and is located within the areas indicated for Commercial activities in Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3.
- (b) No more than one full-time equivalent person, who permanently resides elsewhere than on the site may be employed in undertaking any activity on the site, other than as excepted above, or where the activity is an educational, spiritual, day-care, or health facility, and is located within the area indicated in Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3, as a Community Footprint.
- (c) Within the area shown as 'Commercial' in Appendix 3N Development plan (Yaldhurst) Part 2 Volume 3, the Business 2 zones rules shall apply, **except that**
- (i) clause 3.2(a) Part 3, Volume 3, shall not apply to the ground floor of any building; and
 - (ii) for the purposes of assessment under clause 3.3 of Part 11 of this plan this area shall be in the group 1 zone grouping specified in schedule 2 of Part 11.
 - (iii) there shall be no direct vehicular access from this part of the zone onto Yaldhurst Road, other than via the Intersection marked (A) as shown on Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3.

6.3.2 Site size - other activity

Updated 8 November 2006

The maximum net area of any site for activities other than residential activities shall be 1100m² except :

- (a) Where the activity occupies not more than 40 square metres of floor space and at least one person engaged in the activity resides permanently on the site, the maximum net area of any site for activities other than residential activities shall be 1375 square metres.

or

- (b) where the activity is located within the area shown as either 'Commercial' or 'Community footprint' in Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3.

6.3.3 Hours of operation - other activities

Updated 21 September 2007

- (a) The maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week.
- (b) Hours of operation shall be limited to between the hours:
0700 - 2000 Monday to Friday, and
0800 - 2300 Saturday, Sunday and public holidays
- except
- (i) where the activity is located within the 'Commercial area' or 'Community footprint' in Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3: or
 - (ii) where the activity occupies not more than 40m² of floor space, and
 - (iii) where each person engaged in the activity outside the above hours resides permanently in the site, and
 - (iv) there are no visitors, clients or deliveries to or from the site outside the above hours.

Refer also to city rules - (Part 11, Clause 1 - Noise)

6.3.4 Traffic generation - other activities

Updated 21 September 2007

- (a) Maximum number of vehicle trips per site shall be:
- (i) Sites where access is shared with at least one other site:

Heavy vehicles	2 per week
Other vehicles	16 per day

- (ii) Sites with frontage to local roads, other than (i) above:

Heavy vehicles	2 per week
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Other vehicles	32 per day
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(iii) All other sites:

Heavy vehicles	4 per week
Other vehicles	50 per day

except :

- (iv) where the site is located within the area shown as 'Commercial' in Appendix 3N Development plan (Yaldhurst), Part 2, Volume 3.
- or
- (v) for educational, spiritual, daycare and health facilities that maximum number of vehicle trips per site shall be:

Collector and arterial roads:	100 per day
Community footprint:	200 per day

- (b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

6.3.5 Building size and separation - residential and other activities

Updated 8 November 2006

- (a) The maximum gross floor area of any single building shall be 550m².
- (b) Where buildings located on the site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 3.6 metres except where the building is located in Height Density (A) or High Density (B) areas shown in Appendix 3N Development plan (Yaldhurst), Part 2, Volume 3 in which cases such setback shall be not less be than 1.8 metres from site boundaries, unless such dwellings share common party walls or zero building boundaries can be achieved.

6.3.6 Residential coherence - other activities

Updated 8 November 2006

At least one person engaged in the activity shall reside permanently on the site, except where the activity is within the area shown as 'Commercial' in Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3; or is an educational, spiritual, day-care, health or retail facility, and is located within the area indicated for community footprint activities on Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3.

Note: These exceptions do not apply to activities having their sole frontage to local roads.

Reference to other community standards

Updated 8 November 2006

Noise

(refer Part 11, Clause 1)

Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)

(refer Part 13)

6.4 Critical standards

Updated 8 November 2006

6.4.1 Open space - residential activities

Updated 21 September 2007

- (a) In the Living G (Yaldhurst) zone the maximum percentage of the net area of the site covered by buildings shall be:

	Residential activities with garage provided	Residential activities and Other activities without garage provided
Low Density residential sites	40%	40% less 18m ²
Medium Density residential sites	45%	45% less 18m ²
High Density (A) and (B) residential sites	60%	60% less 18m ²

- (i) in the 'Low' and 'Medium' density lots, for elderly persons' housing complexes, the percentage coverage by buildings shall be calculated over the net area of the site of any part of the complex.
- (b) For Low Density or Medium Density residential sites the maximum percentage of the site covered by paved impermeable surface shall be 30%.
- (c) For High Density (A) and (B) residential sites the maximum percentage of the site covered by paved impermeable surface and buildings shall be 80%.

Refer also to development standards for open space - Clause 6.2.2

6.4.2 Building height - residential and other activities

Updated 8 November 2006

Maximum height of any building shall be:

'Low density' residential sites	9m
'Medium density' residential sites	9m
'High density' (A) and (B) residential sites	11m

except that :

- (i) where there are boundaries between high density (a) or (b) sites and low or medium density sites (as identified by consent notice or shown on the Outline Development Plan Appendix 3N), the more restrictive (critical standard) maximum height shall apply to sites abutting both sides of such boundaries.
- (ii) where a site (or sites) in the Living G (Yaldhurst) zone directly abut(s) an existing site or sites zoned Living 1, the **Living 1 zone - Building height - residential and other activities** rules shall apply to the abutting site(s) in the Living G zone.

6.4.3 Boarding of animals - other activities

Updated 8 November 2006

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

6.4.4 Dismantling or repair of motor vehicles - other activities

Updated 8 November 2006

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles.

Note: Vehicles being dismantled or repaired that are owned by people who live on the same site are exempted from this standard.

6.4.5 Protection of ground-water quality

Updated 8 November 2006

- (a) Any individual activity other than a health facility, located within that part of the zone shown as 'Commercial' in Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3 involving the manufacturing, use, storage, or disposal of hazardous substances specified in Schedule 1 (classification of hazardous substances) of part 11 of this Plan as part of or associated with any retail or commercial activity, and which exceeds the quantities specified for Group 1 zones in Column B of Schedule 2 for any site, shall be a non-complying activity.
- (b) Any activities (other than a health facility) in any part of the Living G (Yaldhurst) zone identified in Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3, for high, medium or low density living activity, involving the manufacturing, use, storage, or disposal of hazardous substances specified in Schedule 1 (classification of hazardous substances) of part 11 of this Plan, which exceed the quantities for group 1 zones specified in Column B of Schedule 2 for any site but excluding the storage and provision of Liquid Petroleum Gas (LPG) for reticulation to households within the Living G (Yaldhurst) zone, shall be a non-complying activity.

6.4.6 Special set back provisions - residential and other activities

Updated 8 November 2006

In the Living G (Yaldhurst) zone the minimum building set back from a limited access road listed in Part 8, Appendix 5, shall be 80m.

except that

- (i) where mounding or other physical barrier to noise transmission capable of reducing traffic noise intrusion to all parts of any site by at least 10dBA is provided within 20m of the road boundary across the entire width of the site, the minimum building set back shall be 40m, provided that such mounding or barrier shall be screened from the adjoining road by landscaping. Such landscaping shall be for a minimum depth of 1.5m, a minimum height of 1.8m and be located between the mounding or fencing and the adjoining road. Where such screening is by way of landscaping, the minimum height shall be the minimum height at the time of planting.
- (ii) where the provisions of sub-clause (i) above are complied with, and all external windows and doors of the residential units including those installed in the roof are acoustically treated to achieve a sound transmission loss of at least 25dBA with windows and doors closed, then the minimum building set back shall be 20m.
- (iii) this clause shall not apply to any development within the commercial area shown in Appendix 3N - Development plan (Yaldhurst), Part 2, Volume 3, that does not contain living accommodation.

6.4.7 Other set back provision

Updated 8 November 2006

In the Living G (Yaldhurst) zone between Buchanans and Yaldhurst Roads, the minimum building set back from any of the conductors on the high voltage transmission lines shall be 20.0m.

Reference to other critical standards

Updated 8 November 2006

Excavation and filling of land

(refer Part 9, Clause 5)

Outdoor advertising

(refer Part 10, Clause 3)

Fortified sites

(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Subdivision (including prohibited activities)

(refer Part 14 Clause 3.4)

7.0 Rules - Living G (East Belfast) Zone

7.1 Categories of activities

Updated 12 March 2012

7.1.1 Residential activities

Updated 12 March 2012

(a) Any residential activity which complies with:

- All of the development standards under Clause 7.4; and
- All of the community standards under Clause 7.5; and
- All of the critical standards under Clause 7.6.

shall be a permitted activity.

(b) Any residential activity which complies with all of the critical standards in Clause 7.6, but does not comply with any one or more of the development standards in Clause 7.4 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any residential activity that does not comply with any one or more of the community standards under Clause 7.5 shall be a discretionary activity.

(d) Any residential activity which does not comply with any one or more of the critical standards in Clause 7.6 shall be a non-complying activity.

(e) Clarification of Categories of Activities:

The standards may also specify that an activity is discretionary or controlled (where non-compliance is with development standards) with the exercise of Council's discretion limited to the matter(s) subject to that standard.

7.1.2 Other activities

Updated 12 March 2012

(a) Any other activity which complies with:

- All of the development standards under Clause 7.4; and
- All of the community standards under Clause 7.5; and
- All of the critical standards under Clause 7.6.

shall be a permitted activity.

(b) Any other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards in Clause 7.4 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any other activity which complies with all of the critical standards, but does not comply with any one or more of the community standards in Clause 7.5 shall be a discretionary activity.

(d) Any other activity which does not comply with any one or more of the critical standards in Clause 7.6 shall be a non-complying activity.

7.2 Application of Rules

Updated 12 March 2012

7.2.1

Updated 12 March 2012

Where part of the open space areas, including the Kaputone Open Space Corridor, are not required by the Council for public open space the land shall then be treated as a continuation of the immediately adjacent Density Area and the standards for that Density Area shall apply unless otherwise stated in a consent notice under Section 221 of the Resource Management Act (or similar mechanism) for that land.

7.2.2

Updated 12 March 2012

Where any part of the Northern Arterial Designation is uplifted the Density Area C rules shall apply unless otherwise stated in a consent notice under Section 221 of the Resource Management Act (or similar mechanism) for that land.

7.3 Deferment

Updated 12 March 2012

In the Living G (East Belfast) Zone that the standards applicable to the Rural 3 zone shall apply until a footpath has been constructed on the southern side of Belfast Road between the railway line and Blakes Road.

7.4 Development Standards

Updated 12 March 2012

Any application arising from Clauses 7.4.6(a)(i), 7.4.10, 7.4.11 and 7.4.15 will not require the written consent of other persons and shall be non-notified.

7.4.1 Residential site density - residential activity

Updated 12 March 2012

In accordance with subclauses (a) to (c) below, any residential activity shall provide for a mix of residential densities from within a range of average site sizes, and for a minimum number of residential sites within Blocks A to D as shown on the Outline Development Plan East Belfast contained in Appendix 3s, Part 2, Volume 3 and shall not frustrate the achievement of a minimum net residential density of 15 averaged over the whole of the Living G (East Belfast) zone:

- (a) Each residential unit shall be contained on its own separate site in accordance with the average net areas, defined in the Density Range Consent Notice attached to its title in accordance with Part 14, Clause 19.3.2 or in the absence of a Consent Notice as set out below. Where the terms 'Density Area A', 'Density Area B' or 'Density Area C' are used they shall have the following meanings:

'Density Area A' residential sites	The average site size to be within the range of 220-325m ²
'Density Area B' residential sites	The average site size to be within the range of 350-450m ²
'Density Area C' residential sites	The average site size to be within the range of 550-700m ²

except that:

- i. Where densities have been permitted to be transferred to another density area in accordance with Critical Standard 7.6.8 (c).
 - ii. For elderly persons housing units with a gross floor area of less than 80m², there shall be no minimum net area for any site in Density Areas A, B and C.
 - iii. For the Spring Grove historic homestead site the minimum lot size shall be 3500m².
- b) A site plan shall be provided with any application for a Project Memorandum pursuant to the Building Act 1991, specifying in the case of each site in which density range the site falls.
- (c) The minimum number of residential sites within Blocks A to D shall be:

Block A	75 residential sites
Block B	147 residential sites
Block C	203 residential sites
Block D	217 residential sites

Except that:

- i. If one Block has been fully developed and has achieved a greater number of residential sites than shown above, the minimum number of sites for the remaining Blocks can be proportionately reduced.
- ii. If the net residential density area within a Block changes, the requirement for a minimum number of residential sites within the Block shall be proportionately changed.

Note: The Block labels do not indicate the order in which subdivision or development shall proceed.

(Refer to the explanation for Policy 11.7A(i), Section 11, Volume 3 for the definition of net density)

7.4.2 Open space - residential and other activities

Updated 12 March 2012

The maximum percentage of:

- a) The net area of any site covered by buildings shall be:

	Other activities and residential activities with garage provided	Residential activities without garage provided
'Density Area A'	50%	50% less 18m ²
'Density Area B'	40%	40% less 18m ²

'Density Area C'	35%	35% less 18m ²
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b) The maximum net area of any site, excluding dwelling and garage covered by impervious surfaces shall not exceed 25%.

(Refer also to critical standards for open space - Clause 7.6.2)

7.4.3 Building height - residential and other activities

Updated 12 March 2012

The maximum height of any building shall be:

'Density Area A'	11m
'Density Areas B and C'	8m

except that:

Where there is an internal boundary between two sites that are in different Density Areas as specified under 7.4.2 the more restrictive maximum height shall apply to both sites.

(Refer also to critical standards for building height - Clause 7.6.3)

7.4.4 Sunlight and outlook for neighbours - residential and other activities

Updated 12 March 2012

a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above ground level on internal boundaries, as shown in Part 2, Appendix 1, as follows:

'Density Area A'	Part 2, Appendix 1, Diagram C
'Density Area B'	Part 2, Appendix 1, Diagram B
'Density Area C'	Part 2, Appendix 1, Diagram A

except that

- i. Where an internal boundary of a site immediately adjoins an access, or access strip or access to a rear site, the recession planes shall be constructed from points 2.3m above the furthest boundary of the access lot or access strip or any combination of these areas.
- ii. Where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
- iii. Where there is an internal boundary between two Living G (East Belfast) sites that are in different density areas the more restrictive recession plane shall apply to both sites.

b) The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

7.4.5 Street scene - residential and other activities

Updated 12 March 2012

- a) Minimum building setback from road boundaries shall be 3.0m except that
 - i. Where a garage has a vehicle door generally facing a road or shared access, the minimum garage setback shall be 5.5m from the road boundary or shared access;
- b) Street frontage and street frontage landscaping and fencing.
 - i. The full length of the road frontage shall be landscaped to a depth of 2m except across those parts of the road boundary used as a vehicle or pedestrian crossing, or where necessary to ensure safety/visibility or natural surveillance of public spaces.
 - ii. Garage doors and carport entranceways on attached or detached garages and carports shall not comprise more than 50% of any ground floor elevation as viewed from any one road boundary on any one site.
 - iii. Any fence within the minimum building setback specified in Rule 7.3.6(a) where the height is greater than 1.2 metres, shall be more than 50% visually transparent, except where required for screening of outdoor storage areas.
- c) For residential units with boundaries facing the open space corridor, the height of any fence within 3m of that boundary facing the open space corridor shall be limited to 1m where the fence is solid, or up to 1.8m in height where at least 50% of the fence is visually transparent.

Note: "50% visually transparent" means visibility is achieved through 50% of the fence.

7.4.6 Separation from neighbours - residential and other activities

Updated 12 March 2012

Minimum building setback from internal boundaries shall be 1.8m, except that

- a) Buildings within Density Areas A and B may be located up to 1.0m from one internal side boundary. (Note: where one side boundary abuts an access or part of an access, building may be located up to 1.0 from both internal side boundaries);
- b) Accessory buildings may be located within 1.8m (Density Area C) or 1.0m (Density Areas A & B) of internal boundaries where the total length of walls or part of accessory building facing, and located within 1.8m (Density Area C) or 1.0m (Density Areas A and B) of each internal boundary does not exceed 9m in length;
- c) Where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m;
- d) Where buildings on adjoining sites have a common wall along an internal boundary no setback is required along that part of the boundary covered by such wall;
- e) For residential activities any part of any balcony or window of a living area at first floor level or above shall not be located within 4m of any internal boundary provided that:
 - i. This shall not apply to a window at an angle of 90° or greater to the boundary; and

- ii. The first floor level shall not include a window or balcony which begins within 1.2m of ground level (such as above a garage which is partly below ground level). For further explanation see diagram in relation to clause 2.2.6 in this part of the City Plan).
 - iii. This shall not apply to windows, which comprise of fixed opaque glass.
- f) For residential activities, where a window of a ground floor living area of a residential unit faces an internal boundary, the window shall be set back a minimum of 3m from the internal boundary provided that:
- i. Where an internal boundary of a site immediately adjoins an access or part of an access, the setback shall be 1m measured from the internal boundary.
 - ii. This shall not apply to a window at an angle of 90 degrees or greater to the boundary. (For explanation see diagram in relation to clause 2.2.6 in this part of the City Plan).
 - iii. Where there is an intervening fence or wall of 1.8m or greater in height, this shall not apply to windows of a living area, which comprise of fixed glass, and where such a wall or fence does not exist, this shall not apply to windows of a living area, which comprise of fixed and opaque glass.

7.4.7 Continuous building length - ridgelines and parapets - residential and other activities

Updated 12 March 2012

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgelines and/or parapets to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that:

- i. This rule shall not apply to any part of a ridgeline and/or horizontal parapet, which is more than 10m from every internal boundary and more than 6m from every road boundary;
- ii. Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end building, the length of that step need only be equal to the remaining length of the ridgeline and or horizontal parapet.

(Refer to Part 2, Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule).

7.4.8 Continuous building length - exterior walls - residential and other activities

Updated 12 March 2012

- a) Subject to (b) and (c) steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
< or =20m	0
> 20m < or = 24m	1
> 24m < or = 28m	2
> 28m < or = 32m	3
> 32m	4 + 1 for every additional 10m of length over 32m

b) Where steps are required by (a) above:

- i. One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.
- ii. One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.
- iii. No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
- iv. The required steps shall be provided at all levels of the exterior walls.

except that:

- i. This rule shall not apply to any part of an exterior wall, which is more than 10m from every internal boundary and more than 6m from every road boundary.
- ii. Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

(Refer to Part 2, Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule).

7.4.9 Outdoor living space - residential activities

Updated 12 March 2012

- a) Each residential unit with a room or garage on the ground floor shall be provided with an outdoor living space in a contiguous area, contained within the net area of the site with the outdoor living space having a minimum area and dimensions as follows:

	Minimum area	Minimum Dimension
'Density Area A'	40m ²	4.0m
'Density Area B'	75m ²	4.5m
'Density Area C'	90m ²	6m

- b) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine at midday on the shortest day of the year.

Note for clarification: This rule only applies to structures on the same site.

- c) The required minimum area shall not be occupied by any building, access or parking space, other than:
- An outdoor swimming pool; or
 - Accessory building of less than 8m²; or

- Any building or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and occupies no more than 30% of the area of the outdoor living space.

7.4.10 Family flats - residential activities

Updated 12 March 2012

- Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandas, of 65m².
- Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:
 - The family flat shall be relocated from the site; or
 - The family flat shall have the kitchen removed so that the flat is no longer a self-contained residential unit.

7.4.11 Screening from neighbours - other activities

Updated 12 March 2012

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination of those, to at least 1.8m in height along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.8m maximum height standard is to be achieved at the time of planting.

7.4.12 Restrictions on outdoor activities - other activities

Updated 12 March 2012

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

7.4.13 Other activities - Noise from pre-schools

Updated 12 March 2012

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to consideration of the effects of noise from location of outdoor activities and facilities associated with this activity.

7.4.14 Dwelling orientation to the street - Density Area A - residential activities

Updated 12 March 2012

Dwellings on Density Area A sites shall have a kitchen or dining room or living room or combination thereof, with a total area of windows of at least 3m² facing the road boundary.

7.4.15 Retailing - other activities

Updated 12 March 2012

Retail activities involving the sale of goods grown or produced on site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment.

(Refer also to critical standards for retailing - Clause 7.6.7 which means that the sale of goods other than those grown or produced on site is a non-complying activity).

7.4.16 Creation of stormwater drainage swales and water basins - residential and other activities

Updated 12 March 2012

Creation of stormwater drainage swales and water basins in the Living G (East Belfast) zone shall be a restricted discretionary activity with the Council's discretion limited to:

- The efficient and effective operation of the stormwater system as part of the Draft Styx Integrated Catchment Management Plan for the Belfast Area thereby ensuring a complete treatment train for rain waters;
- Compliance with the Blue Network Layer Diagram (Appendix 3s/2); and
- The need to maximise open space and pedestrian/cycle access opportunities in the locations shown on the Green Network Layer Diagram (Appendix 3s/1).

Note: The ODP plans show indicative stormwater management areas and, as such, the ODP allows a degree of flexibility whereby subsequent subdivision and development plans may include refined stormwater management areas (in terms of location, boundaries and areas) so as to reflect the outcome of any future agreements with the Council and/or any advances in the design of stormwater management areas that may result in a smaller area being required.

7.4.17 Walkable blocks - residential and other activities

Updated 12 March 2012

The length of any one urban development block (the area of land enclosed by public space or streets) shall not exceed 250m. Refer to Appendix 3s/3 Movement Network for diagram showing how to measure urban development blocks.

Except that: This shall not apply to any urban development blocks that abut the northern arterial or rail corridor designations.

7.4.18 Design and appearance - Density Area A - residential activities

Updated 12 March 2012

In Density Area A any residential development shall be a restricted discretionary activity, with the exercise of Council's discretion limited to the urban design and external appearance of the development.

References to other development standards

Clarification of rules

(refer Part 9, Clause 2)

Excavation and filling of land

(refer Part 9, Clause 5)

Financial contributions on land use activities

(refer Part 9, Clause 7)

Outdoor advertising

(refer Part 10, Clause 3)

Sale of liquor

(refer Part 10, Clause 4)

Relocated buildings

(refer Part 10, Clause 6)

Transport (parking, access and manoeuvring)

(refer Part 13)

Subdivision

(refer Part 14, Clause 18)

7.5 Community Standards

Updated 12 March 2012

7.5.1 Scale of activity - other activities

Updated 12 March 2012

- a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities shall be 40m² or 30% of the gross floor area of all buildings on the site, whichever is larger, except where an activity is an educational, spiritual, day-care, health or retail facility or is located within a Community Footprint.
- b) No more than one full-time equivalent person, who permanently resides elsewhere than on the site may be employed in undertaking any activity on the site except where the activity is located within an educational, spiritual, day care, health facility or the activity is located within a 'Community Footprint'.

7.5.2 Site size - other activities

Updated 12 March 2012

The maximum net area of any site for activities other than residential activities shall be 1100m² except that this area may be exceeded:

- a) Where the activity is located in a 'Community Footprint'; or
- b) Where the activity occupies not more than 40m² of floor space and at least one person engaged in the activity resides permanently on the site.
- c) For nursery and market gardens;
- d) For public reserves without buildings.

7.5.3 Hours of operation - other activities

Updated 12 March 2012

- a) The maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week.
- b) Hours of operation shall be limited to between the hours:
0700 - 2300 Monday to Friday, and
0800 - 2300 Saturday, Sunday and public holidays

except

- i. Where the activity is located within a 'Community Footprint', or
- ii. Where the activity occupies not more than 40m² of floor space, and
- iii. Where each person engaged in the activity outside the above hours resides permanently on the site, and
- iv. There are no visitors, clients or deliveries to or from the site outside the above hours.

(Refer also to General City Rules - (Part 11, Clause 1 - Noise)

7.5.4 Traffic generation - other activities

Updated 12 March 2012

- a) Maximum number of vehicle trips per site shall be:
 - i. Sites where access is shared with at least one other site:

Heavy vehicles	2 per week
Other vehicles	16 per day

- ii. Sites with frontage to local roads, other than (i) above:

Heavy vehicles	2 per week
Other vehicles	32 per day

iii. All other sites:

Heavy vehicles	4 per week
Other vehicles	50 per day

except that:

- On sites within a 'Community Footprint', the maximum number of vehicle trips shall be:

Heavy vehicles	8 per week
Other vehicles	100 per week

- For educational, spiritual, day care and health facilities the maximum number of other vehicle trips per site shall be:

Collector and arterial roads	100 per day
Community Footprint	200 per day

b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

7.5.5 Storage of heavy vehicles - other activities

Updated 12 March 2012

The maximum number of heavy vehicles stored on a site shall be one.

7.5.6 Building size and separation - residential and other activities

Updated 12 March 2012

- The maximum gross floor area of any single building shall be 550m² except this area may be exceeded where the activity is located in a 'Community Footprint'.
- Where buildings located on the site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 3.6 metres, except where the building is located in a Community Footprint.

7.5.7 Residential coherence - other activities

Updated 12 March 2012

At least one person engaged in the activity shall reside permanently on the site, except where the activity is an educational, spiritual, day-care, health facility and is located:

- Within a 'Community Footprint'; or
- On a front site, with frontage to a Collector or Arterial road and
 - Any residential activity on an adjoining front site or front site separated by an access with frontage to the same road is left with at least one residential neighbour. (For the purposes of this clause, the residential neighbour shall be on an adjoining front site or front site separated by an access and have frontage to the same road); and
 - The residential block is not left with more than two non-residential activities in that block.

Note: With the exception of the community footprint for Spring Grove, these exceptions do not apply to local roads.

Reference to other community standards

Noise

(refer Part 11, Clause 1)

Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)

(refer Part 13)

7.6 Critical Standards

7.6.1 Residential site density

- a) Where the terms 'Density Area A', 'Density Area B' or 'Density Area C' are used they shall have the meanings set out below.
- b) Each residential unit shall be contained on its own site. The minimum net area of the site shall be as follows for those areas identified in the Outline Development Plan (East Belfast) Appendix 3s, Part 2, Volume 3.

'Density Area A' Residential Sites	Minimum net site area of 200m ²
'Density Area B' Residential Sites	Minimum net site area of 330m ²
'Density Area C' Residential Sites	Minimum net site area of 450m ²

except where densities have been permitted to be transferred in accordance with Critical Standard 7.6.8 (c).

- c) For the Spring Grove historic homestead sites, in the Living G (East Belfast) zone the minimum lot size shall be 3000m².

7.6.2 Open space - residential activities

Updated 12 March 2012

- a) The maximum percentage of the net area of the site covered by buildings shall be:

	Other activities and residential activities with garage provided	Residential activities without garage provided
'Density Area A'	60%	60% less 18m ²
'Density Area B'	45%	45% less 18m ²
'Density Area C'	40%	40% less 18m ²

- i. In Density Areas B and C for housing complexes for the elderly, the percentage coverage by buildings shall be calculated over the net area of the site of any part of the complex.
 - b) For Density Areas B and C residential sites the maximum percentage of the site covered by impervious surfaces shall be 30%.
 - c) For Density Area A residential sites the maximum percentage of the site covered by impervious surfaces and buildings shall be 80%.

(Refer also to Development Standards for Open Space - Clause 7.4.2)

7.6.3 Building height - residential and other activities

Updated 12 March 2012

Maximum height of any building shall be:

'Density Area A'	14m
'Density Areas B and C'	9m

except that:

- i. Where there is an internal boundary between two sites that are within different Density Areas as specified in 7.4.1 the more restrictive maximum height shall apply to both sites.

(Refer also to Development Standards for Height - Clause 7.4.3).

7.6.4 Boarding of animals - other activities

Updated 12 March 2012

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

7.6.5 Dismantling or repair of motor vehicles - other activities

Updated 12 March 2012

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles, provided that vehicles being dismantled or repaired that are owned by people who live on the same site, are exempted from this standard.

7.6.6 Special setback provisions - residential and other activities

Updated 12 March 2012

- a) The minimum residential unit setback from the left edgeline of the nearest traffic lane of the Northern Arterial shall be 40m.

Except that:

If the Northern Arterial has not been built when the application is made for building consent then the minimum residential unit setback shall be 20m from the Northern Arterial designation boundary.

- b) The minimum distance between any residential buildings, including family flats, and the nearest edge of a track of the Main North Railway Line shall be 20m.
- c) Any rooms used for living or sleeping purposes within a residential unit, family flat or accessory building, or internal area of other noise sensitive activities, and situated within 100m of the left edgeline of the nearest traffic lane of the Northern Arterial (or within 80m of the Northern Arterial designation boundary if the Northern Arterial has not been built when the application is made for building consent), shall be acoustically insulated so that traffic noise within any dwelling or other habitable room is limited to the levels below, with all external doors and windows closed.

Within bedrooms	35dBA (Leq 9 hour) From 2200-0700
Within any living area	45dBA (Leq 24 hour)

d) Any rooms used for living or sleeping purposes within a residential unit, family flat or accessory building, or internal area of other noise sensitive activities, and situated within 40m of the Main North Railway track shall be acoustically insulated so that traffic noise within any dwelling or other habitable room is limited to the levels specified below, with all external doors and windows closed.

Within bedrooms	Within bedrooms 35dBA (Leq 1 hour)
Within any living area	Within any living area 45dBA (Leq 1 hour)

e) A report from an accredited acoustic expert specifying the type and extent of sound insulation required to meet (c) and (d) shall be provided to Council before the houses are built.

For the purposes of this rule:

'Living and sleeping' means any room in a residential unit other than a room used principally as a laundry, bathroom or toilet.

'Other noise sensitive activities' means:

Education activities including preschool places or premises, travellers' accommodation, hospitals, healthcare facilities and any elderly persons' housing or complex.

7.6.7 Retailing - other activities

Updated 12 March 2012

Retail activities shall be limited to the sale of goods grown or produced on the site.

(Refer also to development standards for retailing – Clause 7.4.16 which means that the sale of goods grown or produced on site is a discretionary activity in respect of that standard).

7.6.8 Conformity with Outline Development plan - residential and other activities

Updated 12 March 2012

- a) Any development shall be in accordance with the following parts of the Outline Development Plan (East Belfast):
- i. The Outline Development Plan (Appendix 3s, Part 2 Volume 3)
 - ii. The Green Network Layer Diagram (Appendix 3s/1)
 - iii. The Blue Network Layer Diagram (Appendix 3s/2)
 - iv. The Movement Network Layer Diagram (Appendix 3s/3)

Except that

Where any part of the Northern Arterial Designation is uplifted the Density Area C rules shall apply unless otherwise stated in a consent notice under Section 221 of the Resource Management Act (or similar mechanism) for that land. Any development shall provide for the extension of the "park edge" road around the perimeter of the residential sites and for the extension of the local roads to intersect with the "park edge" road.

Where stormwater management areas are refined (in terms of location, boundaries and areas) so as to reflect the outcome of any future agreements with the Council and/or any advances in the design of stormwater management areas that may result in a smaller area being required.

Where altering the location of residential density areas as provided for in Clause 7.6.8(c) below.

- b) Any development shall not frustrate the achievement of the following minimum mix of residential sites in the Living G (East Belfast) zone:

Density Area A	10%
Density Area B	35%
Density Area C	35%

c) For any development that does not achieve the residential densities in the locations shown in Appendix 3s, Outline Development Plan (East Belfast), Part 2, Volume 3 details shall be provided to show alternative locations for that density on other land within the zone where the applicant is the registered proprietor, where compliance with the density provisions of Appendix 3s, Outline Development Plan (East Belfast), Part 2, Volume 3 are to be otherwise be achieved provided that the following sub-paragraphs (i), (ii), (iii), (iv) and (v) are met:

- i. The development is in accordance with the Network Layer Diagrams Appendix 3s/1, 3s/2 and 3s/3, Part 2, Volume 3.
- ii. Both of the sites involved are adjacent to other land with the same net area requirements as the new net area requirements proposed for each site, or are separated by a road no greater than a local road.
- iii. Where any Density Area A residential development is proposed for alternative location(s) to those identified in Appendix 3s, Outline Development Plan (East Belfast), Part 2, Volume 3, it shall also be located within 200m walking distance from an open space/reserve area and either a public transport route or the local centre.
- iv. A consent notice or other mechanism such as a memorandum of encumbrance to secure the achievement of the densities in alternative location(s) in the zone shall be registered on the Title of the land on which that density will be required.
- v. Any application under paragraph (c) shall be accompanied by a subdivision consent application for development on the proposed new lot(s) at the alternative location, which shall be processed jointly with the land-use consent application.

7.6.9 Staged Development

Updated 12 March 2012

(a) The Council shall not issue a section 224 RMA certificate for any residential subdivision at the Living G (East Belfast) until such time as a footpath has been constructed on the southern side of Belfast Road between the railway line and Blakes Road;
and

(b) Residential lots at the Living G (East Belfast) zone shall be limited to the areas identified as Stage 1 on Appendix 3s/3a, Part 2, Volume 3 until such time as a pedestrian and cycle connection across the railway line at Thompsons Road has been approved, constructed and commissioned or until such time as financial provision has been made for these works within the Council's Capital Works Programme and Development Contributions Policy, whichever is the earlier;
and

(c) No more than:

- (i) 200 residential allotments shall be created until such time as Blakes Road (from Belfast Road to Radcliffe Road) has been upgraded to a minimum 9m wide sealed carriageway or until such time as financial provision has been made for these works within the Council's Capital Works Programme and Development Contributions Policy, whichever is the earlier.

7.6.10 Residential Activity and Travellers Accommodation - Buffer Area

Updated 12 March 2012

No residential activity or travellers accommodation shall establish within the buffer area identified on the Outline Development Plan (Appendix 3s, Part 2, Volume 3).

Reference to other critical standards

Excavation and filling of land

(refer Part 9, Clause 5)

Outdoor advertising

(refer Part 10, Clause 3)

Fortified sites

(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Subdivision (including prohibited activities)

(refer Part 14 Clause 3.4)

8.0 Rules - Living G (Awatea) Zone

8.1 Categories of activities

8.1a Bulk and Location Controls and Design and Appearance Controls - Special Area A.

The following bulk and location, and design and appearance controls do not apply to Special Area A. The corresponding Density B rules for the Wigram Development Area as set out in Living G (Wigram) Zone rules apply to Special Area A.

8.1.1 Residential activities

Updated 11 July 2011

(a) Any residential activity which complies with:

- all of the development standards under Clause 8.2; and
- all of the community standards under Clause 8.3; and
- all of the critical standards under Clause 8.4

and is not a prohibited activity, shall be a permitted activity.

(b) Any residential activity which complies with all of the critical standards in Clause 8.4, but does not comply with any one or more of the development standards in Clause 8.2 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to these development standards.

(c) Any residential activity that does not comply with any one or more of the community standards in Clause 8.3 shall be a discretionary activity.

(d) Any residential activity which does not comply with any one or more of the critical standards in Clause 8.4 shall be a non complying activity.

(e) Clarification of categories of activities:

The standards may also specify that an activity is discretionary or controlled (where non-compliance is with development standards) with the exercise of the Council's discretion limited to the matter(s) subject to the development standard.

8.1.2 Other activities

Updated 11 July 2011

(a) Any other activity which complies with:

- all of the development standards under Clause 8.2; and
- all of the community standards under Clause 8.3; and
- all of the critical standards under Clause 8.4

and is not a prohibited activity shall be a permitted activity.

(b) Any other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards in Clause 8.2 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that development standard.

(c) Any activity other than a prohibited activity, which complies all of the critical standards, but does not comply with any one or more of the community standards in Clause 8.3 shall be a discretionary activity.

(d) Any other activity other than a prohibited activity, which does not comply with any one or more of the critical standards in Clause 8.4 shall be a non complying activity.

8.2 Development Standards - All Residential Areas

Updated 11 July 2011

(a) Any application arising solely from the following clauses will not require the written consent of other persons and shall be non-notified:

- 8.2.5 Street Scene - residential and other activities
- 8.2.6 Street frontage landscaping and fencing.
- 8.2.10 Outdoor living space - residential activities
- 8.2.12 Screening from neighbours - residential and other activities
- 8.2.13 Service and storage spaces for Density A Residential Sites
- 8.2.14 Fencing on sites adjoining the Green Network and Blue Network - residential and other activities
- 8.2.17 Ground floor habitable room and dwelling orientation to the street
- 8.2.19 Urban design and amenity for Density A residential sites - residential and other activities
- 8.2.22 Pedestrian and Cycle Overbridge and Embankment.

(b) The development standard rules do not apply to that area of land identified as Business 1 Commercial Area on the Outline Development Plan (Awatea) (Appendix 3T). For this area, the Business 1 Zone rules shall apply.

8.2.1 Residential site density

Updated 11 July 2011

- (a) For residential units located in areas marked 'Density A' residential areas shown on the Outline development Plan (Awatea) (Appendix 3T, Part 2), the minimum net site area shall be 200m² and the maximum net site area shall be 350m².
- (b) For residential units located in areas marked 'Density B' residential areas shown on the Outline development Plan (Awatea) (Appendix 3T, Part 2), the minimum net site area shall be 450m² and the maximum net site area shall be 800m².
- (c) For residential units located in areas marked 'Density C' residential areas shown on the Outline development Plan (Awatea) (Appendix 3T, Part 2), the minimum net site area shall be 750m² and the maximum net site area shall be 900m².
- (d) Each residential unit shall be contained within its own separate site.

See also Clause 8.4.1 - Critical Standards

8.2.2 Open space - residential and other activities

Updated 11 July 2011

The maximum percentage of:

- (a) The net area of any site covered by buildings shall be:

	Residential activities with garage provided	Other activities and residential activities without garage provided
Density B and C residential areas	40%	40% less 18m ²
Density A residential area	50%	50% less 18m ²

- (b) The portion of the site covered by paved impermeable surfaces (excluding garage and dwelling) shall be no more than 25%.
(Refer also to critical standards for open space - Clause 8.4.2)

8.2.3 Building height - residential and other activities

Updated 11 July 2011

The maximum height of any buildings shall be:

Density B and C residential areas	8m
Density A residential area	11m

except that:

- (i) Where there is an internal boundary that is within a different density area as specified in Clause 8.2.1 the more restrictive maximum height shall apply to both sites

Refer also to critical standards for building height - Clause 8.4.3

8.2.4 Sunlight and outlook for neighbours - residential and other activities

Updated 11 July 2011

- (a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above ground level on internal boundaries, as shown in Part 2, Appendix 1, as follows:

Density B and C Residential areas - Part 2, Appendix 1, Diagram A

Density A Residential area - Part 2, Appendix 1, Diagram C

except that:

- (i) Where an internal boundary of a site immediately adjoins an access or part of an access the recession planes shall be constructed from points 2.3m above the far side of the access.
- (ii) Where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such as wall.
- (iii) Where buildings are on adjoining Density A residential sites, recession planes shall not apply along that part of the boundary between those sites covered by either a common party wall or immediately adjoined by a zero building setback boundary wall.
- (iv) Other than where (iii) above applied where there is an internal boundary that directly abuts a different density area as specified in clause 8.2.1 the more restrictive recession plane shall apply to both sites.

- (b) The level of internal boundaries shall be measured from filled ground level except where the sites on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

8.2.5 Street scene - residential and other activities

Updated 11 July 2011

Minimum buildings setbacks from road boundaries shall be as follows:

Density A residential area	2m
Density B residential area	4.5m
Density C residential area	4.5m

except that

- (i) In Density A and C areas where a garage has a vehicle door generally facing a road or shared access, the minimum setback of the garage door shall be 5.5m from the road boundary or shared access
- (ii) The minimum setback from road boundaries on allotments directly abutting Halswell Junction Road shall be 9.5m; and
- (iii) In Density A areas, garages, carports and other accessory buildings (excluding basement garaging and swimming pools) shall be located at least 1.2m further from the road boundary than the front facade of any level habitable room of a residential unit.

8.2.6 Street frontage landscaping and fencing

Updated 11 July 2011

- (a) The full length of the road frontage shall be landscaped to a depth of 2m except across those parts of the road boundary used as a vehicle or pedestrian crossing, or where necessary to ensure safety/visibility or security surveillance of public spaces.
- (b) Except where required for screening of outdoor storage areas, any fence located on the road boundary or within the minimum building setback specified in Rule 8.2.11 shall have a maximum height of 1.2m.
- (c) Residential driveways shall be a maximum width of 4.5m at the property boundary for a depth of at least 2m at the entrance (in order to facilitate landscaping) and allow clear visibility above 1m for a width of 1.5m either side of the entrance.
- (d) Garage doors and/or carport entranceways on attached or detached garages and carports shall not comprise more than 50% of any ground floor elevation viewed from any one road boundary on any one site and shall not be more than 6m wide.

8.2.7 Separation from neighbours - residential and other activities

Updated 11 July 2011

The minimum building setback from internal boundaries shall be 1.8m, except that

- (a) In all Density areas except Density A accessory buildings may be located within 1.8m of internal boundaries where the total length of walls or parts of accessory buildings facing, and located within 1.8m of each internal boundary, does not exceed 10.1m in length.
- (b) On sites that have been identified on the Outline Development Plan (Awatea) (Appendix 3T, Part 2) as Density A all residential units, including units with attached garages, shall be built to the internal boundaries. Except that:
 - (i) Where the end facades of a row of terrace residential units face internal boundaries no part of the building shall be located within 1.8m of those internal boundaries.
 - (ii) Where the end facade of a row of terrace residential units faces a front or rear boundary the applicable front and rear boundary setback shall apply.
 - (iii) There shall be no living area windows at ground floor level on the wall at the internal boundary permitted in any such building.
 - (iv) Where the back facade of a residential unit faces a rear boundary no part of the building shall be located within 12m of that rear boundary.
- (c) On sites that have been identified on the Outline Development Plan (Awatea) (Appendix 4T, Part 2) as Density A no accessory buildings, except garages attached to residential units, shall be located within 1m of an internal boundary.
- (d) Where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m. For the Density A residential area, no setback is required where a building adjoins an access lot or access strip on the same site, provided that any windows on the ground storey facade facing and within 1m of the access lot or strip are non-opening.
- (e) Where buildings on adjoining sites have a common wall along an internal boundary, no setback is required along that part of the boundary covered by such a wall.
- (f) For all residential activities any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary provided that:
 - (i) this shall not apply to a window at an angle of 90° or greater to the internal boundary and
 - (ii) the first floor level shall not include any part of a window or balcony within 1.2m of ground level (such as above a garage which is partly below ground level. For explanation see the diagram in relation to Clause 2.2.6 on this part of the City Plan).
- (g) For all residential activities, where a window of a ground floor living area of a residential unit faces an internal boundary, the window shall be setback a minimum of 3m from the internal boundary provided that:
 - (i) where an internal boundary of a site immediately adjoins an access or part of an access, the setback shall be 1m measured from the internal boundary; and
 - (ii) this shall not apply to a window at an angle of 90° or greater to the boundary. For explanation see the diagram in relation to Clause 2.2.6 in this part of the City Plan.

8.2.8 Continuous building length - ridgelines and parapets - residential and other activities

Updated 11 July 2011

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgelines and/or parapets to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of any step shall be 6m.

except that:

- (i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary;
- (ii) Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end of the building, the length of that step need equal only the remaining length of the ridgeline and or horizontal parapet.

Refer to Part 2, Appendix 1A and the definition of "step", "length" and "ridgeline" for further clarification of this rule.

This rule does not apply to any development in the Density A Residential area subject to the urban design and amenity Rule 8.2.19.

8.2.9 Continuous building length - exterior walls - residential and other activities

Updated 11 July 2011

(a) Subject to (b) below, steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
< or = 20m	0
> 20m < or = 24m	1
> 24m < or = 28m	2
> 28m < or = 32m	3
> 32m	4 + 1 for every additional 10m of length over 32m

(b) Where step are required by (a) above:

- (i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.
- (ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.
- (iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
- (iv) The required steps shall be provided at all levels of the exterior wall.

except that:

- (i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.
- (ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

Refer to Appendix 1A and the definition of "step", "length" and "ridgeline" for further clarification of this rule.

This rule does not apply to any development in the Density A Residential area subject to the urban design and amenity Rule 8.2.19

8.2.10 Outdoor living space - residential activities

Updated 11 July 2011

(a) Each residential unit with a room or garage on the ground floor shall be provided with an outdoor living space in a contiguous area, contained within the net area of the site with a minimum area and dimension as follows:

	Minimum area	Minimum Dimension
Density C residential area	90m ²	6m
Density B residential area	75m ²	4.5m
Density A residential area	30m ²	4m

(b) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine on the shortest day of the year.

Note for clarification: This rule applies only to structures on the same site. Outdoor living spaces in the Density A area are also subject to assessment criteria under Rule 8.2.19.

(c) The required minimum area shall not be occupied by any building, access or parking space, other than;

- An outdoor swimming pool; or
- An accessory building of less than 8m²; or
- Any building or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and which occupies no more than 30% of the area of the outdoor living space.

8.2.11 Family flats - residential activities in Density B and C only

Updated 11 July 2011

(a) Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandahs, of 65m².

(b) Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:

- (i) the family flat shall be relocated from the site; or
- (ii) the family flat shall have the kitchen removed so that the flat is no longer a self-contained residential unit.

8.2.12 Screen from neighbours - other activities

Updated 11 July 2011

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination thereof to a height of at least 1.5m along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.5m minimum height standard is to be achieved at the time of planting.

8.2.13 Service and storage spaces for Density A Residential Area - residential activities

Updated 11 July 2011

(a) Each residential site in Density A residential area shall be provided with:

- (i) outdoor service, rubbish and recycling space of 5m² with a minimum dimension of 1.5m; and
- (ii) a single, indoor storage space of 4m³ with a minimum dimension of 1m.

Except that if a communal outdoor service, rubbish and recycling space with a minimum area of 10m² is provided on the site, the outdoor service, rubbish and recycling space may be reduced to 3m² for each unit.

- (b) Each outdoor service, rubbish and recycling space shall not be located between the road boundary and any habitable room and shall be screened to a height of 1.5 metres from adjoining sites, conservation or open space zones, roads, and adjoining outdoor living spaces.

8.2.14 Fencing on sites adjoining the Green Network and Blue Network - residential and other activities

Updated 11 July 2011

Fencing of sites that adjoin the Green Network and Blue Network, other than fencing for the purpose of noise attenuation as required in Rule 8.4.6, shall have a maximum height of 1.2m

8.2.15 Restrictions on outdoor activities - other activities

Updated 11 July 2011

All manufacturing, altering, repairing, dismantling or processing of any materials goods or articles shall be carried out inside a building.

8.2.16 Other activities - Noise from pre-schools

Updated 11 July 2011

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to consideration of the effects of noise from the location of outdoor activities and facilities associated with this activity.

8.2.17 Ground floor inhabitable room and orientation to the street - residential activities

Updated 11 July 2011

- (a) Each residential building shall have a habitable room located at the ground level.
- (b) Each of the habitable rooms located at ground level shall have a minimum floor area of 12m², a minimum internal dimension of 3m and be internally accessible to the rest of the unit.
- (c) The ground floor habitable rooms shall provide a total window area of at least 3m² that overlooks the setback, if any, from the road boundary.
- (d) On front sites the primary pedestrian entrance door for the residential building shall be at ground level and directly face the road boundary. For the purpose of this rule a 'front site' is a site that falls within the definition of "Site-Front".

8.2.18 Development Plan - residential and other activities

Updated 11 July 2011

- (a) Any development of land shall be in accordance with:
- (i) Outline Development Plan (Awatea) (Appendix 3T);
 - (ii) Fixed Structural Elements Diagram (Appendix 3Ta);
 - (iii) Green Network Layer Diagram (Appendix 3T(i));
 - (iv) Blue Network Layer Diagram (Appendix 3T(ii));
 - (v) Movement Network Layer Diagrams (Appendix 3T(iii) - (vi));
 - (vi) Tangata Whenua Layer Diagram (Appendix 3T(vii)).
- (b) For development of land identified as Business 1 Commercial Area on the Outline Development Plan (Awatea) (Appendix 3T), the Business 1 Zone rules shall apply.

Refer also to critical standards for Development Plans - Clause 8.4.7

8.2.19 Urban design and amenity for Density A Residential Area - residential and other activities

Updated 11 July 2011

- (a) Except where new buildings have been included as part of the subdivision consent granted pursuant to clause 20.3(a), Part 14, Volume 3, the erection of new buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the urban design and amenity of the site and development thereon.
- (b) Alterations, including those in breach of rule 8.2.17 above, or additions to existing buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the urban design and amenity of the site and development thereon.

8.2.20 Retailing - other activities

Updated 11 July 2011

Retail activities involving the sale of goods grown or produced on the site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment.

This rule does not apply to the land identified as Business 1 Commercial Area on the Outline Development Plan (Awatea) (Appendix 3T).

(Refer also to the critical standards for retailing - Clause 8.4.8 which means that the sale of goods other than those grown or produced on the site is a non-complying activity).

8.2.21 Road Access - residential and other activities

Updated 11 July 2011

Sites having frontage to Awatea Road identified on the Outline Development Plan (Awatea) (Appendix 3T, Part 2) as being "Limited Access" shall not have direct vehicle access from that road.

8.2.22 Pedestrian and Cycle Overbridge and Embankment

Updated 11 July 2011

The construction of the pedestrian and cycle overbridge and embankment identified on the Outline Development Plan (Awatea) (Appendix 3T, Part 2) shall be a controlled activity with the

exercise of the Council's discretion limited to matters concerning design, construction management and connectivity with other elements and networks identified in the Outline Development Plan (Awatea) (Appendix 3T, Part 2).

Note: The General City Rules, Part 9, pertaining to Filling and Excavation do not apply to the construction of this pedestrian and cycle overbridge and embankment.

8.2.23 Contaminated land - residential activities

Updated 11 July 2011

The construction of any habitable building on land that is or may be contaminated shall be a restricted discretionary activity with the Council's discretion limited to health and safety, adequacy of site investigation, and the proposed mitigation and remediation measures.

Note 1: The investigation of individual building lots shall be carried out in accordance with the Ministry for the Environment's Contaminated Land Management 9 Guidelines or any relevant National Environmental Standard for assessing and managing contaminants in or on land. An investigation shall also be carried out to evaluate the extent of and potential effects on health and safety of occupants that may be caused by landfill gas migration from other land.

These investigations shall be carried out by persons with recognised expertise and experience. In the event that soil contamination is identified and/or landfill gas is detected at levels which require remedial and/or site management measures to be undertaken to make the land suitable for its intended purpose, such measures shall be undertaken and recorded, and copies of the investigation and remediation/site management reports shall accompany the building consent application.

Note 2: This clause does not apply where the site has been investigated to the satisfaction of the Council as part of a subdivision consent application in accordance with Part 14, Subdivision Rule 18A.12 Site Contamination and a subdivision consent has been granted with or without conditions regarding the necessary land mitigation and/or remediation measures.

8.2.24 Vehicle Access - Special Area A

Updated 11 July 2011

When a road connection from the Wigram Development Area (refer Part 2, Appendices, Living G (Wigram) Outline Development Plan) becomes available any existing vehicle access point to Wigram Road shall be closed and existing development in Special Area A shall be provided with vehicle access from the Wigram Development Area.

8.2.25 Development and Redevelopment of sites marked as controlled on tangata whenua layer diagram Appendix 3T(vii)

Updated 11 July 2011

(i) Works to develop or redevelop any of the sites marked as controlled on the tangata whenua layer diagram Appendix 3T (vii), where a cultural assessment has been supplied with resource consent application, shall be a controlled activity with the Council's control limited to:

- Ensuring consultation has been undertaken with appropriate tangata whenua representatives in the design phase of the works and preparation of the cultural assessment
- Appropriate recognition has been given to the findings of the cultural assessment in the design and implementation of the works
- Ensuring appropriate recognition has been given to the objectives of Goal 5 of the South West Area Plan.

(ii) Works to develop or redevelop any of the sites marked as controlled on tangata whenua layer diagram Appendix 3T(vii), where a cultural assessment has not been prepared under 8.2.25(i) shall be a discretionary activity.

References to other development standards

Updated 11 July 2011

Clarification of rules

(refer Part 9, Clause 2)

Excavation and filling of land

(refer Part 9, Clause 5)

Financial contributions on land use activities

(refer Part 9, Clause 7)

Outdoor advertising

(refer Part 10, Clause 30)

Sale of liquor

(refer Part 10, Clause 4)

Relocated buildings

(refer Part 10, Clause 6)

Transport (parking, access and manoeuvring)

(refer Part 13)

Subdivision

(refer Part 14, Clause 18)

8.3 Community Standards

Updated 11 July 2011

The Community Standard Rules do not apply to the land identified as being Business 1 Commercial Area on the Outline Development Plan (Awatea) (Appendix 3T). For that area, the Business 1 Zone rules shall apply.

8.3.1 Scale of activity - other activities

Updated 11 July 2011

(a) The maximum gross floor area of building or the area of any outdoor storage, used for activities other than residential activities, shall be 40m² except where an activity is an educational, spiritual, day-care, or health facility.

(b) No more than one full-time equivalent person who resides permanently elsewhere than on the site may be employed in undertaking any activity on the site, where the activity is an educational, spiritual, day-care, or health facility.

8.3.2 Site size - other activities

Updated 11 July 2011

The maximum net area of any site for activities other than residential activities shall be 1100m² except:

(a) Where the activity occupies no more than 40m² of floor space and at least one person engaged in the activity resides permanently on the site, the maximum net area of any site for activities other than residential activities shall be 1375m².

Or

(b) Where the activity is located in the area shown as Business 1 Commercial Area in Outline Development Plan (Awatea) (Appendix 3T, Part 2).

8.3.3 Hours of operation - other activities

Updated 11 July 2011

(a) The maximum total number of hours the site shall be open to visitor, clients or deliveries for an activity other than a residential activity shall be 50 hours per week.

(b) Hours of operation, including all related visitors, clients and deliveries to the site, shall be limited to between the hours:

0700-2000 Monday to Friday, and

0800-2300 Saturday, Sunday and public holidays

except

(i) where the activity occupies not more than 40m² of floor space and

(ii) where each person engaged in the activity outside the above hours resides permanently on the site, and

(iii) there are no visitors, clients or deliveries to or from the site outside the above hours.

Refer also to city rules - (Part 11, Clause 1 - Noise)

8.3.4 Traffic generation - other activities

Updated 11 July 2011

(a) The maximum number of vehicle trips per site shall be:

(i) Sites where access is shared with at least one other site:

Heavy vehicles	2 per week
Other vehicles	16 per day

(ii) Sites with frontage to local roads, other than (i) above:

Heavy vehicles	2 per week
Other vehicles	32 per day

(iii) All other sites:

Heavy vehicles	4 per week
Other vehicles	50 per day

Except for educational, spiritual, daycare and health facilities the maximum number of vehicle trips per site shall be:

Collector and arterial roads:	100 per day
Community footprint:	200 per day
Movement Network Layer Diagram (Appendix 3T(iii), Part 2)	100 per day

(b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

8.3.5 Building size and separation - residential and other activities

Updated 11 July 2011

(a) The maximum gross floor area of any single residential unit shall be 550m².

(b) Where buildings located on the same site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 6.3 metres except where the building is located in the Density A area shown on Outline Development Plan (Awatea) (Appendix 3T, Part 2) in which case the setback shall be not less than 1.8 metres from the site boundaries, unless such buildings share common party walls or zero buildings boundaries can be achieved.

8.3.6 Residential coherence - other activities

Updated 11 July 2011

At least one person engaged in the activity shall reside permanently on the site, except where the activity is an educational, spiritual, day-care or health facility and is located:

(a) On a front site with frontage to a collector, arterial road or a road identified on the Movement Network Layer Diagram (Appendix 3T(iii), Part 2); and

(b) Any residential activity on an adjoining front site or front site separated by an access with the frontage to the same road is left with at least one residential neighbour. For the purpose of this clause, the residential neighbour shall be on an adjoining front site or a front site separated by an access and have frontage to the same road.

(c) The residential block is not left with more than two non-residential activities in that block (for an explanation of this Clause, see the diagram in Part 2, Clause 2.3.7)

References to other community standards

Updated 30 April 2011

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)
(refer Part 13)

8.4 Critical Standards

Updated 11 July 2011

The Critical Standard Rules do not apply to that area of land identified as Business 1 Commercial Area on the Outline Development Plan (Awatea) (Appendix 3T). For that area, the Business 1 Zone rules apply.

8.4.1 Residential site density

Updated 11 July 2011

(a) Notwithstanding Clause 8.2.1, any residential activity located within an area marked 'Density A', 'Density B', and 'Density C' as shown on the Outline Development Plan (Awatea), Appendix 3T, Part 2, where the minimum net site area and the maximum site area are not complied with, shall be a non-complying activity.

(b) Each residential unit shall be contained within its own separate site.

8.4.2 Open space - residential activities

Updated 11 July 2011

(a) In the Living G (Awatea) Zone the maximum percentage of the net area of the site covered by buildings shall be:

	Residential activities with garage provided	Residential activities and Other activities without garage provided
Density B and C residential areas	45%	45% less 18m ²
Density A residential area	60%	60% less 18m ²

(i) For elderly persons housing complexes located in the Density B and C residential areas, the percentage coverage by buildings shall be calculated over the net area of the site of the entire complex, rather than over the net area of the site of any part of the complex.

(b) For residential sites in Density B and C residential areas, the maximum percentage of the site covered by paved impermeable surface shall be 30%.

(c) For residential sites in Density A residential areas, the maximum percentage of the site coverage by paved impermeable surface and buildings shall be 80%.

Refer also to the development standards for open space - Clause 8.2.2

8.4.3 Building height - residential and other activities

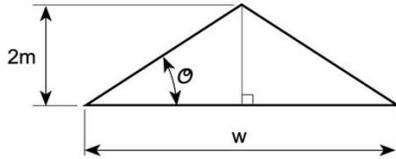
Updated 11 July 2011

Maximum height of any building shall be:

Density B and C residential areas	9m
Density A residential area	14m

Except that for site in the Density A residential area where the roof of the building has a slope less than the minimum slope determined by the diagram below, the maximum height shall be 13m.

Building height L3 zone



Formula: $\tan \theta = \frac{4}{w}$
up to a minimum angle of 22°

Width of building (w)	Minimum roof slope
6m	34°
8m	27°
10m	22°
10 ⁺ m	22°

Refer also to the development standards for building height - Clause 8.2.3

8.4.4 Boarding of animals - other activity

Updated 11 July 2011

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical and surgical purposes only.

8.4.5 Dismantling or repair of motor vehicles - other activities

Updated 11 July 2011

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles.

Note: Vehicles being dismantled or repaired that are privately owned and used by people who live permanently on the same site are exempt from this standard.

8.4.6 Special setback provisions - residential and other activities.

Updated 11 July 2011

(a) In relation to building on sites adjacent to the Christchurch Southern Motorway:

(i) In the Living G (Awatea) Zone, any rooms used for living or sleeping purposes in a residential unit, family flat or accessory building, or internal areas of other noise sensitive activities, shall be located no closer than 20m from the edge of the Christchurch Southern Motorway.

(ii) In the Living G (Awatea) Zone, any rooms used for living or sleeping purposes in a residential unit, family flat or accessory building, or internal area of other noise sensitive activities (e.g. in a preschool), located closer than 80m from the edge of the land designated for the Christchurch Southern Motorway, shall be protected from excessive noise effects by acoustic insulation or a combination of acoustic insulation, external mounding and/or other physical noise attenuation measures so that the internal noise levels in such rooms with all external doors and windows closed, resulting from traffic using the Christchurch Southern Motorway, is no greater than the noise levels set out in Table 1: Internal Noise Levels below.

Table 1: Internal Noise Levels

	Daytime (0700-2200 hours)	Night-time (2200-0700 hours)
Within Bedrooms	35dBA (Leq 1 hours)	30dBA (Leq 1 hours)
Within any Living Area	40dBA (Leq 1 hours)	35dBA (Leq 1 hours)
Noise Sensitive Activities	40dBA (Leq 1 hours)	35dBA (Leq 1 hours)

and

(iii) Prior to the construction of any building subject to (ii) above, a report from an accredited acoustic expert specifying the type and extent of sound insulation required to meet the internal noise levels shall be provided to the Christchurch City Council.

(b) In relation to buildings on site adjoining the Green Network that, in turn, adjoins the Christchurch Southern Motorway:

(i) In the Living G (Awatea) Zone, any rooms used for living or sleeping purposes in a residential unit, family flat or accessory building, or internal areas of other noise sensitive activities, shall be located no closer than 20m from the edge of the land designated for the Christchurch Southern Motorway.

(ii) In the living G (Awatea) Zone, any rooms used for living or sleeping purposes in residential unit, family flat or accessory building, or internal area of other noise sensitive activities (e.g. in a preschool), located closer than 80m from the edge of the land designated for the Christchurch Southern Motorway, shall be protected from excessive noise effects by acoustic insulation or a combination of acoustic insulation, external mounding and/or other physical noise attenuation measures barriers so that the internal noise levels in such rooms, with all external doors and windows closed, resulting from traffic using the Christchurch Southern Motorway is not greater than the noise levels set out in Table 1: Internal Noise Levels above.

For the purposes of (a)(i) and (ii) and (b)(i) and (ii) of this rule:

(a) "living and sleeping" means any room in a residential unit other than a room used principally as a laundry, bathroom or toilet.

(b) "other noise sensitive activities" means

- (i) Education activities including pre-school places or premises;
- (ii) Travellers accommodation;
- (iii) Hospitals, healthcare facilities and any elderly persons housing or complex.

8.4.7 Development Plan - residential activities

Updated 11 July 2011

Any development of land shall be in accordance with the fixed structural elements identified in the Outline Development Plan (Awatea) (Appendix 3Ta, Part 2).

8.4.8 Retailing - other activities

Updated 11 July 2011

Retail activities shall be limited to the sale of goods grown or produced on the site.

(Refer also to the development standard for retailing - Clause 8.2.20 which means that the sale of goods grown or produced on the site is a discretionary activity in respect of that standard).

8.4.9 Residential Activities

Updated 11 July 2011

- (a) For land north of the Christchurch Southern Motorway, residential activities shall be a non-complying activity where provision is not made for the following:
- (i) the disposal of waste water system via the Christchurch City Council waste water system; and
 - (ii) connecting to a potable water supply via the Christchurch City Council urban reticulated system via a service main.
- (b) For land south of the Christchurch Southern Motorway, residential activities shall be a non-complying activity where provision is not made for the following:
- (i) the disposal of waste water system via the Christchurch City Council urban reticulated system via a service main; and
 - (ii) connecting to a potable water supply via the Christchurch City Council urban reticulated system via a service main; and
 - (iii) the relocation or closure of the Carrs Road Kart Club.

Sub-clauses (a)(i), (a)(ii), (b)(i), and (b)(ii) regarding servicing constraints shall cease to apply when the capacity and servicing constraints within the Christchurch City Council waste water system and water service main have been overcome, and the Unit Manager-Asset and Network Planning (or equivalent Council Officer) is satisfied that there is capacity in the reticulated waste water system for further development to occur and further development can be adequately provided with safe, potable water supply.

With regard to the land south of the Christchurch Southern Motorway, sub-clause (b)(iii) shall cease to have effect upon the relocation or closure for the Carrs Road Kart Club.

Reference to other critical standards

Updated 11 July 2011

Excavation and filling of land

(refer Part 9, Clause 5)

Outdoor advertising

(refer Part 10, Clause 3)

Fortified sites

(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Subdivision (including prohibited activities)

(refer Part 14)

Hazardous Substances

(refer Part 11 Clause 3.3.5)

9.0 Rules - Living G (Wigram) Zone

Updated 12 September 2011

9.1 Categories of activities

Updated 12 September 2011

9.1.1 Residential activities in Density ATC, A, B and C areas

Updated 12 September 2011

Refer to Appendix 3U/1 for the allocation of density areas unless otherwise stated in a consent notice (or other similar mechanism) for that land.

- (a) Any residential activity which complies with:
- all of the development standards under Clause 9.2;
 - all of the community standards under Clause 9.3; and
 - all of the critical standards under Clause 9.4

and is not a prohibited activity, shall be a permitted activity

- (b) Any residential activity which complies with all of the critical standards under Clause 9.4, but does not comply with any one or more of the development standards under Clause 9.2 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard
- (c) Any residential activity that does not comply with any one or more of the community standards under Clause 9.3 shall be discretionary activity.

(d) Any residential activity which does not comply with any one or more of the community standards under Clause 9.4 shall be a non complying activity.

(e) Clarification of Categories of activities:

The standards may also specify that an activity is discretionary or controlled (where non-compliance is with development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

9.1.2 Other activities in Density A, B and C Areas

Updated 12 September 2011

Refer to Appendix 3U/1 for the allocation of density areas unless otherwise stated in a consent notice (or other similar mechanism) for that land.

(a) Any other activity which complies with:

- all of the development standards under Clause 9.2;
- all of the community standards under Clause 9.3; and
- all of the critical standards under 9.4

and is not a prohibited activity, shall be a permitted activity

(b) Any other activity which complies with all of the community standards and critical standards but does not comply with any one or more of the development standards under Clause 9.2 shall be a restricted discretionary activity with the exercise of the Council's discretionary limited to the matter(s) subject to that standard.

(c) Any activity other than a prohibited activity, which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 9.3 shall be discretionary activity.

(d) Any other activity other than a prohibited activity, which does not comply with any one or more of the critical standards under Clause 9.4, shall be a non-complying activity.

9.1.3 School activities on the Education Site

Updated 12 September 2011

Refer to Appendix 3U/1 for the location of the school site unless otherwise stated in a consent notice (or other similar mechanism) for that land.

Should the education site identified in Appendix 3U/1 be developed for a primary, intermediate, secondary or composite school the categories and associated rules of the Cultural 3 (Schools) zone (Part 7, Volume 3) shall apply. For the purposes of interpreting clause 3.6 (Part 7, Volume 3) the zone that is applicable to Column B is Living 1.

If the education site is not developed as a school the Living G (Wigram) Zone, categories and rules shall apply as if the land was a Density C site unless otherwise stated in a consent notice or other similar mechanism.

9.1.4 Other activities in Town Centre

Updated 12 September 2011

Refer to Appendix 3U/1 for the location of the Town Centre (Density ATC) unless otherwise stated in a consent notice (or other similar mechanism) for that land.

The categories and associated rules of the Business 1 Zone (Part 3, Volume 3) shall apply to other activities in the Town Centre (Density ATC) subject to the following variations:

- (a) Clauses 9.2.2 Open Space, 9.2.3 Building height, 9.2.19 Ground Floor Frontage and 9.2.20 Restricted Retail Area in Town Centre, 9.22 Restrictions on the Scale of Larger Buildings (Part 2, Volume 3) shall also apply as development standards.
- (b) Clauses 3.5.1 Height, 3.5.2 Site Density and 3.4.3(b) Visual Amenity - (Part 3, Volume 3) shall not apply.

9.2 Development standards - residential activity

Updated 12 September 2011

Any application arising from the following clauses will not require the written consent of other persons and shall be non-notified:

- 9.2.5 Street scene - residential and other activities.
- 9.2.9 Outdoor living space - residential activities.
- 9.2.11 Screening from neighbours - other activities.
- 9.2.12 Service and storage spaces for Density A and Density ATC Residential Sites - residential activities
- 9.2.13 Fencing on sites adjoin the Green Network - residential and other activities.
- 9.2.16 Ground floor habitable room and orientation to the street.
- 9.2.19 Ground floor frontage in Density ATC/Town Centre.
- 9.2.22 Restrictions on the Scale of Larger Buildings.

9.2.1 Residential site density - residential activity

Updated 12 September 2011

Where the terms 'Density A', 'Density B' or 'Density C' are used in the development, community, or critical standards they shall have the meanings set out below:

Density A residential sites: A maximum net area of 250m².

Density B residential sites: A minimum net area of 250m², a maximum average net area of 350m² and a maximum net area of 450m²

Density C residential sites: A minimum net area of 450m², a maximum average net area of 600m² and a maximum net area of 750m²

(a) As a technical standard to ensure a mix of residential densities in the zone overall, any development for residential activity shall provide for the range of residential densities in locations as shown on Appendix 3U/1 Part 2, Volume 3 so as to yield an appropriate number of dwellings in those areas.

Each residential unit shall be contained within its own separate site, except in the Town Centre and Density A areas where a strata title or residential unit is proposed to be erected above another residential unit in the manner detailed in subclause 6 of the definition of site in Part 1, Volume 3.

Although not a required outcome of an individual application for part only of the land contained within the whole zone, an application should not frustrate the intention that development

should ultimately yield a minimum of 1,300 residential units with the following minimum mix of residential density ranges across the Living G (Wigram) zone as a whole:

Density A	10%
Density B	20%
Density C	40%

Note: A site plan shall be supplied with any application for a Project Information Memorandum pursuant to the Building Act 1991 specifying on each site which density range the site is within.

(b) For any development that does not achieve the residential densities set out in the locations shown in Appendix 3U/1 Outline Development Plan (Wigram) Part 2, Volume 3, information shall be provided to show alternative locations within the zone on land where the applicant is the registered proprietor where compliance with the overall density provisions of Appendix 3U/1 Development Plan (Wigram) Part2, Volume 3, can be otherwise achieved.

9.2.2 Open Space - residential and other activities

Updated 12 September 2011

The maximum percentage of:

(a) The net area of any site covered by buildings shall be:

	Residential activities with garage provided	Other residential activities without garage provided
Density ATC	100%	100% less 18m ²
Density A	80%	80% less 18m ²
Density B	60% and not exceed 180m ²	60% less 18m ² and not exceed 162m ²
Density C	35% and not exceed 300m ²	35% less 18m ² and not exceed 282m ²

(b) The proportion of the site covered by paved impermeable surface shall be less than 25% (excluding dwelling and garage) and for Density C sites not more than 225m².

9.2.3 Building height - residential and other activities

Updated 12 September 2011

The maximum height of any buildings shall be:

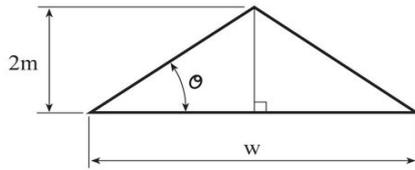
Density C Sites	9m
Density B Sites	9m
Density A Sites outside special building height area	13m
Density ATC and A Sites within the special building height area	15m

Except that:

- Within the special building height area Appendix 3U/1 (Part 2, Volume 3) two buildings are permitted up to a maximum building height of 32 metres.
- Where there is an internal boundary between two Living G (Wigram) sites that are within different density ranges are specified in clause 9.2.1 the more restrictive maximum height shall apply to both sites.
- Where a Living G (Wigram) site density abuts an existing Living 1 zoned site or sites the Living 1 Zone building height - residential and other activities rule shall apply to that site.
- Where in the Density A areas, the roof of the building has a slope less than the minimum slope determined by the diagram below, the maximum height shall be 11m.

9.2.3 Building height - residential and other activities

Building Height – residential and other activities



Formula: $\tan \theta = \frac{4}{w}$
up to a minimum angle of 22°

Width of building (w)	Minimum roof slope
6m	34°
8m	27°
10m	22°
10^+m	22°

9.2.4 Sunlight and outlook for neighbours - residential and other activities

Updated 12 September 2011

(a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above ground level on internal boundaries, as shown in Part 2 (of volume 3) Appendix 1 as follows:

Density C - Part 2, Appendix 1 diagram A

Density B - Part 2, Appendix 1, diagram B

Density A - Part 2, Appendix 1, diagram C

Density ATC - Part 2, Appendix 1, diagram D

except that:

- (i) where an internal boundary of a site immediately adjoins an access or part of an access, that recession planes shall be constructed from points 2.3m above the far side of the access;
- (ii) where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall;
- (iii) where buildings are on adjoining Density ATC, A or B sites, recession planes shall not apply along that part of the boundary between those sites covered by either a common party wall or immediately adjoined by a zero building setback boundary wall;
- (iv) Other than where (iii) above applies where there is an internal boundary between two Living G (Wigram) sites that are within different density areas the more restrictive recession plane shall apply to both sites;
- (v) Where a Living G (Wigram) site directly abuts an existing Living 1 zoned site or sites, the Living 1 Zone Sunlight and outlook for neighbours - residential and other activities rules shall apply to that site; and
- (vi) Subject to (v) where a building is on the north side of a street that runs east-west ($\pm 20^\circ$) then there shall be no recession plane to the south.
- (vii) In the Town Centre (Density ATC) no recession plane requirement will apply where a site within the Town Centre (Density ATC) adjoins another site in the Town Centre (Density ATC).

(b) The level of internal boundaries, shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

9.2.5 Street Scene - residential and other activities

Updated 12 September 2011

(a) Minimum building setback from road boundaries shall be:

Density ATC (residential activities at ground level)	1m
Density ATC (residential activities above ground level)	0m
Density A	2m
Density B	4.5m
Density C	4.5m

except that:

- (i) where a garage has a vehicle door generally facing a road or shared access the garage door shall be setback from the closest point of the front facade of the associated residential unit to the road or shared access by 1m.
- (b) Street frontage and landscaping.
 - (i) Subject to rule 9.2.5(a), the full length of the road frontage shall be landscaped to a depth of 2m for Density B and C sites and 1m for Density A Sites except across those parts of the road boundary used as vehicles or pedestrian crossing, or where necessary to ensure safety / visibility or security surveillance of public spaces.

- (ii) Domestic driveways shall be a maximum width of 4.5m at the property boundary for a depth of at least 2m at the entrance (in order to facilitate landscaping) and allow clear visibility above 1m for a width of 1.5m either side of the entrance.
- (iii) Garage doors and carport entrance ways on attached or detached garages and carports shall:
 - not comprise more than 50% of any ground floor elevation viewed from any one road boundary on any one site and shall not be more than 6m wide and
 - be constructed so that they open (including any arc on the door) entirely with the site they are located on

Except:

- (i) where required for screening of outdoor storage areas, any fence located on the road boundary or within the minimum building setback specified in Rule 9.2.11 shall have a maximum height of 1.2 metres, except that where a fence or other screening structure is over 1.2m in height, and the whole of that structure shall be at least 50% visually transparent. No fencing or other screening structure shall exceed a height of 2m: and
- (ii) On a corner site the maximum height of a fence located on the road boundary or within the minimum building setback specified in Rule 9.2.11 on the secondary frontage (i.e. not the primary frontage to which the front of the associated building faces) shall be 2m.

9.2.6 Separation from neighbours - residential and other activities

Updated 12 September 2011

Minimum building setback from internal boundaries shall be 1.8m, except that

- (a) accessory buildings may be located within 1.8m of internal boundaries where the total length of walls or part of accessory building facing, and located within 1.8m of each internal boundary does not exceed 10.1m in length;
- (b) within sites that have been identified as Density A, ATC or B sites up to a zero building set back from either one internal eastern or southern side boundary (as defined by the diagram in Part 2 Appendix 10) may be permitted on any such site provided that first there shall be no living area windows at ground floor level permitted in any such building wall; and secondly that any windows at upper levels shall be non-opening and glazed with opaque glass;
- (c) where there are boundaries between Density A and ATC site and Density B and C sites, up to a zero building set back may be permitted within the Density A, or Density B site from either one internal eastern or southern side boundary (as defined by the diagram in Part 2 Appendix 10) provided:
 - (i) that the total aggregate length of wall of any such building on that boundary does not exceed 10.0m in length within 1.8m of that boundary,
 - (ii) that there shall be no living area window at ground level permitted in any such building wall, and
 - (iii) that any windows at upper levels shall be non-opening and glazed with opaque glass;
- (d) where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m;
- (e) where buildings on adjoining site have a common wall along an internal boundary no setback is required along that part of the boundary covered by such a wall;
- (f) for residential activities any part of any balcony or window of a living area at first floor level or above shall not be located within 4m of any internal boundary provided that
 - (i) This shall not apply to a window at any angle of 90° or greater to the boundary;
 - (ii) The first floor level shall not include a window or balcony which begins within 1.2m of ground level (such as above garage which is partly below ground level). For further explanation see diagram in relation to clause 2.2.6 in this part of this City Plan; or
- (g) for residential activities, where a window of a ground floor living area of a residential unit faces an internal boundary, the window shall be set back a minimum of 3m from the internal boundary provided that:
 - (i) Where an internal boundary of a site immediately adjoins an access or part of an access the setback shall be 1m measured from the internal boundary.
 - (ii) This shall not apply to a window at an angle of 90° or greater to the boundary. For further explanation see diagram in relation to clause 2.2.6 in this part of the City Plan.
- (h) no minimum setback applies between the boundaries of Density ATC sites.

9.2.7 Continuous building length - ridgelines and parapets - residential and other activities

Updated 12 September 2011

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgelines and / or parapets to ridgelines and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that:

- (i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary;
- (ii) Where a stop occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end building, the length of that step need only equal to the remaining length of the ridgeline and or horizontal parapet.

Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

This rule does not apply to any development in Density A or ATC sites.

9.2.8 Continuous building length - exterior walls - residential and other activities

Updated 12 September 2011

- (a) Subject to (b) below, steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
< = 20m	0
>20m < = 24m	1
>24m < = 28m	2
>28m < = 32m	3
>32m < =	4 +1 for every additional 10m of length over 32m

(b) Where steps are required by (a) above:

- (i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.

- (ii) One step shall have a minimum length of 2m. Any steps required there after shall have a minimum length of 4m.
- (iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
- (iv) The required steps shall be provided at all levels of the exterior walls.

except that:

- (i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.
- (ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

This rule does not apply to any development subject to urban design and amenity Rule 9.2.18.

9.2.9 Outdoor living space - residential activities

Updated 12 September 2011

- (a) Each residential unit with a room or garage on the ground floor shall be provided with an outdoor living space in a contiguous area, contained within the net area of the site with a minimum area and dimension as follows:

	Minimum area	Minimum Dimension
Density C sites	90m ²	6m
Density B sites	50m ²	4m
Density A sites	30m ²	3m
Density ATC sites	5m ²	1.5m

except that:

- (b) Each residential unit without a room or garage on the ground floor shall be provided with a balcony:
 - (i) with a minimum area and dimension as follows:

	Minimum area	Minimum Dimension
Density C sites	6m ²	1.5m
Density B sites	5m ²	1.5m
Density A sites	5m ²	1.5m
Density ATC sites	5m ²	1.5m

and

- (ii) with the maximum height of any balustrade being 1.2m
- (c) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine on the shortest day of the year.

Note for clarification: This rule only applies to structures on the same site.

- (d) The required minimum area shall not be occupied by any building, access or parking space, other than:
 - An outdoor swimming pool; or
 - Any building or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and occupies no more than 30% of the area of the outdoor living space.

9.2.10 Family flats - residential activities

Updated 12 September 2011

- (a) Family flats shall have a maximum gross floor area, excluding terraces, garages, sun decks and verandahs, of 65m².
- (b) Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:
 - (i) the family flat shall be relocated from the site; or
 - (ii) the family flat shall have the kitchen removed so that the flat is no longer a self-contained residential unit.

9.2.11 Screening from neighbours - other activities

Updated 12 September 2011

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination to at least 1.8m in height along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.8m maximum height standard is to be achieved at the same time of planting.

9.2.12 Service and storage spaces for Density A and Density ATC Residential Sites - residential activities

Updated 12 September 2011

- (a) Each Density A and Density ATC residential unit shall be provided with
 - (i) outdoor service, rubbish and recycling space of 5m² with a minimum dimension of 1.5m; and
 - (ii) a single, indoor storage spaces of 4m³ with a minimum dimension of 1m

Except that if a communal outdoor service, rubbish, and recycling space with a minimum area of 10m² is provided within the site, the outdoor service, rubbish and recycling space may reduce to 3m² for unit.

(b) Each outdoor service, rubbish, and recycling space shall not be located between the road boundary and any habitable room and shall be screened from adjoining sites, conservation or open space zones, roads, and adjoining outdoor living spaces to a height of 1.5 metres.

9.2.13 Fencing on sites adjoin the Green Network - residential and other activities

9.2.13 Fencing on sites adjoin the Green Network - residential and other activities

Updated 12 September 2011

Fences within 1.8m of the boundary of open space as detailed in Appendix 3U/3: Layer Diagram - Green Network or any other open space reserve shall either:

- (i) Not obtain a maximum height of more than 1.2m; or
- (ii) Be of a metal rail design with a minimum gap of 100mm between rails, up to 2m in height.

9.2.14 Restrictions on outdoor activities - other activities

Updated 12 September 2011

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

9.2.15 Other activities - Noise from pre-schools

Updated 12 September 2011

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to consideration of the effects of noise from location of outdoor activities and facilities associated with this activity.

9.2.16 Ground floor habitable room and orientation to the street - Residential activities

Updated 12 September 2011

All residential activities in Density A and B sites:

- (a) Each residential building shall have a habitable room located at the ground level.
- (b) Each of these habitable rooms located at the ground level shall have a minimum floor area of 12m² and a minimum internal dimension of 3m and be internally accessible to the rest of the unit.
- (c) The ground floor habitable rooms shall provide a total area of windows of at least 3m² that overlook the setback, if any, from the road boundary.

9.2.17 Development Plan - residential and other activities

Updated 12 September 2011

Any development shall be in accordance with the following parts of the Outline Development Plan:

- i. Appendix 3U/1: Outline Development Plan
- ii. Appendix 3U/2: Key Structuring Elements
- iii. Appendix 3U/3: Layer Diagram – Green Network
- iv. Appendix 3U/4: Layer Diagram – Movement Network
- v. Appendix 3U/5: Layer Diagram – Blue Network

Except that smaller neighbourhood parks identified in Appendix 3U/3 – Layer Diagram - Green Network are not required to be provided.

9.2.18 Retailing - other activities

Updated 12 September 2011

Retail activities involving the sale of goods grown or produced on the site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment.

(Refer also to critical standards for retailing - Clause 9.4.3 which means that the sale of goods other than those grown or produced on the site is a non complying activity).

9.2.19 Ground floor frontage in Density ATC (Town Centre)

Updated 12 September 2011

The use of the front 10 metres of the ground floor of every building or any part of a site not undertaken in a building, fronting onto those streets within the Town Centre (Density ATC) shall be limited to retail activities, commercial services, places of entertainment, reception areas of hotels and travellers accommodation, educational activities, spiritual facilities, daycare facilities, health facilities or entrance ways only for other activities.

9.2.20 Restricted Retail Area in Town Centre

Updated 12 September 2011

The total area of retail floor space in Retail activities in the Town Centre (Density ATC) shall be limited to 6,000m² of gross leasable floor area.

9.2.21 Restricted Supermarket Floor Area Town Centre

Updated 12 September 2011

The total area of supermarket retail floor space in the Town Centre (Density ATC) shall be limited to 2600m² of gross leasable floor area.

9.2.22 Restrictions on the Scale of Larger Buildings

Updated 12 September 2011

Any part of a building over 15m in height which is located in the special building height area and that complies with rule 9.2.3(a), shall not have a single floor level with a gross floor area greater than 800m². Refer to Appendix 3U/1 Outline Development Plan (Part 2, Volume 3) for the location of the special building height area.

References to other developments standards

References to other developments standards

Updated 12 September 2011

Clarification of rules

(refer Part 9, Clause 2)

Excavation and filling of land

(refer Part 9, Clause 5)

Financial contributions on land use activities

(refer Part 9, Clause 7)

Outdoor advertising

(refer Part 10, Clause 3)

Sale of liquor

(refer Part 10, Clause 4)

Relocated buildings

(refer Part 10, Clause 6)

Transport (parking, access and manoeuvring)

(refer Part 13)

Subdivision

(refer Part 14, clause 18)

9.3 Community Standards

Updated 12 September 2011

9.3.1 Scale of activity - other activities

Updated 12 September 2011

(a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities shall be 40m² except where an activity is an educational, spiritual, day-care, health or retail facility and is located within the areas indicated for Density A in Appendix 3U/1 Outline Development Plan (Wigram), Part 2, Volume 3.

(b) No more than one full-time equivalent person, who permanently resides elsewhere than on the site, may be employed in undertaking any activity on the site, other than excepted above, or where the activity is an educational, spiritual, day-care or health facility, and is located within the area indicated in Appendix 3U/1 Outline Development Plan Part 2, Volume 3 as Density A.

9.3.2 Site size - other activity

Updated 12 September 2011

The maximum net area of any site for activities other than residential activities shall be 1100m² except:

(a) where the activity occupies not more than 40m² of floor space and at least one person engaged in the activity resides permanently on the site, the maximum net area of any site for activities other than residential activities shall be 1375m².

or

(b) Where the activity is located within the area shown as Density A in Appendix 3U/1 Outline Development Plan Part 2, Volume 3.

9.3.3 Hours of operation - other activities

Updated 12 September 2011

(a) The maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week.

(b) Hours of operation shall be limited to between the hours:

0700 - 2000 Monday to Friday, and

0800 - 2300 Saturday, Sunday and public holidays.

Except:

(i) where the activity occupies not more than 40m² of floor space, and

(ii) where each person engaged in the activity outside the above hours resides permanently on the site, and

(iii) there are no visitors, clients or deliveries to or from the site outside the above hours.

Refer also to city rules - (Part 11, Clause 1 - Noise)

9.3.4 Traffic generation - other activities

Updated 12 September 2011

- (a) Maximum number of vehicle trips per site shall be:
- (i) Sites where access is shared with at least one other site:

Heavy vehicles	2 per week
Other vehicles	16 per day

- (ii) Sites with frontage to local roads, other than (i) above:

Heavy vehicles	2 per week
Other vehicles	32 per day

- (iii) All other sites:

Heavy vehicles	4 per week
Other vehicles	50 per day

except for educational, spiritual, daycare and health facilities that maximum number of vehicle trips per site shall be:

Collector and arterial roads	100 per day
Density A areas	200 per day

- (b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

9.3.5 Building size and separation - residential and other activities

Updated 12 September 2011

- (a) The maximum gross floor area of any single building shall be 550m².
- (b) Where buildings located on the site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 3.6 metres except for residential units that are not required to be setback 1.8m from an internal boundary pursuant to Clause 9.2.6.

9.3.6 Residential coherence - other activities

Updated 12 September 2011

At least one person engaged in the activity shall reside permanently on the site, except where the activity is an educational, spiritual, day-care or health facility and is located:

- (a) within a community footprint (i.e. Density A areas); or
- (b) on a front site, with frontage to a collector or arterial road only and
 - (i) any residential activity on an adjoining front site or front site separated by an access with frontage to the same road is left with at least one residential neighbour. (For the purposes of this clause, the residential neighbour shall be on an adjoining front site or front site separated by an access and have frontage to the same road); and
 - (ii) the residential block is not left with more than two non-residential activities in that block.

Notes:

- (a) These exceptions do not apply to local roads
- (b) For an explanation of this rule, see diagram in Part 2, Clause 2.3.7)

9.3.7 Storage of heavy vehicles - other activities

Updated 12 September 2011

The maximum number of heavy vehicles stored on a site shall be one.

Reference to other community standards

Updated 12 September 2011

Noise

(refer Part 11, Clause 1)

Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)

(refer Part 13)

9.4 Critical Standards

9.4.1 Boarding of animals - other activities

Updated 12 September 2011

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

9.4.2 Dismantling or repair of motor vehicles - other activities

Updated 12 September 2011

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles provided that vehicles being dismantled or repaired that are owned by people who live on the same site are exempted from this standard.

9.4.3 Retailing - other activities

Updated 12 September 2011

Retail activities shall be limited to the sale of goods grown or produced on the site.

(Refer also to development standards for retailing - Clause 2.2.14 which means that the sale of goods grown or produced on the site is a discretionary activity in respect of that standard.)

9.4.4 Residential Activities

Updated 12 September 2011

Residential activities shall be a non-complying activity where provision is not made for the disposal of waste water system via the Christchurch City Council waste water system. This clause shall cease to apply when the capacity and servicing constraints within the Christchurch City Council waste water system have been overcome, and the Unit Manager-Asset and Network Planning (or equivalent Council Officer) is satisfied that there is capacity in the reticulated waste water system for further development to occur.

Reference to other critical standards

Updated 12 September 2011

Excavation and filling of land

(refer Part 9, Clause 5)

Outdoor advertising

(refer Part 10, Clause 3)

Fortified sites

(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Subdivision (including prohibited activities)

(refer Part 11 Clause 3.3.5)

10.0 Rules - Living G (Prestons) Zone

10.1 Categories of activities

10.1.1 Residential activities

Updated 1 November 2011

- (a) Any residential activity which complies with:
- all of the development standards under Clause 10.2;
 - all of the community standards under Clause 10.3; and
 - all of the critical standards under Clause 10.4

and is not a prohibited activity, shall be a permitted activity.

(b) Any residential activity which complies with all of the critical standards under Clause 10.4, but does not comply with any one or more of the development standards under Clause 10.2 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any residential activity that does not comply with any one or more of the community standards under Clause 10.3 shall be a discretionary activity.

(d) Any residential activity which does not comply with any one or more of the critical standards under Clause 10.4, shall be a non complying activity.

(e) Clarification of categories of activities:

The standards may also specify that an activity is discretionary or controlled (where non-compliance is with development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

10.1.2 Other activities in Density A, B C & D Areas

Updated 1 November 2011

- (a) Any other activity which complies with:
 - all of the development standards under Clause 10.2;
 - all of the community standards under Clause 10.3; and
 - all of the critical standards under Clause 10.4
 and is not a prohibited activity, shall be a permitted activity.
- (b) Any other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards under Clause 10.2 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.
- (c) Any activity other than a prohibited activity, which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 10.3 shall be a discretionary activity.
- (d) Any other activity other than a prohibited activity, which does not comply with any one or more of the critical standards under Clause 10.4, shall be a non complying activity.

10.1.3 Business Activity - Urban Village and Commercial Development

Updated 1 November 2011

Within the areas identified as 'Urban Village / Commercial', 'Commercial' and 'Commercial A & B' in Appendix 3V/1 Outline Development Plan (Prestons) Part 2, Volume 3, the Business 2 Zone rules shall apply in place of the Living G Development, Community and Critical Standards. The exception to this being that:

- Development Standard 10.2.15 (regarding design and appearance of new buildings);
- Community Standard 10.3.8(e) (regarding setbacks along the Prestons Commercial / Rural Zone Boundary); and 10.3.9 (regarding staging requirements); and
- Critical Standards 10.4.7(b) (regarding maximum retail activity floor space within Prestons) and 10.4.8 (regarding staging requirements)

shall also apply.

10.1.4 Green Links / Linear Park and Neighbourhood Parks

Updated 1 November 2011

- a) Within the areas identified as 'Green Links/Linear Park' and 'Neighbourhood Park' in Appendix 3V/1 Outline Development Plan (Prestons) Part 2, Volume 3, the Open Space 1 Zone rules shall apply in place of the following Living G Development, Community and Critical Standards. The exception to this being that:
 - Marshland Domain shall be subject to its existing Open Space 2 zoning.
- b) All areas shown as 'Green Links/Linear Park' and 'Neighbourhood Park' on Appendix 3V/5 Green Network Layer Diagram (Prestons) Part 2 Volume 3 shall be accessible to the public (whether vested in Council or not).

10.1.5 Dunlop Grove

Updated 1 November 2011

- (a) Within the areas identified as 'Dunlop House Heritage / Residential' in Appendix 3V/1 Outline Development Plan (Prestons) Part 2, Vol 3, the Prestons 'Density D' Development, Community and Critical Standards shall apply. The exception to this being that the following critical standard shall apply in place of rule 8.2.1 Residential site density being that:
 - The minimum allotment size shall be 1.5ha.
- (b) Any alterations to any existing buildings or structures or the construction of any new building within the area identified as "Dunlop House Heritage / Residential" in Appendix 3V/1 Outline Development Plan (Prestons) Part 2, Volume 3, must be undertaken in accordance with the Accidental Discovery Protocol contained in Appendix 3V/8.

10.2 Development Standards

10.2.1 Residential site density

Updated 1 November 2011

Where the terms 'Density A', 'Density B', 'Density C', or 'Density D' are used in the development, community, or critical standards they shall have the meanings set out below:

'Density A' residential site:	A minimum net area of 200m ² and a maximum net area of 250m ² .
'Density B' residential site:	A minimum net area of 450m ² and a maximum net area of 500m ² .
'Density C' residential site:	A minimum net area of 600m ² and a maximum net area of 650m ² .
'Density D' residential site:	A minimum net area of 800m ² and a maximum net area of 1000m ²

- (a) As a technical standard to ensure a mix of residential densities in the zone overall, any development for residential activity shall provide for the range of residential densities in locations as shown on the Density Layer Diagram (Appendix 3V/2); (Prestons) Part 2 Volume 3 so as to yield an appropriate number of dwellings in those areas.

Each residential unit shall be contained within its own separate site.

Although not a required outcome of an individual application for only part of the land contained with the whole zone, an application should not frustrate the intention that development should ultimately yield a minimum of 2200 residential units within the following mix of residential density ranges across the Living G (Prestons) Zone as a whole:

'Density A' within the Urban Village/Commercial, Commercial and Commercial A & B areas	a minimum of 2%
'Density A'	a minimum of 20%
'Density B'	a minimum of 20%

'Density C'	a minimum of 20%
'Density D'	a minimum of 2%

(b) Notwithstanding the above, where a proposed dwelling complies with either of Rules 10.2.6(a) or 10.2.6(c) the average and minimum lot size is able to be reduced by a further 25 square metres from the density shown above.

Note: A site plan shall be supplied with any application for a Project Information Memorandum pursuant to the Building Act 1991 specifying on each site which density range the site is within.

(c) Any proposed development that does not achieve the residential densities set out above, in the locations shown in the Density layer Diagram (Appendix 3V/2) Prestons Part 2, Volume 3, shall be a discretionary activity provided that details are supplied of alternative locations to be provided within the zone which ensure that the total land area of each density type indicated in the Density Layer Diagram (Appendix 3V/2)(Prestons) Part 2 Volume 3 is maintained, and the alternative location is land where the applicant is the registered proprietor, subject to the following requirements:

- (i) the densities being transferred shall directly adjoin the same density in another location (separated by no road greater than a local road);
- (ii) for Density A sites, they are located within 400m of the following:
 - A public transport (bus) route (as shown on Appendix 3V/1)
 - Public open 'green' space such as a playground, local park or The Domain (note - for the purposes of this clause ' public open green space' includes green links and the linear park but does not include roads)
 - Activity centres, such as the Prestons Road Village or Commercial areas
- (iii) the transfer involves land in which the developer is the registered proprietor of all the land involved. In such cases consent notices shall be attached to that land.

10.2.1A Development Plan - residential activities

Updated 1 November 2011

Any development of land shall be in general accordance with Living G (Prestons) Layer Diagrams in Appendix 3V to 3V/8.

10.2.2 Open space - residential and other activities

Updated 1 November 2011

(a) The maximum percentage of the net area of any site covered by buildings shall be:

	Residential activities with garage provided	Other activities and residential activities without garage provided
Density D residential sites	35%	35% less 18m ²
Density C residential sites	40%	40% less 18m ²
Density A residential sites	80%	80% less 18m ²
Density B residential sites	60%	60% less 18m ²

(b) For Density C & D sites, the maximum percentage of the site covered by paved impermeable surface shall be 25% excluding the dwelling and garage.

(c) Notwithstanding Clause 10.2.2(a), for Density A & B sites, the maximum percentage of the site covered by paved impermeable surface and buildings shall be 80%.

except that:

Where a Living G (Prestons) site abuts an existing Living 1 zoned site the site coverage standard for the Living 1 Zone shall apply to that site.

Refer also to critical standards for open space - Clause 10.4.3

10.2.3 Building height - residential and other activities

Updated 1 November 2011

The maximum height of any buildings shall be:

Density A residential sites:	11m
Density B residential sites:	10m
Density C residential sites:	8m
Density D residential sites:	8m

except that

- (i) Where there is an internal boundary between two Living G (Prestons) sites that are within different density ranges as specified in clause 10.2.1 the more restrictive maximum height shall apply to both sites.
- (ii) Where a Living G (Prestons) site directly abuts an existing Living 1 zoned site or sites the Living 1 Zone Building height - residential and other activities rules shall apply to that site.
- (iii) Where the circumstances in both paragraphs (i) and (ii) above apply, the Living 1 Zone Building height - residential and other activities rules shall apply to that site.

Refer also to critical standards for building height - Clause 10.4.4

10.2.4 Sunlight and outlook for neighbours - residential and other activities

Updated 1 November 2011

(a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above ground level on internal boundaries, as shown in Part 2, Appendix 1, as follows:

Density A residential sites:	Part 2, Appendix 1, diagram C
Density B residential sites:	Part 2, Appendix 1, diagram B
Density C residential sites:	Part 2, Appendix 1, diagram A
Density D residential sites:	Part 2, Appendix 1, diagram A

except that

- i where an internal boundary of a site immediately adjoins an access or part of an access the recession planes shall be constructed from points 2.3m above the far side of the access;
 - ii where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
 - iii where buildings are on adjoining Density A sites, recession planes shall not apply along that part of the boundary between those sites covered by either a common party wall or immediately adjoined by a zero building setback boundary wall.
 - iv Other than where (iii) above applies where there is an internal boundary between two Living G (Prestons) sites that are within different density ranges specified in clause 10.2.1 the more restrictive recession plane shall apply to both sites.
 - v Where a Living G (Prestons) site directly abuts an existing Living 1 zoned site or sites the Living 1 Zone Sunlight and outlook for neighbours - residential and other activities rules shall apply to that site.
- (b) The level of internal boundaries, shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.
- (c) Where a Density A residential site shares an internal boundary with a Density B, Density C or Density D residential site (as identified by consent notice or shown on Density Layer Diagram (Appendix 3V/2), there shall be a minimum building set-back within the Density A residential site of 11.0m, or alternatively the minimum setback may be reduced to 7.0m, provided that the length of any single building on the Density A residential site facing a Density C or Density D residential site does not exceed 20.0m and that a minimum separation of 3.6m between such buildings in the Density A residential site is provided.

10.2.5 Street scene - residential and other activities

Updated 1 November 2011

(a) Minimum building setback from road boundaries shall be 3.0m except that:

- (i) where a garage has a vehicle door generally facing a road or shared access the minimum garage setback shall be 5.5m from the road boundary or shared access,
 - (ii) On any Density A residential site on the north side of a local road which runs at 90°(+ or - 20°) to the True North the minimum setback shall be 2 metres provided that the ground level of the entire front yard of the building up to the front boundary is raised by a minimum of 450 mm above the level of the street frontage.
- (b) Street frontage and street frontage landscaping and fencing
- (i) Subject to rule 10.2.5 (a), the full length of the road frontage shall be landscaped to a depth of 2m except across those parts of the road boundary used as a vehicles or pedestrian crossing, or where necessary to ensure safety/visibility or security surveillance of public spaces.
 - (ii) Domestic driveways shall be a maximum width of 4.5m at the property boundary for a depth of at least 2m at the entrance (in order to facilitate landscaping) and allow clear visibility above 1m for a width of 1.5m either side of the entrance.
 - (iii) Garage doors and carport entrance ways on attached or detached garages and carports shall not comprise more than 50% of any ground floor elevation viewed from any one road boundary on any one site.
 - (iv) Any fence within the minimum building setback specified in rule 10.2.5(a) shall have a maximum height not exceeding.
 - (a) 2m where the whole of the fence is at least 50% transparent; or
 - (b) 1m where the whole of the fence is less than 50% transparentexcept for any site where Rule 10.3.8 (b) - 10.3.8 (e) applies, in which case the maximum height shall be 1.2m

10.2.6 Separation from neighbours - residential and other activities

Updated 1 November 2011

Minimum building setback from internal boundaries shall be 1.8m, except that

- (a) accessory buildings may be located within 1.8m of internal boundaries where the total length of walls or parts of accessory buildings facing, and located within 1.8m of each internal boundary does not exceed 10.0m in length;
- (b) within sites that have been identified by consent notice or are shown on the Density Layer Diagram (Appendix 3V/2) as Density A sites up to a zero building set back from either one internal eastern or southern side boundary may be permitted on any such site and that there shall be no living area windows at ground floor level permitted in any such building wall and that any windows at upper levels shall be non-opening and glazed with obscure glass. An eastern or southern boundary is defined by the diagram in Part 2 Appendix 10;
- (c) where there are boundaries between Density A sites, Density B and C sites, up to a zero building set back may be permitted within the Density A site from either one internal eastern or southern side boundary (as defined by the diagram in Part 2 Appendix 10) provided:
 - (i) that the total aggregate length of wall of any such building on that boundary does not exceed 10.0m in length within 1.8m of that boundary,
 - (ii) that there shall be no living area windows at ground level permitted in any such building / wall, and
 - (iii) that any windows at upper levels shall be non-opening and glazed with opaque glass;
- (d) where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m;
- (e) where buildings on adjoining sites have a common wall along an internal boundary no set back is required along that part of the boundary covered by such a wall;
- (f) for residential activities any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary. This shall not apply to a window at an angle of 90° or greater to the boundary. First floor level shall not include a window or balcony which begins within 1.2m of ground level (such as above a garage which is partly below ground level). (For explanation see diagram in relation to Clause 2.2.6 in this part of the City Plan)

g) for residential activities, where a window of a ground floor living area of a residential unit faces an internal boundary, the window shall be set back a minimum of 3m from the internal boundary. Where an internal boundary of a site immediately adjoins an access or part of an access, the setback shall be 1m measured from the internal boundary. This shall not apply to a window at an angle of 90° or greater to the boundary. (For explanation see diagram in relation to Clause 2.2.6 in this part of the City Plan)

10.2.7 Continuous building length - ridgelines and parapets - residential and other activities

Updated 1 November 2011

Within Density B, Density C and Density D sites no length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgelines and/or parapets to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that:

- (i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary;
- (ii) Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end building, the length of that step need only equal to the remaining length of the ridgeline and or horizontal parapet.

Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

10.2.8 Continuous building length - exterior walls - residential and other activities

10.2.8 Continuous building length - exterior walls - residential and other activities

Updated 1 November 2011

Within Density B, Density C and Density D sites

- (a) Steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
< or = to 20m	0
> 20m < or = to 24m	1
> 24m < or = to 28m	2
> 28m < or = to 32m	3
> 32m	4 + 1 for every additional 10m of length over 32m

- (b) Where steps are required by (a) above:

- (i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.
- (ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.
- (iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
- (iv) The required steps shall be provided at all levels of the exterior wall,

except that:

- (i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.
- (ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

10.2.9 Outdoor living space - residential activities

Updated 1 November 2011

- a) Each residential unit with a room or garage on the ground floor shall be provided with an outdoor living space in a contiguous area, contained within the net area of the site with a minimum area and dimension as follows:

	Minimum Area	Minimum Dimension
Density A residential sites	30m ²	3m
Density B and Density C residential sites	75m ²	4.5m
Density D residential sites	90m ²	6m

except that

- (i) each residential unit without a room or garage on the ground floor shall be provided with a balcony with a minimum area and dimension as follows:

	Minimum area	Minimum Dimension
Density A residential sites	5m ²	1.5m
Density B and Density C residential sites	5m ²	1.5m
Density D residential sites	6m ²	1.5m

and

(ii) where a balcony is provided a balustrade shall have a maximum height of 1.2m.

b) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine at mid-day on the shortest day of the year.

Note for clarification: This rule only applies to structures on the same site.

- c) The required minimum area shall not be occupied by any building, access or parking space, other than;
- An outdoor swimming pool; or
 - Accessory building of less than 8m²; or
 - Any building or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and occupies no more than 30% of the area of the outdoor living space.

10.2.10 Family flats - residential activities

Updated 1 November 2011

Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandahs, of 65m². Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:

- a) the family flat shall be relocated from the site; or
- b) the family flat shall have the kitchen removed so that the flat is no longer a self-contained residential unit.

10.2.11 Screening from neighbours - other activities

Updated 1 November 2011

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination to at least 1.8m in height along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.8m minimum height standard is to be achieved at the time of planting.

10.2.12 Restrictions on outdoor activities - other activities

Updated 1 November 2011

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

10.2.13 Other activities - Noise from pre-schools

Updated 1 November 2011

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to consideration of the effects of noise from location of outdoor activities and facilities associated with this activity.

10.2.14 Retailing - other activities

Updated 1 November 2011

Retail activities involving the sale of goods grown or produced on the site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment.

(Refer also to critical standards for retailing - Clause 10.4.7 which means that the sale of goods other than those grown or produced on the site is a non complying activity.)

10.2.15 Urban design and amenity for Density A Residential Areas, Commercial Areas and the Urban Village - residential and other activities

Updated 1 November 2011

With the areas identified as 'Density A Residential', 'Commercial', and 'Urban Village/Commercial' in Appendix 3V/2, Part 2 Volume 3, the erection of new buildings and alterations or additions to existing buildings, include all accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the urban design, appearance and amenity of the development,

Any application arising from Clause 10.2.15 shall not require the written consent of other persons and shall be non-notified.

10.2.16 Fencing on site adjoining the Green Network - residential and other activities

Updated 1 November 2011

Where any sites adjoins the Green Network / Linear Park (shown on Appendix 3V/5), the height of any fencing on that site shall not exceed:

- (a) 2m where the whole of the fence is at least 50% transparent; or
- (b) 1m where the whole of the fence is less than 50% transparent

Except for any site where Rules 10.3.8(b) - 10.3.8(e) apply, in which case the maximum height shall be 1.2m.

References to other development standards

Clarification of rules

(refer Part 9, Clause 2)

Excavation and filling of land

(refer Part 9, Clause 5)

Financial contributions on land use activities

(refer Part 9, Clause 7)

Protected buildings, places and objects

(refer Part 10, Clause 1)

Outdoor advertising

(refer Part 10, Clause 30)

Sale of liquor

(refer Part 10, Clause 4)

Relocated buildings

(refer Part 10, Clause 6)

Transport (parking, access and manoeuvring)

(refer Part 13)

Subdivision

(refer Part 14, Clause 18)

10.3 Community Standards

10.3.1 Scale of activity - other activities

Updated 1 November 2011

- (a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities, shall be 40m²
- (b) No more than one full-time equivalent person, who permanently resides elsewhere than on the site may be employed in undertaking any activity on the site.

10.3.2 Site size - other activity

Updated 1 November 2011

The maximum net area of any site for activities other than residential activities shall be 1100m².

10.3.3 Hours of operation - other activities

Updated 1 November 2011

- (a) The maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week.
- (b) Hours of operation shall be limited to between the hours:
0700 - 2000 Monday to Friday, and
0800 - 2300 Saturday, Sunday and public holidays

except that:

- (i) where the activity occupies not more than 40m² of floor space, and
- (ii) where each person engaged in the activity outside the above hours resides permanently in the site, and
- (iii) there are no visitors, clients or deliveries to or from the site outside the above hours.

Refer also to city rules - (Part 11, Clause 1 - Noise)

10.3.4 Traffic generation - other activities

Updated 1 November 2011

- (a) Maximum number of vehicle trips per site shall be:

(i)	Sites where access is shared with at least one other site:	
	Heavy vehicles	2 per week
	Other vehicles	16 per day
(ii)	Sites with frontage to local roads, other than (i) above:	
	Heavy vehicles	2 per week

	Other vehicles	32 per day
(iii)	All other sites:	
	Heavy vehicles	4 per week
	Other vehicles	50 per day

Except that:

- (i) where the site is located within the area shown as 'Urban Village/Commercial', 'Commercial' or 'Commercial A & B' in Appendix 3V/1 Outline Development plan (Prestons) Part 2 Volume 3.
- or
- (ii) for educational, spiritual, daycare and health facilities the maximum number of vehicle trips per site shall be:

Collector and arterial roads:	100 per day
Community footpint:	200 per day

(b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

10.3.5 Storage of Heavy Vehicles - residential and other activities

Updated 1 November 2011

The maximum number of heavy vehicles stored on a site shall be one.

10.3.6 Building size and separation - residential and other activities

Updated 1 November 2011

- (a) The maximum gross floor area of any single building shall be 550m².
- (b) Where buildings located on a single site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 3.6 metres except where the building is located in Density A areas shown in the Density Layer Diagram (Appendix 3V/2) (Prestons) Part 2 Volume 3 or is identified by consent notice as being a Density A site, where the separation may be reduced to 1.8 metres.
- (c) In the Density A areas shown in the Density Layer Diagram (Appendix 3V/2) (Prestons) Part 2 Vol 3, buildings shall be setback not less than 1.8 metres from site boundaries, except for any portion of the building of the buildings that share common party walls with a building on another site or where there is to be zero building setback for the equivalent portion of site boundary on the adjoining site..

10.3.7 Residential coherence - other activities

Updated 1 November 2011

At least one person engaged in the activity shall reside permanently on the site.

10.3.8 Setbacks and screening from neighbours - residential and other activities

Updated 1 November 2011

The following landscaping and setback provisions shall apply to the Living G (Prestons) site boundaries:

- (a) Living G (Prestons) Residential allotments / all Rural Zone Boundaries (excluding those areas identified in 10.3.8 (d) and (e) below)
 - (i) A minimum 15m building setback from the Rural Zone boundary.
 - (ii) Prior to or concurrently with the construction of the first building on any allotment, a solidly clad boundary fence shall be erected, having a minimum height of 1.8 metres and a maximum height of 2.0 metres.
- (b) The following shall apply on all sites adjoining Lower Styx Road
 - (i) A 10m deep landscape strip shall be planted along the frontage with Lower Styx Road with native shrubs and small trees selected from the Planting List (Appendix 3V/6).
 - (ii) 1 large native tree selected from The Planting List (Appendix 3V/6) shall be provided per 40m² of required landscape strip and shall be planted within the 10m landscape strip.
 - (iii) A minimum 15m building setback from Lower Styx Road.
 - (iv) Fencing along the boundary with Lower Styx Road, and fencing along first 10m of internal boundaries back from Lower Styx Road, shall not exceed a maximum height of 1.2m and shall be at least 50% visually transparent.
- (c) The following shall apply on all sites adjoining Mairehau Road Boundary
 - (i) A 3m landscape strip shall be planted along with Mairehau Road with native shrubs and small trees selected from The Planting List (Appendix 3V/6).
 - (ii) 1 tree selected from The Planting List (Appendix 3V/6) shall be provided per 20m² of required landscaping strip and shall be planted within the 3m landscape strip. A Minimum 50% of required trees shall be native.
 - (iii) A minimum 10m building setback from Mairehau Road.
 - (iv) Fencing on the boundary with Mairehau Road, and fencing along first 3m of internal boundaries, back from Mairehau Road shall not exceed a maximum height of 1.2m and shall be at least 50% visually transparent.
- (d) The following shall apply on all its sites adjoining the Windsor or Waitikiri Golf Course Boundary (as identified on Appendix 3V/1: Outline Development Plan (Prestons), Part 2 Volume 3)
 - (i) A 10m landscape strip shall be provided adjacent to boundary with the Waitikiri and Windsor Golf Courses and shall be maintained as turf.
 - (ii) 1 large tree selected from The Planting List (Appendix 3V/6) shall be provided per site adjoining golf courses plus 1 additional large tree selected from The Planting List (Appendix 3V/6) per 100m² of required landscaping strip and shall be planted within the 10m landscape strip.
 - (iii) A minimum 10m building setback from the boundary with the Waitikiri and Windsor Golf Courses.
 - (iv) Fencing on the boundary with Waitikiri and Windsor Golf Courses, and fencing along first 10m of internal boundaries back from Waitikiri and Windsor Golf Courses, shall not exceed a maximum height of 1.2m and shall be at least 50% visually transparent..

(e) The following shall apply on sites within the areas identified as 'Urban Village / Commercial', 'Commercial A & B' in Appendix 3V/2 Outline Development Plan (Prestons) Part 2, Volume 3, adjoining Rural Zone boundaries

- (i) along the boundary of the area identified as 'Commercial B' adjacent to the Rural Zone to the South, a minimum 3m building setback shall apply. Along the length of that boundary, the tree planting required for Business 2 Zone road frontages in, Part 3, Clauses 3.4.3(c), (d) and (e) shall also apply.
- (ii) screening to a minimum height of 1.8m shall be provided for boundaries with a residential site.
- (iii) The minimum building setback from Marshland Road shall be 10m.

10.3.9 Staged Development - residential and other activities

Updated 1 November 2011

(a) No non-residential activities and not more than 400 residential units shall occur in the Living G Prestons Zone until upgrades of the Marshland Road / Mairehau Road, Marshland Road / Prestons Road, Mairehau Road / Burwood Road, and Lower Styx Road / Marshland Road intersections (including traffic signals) in accordance with Figures .1, .2, .3 and .5 (respectively), as shown in Appendix 3V/7 (i) - (v) have commenced.

(b) No more than:

- (i) 1700 residential unit within the areas identified as 'Density Area A-D' sites and 'Urban Village / Commercial'; and
- (ii) 7200m² of non-residential activities (comprising of 4000m² for a supermarket and 3200m² for other non-residential activities) within the areas identified as 'Urban Village / Commercial', 'Commercial' and 'Commercial A and B' in Appendix 3V/1 Outline Development Plan (Prestons) Part 2, Volume 3.

shall occur until such time as

- construction of the Northern Arterial and the 4-laning of QEII Drive between Main North Road and Innes Road together with either the Northern Arterial extension or the Hills Road extension has commenced; and
- the Mairehau Road /Burwood Road intersection is upgraded in accordance with Figure .4 as shown in Appendix 3V/4 (iv); and
- the portion of the main primary road (as shown in Appendix 3V/1 - Outline Development Plan (Prestons)) linking Prestons Road to Mairehau Road in the Living G (Prestons) Zone is open to traffic

Note: the 7200m² of non-residential development referred to in this sub-clause is inclusive of existing commercial activities contained within the Living G (Prestons) Zone (as at 27 March 2010). For the purposes of this rule, the Northern Arterial is defined as being one of the New Zealand Transport Agency Roads of National Significance, and is a new road extending the existing Christchurch Northern Motorway from just north of Belfast (Channeys) to connect with QEII Drive. The scheme also includes an extension being progressed by Christchurch City Council from QEII Drive to Cranford Street. The Hills Road Extension is a Christchurch City Council roading scheme, extending Hills Road from Innes Road to join QEII Drive east of Philpotts Road.

Reference to other community standards

Updated 1 November 2011

Protected buildings, places and objects

(refer Part 10, Clause 1)

Noise

(refer Part 11, Clause 1)

Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)

(refer Part 13).

10.4 Critical standards

10.4.1 Residential Site Density

Updated 1 November 2011

The minimum and maximum allotment sizes for the 'Density A', 'Density B', 'Density C', or 'Density D' shall be:

'Density A' residential site:	A minimum net area of 200m ² and a maximum net area of 250m ² .
'Density B' residential site:	A minimum net area of 450m ² and a maximum net area of 500m ²
'Density C' residential site:	A minimum net area of 600m ² and a maximum net area of 650m ²
'Density D' residential site:	A minimum net area of 800m ² and a maximum net area of 1000m ²

10.4.2 Location of Density A sites and residential activities in the Urban Village

Updated 1 November 2011

(a) Notwithstanding that any development of land shall be in general accordance with the Living G (Prestons) Layer Diagrams in Appendix 3V to 3V/8, all Density A sites and any residential activity located in the Urban Village shall be located so as to provide convenient access within a 500 metre radius of:

- (i) A potential public transport route (as shown on Appendix 3V/1); and/or
- (ii) Public open space such as a playground, local park or The Domain; and/or
- (iii) Retail, commercial or community facilities

10.4.3 Open space - residential activities

Updated 1 November 2011

(a) In the Living G (Prestons) Zone the maximum percentage of the net area of the site covered by buildings shall be:

	Residential activities with garage provided	Residential activities and Other activities without garage provided
Density A residential sites	85%	85% less 18m ²
Density B residential sites	65%	65% less 18m ²
Density C residential sites	45%	45% less 18m ²
Density D residential sites	40%	40% less 18m ²

except that in the Density B, Density C and Density D lots, for elderly housing complexes, the percentage coverage by buildings shall be calculated over the net area allocated for each elderly persons housing unit.

(b) Notwithstanding Clause 10.4.3 (a), for Density A and Density B residential sites the maximum percentage of the site covered by paved impermeable surface and buildings shall be 85%.

(c) For Density C and Density D residential sites the maximum percentage of the site covered by paved impermeable surface shall be 30%, excluding the dwelling and garage.

Refer also to development standards for open space - Clause 10.2.2

10.4.4 Building height - residential and other activities

Updated 1 November 2011

Maximum height of any building shall be:

Density A residential sites:	13m
Density B residential sites:	11m
Density C residential sites:	9m
Density D residential sites:	9m

except that:

(i) where there is an internal boundary between two Living G (Prestons) sites that are within different density ranges as specified in clause 10.2.1 the more restrictive maximum height shall apply to both sites.

(ii) where a site (or sites) in the Living G (Prestons) Zone directly abut(s) an existing site or sites zoned Living 1, the Living 1 Zone - Building Height - residential and other activities rules shall apply to the abutting site(s) in the Living G Zone.

10.4.5 Boarding of animals - other activity

Updated 1 November 2011

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

10.4.6 Dismantling or repair of motor vehicles - other activities

Updated 1 November 2011

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles.

Note: Vehicles being dismantled or repaired that are owned by people who live on the same site are exempt from this standard.

10.4.7 Retailing

Updated 1 November 2011

(a) Retail activities, other than those located within 'Urban Village/Commercial', 'Commercial' or 'Commercial A & B' areas, as identified on Appendix 3V (Outline Development Plan), shall be limited to the sale of goods grown or produced on the site.

(Refer also to development standards for retailing - Part 2, Volume 3, Clause 2.2.15 which means that the sale of goods grown or produced on the site is a discretionary activity in respect of that standard).

(b) Retail activities located within 'Urban Village/Commercial', 'Commercial' or 'Commercial A & B' areas, as identified on Appendix 3V/1 (Outline Development Plan), shall be subject to the following restrictions:

(i) The maximum gross leasable floor area within the 'Urban Village/Commercial', 'Commercial' or 'Commercial A & B', as identified on Appendix 3V/1 (Outline Development Plan) shall be no greater than 12,000m².

Note: This includes all existing lawfully established retail activity as at (27 March 2010)

(ii) The maximum gross leasable retail floor area for retail activities of any single tenancy in the 'Urban Village/Commercial' 'Commercial' or 'Commercial B' areas, as identified on Appendix 3V/1 (Outline Development Plan), shall be 150m².

(iii) Rule 10.4.8 (b) (ii) shall not apply to that area identified as 'Commercial A', as identified on Appendix 3V/1 (Outline Development Plan - Prestons)

10.4.8 Staged Development

Updated 1 November 2011

- (a) No residential or non-residential development shall occur within the Living G (Prestons) Zone until
- (i) either:
- (a) a comprehensive plan which shows the overall wastewater system for all activities allowed by the entire Living G (Prestons) Zone is provided; or
- (b) it is demonstrated that such a plan has already been provided to Council pursuant to Rule 10.4.8(a)(i)(a) or Rule 24.3.4(a)(i).
- and
- (ii) either:
- (a) an approved wastewater system is established, both within the Living G (Prestons) zone and as required beyond the zone to service the activity; or
- (b) it is demonstrated that such an approved wastewater system has already been established.

10.4.9 Access to Mairehau Road from Residential Allotments

Updated 1 November 2011

No direct vehicle access from any residential allotment shall be granted to Mairehau Road from:

- (a) any secondary road (as identified on Appendix 3V/1 - Outline Development Plan (Prestons) until such time as the portion of the main primary road (as shown on Appendix 3V/1 - Outline Development Plan (Prestons)) linking Prestons Road to Mairehau Road in the Living G (Prestons) Zone is open to traffic;
- (b) any residential allotment.

10.4.10 Heritage and Archaeological Matters

Updated 1 November 2011

In the event of the accidental discovery of any archaeological site within the Living G (Prestons) Zone, the procedures listed in Appendix 3V/8 shall be carried out.

Reference to other critical standards

Updated 1 November 2011

Excavation and filling of land

(refer Part 9, Clause 5)

(refer Part 11 Clause 3.3.5)

Outdoor advertising

(refer Part 10, Clause 3)

Fortified sites

(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Subdivision (including prohibited activities)

(refer Part 14)

Hazardous Substances

11.0 Rules - Living G (Halswell West) Zone

Updated 1 November 2011

11.1 Categories of activities

11.1.1 Residential activities

Updated 1 November 2011

- (a) Any residential activity which complies with:
- all of the development standards under Clause 11.2; and
 - all of the community standards under Clause 11.3; and
 - all of the critical standards under Clause 11.4

and is not a prohibited activity, shall be a permitted activity.

- (b) Any residential activity which complies with all of the critical standards under Clause 11.4, but does not comply with any one or more of the development standards in Clause 11.2 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.
- (c) Any residential activity that does not comply with any one or more of the community standards in Clause 11.3 shall be a discretionary activity.
- (d) Any residential activity which does not comply with any one or more of the critical standards in Clause 11.4 shall be a non complying activity.
- (e) Clarification of categories of activities:

The standards may also specify that an activity is discretionary or controlled (where non-compliance is with development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

11.1.2 Other activities

Updated 1 November 2011

- (a) Any other activity which complies with:
 - all of the development standards under Clause 11.2; and
 - all of the community standards under Clause 11.3; and
 - all of the critical standards under Clause 11.4

and is not a prohibited activity, shall be a permitted activity.

- (b) Any other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards in Clause 11.2 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.
- (c) Any activity other than a prohibited activity, which complies all of the critical standards, but does not comply with any one or more of the community standards in Clause 11.3 shall be a discretionary activity.
- (d) Any other activity other than a prohibited activity, which does not comply with any one or more of the critical standards in Clause 11.4, shall be a non complying activity.

11.2 Development Standards - All Residential Areas

Updated 1 November 2011

- (a) Any application arising from the following clauses will not require the written consent of other persons and shall be non-notified:

- 11.2.5 Street scene - residential and other activities.
- 11.2.6 Street frontage landscaping and fencing.
- 11.2.10 Outdoor living space - residential activities.
- 11.2.12 Screening from neighbours - residential and other activities.
- 11.2.13 Service and storage spaces for Density A Residential Sites.
- 11.2.14 Fencing on sites adjoining the Green Network and Blue Network - residential and other activities.
- 11.2.17 Ground floor habitable room and dwelling orientation to the street.
- 11.2.19 Urban design and amenity for Density A residential sites - residential and other activities.

- (b) The Development Standard Rules do not apply to that area of land identified as Business 1 on the Outline Development Plan (Halswell West)(Appendix 3W). For this area the Business 1 Zone rules shall apply. Provided that no retail outlet shall exceed 1000m² gross leasable floor area as a permitted activity. See Part 3 Rule 3.4.11.

11.2.1 Residential site density

Updated 1 November 2011

- (a) For residential units located in areas marked 'Density A' residential area as shown on the Outline Development Plan (Halswell West)(Appendix 3W, Part 2), the minimum net site area shall be 150m² and the maximum net site area shall be 300m².
- (b) For residential units located in areas marked 'Density B' residential area as shown on the Outline Development Plan (Halswell West)(Appendix 3W, Part 2), the minimum net site area shall be 200m² and the maximum net site area shall be 450m².
- (c) For residential units located in areas marked 'Density C' residential area as shown on the Outline Development Plan (Halswell West)(Appendix 3W, Part 2), the minimum net site area shall be 450m² and the maximum net site area shall be 800m².
- (d) Each residential unit shall be contained within its own separate site.
- (e) The location of the residential units within the density ranges specified in clauses 11.2.1(a to c) shall be located in accordance with the Outline Development Plan (Halswell West)(Appendix 3W Part 2).

See Clause 11.4.1 - Critical Standards

11.2.2 Open space - residential and other activities

Updated 1 November 2011

The maximum percentage of:

- (a) The net area of any site covered by buildings shall be:

	Residential activities with garage provided	Other activities and residential activities without garage provided
Density A residential areas	50%	50% less 18m ²
Density B residential area	40%	40% less 18m ²
Density C residential area	35%	35% less 18m ²

- (b) The portion of the site covered by paved impermeable surface (excluding garage and dwelling) shall be no more than 25%.

Refer also to critical standards for open space - Clause 11.4.2

11.2.3 Building height - residential and other activities

Updated 1 November 2011

The maximum height of any buildings shall be:

Density A and Density B residential areas	11m
Density C residential area	8m

except that:

(i) Where there is an internal boundary to a site that is within a different density area as specified in Clause 11.2.1 the more restrictive maximum height shall apply to both sites, and

(ii) In any Density A or B site with frontage to Murphys Road the maximum height shall be no greater than 9m.

Refer also to critical standards for building height - Clause 11.4.3

11.2.4 Sunlight and outlook for neighbours - residential and other activities

11.2.4 Sunlight and outlook for neighbours - residential and other activities

Updated 1 November 2011

(a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above ground level on internal boundaries, as shown in Part 2, Appendix 1, as follows:

Density A and Density B Residential areas - Part 2, Appendix 1, Diagram D

Density C Residential area - Part 2, Appendix 1, Diagram A

except that:

(i) Where an internal boundary of a site immediately adjoins an access or part of an access the recession planes shall be constructed from points 2.3m above the far side of the access.

(ii) Where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.

(iii) Where buildings are on adjoining Density A and Density B residential sites, recession planes shall not apply along that part of the boundary between those sites covered by either a common party wall or immediately adjoined by a zero building setback boundary wall.

(iv) Other than where (iii) above applies where there is an internal boundary between sites that are in different density areas as specified in Clause 11.2.1 the more restrictive recession plane shall apply to both sites.

(b) The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

11.2.5 Street scene - residential and other activities

Updated 1 November 2011

Minimum building setback from road boundaries shall be as follows:

Density A residential area	2m
Density B residential area	2m
Density C residential area	3m

except that:

(i) Where a garage has a vehicle door generally facing a road or shared access, the minimum setback of the garage door shall be 5.5m from the road boundary or shared access; and

(ii) In Density A area, garages, carports and other accessory buildings (excluding basement carparking and swimming pools) shall be located at least 1.5m further from the road boundary than the front facade of any ground level habitable room of residential unit; and

(iii) In Density A areas the maximum building setback from the road boundary for the front facade of buildings, excluding garages, carports and other accessory buildings shall be 4m.

11.2.6 Street frontage landscaping and fencing

Updated 1 November 2011

(a) Except within Density A areas, the full length of the road frontage shall be landscaped to a depth of 2m except across those parts of the road boundary used as a vehicles or pedestrian crossing, or where necessary to ensure safety/visibility or security surveillance of public spaces.

(b) Except where required for screening of outdoor storage areas, any fence located on the road boundary or in the minimum building setback specified in Rule 11.2.5 shall have a maximum height of 1m, except that where a fence or other screening structure is over 1m in height, then the whole of that structure shall be at least 50% visually transparent. No fencing or other screening structure shall exceed a height of 2m.

(c) Residential driveways shall be a maximum width of 4.5m at the property boundary for a depth of at least 2m at the entrance (in order to facilitate landscaping) and allow clear visibility above 1m for a width of 1.5m either side of the entrance.

(d) Garage doors and carport entrance ways on attached or detached garages and carports shall not comprise more than 50% of any ground floor elevation viewed from any one road boundary on any one site and shall not be more than 6m wide.

11.2.7 Separation from neighbours - residential and other activities

Updated 1 November 2011

The minimum building setback from internal boundaries shall be 1.8m, except that

(a) In all Density areas except Density A accessory buildings may be located within 1.8m of internal boundaries where the total length of walls or parts of accessory buildings facing, and located within 1.8m of each internal boundary, does not exceed 10.1m in length:

(b) On sites that have been identified on the Outline Development Plan (Halswell West) (Appendix 3W, Part 2) as Density A all residential units, including units with attached garages, shall be built to the internal side boundaries (i.e) boundaries other than the road and near boundaries). Except that:

(i) Where the end facades of a row of terrace residential units face internal boundaries no part of the building shall be located within 1.8 m of those internal boundaries.

(ii) Where the end facade of a row of terrace residential units faces a front or rear boundary the applicable front and rear boundary setbacks shall apply.

(iii) There shall be no living area windows at ground floor level on the wall at the internal boundary permitted in any such building.

(c) On sites that have been identified on the Outline Development Plan (Halswell West) (Appendix 3W, Part 2) as Density A no accessory buildings, except garages attached to residential units, shall be located within 1m of an internal boundary.

- (d) Where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m. For Density A residential area, no setback is required where a building adjoins an access lot or access strip on the same site, provided that any windows on the ground storey facade facing and in 1m of the access lot or strip are non-opening.
- (e) Where buildings on adjoining sites have a common wall along an internal boundary, no set back is required along that part of the boundary covered by such a wall.
- (f) For all residential activities any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary provided that:
 - (i) this shall not apply to a window at an angle of 90° or greater to the boundary; and
 - (ii) first floor level shall not include any part of a window or balcony within 1.2m of ground level (such as above a garage which is partly below ground level. For explanation see the diagram in relation to Clause 2.2.6 in this part of the City Plan).
- (g) For all residential activities, where a window of a ground floor living area of a residential unit faces an internal boundary, the window shall be set back a minimum of 3m from the internal boundary provided that:
 - (i) where an internal boundary of a site immediately adjoins an access or part of an access, the setback shall be 1m measured from the internal boundary; and
 - (ii) this shall not apply to a window at an angle of 90o or greater to the boundary. For explanation see diagram in relation to Clause 2.2.6 in this part of the City Plan.
- (h) No set-back is required for basements, provided that any part of a basement located within 1.8m of an internal boundary is wholly below ground level.

11.2.8 Continuous building length - ridgelines and parapets - residential and other activities

Updated 1 November 2011

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgelines and/or parapets to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that:

- (i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary;
- (ii) Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end of the building, the length of that step need equal only the remaining length of the ridgeline and or horizontal parapet.

Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

This rule does not apply to any development in the Density A Residential area subject to the urban design and amenity Rule 11.2.19.

11.2.9 Continuous building length - exterior walls - residential and other activities

Updated 1 November 2011

- (a) Subject to (b) below, steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
<=20m	0
>20m<=24m	1
>24m<=28m	2
>28m<=32m	3
>32m	4 + 1 for every additional 10m of length over 32m

- (b) Where steps are required by (a) above:

- (i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.
- (ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.
- (iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
- (iv) The required steps shall be provided at all levels of the exterior wall,

except that:

- (i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.
- (ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

This rule does not apply to any development in the Density A Residential area subject to the urban design and amenity Rule 11.2.19.

11.2.10 Outdoor living space - residential activities

Updated 1 November 2011

- (a) Each residential unit with a room or garage on the ground floor shall be provided with an outdoor living space in a contiguous area, contained in the net area of the site with a minimum area and dimension as follows:

	Minimum area	Minimum Dimension
Density A residential area	30m ²	4m

Density B residential area	30m ²	4m
Density C residential area	75m ²	4.5m

(b) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine on the shortest day of the year.

Note for clarification: This rule applies only to structures on the same site. Outdoor living spaces in the Density A area are also subject to assessment criteria under Rule 11.2.19.

- (c) The required minimum area shall not be occupied by any building, access or parking space, other than;
- An outdoor swimming pool; or
 - An accessory building of less than 8m²; or
 - Any building or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and which occupies no more than 30% of the area of the outdoor living space.

11.2.11 Family flats - residential activities in Density B and C only

Updated 1 November 2011

- (a) Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandahs, of 65m².
- (b) Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:
- (i) the family flat shall be relocated from the site; or
 - (ii) the family flat shall have the kitchen removed so that the flat is no longer a self-contained residential unit.

11.2.12 Screening from neighbours - other activities

Updated 1 November 2011

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination thereof to a height of at least 1.5m along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.5m minimum height standard is to be achieved at the time of planting.

11.2.13 Service and storage spaces for Density A Residential Area - residential activities

Updated 1 November 2011

- (a) Each residential site in Density A residential area shall be provided with:
- (i) outdoor service, rubbish, and recycling space of 5m² with a minimum dimension of 1.5m; and
 - (ii) a single, indoor storage space of 4m³ with a minimum dimension of 1m;

Except that if a communal outdoor service, rubbish, and recycling space with a minimum area of 10m² is provided in the site, the outdoor service, rubbish and recycling space may reduce to 3m² for each unit.

- (b) Each outdoor service, rubbish, and recycling space shall not be located between the road boundary and any habitable room and shall be screened to a height of 1.5 metres from adjoining sites, conservation or open space zones, roads, and adjoining outdoor living spaces.

11.2.14 Fencing on sites adjoining the Green Network - residential and other activities

11.2.14 Fencing on sites adjoining the Green Network - residential and other activities

Updated 1 November 2011

Fencing of sites that adjoin the Green Network, shall have a maximum height of 1m, except that where a fence is over 1m in height, then the whole of that fence shall be at least 50% visually transparent. No fencing shall exceed a height of 2m.

11.2.15 Restrictions on outdoor activities - other activities

Updated 1 November 2011

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out inside a building.

11.2.16 Other activities - Noise from pre-schools

Updated 1 November 2011

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to consideration of the effects of noise from the location of outdoor activities and facilities associated with this activity.

11.2.17 Ground floor habitable room and orientation to the street, Density A and Density B Residential Area - residential activities

Updated 1 November 2011

- (a) Each residential building shall have a habitable room located at the ground level.
- (b) Each of the habitable rooms located at ground level shall have a minimum floor area of 12m², a minimum internal dimension of 3m and be internally accessible to the rest of the unit.
- (c) The ground floor habitable rooms shall provide a total window area of at least 3m² that overlook the setback, if any, from the road boundary.

11.2.18 Development Plan - residential and other activities

Updated 1 November 2011

- (a) Any development of land shall be in accordance with:
- (i) Outline Development Plan (Halswell West) (Appendix 3W);
 - (ii) Marker Buildings and Focal Points (Appendix 3W/a);
 - (iii) Movement Network Layer Diagram (Appendix 3W/b);
 - (iv) Blue Network Layer Diagram (Appendix 3W/c);
 - (v) Green Network Layer Diagram (Appendix 3W/d);
 - (vi) Reticulation Network Layer Diagram (Appendix 3W/e); and
 - (vii) Tangata Whenua Layer Diagram (Appendix 3U(f)).

Refer to critical standards for Development Plans - Clause 11.4.7

11.2.19 Urban design and amenity for Density A Residential Area, the Community Footprint and Neighbourhood Centre as identified on Marker Buildings and Focal Points (Appendix 3W/a) - residential and other activities

Updated 1 November 2011

(a) Except where new buildings have been included as part of a subdivision consent granted pursuant to clause 28.2.1 Part 14, Volume 3, the erection of new buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to matters of urban design and amenity of the site and development thereon as set out in Assessment Matters 13.2.57 to 13.2.61.

(b) Alterations or additions to existing buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the urban design and amenity of the site and development thereon as set out in Assessment Matters 13.2.57 to 13.2.61.

Note: Refer also to Assessment Matters 13.2.57 for a description of how applications under this rule will be assessed.

11.2.20 Retailing - other activities

Updated 1 November 2011

Retail activities involving the sale of goods grown or produced on the site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment.

This rule does not apply to those areas of land identified as Business 1 or in the Community Footprint on the Outline Development Plan (Halswell West) (Appendix 3W).

(Refer also to the critical standards for retailing - Clause 11.4.8 which means that the sale of goods other than those grown or produced on the site is a non-complying activity).

11.2.21 Road Access - residential and other activities.

Updated 1 November 2011

Sites having frontage to Quaifes Road and that section of Halswell Junction Road identified on the Outline Development Plan (Halswell West) (Appendix 3W) as being 'Limited Access' shall not have direct vehicle access from this road.

11.2.22 Collection of Roof Rainwater

Updated 1 November 2011

Each residential unit located on a site of 650m² or larger shall incorporate means of collecting rainwater for use within the site.

References to other development standards

Updated 1 November 2011

Clarification of rules

(refer Part 9, Clause 2)

Excavation and filling of land

(refer Part 9, Clause 5)

Financial contributions on land use activities

(refer Part 9, Clause 7)

Outdoor advertising

(refer Part 10, Clause 30)

Sale of liquor

(refer Part 10, Clause 4)

Relocated buildings

(refer Part 10, clause 6)

Transport (parking, access and manoeuvring)

(refer Part 13)

Subdivision

(refer Part 14, clause 18)

11.3 Community Standards

11.3 Community Standards

Updated 1 November 2011

The Community Standard Rules do not apply to the land identified as being Business 1 on the Outline Development Plan (Halswell West)(Appendix 3W). For that area of land, the Business 1 Zone rules shall apply.

11.3.1 Scale of activity - other activities

Updated 1 November 2011

- (a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities, shall be 40m² or 30% of the gross floor area of all buildings on the site, whichever is the larger, except where an activity is an educational, spiritual, day-care, or health facility.
- (b) No more than one full-time equivalent person, who resides permanently elsewhere than on the site may be employed in undertaking any activity on the site except where the activity is an educational, spiritual, day-care, or health facility; or where the activity is undertaken in a community footprint.

11.3.2 Site size - other activities

Updated 1 November 2011

The maximum net area of any site for activities other than residential activities shall be 1100m² except:

- (a) Where the activity occupies not more than 40 square metres of floor space and at least one person engaged in the activity resides permanently on the site, the maximum net area of any site for activities other than residential activities shall be 1375m².

Or

- (b) Where the activity is located in a community footprint.

11.3.3 Hours of operation - other activities

Updated 1 November 2011

- (a) The maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week except where located in a community footprint.
- (b) Hours of operation, including all related visitors, clients and deliveries to the site, shall be limited to between the hours:
0700 - 2300 Monday to Friday, and
0800 - 2300 Saturday, Sunday and public holidays

except

- (i) where the activity occupies not more than 40m² of floor space, and
- (ii) where each person engaged in the activity outside the above hours resides permanently on the site, and
- (iii) there are no visitors, clients or deliveries to or from the site outside the above hours.

Refer also to city rules - (Part 11, Clause 1 - Noise)

11.3.4 Traffic generation - other activities

Updated 1 November 2011

- (a) The maximum number of vehicle trips per site shall be:
- (i) Sites where access is shared with at least one other site:

Heavy vehicles	2 per week
Other vehicles	16 per day

- (ii) Sites with frontage to local roads, other than (i) above:

Heavy vehicles	2 per week
Other vehicles	32 per day

- (iii) All other sites:

Heavy vehicles	4 per week
Other vehicles	50 per day

Except that for educational, spiritual, daycare and health facilities, and all other activities in a community footprint the maximum number of vehicle trips per site shall be:

Collector and arterial roads:	100 per day
Community footprint:	200 per day

- (b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

11.3.5 Building size and separation - residential and other activities

Updated 1 November 2011

- (a) The maximum gross floor area of any single residential unit shall be 550m².
- (b) Where buildings located on the same site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 3.6 metres except where the building is located in the Density A areas shown on Outline Development Plan (Halswell West)(Appendix 3W, Part 2) in which cases the setback shall be not less than 1.8 metres from the site boundaries, unless such buildings share common party walls or zero building boundaries can be achieved.

11.3.6 Residential coherence - other activities

Updated 1 November 2011

At least one person engaged in the activity shall reside permanently on the site, except where the activity is an educational, spiritual, day-care or health facility and is located:

- (i) On a front site with frontage to a collector, arterial road or a road identified on the Movement Network Layer Diagram (Appendix 3W/b), Part 2); and
- (ii) Any residential activity on an adjoining front site or front site separated by an access with the frontage to the same road is left with at least one residential neighbour. For the purpose of this clause, the residential neighbour shall be on an adjoining front site or front site separated by an access and have frontage to the same road.
- (iii) The residential block is not left with more than two non-residential activities in that block (for an explanation of this Clause, see the diagram in Part 2, Clause 2.3.7).

Reference to other community standards

Updated 1 November 2011

Noise

(refer Part 11, Clause 1)

8. Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)

(refer part 13).

11.4 Critical standards

Updated 1 November 2011

The Critical Standard Rules do not apply to that area of land identified as Business 1 on the Outline Development Plan (Halswell West)(Appendix 3W). For this area, the Business 1 Zone rules apply.

11.4.1 Residential site density

Updated 1 November 2011

- (a) Notwithstanding Clause 11.2.1, any residential activity located within an area marked 'Density A', 'Density B' and 'Density C' as shown on the Outline Development Plan (Halswell West) Appendix 3W, Part 2, where the minimum net site area or the maximum site area are not complied with, shall be a non-complying activity.
- (b) Each residential unit located in an area marked 'Density A', 'Density B' and 'Density C' as shown on the Outline Development Plan (Halswell West) Appendix 3W, Part 2 shall be contained in its own separate site.

11.4.2 Open space - residential activities

11.4.2 Open space - residential activities

Updated 1 November 2011

- (a) In the Living G (Halswell West) zone the maximum percentage of the net area of the site covered by buildings shall be:

	Residential activities with garage provided	Residential activities and Other activities without garage provided
Density A residential areas	60%	60% less 18m ²
Density B residential area	45%	45% less 18m ²
Density C residential area	40%	60% less 18m ²

(i) For elderly persons housing complexes located in the Density B and C residential areas, the percentage coverage by buildings shall be calculated over the net area of the site of the entire complex, rather than over the net area of the site of any part of the complex.

- (b) For residential sites in Density B and C residential areas, the maximum percentage of the site covered by paved impermeable surface shall be 30%.
- (c) For residential site in Density A residential areas, the maximum percentage of the site covered by paved impermeable surface and buildings shall be 80%.

Refer also to the development standards for open space - Clause 11.2.2

11.4.3 Street Scene

Updated 1 November 2011

The minimum setback from the road boundary with Halswell Junction Road shall be 9.5m.

11.4.4 Building height - residential and other activities

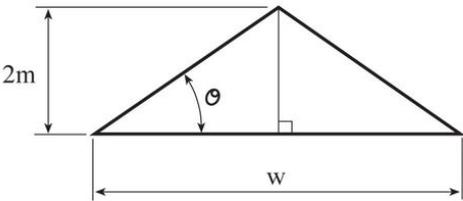
Updated 1 November 2011

Maximum height of any building shall be:

Density A and B residential areas	14m
Density C residential area	9m

Except that for sites in Density A and B residential areas where the roof of the building has a slope less than the minimum slope determined by the diagram below, the maximum height shall be 13m.

Building Height – residential and other activities



Formula: $\tan \theta = \frac{4}{w}$
up to a minimum angle of 22°

Width of building (w)	Minimum roof slope
6m	34°
8m	27°
10m	22°
10^+m	22°

Refer also to the development standards for building height - Clause 11.2.3

11.4.5 Boarding of animals - other activity

Updated 1 November 2011

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

11.4.6 Dismantling or repair of motor vehicles - other activities

Updated 1 November 2011

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles.

11.4.7 Development Plan - residential activities

Updated 1 November 2011

Any development of land shall be in accordance with the fixed structural elements identified in the Outline Development Plan (Halswell West)(Appendix 3W, Part 2):

11.4.8 Retailing - other activities

Updated 1 November 2011

Retail activities shall be limited to the sale of goods grown or produced on the site except where located in a community footprint.

(Refer also to the development standards for retailing - Clause 11.2.20 which means that the sale of goods grown or produced on the site is a discretionary activity in respect of that standard.)

11.4.9 Residential Activities

Updated 1 November 2011

- (a) Residential activities shall be a non-complying activity where provision is not made for the following:
- (i) the disposal of waste water via the Christchurch City Council waste water system; and
 - (ii) connecting to a potable water supply via the Christchurch City Council urban reticulated system via a service main.

With regards to servicing constraints, this clause shall cease to apply when the capacity and servicing constraints in the Christchurch City Council waste water system and water service main have been overcome, and the Unit Manager-Asset and Network Planning (or equivalent Council Officer) is satisfied that there is capacity in the reticulated waste water system for further development to occur and further development can be adequately provided with a safe, potable water supply.

Reference to other critical standards

Updated 1 November 2011

Excavation and filling of land

(refer Part 9, Clause 5)

Outdoor advertising

(refer Part 10, Clause 3)

Fortified sites

(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Subdivision (including prohibited activities)

(refer Part 14)

Hazardous Substances

(refer Part 11 Clause 3.3.5)

12.0 Rules - Living G (North West Belfast) Zone

12.0 Rules - Living G (North West Belfast) Zone

Updated 14 May 2012

12.1 Categories of activities

Updated 14 May 2012

12.1.1 Residential activities

Updated 14 May 2012

- (a) Any residential activity which complies with:
- all of the development standards under Clause 12.2;
 - all of the community standards under Clause 12.3; and
 - all of the critical standards under Clause 12.4
- and is not a prohibited activity, shall be a permitted activity.
- (b) Any residential activity which complies with all of the critical standards under Clause 12.4, but does not comply with any one or more of the development standards under Clause 12.2 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.
- (c) Any residential activity that does not comply with any one or more of the community standards under Clause 12.3 shall be a discretionary activity.
- (d) Any residential activity which does not comply with any one or more of the critical standards under Clause 12.4, shall be a non-complying activity.
- (e) Clarification of categories of activities:

The standards may also specify that an activity is discretionary or controlled (where non-compliance is with development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

12.1.2 Other activities

Updated 14 May 2012

- (a) Any other activity which complies with:
- all of the development standards under Clause 12.2;
 - all of the community standards under Clause 12.3; and
 - all of the critical standards under Clause 12.4
- and is not a prohibited activity, shall be a permitted activity.
- (b) Any other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards under Clause 12.2 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.
- (c) Any activity other than a prohibited activity, which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 12.3 shall be a discretionary activity.
- (d) Any other activity other than a prohibited activity, which does not comply with any one or more of the critical standards under Clause 12.4, shall be a non-complying activity.

12.2 Development Standards

12.2.1 Business 1 Area

Updated 14 May 2012

(a) Within the areas shown as Business 1 and Mixed Use in Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast), Part 2, Volume 3, the Business 1 zone rules shall apply in place of Living G Development, Community and Critical Standards, except that clause 3.2 (c) Part 3, Volume 3 shall not apply to the ground floor of any building.

(b) Within the area identified as deferred Business 1 on the Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast) Part 2, Volume 3, any use and development of land in accordance with the Business 1 (other than a residential activity) shall be a restricted discretionary activity with the Council's discretion limited to effects on the owners of Lots 27-28 DP 20313.

Note: Except where written approvals have been obtained any application under Development Standard 12.2.1(b) shall be limited notified to the owners of Lots 27 - 28 DP 20313.

Note also Development Standard 3.4.14 and Critical Standard 3.6.2, Part 3, Volume 3.

12.2.2 Residential site density

Updated 14 May 2012

Where the terms 'Density A', 'Density B', or 'Density C' are used in the development, community, or critical standards they shall have the meanings set out below:

'Density A' (High) residential site:	average lot size: to be contained within a range of 220m ² to 325m ² . Minimum net site area of 200m ² .
'Density B' (Medium) residential site:	average lot size: to be contained within a range of 600m ² to 650m ² . Minimum net site area of 550m ² .
'Density C' (Low) residential site:	average lot sizes to be contained with a range of 2000m ² to 5000m ² . Minimum net site area of 2000m ² .

(a) As a technical standard to ensure a mix of residential densities in the zone overall, any development for residential activity shall provide for the range of residential densities in locations as shown on Appendix 3X/1(a) Densities and Key Infrastructure (North West Belfast) Part 2 Volume 3 so as to yield an appropriate number of dwellings in those areas.

Each residential unit shall be contained within its own separate site.

Although not a required outcome of an individual application for part only of the land contained with the whole zone, an application should not frustrate the intention that development should ultimately yield a minimum of 1300 residential units with the following mix of residential density ranges across the Living G (North West Belfast) zone as a whole:

2% - 5% at 'Density A' within the Business 1 Zone

42% - 60% at 'Density A' refer to Policy 11.1.17

<2% at 'Density C'

The balance shall be Density B.

(b) For any proposed development that does not achieve the residential densities set out in the locations shown in Appendix 3X/1(a) Densities and Key Infrastructure (North West Belfast) Part 2 Volume 3, details shall be provided to show alternative locations within the zone on land where the applicant is the registered proprietor where compliance with the overall density provisions of Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast), Part 2, Volume 3, can be otherwise achieved.

Note:

A site plan shall be supplied with any application for building consent pursuant to the Building Act 1991 specifying on each site which density range the site is within.

12.2.3 Open space - residential and other activities

Updated 14 May 2012

The maximum percentage of:

(a) The net area of any site covered by buildings shall be:

	Residential activities with garage provided	Other activities and residential activities without garage provided
Density C residential sites	35%	35% less 18m ²
Density B residential sites	40%	40% less 18m ²
Density A residential sites	50%	50% less 18m ²

(b) The portion of the site covered by paved impermeable surface shall be less than 25% (excluding the dwelling and garage).

Except that where a Living G (North West Belfast) site abuts an existing Living 1 zoned site the site coverage standard for the Living 1 zone shall apply to that site.

(Refer also to critical standards for open space - Clause 12.4.2)

12.2.4 Building height - residential and other activities

Updated 14 May 2012

The maximum height of any buildings shall be:

Density C residential sites:	8m
Density B residential sites:	8m
Density A residential sites:	11m

except that:

- (i) Where there is an internal boundary between two Living G (North West Belfast) sites that are within different density ranges as specified in clause 12.2.2 the more restrictive maximum height shall apply to both sites.
- (ii) Where a Living G (North West Belfast) site directly abuts an existing Living 1 zoned site or sites the Living 1 zone Building height - residential and other activities rules shall apply to that site.
- (iii) Where the circumstances in both paragraphs (i) and (ii) above apply, the Living 1 zone building height - residential and other activities - rules shall apply to that site.

(Refer also to critical standards for building height - Clause 12.4.2)

12.2.5 Sunlight and outlook for neighbours - residential and other activities

Updated 14 May 2012

(a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above ground level on internal boundaries, as shown in Part 2, Volume 3, Appendix 1, as follows:

Density C residential sites - Part 2, Appendix 1, diagram A

Density B residential sites - Part 2, Appendix 1, diagram A

Density A residential sites - Part 2, Appendix 1, diagram D

except that:

- (i) Where an internal boundary of a site immediately adjoins an access or part of an access the recession planes shall be constructed from points 2.3m above the far side of the access;
 - (ii) Where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
 - (iii) Where buildings are on adjoining Density A sites, recession planes shall not apply along that part of the boundary between those sites covered by either a common party wall or immediately adjoined by a zero building setback boundary wall.
 - (iv) Other than where (iii) above applies where there is an internal boundary between two Living G (North West Belfast) sites that are within different density ranges specified in clause 12.2.2 the more restrictive recession plane shall apply to both sites.
 - (v) Where a Living G (North West Belfast) site directly abuts an existing Living 1 zoned site or sites the Living 1 zone Sunlight and outlook for neighbours - residential and other activities rules shall apply to that site.
 - (vi) Subject to (v) where a building is on the north side of a street that runs east-west (+ or - 20 degrees) then there shall be no recession plane to the south.
- (b) The level of internal boundaries, shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

12.2.6 Street scene - residential and other activities

Updated 14 May 2012

(a) Minimum building setback from road boundaries shall be 3.0m except that:

- (i) Where a garage has a vehicle door generally facing a road or shared access the minimum garage setback shall be 5.5m from the road boundary or shared access;
- (ii) On any Density A residential site on the north side of a local road which runs at 90° (+ or - 20°) to the True North there shall be no minimum setback excluding a garage (for which 12.2.6(a)(i) applies).

(b) Street frontage and street frontage landscaping and fencing.

- (i) Subject to the exception in rule 12.2.6(a)(ii), the full length of the road frontage shall be landscaped to a depth of 2m except across those parts of the road boundary used as a vehicles or pedestrian crossing, or where necessary to ensure safety/visibility or security surveillance of public spaces.
- (ii) Domestic driveways shall be a maximum width of 4.5m at the property boundary for a depth of at least 2m at the entrance (in order to facilitate landscaping) and allow clear visibility above 1m for a width of 1.5m either side of the entrance.
- (iii) Garage doors and carport entrance ways on attached or detached garages and carports shall not comprise more than 50% of any ground floor elevation viewed from any one road boundary on any one site.
- (iv) Any fence within the minimum building setback specified in rule 12.2.6(a) shall have a maximum height of 1 metre, except where required for screening of outdoor storage areas.

12.2.7 Separation from neighbours - residential and other activities

Updated 14 May 2012

Minimum building setback from internal boundaries shall be 1.8m, except that

(a) Accessory buildings may be located within 1.8m of internal boundaries where the total length of walls or parts of accessory buildings facing, and located within 1.8m of each internal boundary does not exceed 10.1m in length;

(b) Within sites:

- (i) that have been identified by consent notice; or
- (ii) are shown on the Outline Development Plan Appendix 3X/1 as Density A sites

up to a zero building set back from either one internal eastern or southern side boundary (as defined by the diagram in Part 2, Appendix 10) may be permitted on any such site provided that first there shall be no living area windows at ground floor level permitted in any such building wall; and secondly that any windows at upper levels shall be non-opening and glazed with opaque glass;

(c) Where there are boundaries between Density A sites (as identified by consent notice or as shown on the Densities and Key Infrastructure Plan Appendix 3X/1(a)) and Density C and Density B sites up to a zero building set back may be permitted within the Density A site from either one internal eastern or southern side boundary (as defined by the diagram in Part 2, Appendix 10) provided:

- (i) that the total aggregate length of wall of any such building on that boundary does not exceed 10.0m in length within 1.8m of that boundary;
- (ii) that there shall be no living area windows at ground floor level permitted in any such building / wall; and
- (iii) that any windows at upper levels shall be non-opening and glazed with opaque glass;

- (d) Where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m;
- (e) Where buildings on adjoining sites have a common wall along an internal boundary no set back is required along that part of the boundary covered by such a wall;
- (f) For residential activities any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary provided that:
 - (i) this shall not apply to a window at an angle of 90° or greater to the boundary; and
 - (ii) first floor level shall not include a window or balcony which begins within 1.2m of ground level (such as above a garage which is partly below ground level - for explanation see diagram in relation to Clause 2.2.6 in this part of the City Plan)
- (g) For residential activities, where a window of a ground floor living area of a residential unit faces an internal boundary, the window shall be set back a minimum of 3m from the internal boundary provided that:
 - (i) where an internal boundary of a site immediately adjoins an access or part of an access, the setback shall be 1m measured from the internal boundary; and
 - (ii) this shall not apply to a window at an angle of 90° or greater to the boundary. (for explanation see diagram in relation to Clause 2.2.6 in this part of the City Plan)

12.2.8 Continuous building length - ridgelines and parapets - residential and other activities

Updated 14 May 2012

Note: This rule does not apply to any development in Density A Residential area subject to the urban design and amenity Rule 12.2.17.

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgelines and/or parapets to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m.

except that:

- (i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary;
- (ii) Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end building, the length of that step need only equal the remaining length of the ridgeline and or horizontal parapet.

Refer to Part 2, Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

12.2.9 Continuous building length - exterior walls - residential and other activities

Updated 14 May 2012

Note: This rule does not apply to any development in Density A Residential area subject to the urban design and amenity Rule 12.2.17.

- (a) Subject to (b) and (c) steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
less than or equal to 20m	0
greater than 20m but less than or equal to 24m	1
greater than 24m but less than or equal to 28m	2
greater than 28m but less than or equal to 32m	3
greater than 32m	4 + 1 for every additional 10m of length over 32m

- (b) Where steps are required by (a) above:
 - (i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.
 - (ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.
 - (iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
 - (iv) The required steps shall be provided at all levels of the exterior wall,
- (c) except that:
 - (i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.
 - (ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

Refer to Part 2, Appendix 1A (pages A and B) and the definitions of step, length and ridgeline for further clarification of this rule.

12.2.10 Outdoor living space - residential activities

Updated 14 May 2012

- (a) Each residential unit with a room or garage on the ground floor shall be provided with an outdoor living space in a contiguous area, contained within the net area of the site with a minimum area and dimension as follows:

	Minimum area	Minimum Dimension
Density C residential sites	90m ²	6m
Density B residential sites	75m ²	4.5m

Density C residential sites	40m ²	4m
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except that:

- (b) Each residential unit without a room or garage on the ground floor shall be provided with a balcony:
- (i) with a minimum area and dimension as follows:

	Minimum area	Minimum Dimension
Density C residential sites	6m ²	1.5m
Density B residential sites	5m ²	1.5m
Density A residential sites	5m ²	1.5m

and

- (ii) with the maximum height of any balustrade being 1.2 metres.
- (c) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine on the shortest day of the year.

Note for clarification: This rule only applies to structures on the same site.

- (d) The required minimum area shall not be occupied by any building, access or parking space, other than:
- An outdoor swimming pool; or
 - Accessory building of less than 8m²; or
 - Any building or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and which occupies no more than 30% of the area of the outdoor living space.

12.2.11 Family flats - residential activities

Updated 14 May 2012

- (a) Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandahs, of 65m².
- (b) Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:
- (i) the family flat shall be relocated from the site; or
- (ii) the family flat shall have the kitchen removed so that the flat is no longer a self-contained residential unit.

12.2.12 Screening from neighbours - other activities

Updated 14 May 2012

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination to at least 1.8m in height along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.8m minimum height standard is to be achieved at the time of planting.

12.2.13 Restrictions on outdoor activities - other activities

Updated 14 May 2012

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

12.2.14 Other activities - Noise from pre-schools

Updated 14 May 2012

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to the consideration of the effects of noise from the location of outdoor activities and facilities associated with this activity.

12.2.15 Density A dwelling orientation to the street.

Updated 14 May 2012

Dwellings on Density A sites shall have a kitchen or dining room or living room or combination thereof, with a total area of windows of at least 3m² that overlook the setback (if any) from the road boundary, or in the case of no setback, the road itself.

12.2.16 Creation of Stormwater Drainage Swales

Updated 14 May 2012

Creation of stormwater drainage swales and water bodies in the Living G (North West Belfast) zone shall be a restricted discretionary activity with the Council's discretion limited to:

- (a) the efficient and effective operation of the stormwater system as part of a complete treatment train from rainfall to discharge to the Waimakariri River (or its tributaries);
- (b) compliance with Appendix 3X/3, Part 2, Volume 3 (the Blue Network) and associated policy 11.1.19;
- (c) the extent to which the design, layout and plant species proposed have been undertaken and selected having consideration to the operations of the Christchurch International Airport and the need to minimise potential bird strike; and
- (d) the need to maximise open space in the locations as shown on the Outline Development Plan layer diagrams (Appendix 3X, Part 2, Volume 3).

12.2.17 Urban design and amenity for Density A Residential Area - residential and other activities

Updated 14 May 2012

- (a) Except where new buildings have been included as part of a subdivision consent granted pursuant to clause 29.2.2, Part 14, Volume 3, the erection of new buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the urban design and amenity of the site and development thereon.

(b) Iterations or additions to existing buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the urban design and amenity of the site and development thereon.

12.2.18 Contaminated land - residential activities

Updated 14 May 2012

The construction of any building involving human occupancy shall be a restricted discretionary activity with the Council's discretion limited to health and safety, adequacy of site investigation, mitigation and remediation.

Note 1: The investigation of individual building lots should be carried out in accordance with the Ministry of the Environment's Contaminated Land Management 9. Guidelines or any relevant National Environmental Standard for assessing and managing contaminants in soil. An investigation shall also be carried out to evaluate the extent and potential effects to health and safety of occupants caused by landfill gas migration from other land.

These investigations should be carried out by persons with recognised expertise and experience. In the event that soil contamination is identified or landfill gas is detected at levels which require remedial and/or site management measures to be undertaken to make the land suitable for its intended purpose, such measures shall be undertaken and recorded, and copies of the investigation and remediation/site management reports shall accompany the building consent application.

Note 2: This clause does not apply where the site has been investigated by way of a subdivision consent application in accordance with Subdivision Rule 29.2.4 Part 14 Volume 3 Site Contamination.

12.2.19 Walkable Blocks

Updated 14 May 2012

In the Density A and Business zones, every building block of residential or business development shall be entirely enclosed by land legally accessible to the general public and the circumference of each building block shall not exceed 320 metres.

For the purposes of this rule legally accessible means land that any member of the public may legally occupy at any time. This may include legal roads, road reserves, recreation reserves, and local purpose reserves.

12.2.20 Bypass Corridor Concept Plan Area

Updated 14 May 2012

(i) Prior to any development within the area shown as the Bypass Corridor Concept Plan Area in Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast) Part 2, Volume 3, a concept plan shall be submitted to the Council.

The concept plan shall specify:

- (a) the alignment of the Western Belfast Bypass as confirmed as final by a NZTA Notice of Requirement; and
- (b) areas of density to give effect to rule 12.2.2; and
- (c) appropriate setbacks from the Western Belfast Bypass Corridor for noise attenuation purposes; and
- (d) stormwater attenuation; and
- (e) roads, cycle and pedestrian routes; and
- (f) areas of open space

And shall as closely as practicable give effect to the Densities and Key Infrastructure Plan and layer diagrams (Appendix 3X/1-4, Part 2 Volume 3), whilst taking into account the limitations imposed by the Western Belfast Bypass. The Council shall consult with the NZTA on the relevant Concept Plan details as outlined in sub-clauses (a), (c), (d) and (e) below.

The concept plan shall be assessed as a controlled activity with the Council's control restricted to :

- (a) integration of land use with the alignment of the Western Belfast Bypass as confirmed as final by a NZTA Notice of Requirement and
- (b) areas of density to give effect to rule 12.2.2; and
- (c) appropriate setbacks from the Western Belfast Bypass Corridor for noise attenuation purposes; and
- (d) stormwater attenuation; and
- (e) roads, cycle and pedestrian routes; and
- (f) areas of open space

(ii) Upon approval of the concept plan pursuant to rule 29.1.5(i) it shall substitute the development shown within the Bypass Corridor Concept Plan Area in Appendix 3X/1-4, Part 2, Volume 3 and all applicable Living G (North West Belfast) objective, policy and rule provisions in this Plan shall be read as applying to the development within the Concept Plan area.

References to other development standards

Clarification of rules

(refer Part 9, Clause 2)

Excavation and filling of land

(refer Part 9, Clause 5)

Financial contributions on land use activities

(refer Part 9, Clause 7)

Outdoor advertising

(refer Part 10, Clause 30)

Sale of liquor

(refer Part 10, Clause 4)

Relocated buildings

(refer Part 10, clause 6)

Transport (parking, access and manoeuvring)

(refer Part 13)

Subdivision

(refer Part 14, clause 18)

12.3 Community Standards

Updated 14 May 2012

12.3.1 Scale of activity - other activities

Updated 14 May 2012

- (a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities, shall be 40m² except where an activity is an educational, spiritual, day-care, health or retail facility and is located within the areas indicated for Business 1 activities and Community Footprint in Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast) Part 2, Volume 3.
- (b) No more than one full-time equivalent person, who permanently resides elsewhere than on the site may be employed in undertaking any activity on the site, other than as excepted above, or where the activity is an educational, spiritual, day-care, or health facility, and is located within the area indicated in Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast) Part 2, Volume 3, as a Community Footprint.
- (c) Within the area shown as Business 1 in Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast) Part 2, Volume 3, the Business 1 zone rules shall apply, except that clause 3.2 (c) Part 3, Volume 3 shall not apply to the ground floor of any building.

12.3.2 Site size - other activity

Updated 14 May 2012

The maximum net area of any site for activities other than residential activities shall be 1100m² except:

- (a) where the activity occupies not more than 40 square metres of floor space and at least one person engaged in the activity resides permanently on the site, the maximum net area of any site for activities other than residential activities shall be 1375 square metres;
- or
- (b) where the activity is located within the area shown as either Business 1 or 'Community footprint' in Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast) Part 2, Volume 3.

12.3.3 Hours of operation - other activities

Updated 14 May 2012

- (a) The maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week.
- (b) Hours of operation shall be limited to between the hours:
0700 - 2000 Monday to Friday, and
0800 - 2300 Saturday, Sunday and public holidays
except
- (i) where the activity is located within the Business 1 or 'Community footprint' in Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast) Part 2, Volume 3; or
- (ii) where the activity occupies not more than 40m² of floor space, and
- (iii) where each person engaged in the activity outside the above hours resides permanently on the site, and
- (iv) where there are no visitors, clients or deliveries to or from the site outside the above hours.

Refer also to Part 11, Clause 1 - Noise rules

12.3.4 Traffic generation - other activities

Updated 14 May 2012

- (a) Maximum number of vehicle trips per site shall be:
- (i) Sites where access is shared with at least one other site:

Heavy vehicles	2 per week
Other vehicles	16 per day

(ii) Sites with frontage to local roads, other than (i) above:

Heavy vehicles	2 per week
Other vehicles	32 per day

(iii) All other sites:

Heavy vehicles	4 per week
Other vehicles	50 per day

except:

- (iv) where the site is located within the areas shown as Business 1, deferred Business 1 and the Mixed Use Zone in Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast) Part 2 Volume 3.

or

(v) for educational, spiritual, daycare and health facilities the maximum number of vehicle trips per site shall be:

Collector and arterial roads:100 per day

Community footprint:200 per day

(b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

12.3.5 Building size and separation - residential and other activities

Updated 14 May 2012

(a) The maximum gross floor area of any single building shall be 550m².

(b) Where buildings located on the site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 3.6 metres except where the building is located in Density A areas shown in Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast), Part 2, Volume 3 or is identified by consent notice as being a high density site, in which cases such setback shall be not less than 1.8 metres from site boundaries, unless such dwellings share common party walls or zero building boundaries can be achieved.

12.3.6 Residential coherence - other activities

Updated 14 May 2012

At least one person engaged in the activity shall reside permanently on the site, except where the activity is within the area shown as Business 1 in Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast), Part 2, Volume 3; or is an educational, spiritual, day-care, health or retail facility, and is located within the area indicated for community footprint activities on Appendix 3X/1 (a) Densities and Key Infrastructure Plan (North West Belfast), Part 2, Volume 3.

Reference to other community standards

Noise

(refer Part 11, Clause 1)

Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)

(refer Part 13).

12.4 Critical standards

Updated 14 May 2012

12.4.1 Residential site density

Updated 14 May 2012

Notwithstanding Rule 12.2.1, any development for residential activity where the average lot size is larger than the higher of the range specified in that rule for the location to which the development applies, as shown on Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast) Part 2, Volume 3, shall be a non-complying activity unless the development complies with 12.2.1 (b) and a consent notice is registered in accordance with Rule 29.2.1(c)(iii).

12.4.2 Open space - residential activities

Updated 14 May 2012

(a) In the Living G (North West Belfast) zone the maximum percentage of the net area of the site covered by buildings shall be:

	Residential activities with garage provided	Residential activities and Other activities without garage provided
Density C residential sites	40%	40% less 18m ²
Density B residential sites	45%	45% less 18m ²
Density A residential sites	60%	60% less 18m ²

(i) in the Density C and Density B lots, for housing complexes for the elderly, the percentage coverage by buildings shall be calculated over the net area of the site.

(b) For Density C or Density B residential sites the maximum percentage of the site covered by paved impermeable surface shall be 30%.

(c) For Density A residential sites the maximum percentage of the site covered by paved impermeable surface and buildings shall be 80%.

Refer also to development standards for open space - Clause 12.2.2

12.4.3 Building height - residential and other activities

Updated 14 May 2012

Maximum height of any building shall be:

Density C residential sites	9m
Density B residential sites	9m
Density A residential sites	14m

12.4.4 Boarding of animals - other activity

Updated 14 May 2012

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

12.4.5 Dismantling or repair of motor vehicles - other activities

Updated 14 May 2012

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles provided that vehicles being dismantled or repaired that are owned by people who live on the same site are exempt from this standard.

12.4.6 Special setback provisions - residential and other activities.

Updated 14 May 2012

Development of land adjacent to the Devondale Driveway, as marked on the Densities and Key Infrastructure Plan in Appendix 3X/1(a), Part 2, Volume 3 shall be subject to:

- (i) a site boundary setback of 15 metres from the Devondale Driveway; and
- (ii) the area within the setback shall be held in common ownership and shall be of high amenity design with:
 - (a) consistent design of permeable fences; and
 - (b) the placement of key trees and shrubs within this 15m [Driveway] setback, where the lot is Density C and east of the Devondale Driveway.

Setbacks for residential activities on the Spine Road shall be:

- (i) Density A - buildings shall be setback 2 metres, except for housing on the southern side of the road when parallel with Johns Road
- (ii) Density B - buildings shall be setback of 2 metres.

Setbacks on the north side of roads running east-west:

- (i) Density A and B there shall be a maximum setback of 3 metres, unless;
- (ii) where vehicle access from the street is required, garages shall be setback a minimum of 5.5 metres

12.4.7 Fencing - Residential activities

Updated 14 May 2012

Where a residential building is set back 3 metres or less the maximum fence height shall be 1.2 metres.

Future access off Devondale Driveway is limited to one additional allotment.

12.4.8 Vehicular access

Updated 14 May 2012

- (i) Residential and other activities shall have no direct vehicular access to Johns Road other than via intersections identified as A2 and A3 on Appendix 3X/1(a) Densities and Key Infrastructure Plan, Part 2, Volume 3 while, between Groynes Drive and Main North Road, Johns Road is defined as a major arterial road in this Plan or until the state highway status of this part of Johns Road is revoked, whichever occurs the earlier.
- (ii) For the intersections shown as X and Y on Appendix 3X/1(a) Densities and Key Infrastructure Plan :
 - (a) A single intersection is to be formed either directly on the Richill Street intersection with Main North Road or in the vicinity of one of the two locations marked as X on Darroch Street, at a safe distance from the intersection of Darroch Street and Main North Road, in consultation with the relevant road controlling authority; and
 - (b) Any intersection formed in the location marked as Y on Appendix 3X/1(a) Densities and Key Infrastructure Plan shall be left in, left out only and shall be designed in consultation with the relevant controlling authority.
- (iii) Where vehicular access to a site is available by service lane, access strip, access lot, private road or private way, all vehicular access onto and off the site shall be via that access.
- (iv) In Density A areas access to garages from the Spine Road shall be via rear lane access only and rear lane accesses shall be a minimum of 60 meters apart.

Reference to other critical standards

Excavation and filling of land

(refer Part 9, Clause 5)

Outdoor advertising

(refer Part 10, Clause 3)

Fortified sites

(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Subdivision (including prohibited activities)

(refer Part 14)

Hazardous Substances

(refer Part 11 Clause 3.3.5)

13.0 Rules - Living G (Highfield) Zone

13.1 Categories of activities

13.1.1 Residential activities

Updated 06 December 2013

a) *Any residential activity which complies with:*

- *All of the development standards under clause 13.3; and*
- *All of the community standards under clause 13.4; and*
- *All of the critical standards under clause 13.5;*

shall be a permitted activity.

b) *Any residential activity which complies with all of the community and critical standards in clauses 13.4 and 13.5, but does not comply with any one or more of the development standards in clause 13.3 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to these development standards.*

c) *Any residential activity which complies with all of the critical standards in clause 13.5, but does not comply with any one or more of the community standards in clause 13.4 shall be a discretionary activity.*

d) *Any residential activity that does not comply with any one or more of the critical standards in clause 13.5 shall be a non-complying activity.*

e) *Clarification of categories of activities:*

The development standards may also specify that an activity is discretionary or controlled and may specify that the exercise of the Council's discretion is limited to the matter(s) subject to that development standard.

13.1.2 Other Activities

Updated 06 December 2013

a) *Any other activity which complies with:*

- *All of the development standards under Clause 13.3; and*
- *All of the community standards under Clause 13.4; and*
- *All of the critical standards under Clause 13.5;*

shall be a permitted activity.

b) *Any other activity which complies with all of the community and critical standards, but does not comply with any one or more of the development standards in Clause 13.3 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.*

c) *Any other activity which complies with all of the critical standards, but does not comply with any one or more of the community standards in Clause 13.4, shall be a discretionary activity.*

d) *Any other activity which does not comply with any one or more of the critical standards in Clause 13.5, shall be a non-complying activity.*

e) *Clarification of categories of activities:*

The development standards may also specify that an activity is discretionary or controlled and may specify that the exercise of the Council's discretion is limited to the matter(s) subject to that development standard.

13.2 General Rule

13.2.1 The development, community and critical standards of Clause 13.0 (Part 2) do not apply to the land identified as neighbourhood centres/business nodes (Business 1) on the Outline Development Plan (Highfield) (Part 2, Appendices 3Y(a) and 3Y(b)). For those areas the Business 1 Zone rules shall apply.

Updated 06 December 2013

13.3 Development Standards - All Residential Areas

Updated 06 December 2013

Any application arising solely from the following clauses will not require the written consent of the other persons and shall be non-notified.

13.3.4 - Street scene - residential and other activities

13.3.5 - Street frontage landscaping and fencing

13.3.9 - Outdoor living space - residential activities

13.3.11 - Screening from neighbours - residential sites

13.3.13 - Fencing on sites adjoining the Green Network and Blue Network - residential and other activities

13.3.16 - Ground floor habitable space and dwelling orientation to the street

13.3.17 - Urban design and amenity for Density A residential sites - residential and other activities

13.3.1 Open Space - residential and other Activities

Updated 06 December 2013

a) The maximum percentage of the net area of any site covered by buildings shall be:

	<i>Other activities and residential activities with garage provided</i>	<i>Residential activities without garage provided</i>
<i>Density B residential area</i>	55%	55% less 18m ²
<i>Density C residential area</i>	40%	40% less 18m ²
<i>Density D residential area</i>	35%	35% less 18m ²

b) In Density A, the maximum portion of the site covered by paved impermeable surface (excluding garage and dwelling) shall be 25%.

Refer also to critical standards for open space - Clause 13.5.2

13.3.2 Building height - residential and other activities

Updated 06 December 2013

The maximum height of any buildings shall be:

Density A residential areas 11m

Density C and D residential areas 8m

except that:

(i) where the site on the other side of an internal boundary is within a different density area, the more restrictive maximum height shall apply to both sites.

Refer also to critical standards for building height - Clause 13.5.4.

13.3.3 Sunlight and outlook for neighbours - residential and other activities

Updated 06 December 2013

a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above ground level on internal boundaries, as shown in Part 2, Appendix 1, as follows:

Density A residential areas Part 2, Appendix 1, Diagram C

Density B residential areas Part 2, Appendix 1, Diagram B

Density C and D residential areas Part 2, Appendix 1, Diagram A

except that:

(i) Where an internal boundary of a site immediately adjoins an access or part of an access the recession planes shall be constructed from points 2.3m above the far side of the access.

- (ii) Where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
- (iii) Other than where (ii) above applies where there is an internal boundary that directly abuts a different density area the more restrictive recession plane shall apply to both sites.

b) The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

13.3.4 Street scene - residential and other activities

Updated 06 December 2013

Minimum building setbacks from road boundaries shall be as follows:

Density A residential area	2m
Density B residential area	3m
Density C residential area	3m
Density D residential area	3m except all buildings shall be set back at least 10m from the Hills and Hawkins Road boundaries.

except that:

- (i) where a garage has a vehicle door generally facing a road, the minimum setback of the garage door shall be 5.5m from the road boundary.

13.3.5 Street frontage landscaping and fencing - residential and other activities

Updated 06 December 2013

- a) The full length of the road frontage (except where used as a vehicle or pedestrian crossing) shall be landscaped to a depth of 2m, except
- (i) in the Density D Residential Area fronting Hills and Hawkins Roads, the landscaping depth shall be 5m and any new planting shall only include plants from Part 2, Appendix 3yc.

13.3.6 Separation from neighbours - residential and other activities

Updated 06 December 2013

The minimum building setback from internal boundaries shall be 1.5m, except that:

Density area A only

- a) (i) Any residential unit (including attached garage) shall be built up to at least 60% of the total length of each side boundary.
- (ii) there shall be no windows in a wall on a side boundary, except where the side boundary immediately adjoins an access or part of an access and the windows are non-living area windows only.
- b) For residential units and attached garages, where the rear boundary of a site immediately adjoins an access or part of an access no minimum setback is required, except where setbacks are required for specified parts of a building under Rules 13.3.6(f) or (g).
- c) The minimum setback for accessory buildings, other than garages attached to residential units, shall be 1m from all internal boundaries.

Density areas B, C and D only

- d) Accessory buildings may be located within 1.5m of internal boundaries where the total length of walls or parts of accessory buildings facing, and located within 1.5m of each internal boundary, does not exceed 10.1m in length.
- e) Where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m.

All Density areas (A, B, C and D)

- f) Where a window of a ground floor living area of a residential unit faces any internal boundary, the window shall be set back a minimum of 2.0m (for Density areas A and B) or 3.0m (for Density areas C and D) from that boundary provided that:
- (i) this rule shall not apply to a window at an angle of 90 degrees or greater to the boundary.
- (ii) Where an internal boundary of a site immediately adjoins an access or part of an access, the minimum setback shall be 1m measured from the internal boundary.

Note: For additional explanation, see the diagram in Part 2, Clause 2.2.6(d).

- g) Any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary provided that:
- (i) this rule shall not apply to a window at an angle of 90 degrees or greater to the internal boundary; and

(ii) first floor level shall not include any part of a window or balcony within 1.2m of ground level (such as above a garage which is partly below ground level).

Note: For explanation of (i), see the diagram in Part 2, Clause 2.2.6(d).

h) Where buildings on adjoining sites have a common wall along an internal boundary, no setback is required along that part of the boundary covered by such a wall.

i) Notwithstanding any other clause above under 13.3.6, where a garage has a vehicle door generally facing an internal boundary that adjoins a shared access, the minimum setback of the garage door from that internal boundary shall be 5.5m.

13.3.7 Continuous building length - ridgelines and parapets - residential and other activities

Updated 06 December 2013

In Density areas B, C and D, no length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgelines and/or parapets to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m. except that:

(i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary;

(ii) Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end of the building, the length of that step need equal only the remaining length of the ridgeline and or horizontal parapet.

Refer to Part 2, Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

13.3.8 Continuous building length - exterior walls - residential and other activities

Updated 06 December 2013

In Density areas B, C and D only:

a) Subject to (b) below, steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
equal to or less than 20m	0
greater than 20m and equal to or less than 24m	1
greater than 24m and equal to or less than 28m	2
greater than 28m and equal to or less than 32m	3
greater than 32m	4 + 1 for every additional 10m of length over 32m

b) Where steps are required by (a) above:

(i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.

(ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.

(iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.

(iv) The required steps shall be provided at all levels of the exterior wall,

except that:

(i) This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.

(ii) Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

Refer to Part 2, Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

13.3.9 Outdoor living space - residential activities

Updated 06 December 2013

a) Each residential unit with a room or garage on the ground floor shall be provided with an outdoor living space in a contiguous area, contained in the net area of the site with a minimum area and dimension as follows:

Minimum area	Minimum dimension
Density A 40m ²	4m
Density B 40m ²	4m

Density C 75m² 4.5m

Density D 80m² 5.5m

b) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine on the shortest day of the year.

c) The required minimum area shall not be occupied by any building, access or parking space, other than:

Density areas A and B

- An outdoor swimming pool; or
- An accessory building of less than 8m²; or
- Any building or part of a building without walls on at least a quarter of its perimeter, and which occupies no more than 20m² of the outdoor living space.

Density areas C and D

- An outdoor swimming pool; or
- An accessory building of less than 8m²; or
- Any building or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and which occupies no more than 30% of the area of the outdoor living space.

Note: Outdoor living spaces in the Density area A are also subject to assessment criteria under Rule 13.3.17.

13.3.10 Family flats - residential activities in Density areas B and C only

Updated 06 December 2013

- a) Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandahs, of 65m².
- b) Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:
- (i) the family flat shall be relocated from the site; or
 - (ii) shall have the kitchen removed so that the family flat is no longer a self-contained residential unit.

13.3.11 Screening from neighbours - other activities

Updated 06 December 2013

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination thereof to a height of at least 1.5m along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.5m minimum height standard is to be achieved at the time of planting.

13.3.12 Service and storage spaces for Density A residential area - residential activities

Updated 06 December 2013

- a) Each residential site in Density A residential area shall be provided with:
- (i) outdoor service, rubbish, and recycling space of 5m² with a minimum dimension of 1.5m; and
 - (ii) a single, indoor storage space of 4m³ with a minimum dimension of 1m;

Except that if a communal outdoor service, rubbish, and recycling space with a minimum area of 10m² is provided in the site, the outdoor service, rubbish and recycling space may reduce to 3m² for each unit.

b) Each outdoor service, rubbish, and recycling space shall not be located between the road boundary and any habitable spaceroom and shall be screened to a height of 1.5 metres from adjoining sites, conservation or open space zones, roads, and adjoining outdoor living spaces.

13.3.13 Fencing on sites adjoining the Green Network and Blue Network - residential and other activities

Updated 06 December 2013

Fencing on sites that adjoin open space reserves, stormwater management areas or drainage reserves (shown on the Outline Development Plan (Highfield) (Part 2, Appendices 3Y(a) and 3Y(b)), shall have a maximum height of 2m, except that where a fence is between 1m and 2m in height, then the whole of that fence shall be at least 50% visually permeable/semi-transparent.

13.3.14 Restrictions on outdoor activities - other activities

Updated 06 December 2013

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out inside a building.

13.3.15 Other activities - Noise from pre-schools

Updated 06 December 2013

Pre-schools shall be a discretionary activity with the exercise of the Council's discretion limited to consideration of the effects of noise from the location of outdoor activities and facilities associated with this activity.

13.3.16 Ground floor habitable space and orientation to the street, Density A and Density B Residential area - residential activities

Updated 06 December 2013

- a) *Each residential building shall have a habitable space located at the ground level.*
- b) *Each of the habitable space located at ground level shall have a minimum floor area of 12m², a minimum internal dimension of 3m and be internally accessible to the rest of the unit.*
- c) *The ground floor habitable space shall provide a total window area of at least 3m² that overlook the setback from the road boundary.*

13.3.17 Urban design and amenity for Density A Residential Area - residential and other activities

Updated 06 December 2013

- a) *Except where new buildings have been included as part of a subdivision consent granted pursuant to clause 30.1 (Part 14, Volume 3), the erection of new buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to matters of urban design and amenity of the site and development thereon as set out in Assessment Matters 15.2.62.*
- b) *Alterations or additions to existing buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the urban design and amenity of the site and development thereon as set out in Assessment Matters 14.2.62.*

13.3.18 Retailing - other activities

Updated 06 December 2013

Retail activities involving the sale of goods grown or produced on the site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment. This rule does not apply to those areas of land identified as neighbourhood centres/business nodes (Business 1) on the Outline Development Plan (Highfield) (Part 2, Appendices 3Y(a) and 3Y(b)).

(Refer also to the critical standards for retailing - Clause 13.5.8 which means that the sale of goods other than those grown or produced on the site is a non-complying activity).

References to other development standards

Clarification of rules

(refer Part 9, Clause 2)

Excavation and filling of land

(refer Part 9, Clause 5)

Financial contributions on land use activities

(refer Part 9, Clause 7)

Outdoor advertising

(refer Part 10, Clause 30)

Sale of liquor

(refer Part 10, Clause 4)

Relocated buildings

(refer Part 10, clause 6)

Transport (parking, access and manoeuvring)

(refer Part 13)

Subdivision

(refer Part 11, clause 18)

13.4 Community Standards

13.4.1 Scale of activities - other activities

Updated 06 December 2013

- a) *The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities, shall be 40m² or*

30% of the gross floor area of all buildings on the site, whichever is the larger, except where an activity is an educational, spiritual, day-care, or health facility.

b) No more than one full-time equivalent person, who resides permanently elsewhere than on the site may be employed in undertaking any activity on the site except where the activity is an educational, spiritual, day-care, or health facility.

Rural activities, other than intensive livestock management, the boarding of animals, the spreading or stockpiling of manure, offal pits and forestry, may be undertaken which do not comply with this Standard, provided that the percentage of the net area of the site covered by buildings and impervious surfaces for rural activities does not exceed 5% of net site area or 2000m², whichever is the lesser.

13.4.2 Site size - other activities

Updated 06 December 2013

The maximum net area of any site for activities other than residential activities shall be 1100m² except:

a) where the activity occupies no more than 40m² of the floor space and at least one person engaged in the activity resides permanently on the site, the maximum net area of any site for activities other than residential activities shall be 1375m².

Rural activities, other than intensive livestock management, the boarding of animals, the spreading or stockpiling of manure, offal pits and forestry, may be undertaken which do not comply with this Standard.

13.4.3 Hours of Operation - other activities

Updated 06 December 2013

a) The maximum total number of hours the site shall be open to visitors, clients or deliveries or any activity other than a residential activity shall be 50 hours per week.

b) Hours of operation, including all related visitors, clients and deliveries to the site, shall be limited to between the hours:

0700 - 2300 Monday to Friday, and

0800 - 2300 Saturday, Sunday and public holidays,

except that:

(i) where the activity occupies not more than 40m² of floor space, and

(ii) where each person engaged in the activity outside the above hours resides permanently on the site, and

(iii) there are no visitors, clients or deliveries to or from the site outside the above hours.

Refer also to city rules - (Part 11, Clause 1 - Noise)

13.4.4 Traffic generation - other activities

Updated 06 December 2013

a) The maximum number of vehicle trips per site shall be:

(i) Sites where access is shared with at least one other site:

Heavy vehicles 2 per week

Other vehicles 16 per day

(ii) Sites with frontage to local roads, other than (i) above:

Heavy vehicles 2 per week

Other vehicles 32 per day

(iii) All other sites:

Heavy vehicles 4 per week

Other vehicles 50 per day

Except that for educational, spiritual, daycare and health facilities, the maximum number of vehicle trips per site shall be:

- b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

13.4.5 Building Size and Separation - residential and other activities

Updated 06 December 2013

- a) The maximum gross floor area of any single residential unit shall be 550m².
- b) Where buildings located on the same site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 3.6m.

13.4.6 Residential coherence - other activities

Updated 06 December 2013

At least one person engaged in the activity shall reside permanently on the site, except where the activity is an educational, spiritual, day-care or health facility and is located:

- a) On a front site with frontage to a collector, or arterial road, and
- (i) Any residential activity on an adjoining front site or front site separated by an access with the frontage to the same road is left with at least one residential neighbour. (For the purposes of this clause, the residential neighbour shall be on an adjoining front site or front site separated by an access and have frontage to the same road.)
- (ii) The residential block is not left with more than two non-residential activities in that block.

For an explanation of this rule, see the diagram in Part 2, Clause 2.3.7.

Reference to other community standards

Noise

(refer Part 11, Clause 1)

Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)

(refer part 13).

13.5 Critical Standards

13.5.1 Site Density - residential activities

Updated 06 December 2013

- a) For residential units located in 'Density A', the minimum net site area shall be 150m², the minimum average net site area shall be 200m² and the maximum average net site area shall be 300m².
- b) For residential units located in 'Density B', the minimum net site area shall be 275m², the minimum average net site area shall be 300m² and the maximum average net site area shall be 450m².
- c) For residential units located in 'Density C', the minimum net site area shall be 400m², the minimum average net site area shall be 450m² and the maximum average net site area shall be 750m².
- d) For residential units located in 'Density D', the minimum net size shall be 800m².
- e) Each residential unit shall be contained within its own separate site.

Note: The Density areas referred to are shown on the Outline Development Plan (Highfield) (Part 2, Appendices 3Y(a) and 3Y(b)).

13.5.2 Open space - residential and other activities

Updated 06 December 2013

- a) The maximum percentage of the net area of any site covered by buildings shall be:

	<i>Other activities and residential activities with garage provided</i>	<i>Residential activities without garage provided</i>
<i>Density A residential areas</i>	60%	60% less 18m ²
<i>Density B residential areas</i>	60%	60% less 18m ²
<i>Density C residential areas</i>	45%	45% less 18m ²
<i>Density D residential areas</i>	40%	40% less 18m ²

- b) *In Density A, the maximum portion of the site covered by paved impermeable surface and buildings shall be 80%.*
- c) *In Density B and C, the maximum portion of the site covered by paved impermeable surface (excluding garage and dwelling) shall be 30%.*
- d) *In Density D, the maximum portion of the site covered by paved impermeable surface (excluding garage and dwelling) shall be 25%.*

Refer also to the development standards for open space - Clause 13.3.1

13.5.3 Special setback provisions residential and other activities

Updated 06 December 2013

- a) *Any rooms used for living or sleeping purposes in a residential unit, family flat or accessory building, or internal areas of other noise sensitive activities, shall be located no closer than 20m from the edge of the land designated for the Northern Arterial.*
- b) *Any rooms used for living or sleeping purposes in a residential unit, family flat or accessory building, or internal area of other noise sensitive activity (e.g. in a preschool), located between 20 and 80m from the edge of the land designated for the Northern Arterial, shall be protected from excessive noise effects by acoustic insulation or a combination of acoustic insulation, external mounding and/or other physical noise attenuation measures so that the internal noise levels in such rooms, with all external doors and windows closed, resulting from traffic using the Northern Arterial are no greater than the noise levels set out in Table 1: internal Noise levels below.*

Table 1: Internal Noise Levels		
	<i>Daytime 0700 - 2200 hours</i>	<i>Night-time 2200 - 0700 hours</i>
<i>Within bedrooms</i>	35dBA (leq 1 hour)	30dBA (leq 1 hour)
<i>Within any living areas</i>	40dBA (leq 1 hour)	35dBA (leq 1 hour)
<i>Noise sensitive activities</i>	40dBA (leq 1 hour)	35dBA (leq 1 hour)

- c) *Prior to the construction of any building subject to (b) above, a report from an accredited acoustic expert specifying the type and extent of sound insulation required to meet the internal noise levels shall be provided to the Christchurch City Council.*

13.5.4 Building height - residential and other activities

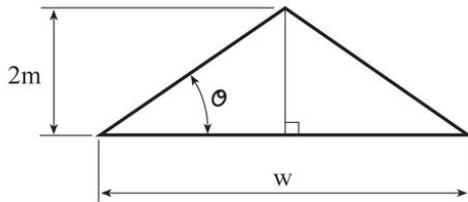
Updated 06 December 2013

Maximum height of any building shall be

<i>Density A residential area</i>	14m
<i>Density B, C and D residential areas</i>	9m

Except that for sites in the Density A residential area where the roof of the building has a slope less than the minimum slope determined by the diagram below, the maximum height shall be 13m.

Building Height – residential and other activities



Formula: $\tan \theta = \frac{4}{w}$

up to a minimum angle of 22°

Width of building (w)	Minimum roof slope
6m	34°
8m	27°
10m	22°
10^{+} m	22°

Refer also to the development standards for the building height - Clause 13.3.2

13.5.5 Boarding of animals - other activity

Updated 06 December 2013

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical and surgical purposes only.

13.5.6 Dismantling or repair of motor vehicles - other activities

Updated 06 December 2013

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles except where vehicles being dismantled or repaired are privately owned and used by people who live permanently on the same site are exempt from this standard.

13.5.7 Outline Development Plan - residential and other activities

Updated 06 December 2013

All land use activities and associated development of land shall be in general accordance with the Outline Development Plan (Highfield) (Appendix 3Y(a) and 3Y(b), Part 2).

Existing (as at 06 December 2013) residential and rural activities, other than intensive livestock management, the boarding of animals, the spreading or stockpiling of manure, offal pits and forestry, may be upgraded, altered and expanded in a manner which does not comply with this Standard, provided that:

- the activity is not within Horner Stream (indicative alignment), the Central Boulevard or the Styx River Corridor, as shown on the Outline Development Plan (Highfield) (Appendix 3Y(a) and 3Y(b), Part 2);*
- the percentage of the net area of the site covered by buildings and impervious surfaces does not exceed 5% of net site area or 2000m², whichever is the lesser.*

13.5.8 Retailing - other activities

Updated 06 December 2013

Retail activities shall be limited to the sale of goods grown or produced on the site.

(Refer also to the development standard for retailing - Clause 13.3.18 which means that the sale of goods grown or produced on the site is a discretionary activity in respect of that standard).

13.5.9 Minimum design standard for floor levels

The minimum design standard for building floor levels shall be above an 0.5% AEP return period flood event.

Refer to other critical standards

Excavation and filling of land

(refer Part 9, Clause 5)

Outdoor advertising

(refer Part 10, Clause 3)

Fortified sites

(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Subdivision (including prohibited activities)

(refer Part 14)

Hazardous Substances

(refer Part 11 Clause 3.3.5)

14.0 Rules - Upper Styx and Living G (Highsted) Zone

14.1 Categories of activities

14.1.1 Residential activities

Updated 06 December 2013

(a) *Any residential activity which complies with:*

- *all of the development standards under Clause 14.2 and 14.3; and*
- *all of the community standards under Clause 14.4; and*
- *all of the critical standards under Clause 14.5 and 14.6*

and is not a prohibited activity, shall be a permitted activity.

(b) *Any residential activity which complies with all of the critical standards under Clause 14.5 and 14.6, but does not comply with any one or more of the development standards in Clause 14.2 and 14.3 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.*

(c) *Any residential activity that does not comply with any one or more of the community standards in Clause 14.4 shall be a discretionary activity.*

(d) *Any residential activity which does not comply with any one or more of the critical standards in Clause 14.5 and 14.6 shall be a non-complying activity.*

(e) *Clarification of categories of activities:*

The standards may also specify that an activity is discretionary or controlled (where there is a non-compliance with development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

14.1.2 Other activities

Updated 06 December 2013

(a) *Any other activity which complies with:*

- *all of the development standards under Clause 14.2 and 14.3; and*
- *all of the community standards under Clause 14.4; and*
- *all of the critical standards under Clause 14.5 and 14.6*

and is not a prohibited activity, shall be a permitted activity.

(b) *Any other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards in Clause 14.2 and 14.3 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.*

(c) *Any activity other than a prohibited activity, which complies all of the critical standards, but does not comply with any one or more of the community standards in Clause 14.4 shall be a discretionary activity.*

(d) *Any other activity other than a prohibited activity, which does not comply with any one or more of the critical standards in Clause 14.5 and 14.6, shall be a non-complying activity.*

14.2 Development Standards - Upper Styx

14.2.1 Outline Development Plan - Upper Styx

Updated 06 December 2013

Any use or development of land for urban activities shall be in general accordance with the Outline Development Plan in Appendix 8A and 8B to the Rural Zones, and in accordance with a relevant Master Plan.

14.2.2 Alternative Locations of Housing Density

Updated 06 December 2013

Where housing densities proposed are not in general accordance with the locations shown on the Outline Development Plan - Upper Styx and Master Plan, the developer may, as an alternative provide such housing at the nominated densities in other locations within the area so as to comply with the overall density of 15 houses per hectare, provided there is written legal agreement from the relevant landowners and such relocations ensure that the location of higher density housing complies with the principles of Policy 6.3A.21 (a).

14.3 Development Standards - Living G (Highsted) - All Residential Areas

Updated 06 December 2013

(a) Any application arising from the following clauses will not require the written consent of other persons and shall be non-notified:

- 14.3.4 Street scene - residential and other activities.*
- 14.3.8 Outdoor living space - residential activities.*
- 14.3.11 Service and storage spaces for Density A Residential Sites.*
- 14.3.12 Fencing on sites adjoining green and blue networks - residential and other activities.*
- 14.3.15 Ground floor habitable room and dwelling orientation to the street.*
- 14.3.16 Urban design and amenity for Density A residential sites - residential and other activities.*

(b) The Development Standards do not apply to the land identified as Business 1 Commercial Area on the Master Plan (Highsted) (Appendix 3Z). For this area the Business 1 Zone rules shall apply.

14.3.1 Open space - residential and other activities

Updated 06 December 2013

The maximum percentage of:

(a) The maximum percentage of the net area of the site covered by buildings shall be:

	Residential activities with garage provided	Other activities and, residential activities without garage provided
Density A residential areas	40%	40% less 18m ²
Density B residential area	40%	40% less 18m ²
Density C residential area	35%	35% less 18m ²

(b) The percentage of the site covered by paved impermeable surfaces (excluding garage and dwelling) shall be no more than 25%.

Refer also to critical standards for open space - Clause 14.6.1

14.3.2 Building height - residential and other activities

Updated 06 December 2013

The maximum height of any buildings shall be:

Density A residential areas: 11m

Density B and C residential areas: 8m

Except that where there is an internal boundary to a site that is within a different density area as specified in Clause 14.5.1 the more restrictive maximum height shall apply to both sites other than where that part of the building that exceeds 8m in height is more than 8 metres from the boundary.

14.3.3 Sunlight and outlook for neighbours - residential and other activities

Updated 06 December 2013

a) *Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above ground level on internal boundaries, as shown in Part 2, Appendix 1, as follows:*

Density A Residential areas where they adjoin Density B and Density C areas only - Part 2, Appendix 1, Diagram D

Density B Residential areas - Part 2, Appendix 1, Diagram D

Density C Residential area - Part 2, Appendix 1, Diagram A

except that:

(i) Where an internal boundary of a site immediately adjoins an access or part of an access the recession planes shall be constructed from points 2.3m above the far side of the access.

(ii) Where buildings on adjoining sites have a common wall along an internal boundary or a zero building setback boundary wall the recession planes shall not apply along that part of the boundary covered by such a wall.

(iii) Other than where (ii) applies, where there is an internal boundary between sites that are in different density areas as specified in Clause 14.5.1 the more restrictive recession plane shall apply to both sites.

b) The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

14.3.4 Street scene - residential and other activities

Updated 06 December 2013

(a) *Minimum building setback from road boundaries shall be as follows:*

Density A residential area 2m

Density B residential area 2m

Density C residential area 3m

except that:

(i) Where a garage has a vehicle door generally facing a road or shared access, the minimum setback of the garage door shall be 5.5m from the road boundary or shared access; and

(ii) In Density A areas, garages, carports and other accessory buildings (excluding basement carparking and swimming pools) shall be located no further forward than the front façade of any ground level habitable room of a residential unit.

(b) Any fence located on the road boundary or in the minimum building setback from road boundaries shall have a maximum height of 1m, except that where a fence or other screening structure is over 1m in height then the whole of that structure shall be at least 50% visually transparent. No fencing or other screening structure shall exceed a height of 2m.

(c) Garage doors and carport entrance ways shall not comprise more than 50% of any ground floor elevation viewed from any road boundary and shall not be more than 6m wide.

14.3.5 Separation from neighbours - residential and other activities

Updated 06 December 2013

The minimum building setback from internal boundaries shall be 1.8m, except that;

(a) In Density B and C areas, accessory buildings may be located within 1.8m of internal boundaries where the total length of walls or parts of accessory buildings facing, and located within 1.8m of each internal boundary, does not exceed 10.1m in length.

(b) In Density A areas, terraced or semi-detached residential units, including units with attached garages, may be built to the internal side boundaries (i.e. boundaries other than the road and rear boundaries).

except that:

(i) Where the end facade of a row of terraced residential units face internal boundaries no part of the building shall be located within the applicable setbacks for those internal boundaries;

(ii) There shall be no windows on the wall at the internal boundary permitted in any such building unless windows are non-opening and glazed with opaque glass.

(c) Where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m. For Density A areas, no setback is required where a building adjoins an access lot or access strip on the same site provided any windows on the ground storey facade facing the access and in 1m of the access lot or access strip are non-opening.

- (d) For all residential activities any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary provided that:
- (i) this shall not apply to a window at an angle of 90° or greater to the boundary; and
- (ii) first floor level shall not include any part of a window or balcony within 1.2m of ground level (such as above a garage which is partly below ground level. For an explanation see the diagram in relation to Clause 2.2.6 in this part of the City Plan).
- (e) For all residential activities, where a window of a ground floor living area of a residential unit faces an internal boundary, the window shall be set back a minimum of 3m from the internal boundary provided that:
- (i) where an internal boundary of a site immediately adjoins an access or part of an access, the setback shall be 1m measured from the internal boundary; and
- (ii) this shall not apply to a window at an angle of 90° or greater to the boundary. For an explanation see diagram in relation to Clause 2.2.6 in this part of the City Plan.
- (f) No setback is required for basements, provided that any part of a basement located in 1.8m of an internal boundary is wholly below ground level.

14.3.6 Continuous building length - ridgelines and parapets - residential and other activities

14.3.6 Continuous building length - ridgelines and parapets - residential and other activities

Updated 06 December 2013

No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgelines and/or parapets to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m except that:

- (i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary;
- (ii) Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end of the building, the length of that step need equal only the remaining length of the ridgeline and or horizontal parapet.

Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

This rule does not apply to any development in the Density A Residential area subject to Rule 14.3.16.

14.3.7 Continuous building length - exterior walls - residential and other activities

Updated 06 December 2013

- (a) Subject to (b) below, steps shall be provided along the length of exterior walls in accordance with the following table:

Length of exterior wall	Minimum number of steps
greater than or equal to 20m	0
>20m and less than or equal to 24m	1
>24m and less than or equal to 28m	2
>28m and less than or equal to 32m	3
>32m	4 + 1 for every additional 10m of length over 32m

- (b) Where steps are required by (a) above:

- (i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.
- (ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.
- (iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
- (iv) The required steps shall be provided at all levels of the exterior wall,
- (v) except that:

- This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.

- Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

This rule does not apply to any development in the Density A Residential area subject to Rule 14.3.16.

14.3.8 Outdoor living space - residential activities

Updated 06 December 2013

(a) Each residential unit with a room or garage on the ground floor shall be provided with an outdoor living space in a contiguous area, contained in the net area of the site with a minimum area and dimension as follows:

	Minimum area	Minimum Dimension
Density A	30m ²	4m
Density B	50m ²	4m
Density C	70m ²	4m

(b) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine on the shortest day of the year.

Note for clarification: This rule applies only to structures on the same site. Outdoor living spaces in the Density A area are also subject to assessment criteria under Rule 14.3.16.

(c) The required minimum area shall not be occupied by any building, access or parking space, other than;

- An outdoor swimming pool; or
- An accessory building of less than 8m²; or
- Any building or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and which occupies no more than 30% of the area of the outdoor living space.

14.3.9 Family flats - residential activities in Density B and C only

Updated 06 December 2013

(a) Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandahs, of 65m².

(b) Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:

- the family flat shall be relocated from the site; or
- the family flat shall have the kitchen removed so that the flat is no longer a self-contained residential unit.

14.3.10 Screening from neighbours - other activities

Updated 06 December 2013

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination thereof to a height of at least 1.5m along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.5m minimum height standard is to be achieved at the time of planting.

14.3.11 Service and storage spaces for Density A Residential Area - residential activities

Updated 06 December 2013

(a) Each residential site in Density A residential area shall be provided with:

- outdoor service, rubbish, and recycling space of 5m² with a minimum dimension of 1.5m; and
- a single, indoor storage space of 4m² with a minimum dimension of 1m. Except that if a communal outdoor service, rubbish, and recycling space with a minimum area of 10m² is provided in the site, the outdoor service, rubbish and recycling space may reduce to 3m² for each unit.

(b) Each outdoor service, rubbish, and recycling space shall not be located between the road boundary and any habitable room and shall be screened to a height of 1.5 metres from adjoining sites, conservation or open space zones, roads, and adjoining outdoor living spaces.

14.3.12 Fencing on sites adjoining the Green and Blue Network - residential and other activities

Updated 06 December 2013

Fencing of sites that adjoin the green and blue network shown on the Highsted Master Plan shall have a maximum height of 1m, except that where a fence is over 1m in height, then the whole of that fence shall be at least 50% visually transparent. No fencing shall exceed a height of 2m.

14.3.13 Restrictions on outdoor activities - other activities

Updated 06 December 2013

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out inside a building.

14.3.14 Other activities - Noise from pre-schools

Updated 06 December 2013

Pre-schools shall be a restricted discretionary activity with the exercise of the Council's discretion limited to consideration of the effects of noise from the location of outdoor activities and facilities associated with this activity.

14.3.15 Ground floor habitable room and orientation to the street - residential activities

Updated 06 December 2013

- (a) Each residential building shall have a habitable room located at the ground level which is internally accessible to the rest of the unit.*
- (b) The ground floor habitable rooms shall provide a total window area of at least 3m² that overlook the setback, if any, from the road boundary.*

14.3.16 Urban design and amenity for Density A Residential Area - residential and other activities

14.3.16 Urban design and amenity for Density A Residential Area - residential and other activities

Updated 06 December 2013

- (a) Except where new buildings have been included as part of subdivision consent granted pursuant to Part 14, Volume 3, Rule 32.2.1, the erection of new buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to matters of urban design and amenity of the site and development thereon as set out in Assessment Matters 15.2.70.*
- (b) Alterations or additions to existing buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the urban design and amenity of the site and development thereon as set out in Assessment Matters 15.2.70.*

14.3.17 Retailing - other activities

Updated 06 December 2013

Retail activities involving the sale of goods grown or produced on the site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment.

(Refer also to the critical standards for retailing - Clause 14.6.4 which means that the sale of goods other than those grown or produced on the site is a non-complying activity).

14.3.18 Geotechnical Setbacks from Stormwater Facilities

Updated 06 December 2013

The erection of buildings or structures shall be a restricted discretionary activity within the geotechnical setbacks specified below. These setbacks and the point of origin of their measurement are not the same as waterway setbacks required under Clause 9.5.2.4 of the City Plan.

The Council's discretion will be limited to the assessment matters specified in Clause 15.2.71 below.

	Setback Distance	Point of origin of measurement
Waterway corridors, stormwater basins/facilities	30m	Crest of slope

14.4 Community Standards - Living G (Highsted) zone

Updated 06 December 2013

The community standards do not apply to the land identified as being Business 1 Commercial Area on the Master Plan (Highsted)(Appendix 3Z). For those areas, the Business 1 Zone rules shall apply.

14.4.1 Scale of activity - other activities

Updated 06 December 2013

(a) *The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities, shall be 40m² or 30% of the gross floor area of all buildings on the site, whichever is the larger, except where an activity is an educational, spiritual, day-care, or health facility.*

(b) *No more than one full-time equivalent person, who resides permanently elsewhere than on the site may be employed in undertaking any activity on the site except where the activity is an educational, spiritual, day-care, or health facility.*

14.4.2 Site size - other activities

Updated 06 December 2013

The maximum net area of any site for activities other than residential activities shall be 1100m² except:

(a) *Where the activity occupies not more than 40m² of floor space and at least one person engaged in the activity resides permanently on the site, the maximum net area of any site for activities other than residential activities shall be 1375m².*

14.4.3 Hours of operation - other activities

Updated 06 December 2013

(a) *The maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week.*

(b) *Hours of operation, including all related visitors, clients and deliveries to the site, shall be limited to between the hours:*

0700 - 2300 Monday to Friday, and

0800 - 2300 Saturday, Sunday and public holidays

except that:

(i) *where the activity occupies not more than 40m² of floor space, and*

(ii) *where each person engaged in the activity outside the above hours resides permanently on the site, and*

(iii) *there are no visitors, clients or deliveries to or from the site outside the above hours.*

Refer also to city rules - (Part 11, Clause 1 - Noise)

14.4.4 Traffic generation - other activities

Updated 06 December 2013

(a) *The maximum number of vehicle trips per site shall be:*

(i) *Sites where access is shared with at least one other site:*

Heavy vehicles 2 per week

Other vehicles 16 per day

(ii) *Sites with frontage to local roads, other than (i) above:*

Heavy vehicles 2 per week

Other vehicles 32 per day

(iii) *All other sites:*

Heavy vehicles 4 per week

Other vehicles 50 per day

except that for educational, spiritual, day-care and health facilities the maximum number of vehicle trips per site shall be:

Collector and arterial roads: 100 per day

(b) *Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.*

14.4.5 Building size and separation - Density B and C Residential Areas residential and other activities

Updated 06 December 2013

(a) The maximum gross floor area of any single residential unit shall be 550m².

(b) Where buildings located on the same site each have a gross floor area of greater than 100m², they shall be separated from each other by not less than 3.6 metres.

14.4.6 Residential coherence - other activities

Updated 06 December 2013

At least one person engaged in the activity shall reside permanently on the site, except where the activity is an educational, spiritual, day-care or health facility and is located:

(a) On a front site with frontage to a collector or arterial road.

(b) Any residential activity on an adjoining front site or front site separated by an access with the frontage to the same road is left with at least one residential neighbour. For the purpose of this clause, the residential neighbour shall be on an adjoining front site or front site separated by an access and have frontage to the same road.

(c) The residential block is not left with more than two non-residential activities in that block (for an explanation of this Clause, see the diagram in Part 2, Clause 2.3.7).

14.5 Critical Standards - Upper Styx

14.5.1 Residential Site Density - Outline Development Plan - Upper Styx area

Updated 06 December 2013

(a) The following densities shall be achieved for residential units within the ODP - Upper Styx area:

Density A	Minimum net site area 150m ² , maximum net site area 300m ² average net site area 225m ² (+-5%)
Density B	Minimum net site area 300m ² , maximum net site area 450m ² average net site area 375m ² (+-5%)
Density C	Minimum net site area 450m ² , maximum net site area 1000m ² average net site area 625m ² (+-5%)

(b) Rule 14.5.1 (a) shall not apply to residual lots. Residual lots are those lots which are not subject to immediate development but are held over for future urban development. Future development of the lots can only occur if it is in accordance with the densities set in Rule 14.5.1 (a).

14.6 Critical standards - Living G (Highsted) zone

14.6.1 Open space - residential and other activities

Updated 06 December 2013

(a) The maximum percentage of the net area of the site covered by buildings shall be:

	Residential activities with garage provided	Other activities and, Residential activities without garage provided
Density A	50%	50% less 18m ²
Density B	45%	45% less 18m ²
Density C	40%	40% less 18m ²

(i) For elderly persons housing complexes the percentage coverage by buildings shall be calculated over the net area of the site of the entire complex, rather than over the net area of the site of any part of the complex.

(b) In Density B and C residential areas the maximum percentage of the site covered by paved impermeable surface (excluding garage and dwelling) shall be 30%.

(c) *In Density A residential areas the maximum percentage of the site covered by paved impermeable surface and buildings shall be 80%.*

Refer also to the development standards for open space - Clause 14.3.1

14.6.2 Boarding of animals - other activity

Updated 06 December 2013

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

14.6.3 Dismantling or repair of motor vehicles - other activities

Updated 06 December 2013

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles.

14.6.4 Retailing - other activities

Updated 06 December 2013

Retail activities shall be limited to the sale of grown or produced on the site.

(Refer also to the development standards for retailing - Clause 14.3.17 which means that the sale of goods grown or produced on the site is a discretionary activity in respect of that standard.)

15.0 Assessment matters for resource consents

15.1 General

Updated 30 April 2011

- (a) The matters contained in Sections 104 and 105 and Part II of the Act apply to the consideration of resource consents for land use activities.
- (b) In addition to these matters, the Council shall also have regard to the relevant specific assessment matters set out in Clause 15.2 below in considering whether or not to grant consent or impose conditions.
- (c) In the case of controlled activities, and activities which are discretionary in respect of a particular standard only, the assessment matters taken into account shall only be those relevant to that standard.
- (d) In the case of controlled activities, the assessment matters shall only apply in respect to conditions that may be imposed on a consent.

15.2 Living 1, 1F, H, RS, RV, TMB, 2, 3, 4B, 4C and G Zones

Updated 29 January 2015

15.2.1 Site density and open space

Updated 06 December 2013

- (a) In the Living 1, H, RS, RV and 2 Zones, the extent to which the site will remain characterised by generous areas of open space and garden plantings, rather than buildings.
- (b) The ability to provide adequate opportunity for garden and tree planting around buildings.
- (c) The extent to which any proposed buildings will be compatible with the scale of other buildings in the surrounding area and will not result in visual domination as a result of building coverage which is out of character with the local environment.
- (d) The ability to provide adequate vehicle parking and manoeuvring space on site.
- (e) The extent to which decreased site size or increased building coverage would have any adverse effects on adjoining properties in terms of dominance by buildings, loss of privacy, access to sunlight and daylight and loss of opportunities for views.
- (f) In the case of a comprehensive residential development which does not comply with all other applicable development standards, the degree to which the non-compliance involves only a minor relaxation of other standards.
- (g) The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site.
- (h) The ability to mitigate any adverse effects of increased coverage or site density.
- (i) In the Living 1, H, RS, RV and 2 Zones, in the case of existing vacant cross lease and unit titles, the degree to which the owners of the titles would have had an expectation of being permitted to erect a residential building on the site.
- (j) In addition to the above, for special amenity areas, the extent to which the decreased site size or increased building coverage will have an adverse affect on the consistency of the area and/or the presence of mature on-site vegetation.
- (k) In the case of elderly persons housing complexes the extent to which decreased open space on the site is out of character with the local environment.
- (l) *In the Living G (Yaldhurst) (Awatea) (Wigram) (Prestons) (Halswell West) (East Belfast) and (Highsted) Zones, the extent to which the site density and 'green network' provisions indicated in the Outline Development Plan and for Highsted the Master Plan and supporting principles for these zones are given effect to.***
- (m) *In the Living G (Yaldhurst) Zone, and the Living G (Awatea) Zone, and the Living G (Wigram) Zone, and the Living G (Prestons) Zones, and the Living G (East Belfast) Zone, and the Living G (Halswell West) Zones, and the Living G (Highsted) Zone the extent to which high density (A) or (B) (Yaldhurst) areas, and Density A areas and residential activities in the Urban Village (Prestons), Density A areas (Awatea), and Density A and B areas (Wigram), and Density A areas (East Belfast), and Density A and B areas (Halswell West), and Density A areas (Highsted) are located adjacent to areas of green space so as to provide for compensating open space amenity.***

(n) In the case of the Spring Grove homestead site in the Living G (East Belfast) zone, the extent to which decreased lot size would have an adverse effect on the building's heritage values and/or potential for reverse sensitivity from adjacent residential activity.

(o) In the case of the Living G (East Belfast) Zone, the extent to which the application:

(i) achieves the overall minimum net residential density required by Policy 11.7A (noting that the net residential density requirement does not need to be achieved at every stage of the development, provided it is achieved overall) and the mix of densities specified in Part 2, Clause 7.4.1; and

(ii) contributes to enabling the most sustainable use of the land and to creating a compact urban area which is efficiently and effectively served by strategic infrastructure.

(p) In the case of:

- *new residential units, established subsequent to the Christchurch earthquakes by way of the special conversion provision in clause 2.2.1(e),*
 - *new residential units, established subsequent to the Christchurch earthquakes by way of the special conversion provision in clause 2.2.1(g),*
- the extent to which:**

(i) the sites and development will remain compatible with the character of the surrounding residential area;

(ii) the residential units are adequately sized to provide for the needs of current and future residents;

(iii) the residential units are provided with adequate space for outdoor living, that is directly accessible from the living area of the unit and is sited to ensure adequate access to sunlight and daylight;

(iv) the ability to provide adequate opportunity for garden and tree planting around buildings;

(v) the ability to provide adequate vehicle parking and manoeuvring space on site; and

(vi) the ability to mitigate any adverse effects of site density and development layout.

15.2.1A Urban design, appearance and amenity - Living G Prestons Zone

15.2.1A Urban design, appearance and amenity - Living G Prestons Zone

Updated 1 November 2011

These matters seek to maintain levels of amenity on developments in Density A Areas, Commercial Areas and the Urban Village where, due to scale, density and form of development anticipated, design decisions become more important in achieving a high quality 'live, work, play' environment for the occupants, neighbours and the wider community.

The matters allow for an assessment to be undertaken of each development on a case by case basis, allowing design flexibility whilst controlling developments to avoid design. It is not anticipated that all developments will achieve the intent of each assessment matter. Moreover, some criteria area specific to residential activities, and other more catered to commercial uses (for example, those activities where high vehicle generation are anticipated. For example, the criteria which are more catered to achieving high levels of residential amenity, may not be relevant for large scale commercial activities. In the event that competing or conflicting design objectives arise, compromise may have to be made between assessment matters to achieve a better overall balance of development outcomes.

Any proposal shall be assessed against the extent to which the development (where practicable and desirable) addresses the following principles:

(1) Design Coherence and Collective Pattern

- (a) that the development considers local environmental conditions;
- (b) that development responds positively to the context and existing site features of value;
- (c) that the development achieves a collective pattern and form, including coordination and appropriate relationship with surrounding and/or supporting buildings and public space environments;
- (d) that buildings on corner sites orientate towards all adjacent streets and public open spaces and emphasise these corners, including legible location of pedestrian accessways.

Explanation

Proposals will need to demonstrate how the development responds to constraints and opportunities within and beyond the site. To achieve developments which are sympathetic to the surrounding neighbourhood, due consideration should be given to the uses immediately adjoining the site, and how the relationship with adjoining uses can be enhanced.

Access to and through a site should contribute to a network of routes that link new development to key neighbourhood destinations such as community facilities, local shopping centres, public open spaces and public transport. Primary pedestrian entrances should be located along main pedestrian routes linking to key destinations to help improve their safety and vitality.

Poor building location and design at street corners can undermine the overall structure and legibility of an area. Corner sites are important as they orientate people and aid decision making for those moving around a neighbourhood, particularly when viewed across a public open space or at the end of a street.

(2) Frontages

- (a) that buildings be oriented toward the street and positioned close to the road boundary;
- (b) that the development places active areas of buildings (including habitable rooms of residential activities and entrances) along the street and public open spaces, particularly at ground level;
- (c) that buildings have pedestrian entrances which are identifiable, well articulated and directly accessible from the street or, in the case of rear units, shared access ways;
- (d) facades facing the street should have a reasonable degree of glazing that is evenly distributed, particularly at ground level;
- (e) fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground levels views, and are encouraged to be complementary to building design;
- (f) for commercial and other non-residential uses in the Urban Village and Commercial Areas, that pedestrian shelter is provided to and along retail frontages and entrances

Explanation

Boundary treatments have an impact on adjacent streets and public open spaces. A coordinated approach to buildings, landscaping and boundary edges is important to help set the overall appearance for the neighbourhood. It is also important that developments enhance the definition of the street through the continuity of the building edge and height to promote a sense of enclosure and establish a comfortable well structured public space. Minor modulation and variance of the building frontage is acceptable to retain site features or avoid architectural monotony, provided that the overall continuity of the frontage is not compromised.

The positioning of main entrances and primary activities (e.g. habitable rooms) along streets and public open spaces increases pedestrian safety, visual interest and social interaction. This is most effective at ground level where views and access points are most direct. Large windows and balconies will maximise the opportunities for surveillance of the street and public open spaces. Reasonable levels of glazing across these building frontages should be on the order of 20 - 25% in residential areas and higher in commercial areas.

Near streets and public open spaces, front fences, walls and gates should be designed to discourage illegitimate entry but maximise surveillance and safety. The location of fully private outdoor living spaces or dense planting along road boundaries and reserves is discouraged at ground level to promote greater community ownership and responsibility of these public spaces.

In areas where high concentrations of commercial use are anticipated, safe and comfortable pedestrian access should be enhanced where practicable by the provision of sheltered or covered accessways and footpaths.

(3) Building Form and Articulation

- (a) buildings should be of an appropriate scale and avoid excessive repetition of building forms;
- (b) buildings should avoid facades and elevations whose length or bulk is visually excessive or blank;
- (c) that the development is not visually dominated by car parking and garaging, particularly when viewed from the street or other public spaces;
- (d) the use of high quality, durable and easily maintained materials on the exterior of buildings is encouraged.

Explanation

It is important to respect the character of the surrounding environment when considering the size and scale of new buildings. In addition, overly repetitive building forms ought to be avoided with the design of each building creating a distinctive and varied environment. Repetition can be accommodated through mechanisms such as variable setbacks.

Blank facades, particularly those facing the street or open spaces, can be avoided through the addition of architectural features (e.g. entrance porches, bay windows and shade screens in residents areas) which provide relief, texture or colour. Architectural features, integrated roofs and landscaping can all contribute to breaking up and softening the visual bulk of a development.

Provision of carparking can lead to visual dominance of not managed appropriately. There is a need to provide appropriate levels of carparking for both residential and commercial activities; however where parking areas and garaging are visible from public spaces, visual dominance should be addressed through methods such as appropriate screening or landscaping mitigation.

Developments are encouraged to use high quality, durable materials and fixings. Use of these materials and fixings will contribute to reduced maintenance costs and responsibilities for residents and foster a sense of ownership by residents.

(4) Residential Amenity

For new developments comprising residential activities:

- (a) the location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
- (b) windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings and their outdoor living spaces;
- (c) developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households.
- (d) outdoor living spaces should be located in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- (e) the provision of communal open space and facilities within the development is encouraged for any multi-level apartment - type developments.

Explanation

All residential units should provide a high standard of amenity with regard to size, purpose, layout, acoustic insulation and privacy. This includes the configuration of balconies to minimise views between upper level residential units and down to ground level private spaces.

The Living G (Prestons) Density strategy reflects the need to cater for a diversity of living types in order to maintain variety in housing choice and vitality in neighbourhoods. This mix of unit sizes could include studio or one bedroom units through to multi bedroom units within detached, semi-detached, terraced or apartment housing types.

Where communal spaces are provided, they should be easily accessible from each unit, while minimising disturbance to adjacent residents. Where possible, they should offer an area of open space that is sited and developed to provide a positive amenity outlook for residents.

Communal spaces should be of a size and dimension that is appropriate to the total number of residential units and residents in the development and incorporate facilities that make them attractive, inviting and safe to use, whilst being cost-effective to manage and maintain.

(5) Landscaping and site amenity

- (a) that car parking (including garages for residential activities), side boundaries and service areas should be softened by planting.
- (b) that lighting, planting, fences and other structures should be designed to maximise the safety of occupants and visitors.
- (c) where possible, provision of appropriately sized mature vegetation is encouraged;
- (d) generous distribution of landscaping throughout the site is encouraged;

Explanation

Safety is a key consideration throughout developments and should conform to Crime Prevention Through Environmental Design (CPTED) principles. A clear hierarchy of spaces, from public through to private, with well defined transitions between them and no "left-over" spaces, needs to be established within developments.

Soft and hard landscaping should be designed in a way that does not prevent informal surveillance of common or public areas and maintains clear sightlines by avoiding blind corners, hiding places and dark recesses. Design of entrance landscaping in front of ground level residential units should be treated in a similar way to those fronting the street to ensure good visibility.

Lighting for safety and amenity purposes should be an integral part of any development, and should be carefully designed and positioned to light all common areas and buildings entrances without creating a nuisance for occupants of adjoining properties. A balanced landscape coverage adds to the Garden City image and the visual outlook of residents and neighbours. Vegetation softens building bulk and boundary fencing, breaks up large paving areas and improves screening for privacy. Use of deeper planting borders allows for larger vegetation, including trees.

(6) Access, vehicle parking, service areas and utilities

- (a) developments should be laid out to ensure the safe and efficient movement of pedestrians, cyclists and vehicles.
- (b) developments should be designed to minimise the number of service and vehicle accessways from the street to reinforce pedestrian priority along the footpath and within the site, whilst ensuring that vehicle servicing requirements are not compromised.
- (c) parking in residential areas within buildings is encouraged to be located behind habitable rooms to minimise visibility from streets or public open spaces.
- (d) well designed underground car parking is encouraged.
- (e) service areas should be positioned within a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.
- (f) for residential activities, rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
- (g) building services, such as external accessways and mechanical, electrical and communications equipment should be integrated within buildings to minimise their visual impact, particularly from streets and public open spaces

Explanation

Convenient and safe access for pedestrians and cyclists is an important design consideration that begins within developments. Good visibility around access ways from the street and within manoeuvring areas of a development is particularly important. Within developments, where pedestrian and vehicle accessways are shared, the layout and (where relevant) paving should clearly signal to drivers that they are entering a slow traffic, pedestrian priority area. This means narrowing site entrances (but maintaining visibility), using high quality paving

materials and providing clear sightlines and direct access to front door without car parking interruptions. Within larger developments, raised pedestrian footpaths and traffic calming measure may be considered more appropriate.

Visual dominance of car parking and vehicle access ways should be minimised. Consideration should be given to the discreet location and screening of car parking, loading and servicing areas, particularly those visible from streets or public open space. Underground car parking is encouraged to enable a more efficient use of the site and reduce the visual dominance of garaging and hard stand areas. It is preferred that buildings with active internal uses will be provided between the street and car parking areas.

15.2.2 Building height and sunlight and outlook for neighbours

Updated 06 December 2013

- (a) In the Living 1, H, RS, RV, TMB and 2 Zones, the extent to which the character of the site and the surrounding area remains dominated by open space, rather than by buildings, with buildings at low heights and low densities of building coverage.
- (b) The extent to which the proposed buildings will be compatible with the scale of other buildings in the surrounding area.
- (c) The effect of the increased height or recession plane exceedance in terms of visual dominance by buildings of the outlook from other sites, roads and public open space in the surrounding area, which is out of character with the local environment, including special amenity areas.
- (d) The extent to which the proposed building will overshadow adjoining sites and result in reduced sunlight and daylight admission to internal and external living spaces beyond that anticipated by the recession plane, and where applicable the horizontal containment requirements for the zone.
- (e) The extent to which development on the adjoining site, such as large building setbacks, location of outdoor living spaces, or separation by land used for vehicle access, reduces the need for protection of adjoining sites from overshadowing.
- (f) The extent to which the increased height would have any adverse effect on other sites in the surrounding area in terms of loss of privacy through being overlooked from neighbouring buildings.
- (g) In the Living H Zone, the extent to which the increased building height will result in decreased opportunities for views from properties in the vicinity.
- (h) In the Living H Zone, whether it would be unreasonable to require the development standard for height to be complied with given the height of existing buildings in the surrounding locality.
- (i) The ability to mitigate any adverse effects of increased height or exceedance of the recession planes, such as through increased separation distances between the building and adjoining sites or the provision of screening.
- (j) Any potential loss of sunlight admission to internal living spaces in winter, particularly in the Living 1, 1A and 1B zones, with regard to energy utilisation.
- (k) The extent to which an intrusion into any applicable recession plane is necessary in order to avoid, remedy or mitigate adverse effects on the building resulting from a natural hazard for example effects from inundation or flooding.
- (l) In the Living G (Yaldhurst) Zone and the Living G (East Belfast) Zone and the Living G (Awatea) Zone, and the Living G (Wigram) Zone and the Living G (Prestons) Zone and the Living G (Halswell West) Zones, and the Living G (Highsted) Zone the extent to which the character of the living areas surrounding high density (A) or (B) (Yaldhurst) and the High Density A (Awatea), and the Density ATC and A (Wigram) and Density A areas and residential activities in the Urban Village (Prestons) and Density A and B (Halswell West), and Density A areas (Highsted) Zone development remains reasonably open rather than being dominated by buildings.**
- (m) Whether in the Living G (Wigram) Zone, the additional height would result in a built form which would consolidate the Town Centre (Density ATC) as the physical, visual and activity centre for the community.

15.2.3 Street scene

Updated 06 December 2013

- (a) All street scene resource consents.
 - (i) The extent to which the intrusion into the street scene is necessary in order to allow more efficient, practical and/or pleasant use of the remainder of the site or the long-term protection of significant trees or natural features on the site.
 - (ii) The extent to which alternative practical locations are available on the site for the location of the garage, without intruding into the street scene.
 - (iii) The extent to which the proposed building, parking or outdoor storage area will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites and/or from the city's "garden-city" image.
 - (iv) The ability to provide adequate opportunity for garden and tree planting in the vicinity of road boundaries.
 - (v) Whether or not the site has more than one road frontage.
 - (vi) The adverse effects of the building intrusion into the street scene or reduction of screening on the outlook and privacy of people on adjoining sites.
 - (vii) The ability to provide adequate parking and manoeuvring space for vehicles clear of the road in respect of traffic and pedestrian safety.
 - (viii) The extent to which the building, parking or outdoor storage area will be compatible with the appearance, layout and scale of other buildings and sites in the surrounding area, including within special amenity areas, and in particular the setback of existing buildings in the vicinity from road boundaries.
 - (ix) The extent to which the proposed building will have a size, form, proportions, roof line, style, external materials and colour, which are similar to or in keeping with those of existing buildings on the site.
 - (x) The ability to mitigate any adverse effects of the proposal on the street scene; and the effectiveness of other factors in the surrounding environment in reducing the adverse effects, such as existing wide road widths, street plantings and the orientation of existing buildings on adjoining sites.
 - (xi) The ability to screen parking and outdoor storage areas from adjoining roads by alternative means.
 - (xii) In the Living G (Yaldhurst), (East Belfast), (Awatea), (Wigram), (Prestons), (Halswell West) (North West Belfast) **and the (Highfield)** Zones, the provision of street trees on both sides of roads, corresponding in scale to the significance of the road in the roading hierarchy for interest and differentiation.
 - (xiii) In the Living G (Yaldhurst), (East Belfast), (Awatea), (Wigram), (Prestons), (Halswell West) (North West Belfast) Zone **and the (Highfield)**, the extent to which the street scene is not dominated by fenced areas, and/or access drives to rear lots.
 - (xiv) In the Living G (Halswell West) Zone the extent to which species are included in Appendix A - Plant Species for Living G (Halswell West) Zone.
 - (xv) In the Living G (Wigram) Zone:
 - the ability of private development to provide street activity and natural surveillance opportunities.
 - the extent to which garages and access dominant the front of development and general street scene.
 - maintaining high levels of visual transparency between the front of dwellings and the street
 - preventing fencing from presenting a blank solid facade to the street.
 - (xvi) In the Living G (Highsted) Zone:**
 - **The extent to which species are included in Appendix 2B - Plant Species for Living G (Highsted) Zone.**
 - **The extent to which a reduction in visual transparency may be more visually appropriate or suited to the character of the site or area.**
 - **The extent to which a reduction in visual transparency or use of non-transparent materials may be appropriate to provide levels of privacy or security.**

- *The extent to which the front fence is varied in terms of incorporating steps, changes in height, variety in materials, incorporates landscaping, and avoids presenting a blank, solid façade to the street.*
- *The extent to which any reduction in public surveillance over public open space areas may lead to or promote unsafe or insecure environments.*

(b) Special amenity areas only

- (i) In the case of special amenity areas where a garage, with its door facing the street, will intrude into the required setback, the extent to which the intrusion is necessary to maintain the character of the site or is compatible with other developments within the special amenity area.
- (ii) In the case of special amenity areas 17 and 17a, the ability to mitigate any adverse effects of the proposal on the street scene such as through the retention of rock and stone fences and retaining walls.

15.2.4 Building overhangs - Living 3, 4B and 4C Zones

Updated 29 January 2015

- (a) The extent to which an increase in building overhang is visually acceptable and does not cause any adverse amenity effects on present or future residents of the site or on the visual outlook from the street or neighbouring sites.
- (b) The extent to which the overhang does not create a long, dark covered driveway area.
- (c) The extent to which clearly defined pedestrian entrances, front doors, and associated landscaping are clearly visible from the driveway area.
- (d) The extent to which any increase in building overhang is mitigated by other factors eg design, screening, landscaping, etc.
- (e) The extent to which any increase in building overhang is necessary to enable the efficient development of the site, whilst still mitigating any adverse visual effects.

15.2.5 Separation from neighbours

Updated 29 January 2015

- (a) The extent to which the intrusion is necessary to enable more efficient, practical and/or pleasant use of the remainder of the site or the long term protection of significant trees or natural features on the site.
- (b) Any adverse effects of the proximity or bulk of the building, in terms of visual dominance by buildings of the outlook from adjoining sites and buildings, which is out of character with the local environment including any adverse effects on special amenity areas.
- (c) Any adverse effects on adjoining sites of the proximity of the building, window or balcony, in terms of reduced privacy through being overlooked from or being in close proximity to neighbouring buildings, to an extent which is inconsistent with the respective living environments including any adverse effects on special amenity areas.
- (d) Any adverse effects of the proximity or bulk of the building in terms of loss of access to daylight on adjoining sites.
- (e) Where the total length of walls of accessory buildings comprises more than one building, the distance between the buildings and the extent to which this reduces any adverse effects on adjoining sites.
- (f) The ability to provide adequate opportunities for garden and tree plantings around buildings.
- (g) The ability to mitigate any adverse effects of the proposal on adjoining sites.
- (h) In the case of non-residential activities, the extent to which the proposed parking or outdoor storage area will detract from the pleasantness, coherence and attractiveness of the site as viewed from adjoining sites.
- (i) In the case of non-residential activities, the extent to which the proposed parking and outdoor storage area will be compatible with the appearance, layout and scale of other sites in the surrounding area.
- (j) In the case of non-residential activities, the ability to screen the parking and outdoor storage area from adjoining sites by alternative means.
- (k) In the case of the larger setback at Goulding Avenue (Hornby), the extent to which buildings in the setback will effect the overall spaciousness of the site when viewed from the specified adjoining sites.
- (l) In the case of the larger setback from Gwynfa Avenue, the extent to which building in the setback will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from Gwynfa Avenue and adjoining sites; the opportunity for garden and tree planting in the vicinity of the boundary with this access; and on the outlook and privacy of people on adjoining sites.
- (m) In the case of the setback requirement on Montgomery Spur, in the areas identified in Appendix 9, the extent to which building development will be visually dominant and prominent when viewed from adjoining sites and from the City.
- (n) ***In the Living G (Yaldhurst) Zone and the Living G (East Belfast) Zone and the Living G (Awatea) Zone, and the Living G (Wigram) Zone and the Living G (Prestons) Zone and the Living G (Halswell West) Zone, and the Living G (Highsted) Zone the extent to which buildings designed to achieve High Densities (A) or (B) (Yaldhurst) and High Density A (Awatea) and Density ATC, A or B (Wigram) and Density A areas and residential activities in the Urban Village (Prestons) and High Density A and B (Halswell West) and High Density A (Highsted) may dictate that setbacks are either unnecessary and/or may be dispensed with. Provided that this clause shall not apply in the case of the 9.5m setback from Halswell Junction Road required under Rule 8.2.5 and Rule 11.4.3.***

In addition to the matters to be assessed above, in the Living 3, 4B and 4C Zones the following apply:

- (o) Where the intrusion is adjacent to a residential unit on an adjoining site that has a ground floor window of a habitable space located within 1.8m of the common internal boundary, the extent to which other factors may mitigate the effects of the reduced setback.
- (p) Whether the windows or balconies that are within a reduced setback distance adjoin areas that are not, and will not be, used for residential activity e.g. neighbouring driveway areas, in such a way that the amenity of those spaces will not be adversely affected.
- (q) Where there are unique or exceptional site specific circumstances that would result in a situation where compliance with the window and balcony setback distances would have an unduly restrictive impact on the ability to develop the site.
- (r) Whether the window/balcony located within the required setback distance continues to have an adequate separation distance from any direct facing windows/balconies on adjoining sites or within the site, such that appropriate levels of privacy are maintained.

15.2.6 Continuous building length

Updated 14 May 2012

- (a) Any unusual aspects relating to the size and shape of the site, or irregular boundaries which might make it unreasonable to expect compliance in the circumstances.
- (b) The extent to which other rules, such as setbacks and recession planes are complied with, and "over development" of the site avoided.
- (c) Any other mitigation measures which may be offered to reduce the monotony of a long ridgeline, parapet or wall.
- (d) Whether the site adjoins a less sensitive environment (eg, a business zone).

- (e) Any adverse visual effects of continuous walls, parapets or ridgelines on the outlook from a street or from adjoining sites.

15.2.7 External appearance

Updated 29 January 2015

(a) General matters for Special Amenity Areas

- (i) The extent to which the development takes account of and acknowledges its relationship with the recognised historical character and/or architectural style of adjoining and/or nearby buildings within the special amenity area, particularly in respect of:
- the use and qualities of existing materials and colours;
 - the effect of facade modulation, depth and shadowing on decorative or structural features;
 - the balance or relationship between horizontal and vertical features of the facade;
 - the relative relationship and proportion of solid, window and void in the facade;
 - facade continuity and its contribution to the overall streetscape.
- (ii) Where sites have been aggregated, or the building(s) is on a large site, the extent to which the design elements of the building are in scale with the individual site development characteristic of the special amenity area.
- (iii) The extent to which the development takes account of and acknowledges the vegetation and landscape characteristics of the site in which it is located and of adjoining sites within and adjacent to the special amenity area.

Note:

- (i) The above general matters do not apply to the L3, L4B, and L4C Zones.
- (ii) The Council has produced booklets (Special Amenity Area Booklets) for each Special Amenity Area. The Special Amenity Area Booklets identify key building and site elements which contribute to the amenity and special character of the respective special amenity areas. These booklets are available from the Council's offices and the Council's website: www.ccc.govt.nz
- (b) Specific matters for Special Amenity Areas

In addition to the above general matters, the following specific matters shall apply where indicated.

Special amenity area 33

Special amenity area 18

- (i) The extent to which the development maximises the potential for views and enjoyment of the sea and seafront.
- (ii) The extent to which the development enhances the attractiveness of the area by giving attention to detail which softens bulk, particularly roof line and pitch.

Special amenity area 34

- (iii) The extent to which the development complements the unity of design and materials, street layout and landscaping typical of this early state housing area.

Special amenity area 35

- (iv) The extent to which the development complements the original site layout as designed by Samuel Hurst Seager (particularly orientation and views) and the overall philosophy of a garden city hill suburb.

Kilmarnock

- (v) The extent to which the development is in sympathy with the existing character and architectural style of buildings on the site, in particular maintaining similar roof pitch, exterior cladding and exterior colour.

15.2.8 Urban design, appearance and amenity - Living 3, 4A, 4B and 4C Zones

Updated 29 January 2015

(a) General matters

General matters set out expectations for the design of new multi-unit residential development and ensure the whole development is considered. They provide an assessment framework for consenting officers and expert advisers when considering resource consent applications.

These matters seek to maintain levels of amenity on larger developments where, due to their scale and density, design decisions become much more important in achieving a high quality living environment for the occupants, neighbours and the wider community.

General matters allow for an assessment to be undertaken of each development on a case by case basis. This allows flexibility of design whilst controlling developments to avoid poor design. It is expected that as a minimum, developments will fulfil the matters that are 'shoulds', except where some competing or conflicting design objectives arise, in which case compromises may have to be made between assessment matters to achieve a better overall balance of development outcomes.

Under each section heading an explanation provides additional information on meaning and intent behind the assessment matters. Applicants are encouraged to provide written and graphic evidence of their design rationale to accompany site specific proposals.

Any proposal shall be assessed against the extent to which the development addresses the following principles:

(i) Site and context

- Developments should consider local environmental conditions.
- Developments should be sympathetic to nearby listed heritage items.
- Developments should connect to the street network with vehicle, cycle, and pedestrian routes that maintain or enhance physical and visual links to key destinations.
- Developments are encouraged to adapt and/or renovate existing character buildings and retain existing trees
- Developments are encouraged to support prominent vistas and view shafts.

Explanation

Proposals will need to demonstrate how the development responds to constraints and opportunities within and beyond the site. Developments should consider amenity for residents, neighbours and the wider community.

Christchurch's climate is temperate with distinctive weather patterns (e.g. prevailing winds and cool, damp winters). Building design should respond to these conditions to ensure comfort for residents.

Access to and through a site should contribute to a network of routes that link new development to key neighbourhood destinations such as community facilities, local shopping centres, public open spaces and public transport.

Christchurch residential development is diverse and the Living 3 and 4 Zones are in a period of transition toward a more intensive urban form. It is important, for the continuity of these

neighbourhoods, that developments utilise existing features where possible. Developments near listed heritage items should have regard to their location, form and character. This requires consideration of heritage elements and patterns, noting that contemporary form and detail may be used to respect, not simply replicate, these patterns and elements. Retention of existing vegetation assists developments to integrate into neighbourhoods.

On the flat topography of Christchurch, view shafts and vistas to prominent features such as the Port Hills, Southern Alps and Central City skyline create reference points that contribute to the visual amenity of residents.

(ii) Relationship with street and public open spaces

- a. Buildings should be oriented toward the street and positioned close to the road boundary.
- b. Developments should place active areas of buildings, such as habitable rooms and entrances, along the street and public open spaces, particularly at ground level.
- c. Buildings should have pedestrian entrances that are identifiable, well articulated and directly accessible from the street or, in the case of rear units, shared access ways.
- d. Facades facing the street should have a generous extent of glazing that is evenly distributed.
- e. Fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views.
- f. Fences are encouraged to be of high quality materials and complement the building design.

Explanation

Boundary treatments have an impact on adjacent streets and public open spaces. A coordinated approach to buildings, landscaping and boundary edges is important to help set the overall appearance for the neighbourhood. It is also important that developments enhance the definition of the street through the continuity of the building edge and height to promote a sense of enclosure and establish a comfortable, well-structured public space. Minor modulation and variation of the building frontage is acceptable to retain site features or avoid architectural monotony, provided that the overall continuity of the frontage is not compromised.

The positioning of main entrances and primary activities (e.g. habitable rooms) along streets and public open spaces increases pedestrian safety, visual interest and social interaction. This is most effective at ground level where views and access points are most direct. Large windows and balconies will maximise the opportunities for surveillance of the street and public open spaces. A minimum of 25% glazing distributed across these building frontages is a rule of thumb.

Near streets and public open spaces, front fences, walls and gates should be designed to discourage illegitimate entry but maximise surveillance and safety. The location of fully private outdoor living spaces or dense planting along road boundaries and reserves is discouraged at ground level to promote greater sense of community ownership and responsibility of these public spaces.

Fences should complement the development and avoid poor quality or inappropriate materials like razor wire or broken glass.

(iii) Corner sites

- a. Buildings on corner sites should orientate towards all adjacent streets and public open spaces and emphasise these corners.
- b. Pedestrian entrances are encouraged to be located along main pedestrian routes.

Explanation

Poor building location and design at street corners can undermine the overall structure and legibility of the City. Corner sites are important as they orientate people and aid decision making for those moving around a neighbourhood, particularly when viewed across a public open space or at the end of a street.

Primary pedestrian entrances should be located along main pedestrian routes linking to key destinations to help improve their safety and vitality.

(iv) Building form and articulation

- a. Development layout and form should reflect the predominant pattern of subdivision within a neighbourhood.
- b. Buildings should be of a domestic scale and avoid excessive repetition of building forms.
- c. Buildings should avoid façades and elevations whose length or bulk is visually excessive or blank.
- d. Roofs should be designed to limit continuous ridgelines and minimise the visual bulk of a building.
- e. The separation of buildings within sites is encouraged to reduce perceived building bulk.
- f. Architectural features and a variety of materials and colours are encouraged to provide human scale and visual interest.
- g. The use of high quality, durable and easily maintained materials on the exterior of buildings is encouraged.

Explanation

Accepting that there are a variety of building styles, developments should have façade lengths and separation between buildings that maintain continuity with historic residential and subdivision patterns. New developments will better integrate into neighbourhoods when the width of their front façades are consistent with other buildings on the street. Similarly, redevelopment of long, narrow sites have encouraged 'sausage block' style development that is undesirable because of the buildings' excessively long façades and disproportionate bulk. Overly repetitive building forms ought to be avoided with the design of each building creating a distinctive and varied environment.

Blank façades, particularly those facing the street or open spaces, can be avoided through the addition of architectural features (e.g. entrance porches, bay windows and shade screens) which provide relief, texture or colour. Architectural features, integrated roofs and landscaping can all contribute to breaking up and softening the visual bulk of a development. Separating large buildings to allow views through sites can make new development less intrusive, particularly for neighbours. A rule of thumb for the maximum length of a building façade is 15 metres before a recess of at least two metres or separation of buildings is needed.

Developments are encouraged to use high quality, durable materials and fixings. Use of these materials and fixings will contribute to reduced maintenance costs and responsibilities for residents and foster a sense of ownership by residents.

(v) Access and car parking

- a. Developments should be laid out to ensure the safe and efficient movement of pedestrians, cyclists and vehicles.
- b. Developments should be designed to minimise the number of service and vehicle access ways from the street to reinforce pedestrian priority along the footpath and within the site.
- c. Car parking and garage areas should not dominate the development, particularly as viewed from the street or neighbouring properties.
- d. Parking areas at ground and upper levels within buildings are encouraged to be located behind habitable rooms to minimise visibility from streets or public open spaces.
- e. Well designed underground car parking is encouraged.

Explanation

Convenient and safe access for pedestrians and cyclists is an important design consideration that begins within developments. Good visibility around accessways from the street and within manoeuvring areas of a development is particularly important. Within developments, where pedestrian and vehicle accessways are shared, the layout and paving should clearly signal to drivers that they are entering a slow traffic, pedestrian priority area. This means narrowing site entrances (but maintaining visibility), using high quality paving materials and providing clear sightlines and direct access to front doors without car parking interruptions. Within larger developments, raised pedestrian footpaths and traffic calming measures may be considered more appropriate.

The creation of new vehicle crossings across site frontages that are used by high numbers of pedestrians is discouraged, particularly where practical alternative vehicle access is available.

Visual dominance of car parking and vehicle access ways should be minimised. Consideration needs to be given to the discreet location and screening of all car parking, loading and servicing areas, particularly those visible from streets or public open spaces. Underground or semi-basement car parking is encouraged to enable a more efficient use of the site and reduce the visual dominance of garaging and hard stand areas. It is expected that buildings with active internal uses will be provided between the street and car parking areas.

(vi) Landscaping and site amenity

- a. Car parking, garages, side boundaries and service areas should be softened by planting.
- b. Lighting, planting, fences and other structures should be designed to maximise the safety of occupants and visitors.
- c. The distribution of landscaping throughout the development and provision for larger vegetation is encouraged.
- d. Landscape design is encouraged to use locally appropriate plants, including those that minimise water and maintenance requirements and promote biodiversity.

Explanation

Safety is a key consideration throughout developments and should conform to Crime Prevention Through Environmental Design (CPTED) principles. A clear hierarchy of spaces, from public through to private, with well defined transitions between them and no "left-over" spaces, needs to be established within developments.

Soft and hard landscaping should be designed in a way that does not prevent informal surveillance of common or public areas and maintains clear sightlines by avoiding blind corners, hiding places and dark recesses. Design of entrance landscaping in front of ground level residential units should be treated in a similar way to those fronting the street to ensure good visibility.

Lighting for safety and amenity purposes should be an integral part of the development that is carefully designed and positioned to light all common areas and building entrances without creating a nuisance for occupants of adjoining properties. A balanced landscape coverage adds to the Garden City image and the visual outlook of residents and neighbours. Vegetation softens building bulk and boundary fencing, breaks up large paving areas and improves screening for privacy. Use of deeper planting borders allows for larger vegetation, including trees.

An even distribution of landscaping and provision of larger trees throughout the development can help reduce the visual dominance of taller buildings and other structures; provide visual interest from a range of view points; and generally provide for population health benefits.

Use of locally appropriate plants is encouraged to enhance the neighbourhood character and establish planting which is robust and easily maintained within local climatic conditions. The use of locally sourced native plants is encouraged to promote biodiversity.

(vii) Outdoor Living Spaces

- a. Outdoor living spaces should be located in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- b. Private outdoor living spaces, including balconies and terraces, should link directly to main living areas within the residential unit.
- c. Communal outdoor living spaces should be consolidated and designed to be accessible, usable and attractive whilst avoiding noise, light spill and loss of privacy for residents and neighbours.
- d. The provision of communal open space and facilities within the development is encouraged for multi-level apartment developments.

Explanation

The sensitive location and screening of outdoor living spaces, including balconies and terraces, is important to maximise solar aspect and shelter from predominant winds.

It is important that outdoor living spaces are accessible and complementary to the main living areas within each unit. Linking outdoor and indoor living areas together encourages their use, improves outlook and provides greater flexibility for smaller private spaces.

Where communal spaces are provided, they should be easily accessible from each unit, while minimising disturbance to adjacent residents. Where possible, they should offer an area of open space that is sited and developed to provide a positive amenity outlook for residents.

Communal spaces should be of a size and dimension that is appropriate to the total number of residential units and residents in the development and incorporate facilities that make them attractive, inviting and safe to use (e.g. outdoor seating area, barbecue area, play area, tennis court), while being cost-effective to manage and maintain.

(viii) Service Areas and Utilities

- a. Service areas should be positioned within a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.
- b. Rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
- c. Building services, such as external access ways and mechanical, electrical and communications equipment should be integrated within buildings to minimise their visual impact, particularly from streets and public open spaces
- d. Storage space should be easily accessible to residents and provide for a range of recreational and maintenance equipment.

Explanation

Service areas (e.g. for clothes lines, wheelie bin storage) are often unsightly and can generate adverse noise and odours. The screening or location of these areas away from primary views, along with consideration for containment of noise and odours, is important. The configuration of these areas should enable site facilities that are adequately sized, have a practical use and are conveniently located to each residential unit and service providers.

Any service facilities within close proximity to a street or public open space, which cannot be placed elsewhere, need to be concealed or of a complementary design to building and streetscape to minimise the visual impact.

Other building service elements (e.g. drainage pipes, lift plant) can add to the visual clutter of developments and should be integrated within overall building design or screened, yet allow for servicing access and future additions. This includes external stairs and access decks which should generally be avoided.

Elements which could be added post-completion (e.g. satellite dishes, heat exchangers) should be allowed for through provision of communal facilities at the outset of development or via appropriate provision of space for these additions at a later stage.

The provision of storage space should accommodate a range of recreational and maintenance equipment, particularly those related to children's toys, sports equipment, bicycles and gardening tools, and be positioned close to their end use.

(ix) Residential Amenity

- a. The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
- b. Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space and the private outdoor living space of other units within the same development. With regard to effects on adjacent properties, compliance with the 4m setback required by Development Standard 4.2.5(b) may not be sufficient to satisfy this assessment matter.
- c. Developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households.

Explanation

All residential units should provide a high standard of amenity with regard to size, purpose, layout, acoustic insulation and privacy. This includes the configuration of balconies to minimise views between upper level residential units and down to ground level private spaces both within the development site and into neighbouring properties.

Residential accommodation within the City needs to cater for a diversity of living types in order to maintain variety housing choice and the vitality of the City. This mix of unit sizes could include studio or one bedroom units through to multi bedroom units within detached, semi-detached, terraced or apartment housing types.

(x) Environmental Efficiency

- a. The design, orientation and layout of developments is encouraged to minimise energy use.

- b. Developments are encouraged to use materials that minimise resource consumption.
- c. On-site measures to reduce, treat or re-use storm water runoff are encouraged.

Explanation

It is important that individual developments at the local level positively contribute to the sustainability objectives of the City as a whole. Integrating the initial design of a development with its later use and management is important for achieving environmental efficiencies over the long-term. Methods of laying out buildings may include maximising solar gain for water and space heating, locating window openings for natural cross ventilation and daylight admission. Building design should consider sustainable mechanisms, such as adjustable shade screens, that allow residents to control the internal conditions. Other construction techniques include the use of: durable low maintenance materials; insulation to reduce winter heat loss; and the incorporation of mechanical and electrical systems that optimise energy efficiency.

Christchurch has many urban waterways and is generally sited on low-lying, flood prone areas where the quality and treatment of surface water drainage is a significant issue. On-site control methods designed to facilitate infiltration of stormwater runoff close to source need to be used in an integrated way that may include optimising unpaved landscape areas; use of permeable paving to reduce run-off; inbuilt swales or rain gardens to collect and treat run-off; and the collection and re-use of storm water for irrigation or toilet flushing.

(b) Specific matters

In addition to the above general matters, the following specific matters shall apply where indicated.

Special amenity area 18

- (vii) The extent to which the development maximises the potential for views and enjoyment of the sea and seafront.
- (viii) The extent to which the development enhances the attractiveness of the area by giving attention to detail which softens bulk, particularly roof line and pitch.

(c) General Design Principles for Central New Brighton

Any proposal shall be assessed against the extent and quality to which the development addresses the following principles:

Building articulation and orientation

1. Architectural modulation, relief, openings and features should provide human scale, visual interest and clues as to the building's function.
2. Generally blank facades or flat elevation devoid of relief should be avoided, particularly on street and public open space frontages. Side and rear walls should be used as an opportunity to introduce creative architectural solutions that provide interest and depth to facades, including modulation, relief or surface detailing.
3. Where large sites or site amalgamation enable the development of extensive street building frontages, these frontages should be articulated to provide visual interest and depth to reasonably reflect predominant subdivision patterns and frontage widths of existing buildings in the surrounding area.
4. Architectural design that differentiates upper building levels from ground level is encouraged. Generally a higher level of detail is appropriate at the ground and first floor levels, while less detailing may be appropriate at upper levels in recognition that they will be viewed from longer distances.
5. Roof profiles should be designed as part of the overall building form and can contribute to the local character. This includes the integration of mechanical and electrical equipment (including lift plant) into the overall rooftop design to minimise their visual impact.
6. The building frontage at ground level should encourage interaction with the street, interest and public safety. This includes providing appropriate architectural detailing and maximising doors, windows and balconies fronting onto streets and other public spaces.
7. Buildings should be orientated towards the street, and entrances should be clearly identifiable and accessible from the street.

Corner Sites:

8. The design of the buildings on street corners should recognise the significance of these sites and should address all street frontages.
9. On corner sites, a higher priority of façade treatment should relate to frontages that are adjacent to public open spaces, where entrances predominate along a street and/or street hierarchy.
10. Corner sites should be developed in a way that visually reinforces the importance of the corner.

Pedestrian and Vehicle Access:

11. The design of vehicle entrances and accessways should reinforce pedestrian priority along the pavement and within the site, particularly in terms of materials, sightlines and location of accesses.
12. Frontages should be designed as far as possible to minimise service and vehicle access interruptions.
13. The creation of new vehicle crossings across frontages with high pedestrian value is discouraged, particularly where practical alternative vehicle access is available.
14. Car parking and garages that visually dominate street frontages or public spaces are discouraged. Car parking and garages along street frontages should ideally be avoided.

Crime Prevention:

15. Buildings should encourage overlooking of streets, bus stops and other public spaces. Primary activities should be located along the street frontage to maximise the opportunities for natural surveillance.
16. Clear sightlines should be provided by avoiding blind corners, dense vegetation, hiding places or dark recesses, particularly adjacent to pedestrian or cycle routes.
17. A good standard of exterior lighting that illuminates the entrances and street frontage is encouraged.
18. The road boundary setback area should as far as possible be clearly demarcated for the use of private resident/s, without being visually segregated from the street.
19. A high quality development that can easily be maintained and conveys a sense of ownership is encouraged.

Front Fences and Landscaping:

20. Where front fences, walls and/or screens are located along streets or public open spaces and are greater than 1.2 metres in height, they are encouraged to be more than 50% visually permeable, to avoid blank street frontages and to maximise natural surveillance.
21. The use of native plants is encouraged to enhance local character, and to minimise water and maintenance requirements.
22. The provision of landscaping throughout developments is encouraged, especially where such landscaping will be visible from the street or public spaces, such as along the road boundary or along the sides of driveways and unit entrances.
23. The provision of high quality communal open space and facilities within the development is encouraged for multi-level apartment developments.
24. Retention of existing site characteristics such as mature trees, and watercourses, is encouraged when sites are redeveloped.

Service Areas:

25. Service areas should be creatively designed and screened to minimise their impact on pedestrian and residential amenity, and their visual impact from neighbouring sites, streets or public spaces.
26. Adequate storage space should be provided for rubbish and recyclable materials in a convenient and easily accessible location for occupants and collection vehicles.

Internal Amenity:

27. All residential units should provide a high standard of internal amenity with regard to size, purpose, layout, acoustic insulation, and privacy.
28. The internal design of all residential units should balance the need to maximise outlook and direct sun access to the principal living areas, ground floor private open space and balconies, with maintenance of privacy for both occupants and neighbouring units.

Environmental Efficiency:

29. The design of buildings to maximise efficiencies in energy use for example in water heating, lighting and heating, is encouraged. Methods may include insulation, solar gain, etc.
30. The provision of natural through ventilation by window openings facing in different directions is encouraged for all residential units.
31. Measures to reduce, treat or re-use stormwater on-site are encouraged. Methods may include the use of permeable paving to reduce run-off, swales or rain gardens to collect and treat run-off, or the collection and re-use of stormwater for irrigation or toilet flushing.

(d) Specific Design Principles for Central New Brighton

Local Character Summary

The following is a description of the character of Central New Brighton, which is to be used to inform assessment under the local character assessment matters which follow:

New Brighton is part of an extensive beach and dune system along Pegasus Bay. It occupies its more urbanised southern end near to the Avon/Heathcote Estuary and Port Hills of Banks Peninsula.

New Brighton is identified in the City Plan as a district centre and higher density area and focal point on the eastern edge of Christchurch City where it meets the coast. New Brighton beach, mall, pier and library are important destinations for local Christchurch residents and tourists. It is important the quality of adjacent development reflects and enhances this role in the city and the amenities they offer.

The coastal environment at New Brighton provides extensive recreation and outdoor living opportunities; panoramic views to the coast, Port Hills, central city and Southern Alps. It is also an environment exposed to predominant salt-laden easterly winds, which can create a harsh climate for buildings, landscaping and outdoor activities.

The urban environment is structured on a north/south orientated street grid running parallel with the New Brighton beach. Marine Parade is a formal boundary between the beach and the city and is an important linear urban edge. The Parade also functions as a promenade for residents and visitors walking to and from the beach and the Mall with its retail, public transport and car parking provisions. Development needs to reinforce this edge and ensure that it is of high visual and pedestrian amenity and safety.

New Brighton is anticipated to undergo regeneration of its existing business and suburban housing stock. Through this, the Plan encourages intensification of this area and recognises there may be a change in character, albeit over a potentially lengthy transition period.

Street frontages are characterised by uniform lot sizes and detached houses, which create a regular horizontal and vertical pattern of building form. While it is recognised that the scale of buildings will change, it is important to maintain this visual rhythm.

The intersection of Marine Parade and New Brighton Mall is an important focal point in the area where the pier, library and pedestrian Mall meet. It is proposed to reinforce this significance through taller built form and landmark corner buildings.

Local Character Assessment Matters

Any proposal shall be assessed against the extent and quality to which the development addresses the following principles:

- (a) Development along Marine Parade should recognise it as a primary frontage that defines the linear coastal edge of the city, a pedestrian promenade and maximise opportunities for coastal views for occupants.
- (b) In recognition that higher density developments are likely to often be visible from surrounding streets, open spaces and lower density neighbourhoods, architectural articulation should be provided on all external building façades.
- (c) Developments should reflect the regular lot widths and rhythm of detached building typologies when viewed from the street.
- (d) The use of durable and easily maintained exterior building materials and hardy landscaping appropriate for a coastal environment in a salt spray zone, is encouraged.
- (e) Direct visual links and pedestrian access should be provided to Marine Parade from residential units fronting Marine Parade.
- (f) Building design should maximise opportunities for strong relationships between outdoor living areas and habitable internal spaces of residential units, yet protect outdoor spaces and pedestrian entrances from exposure to coastal (easterly) winds and glare (ie. recessed or screened entrances, enclosed balconies and rear communal courtyards).
- (g) Building height and density should reinforce an urban form that emphasises the role of the New Brighton business zone as a district centre and key service and transport focal point. This form is expressed through taller, more dense development focussed in and around the commercial centre, reducing in height and density with distance away from the centre.

15.2.9 Fences and Screening Structures - Living 3, 4B and 4C Zones

Updated 29 January 2015

- (a) The extent to which a reduction in visual transparency may be more visually appropriate or suited to the character of the site or area.
- (b) The extent to which a reduction in visual transparency or use of non-transparent materials may be appropriate to provide levels of privacy or security.
- (c) The extent to which the fencing is varied in terms of incorporating steps, changes in height, variety in materials, incorporates landscaping and avoids presenting a blank, solid facade to the street.

15.2.10 Minimum unit size - residential activities - Living 3, 4B and 4C Zones

Updated 29 January 2015

- (a) The extent to which the area of the unit/s will maintain an appropriate level of amenity for residents and the surrounding neighbourhood.
- (b) The extent to which other on-site factors may compensate for a reduction in unit sizes e.g. communal facilities.
- (c) The nature and duration of activities proposed on site which may require a reduced unit size to operate e.g. very short term duration.
- (d) The balance of unit mix and unit sizes within the overall development such that a minor reduction in the area of a small percentage of the overall units may be warranted.
- (e) Whether the units are to be operated by a social housing agency and have been specifically designed to meet atypical housing needs.

15.2.11 Ground floor habitable space - residential activities - Living 3, 4B and 4C Zones

15.2.11 Ground floor habitable space - residential activities - Living 3, 4B and 4C Zones

Updated 29 January 2015

- (a) The extent to which the balance of open space, access/parking, and residential building activity is adversely impacted by the loss or reduction of habitable spaces at ground level.
- (b) The ability of an undersized habitable space to continue to be used for functional residential activity.
- (c) Any exceptional circumstances expressed by the proposal which would provide an alternative site arrangement that satisfactorily provides for on-site land use balance and residential amenity.

15.2.12 Outdoor living space

Updated 29 January 2015

- (a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.

- (b) Any alternative provision on, or in close proximity to, the site for outdoor living space to meet the needs of likely future residents of the site.
- (c) The extent to which the reduction in outdoor living space or the lack of its access to sunlight is compensated for by alternative space within buildings with access to ample sunlight and fresh air.
- (d) In the case of special amenity areas, the extent to which the reduction in outdoor living space will result in additional loss of mature on-site vegetation and/or spaciousness of the area.
- (e) The extent to which any building located within an outdoor living space will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.
- (f) In the Living G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) (Halswell West) and (Highsted) Zones, the extent to which any outdoor living space or fenced court area intrudes in front of any residential unit to the detriment of the street scene.**
- (g) In the Living G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) (Halswell West) and (Highsted) Zones, the ability of any outdoor living space or fenced court area to receive a minimum of 2hrs continuous sunlight, measured on the winter solstice between the hours of 10.00 am and 2.00 pm. When assessing the adequacy of sunlight access, regard should be had to the bulk and height of any building that could be constructed as of right on any adjoining site.**

In addition to the matters to be assessed above, in the Living 3, 4B and 4C Zones the following apply:

- (h) The extent to which the allocation between private and communal outdoor living spaces within the site is adequate to meet the current and future needs of residents of the site.
- (i) Where the communal outdoor/indoor spaces are not contiguous on a large site, the ability of the spaces to meet the needs of residents and provide a high level of residential amenity.
- (j) The degree to which the reduction in outdoor living space is commensurate with the scale of the residential unit and the demands of the likely number of residents.
- (k) The degree to which a reduction in the outdoor living space provided may impact on overall openness and amenity.

In addition to the matters to be assessed above, for:

- **new residential units, established subsequent to the Christchurch earthquakes by way of the special conversion provision in clause 2.2.1(e),**
- **new residential units, established subsequent to the Christchurch earthquakes by way of the special conversion provision in clause 2.2.1(f) from a family flat,**
- **new residential units, established subsequent to the Christchurch earthquakes by way of the special conversion provision in clause 2.2.1(g),**
- **new residential units established subsequent to the Christchurch earthquakes by way of the special conversion provision in clause 2.3.9 from elderly persons housing.**

the following apply:

- (l) The extent to which the sites will be adequately provided with outdoor living space to meet the needs of current and future residents of the site, taking into account the likely use of the site in relation to temporary or permanent residential occupation.**
- (m) The extent to which a better site layout and use for the benefit of future residents is achieved through a reduction in the size or dimensions of outdoor living space.**

15.2.13 Service and storage space - Living 3, 4B and 4C Zones

Updated 29 January 2015

- (a) Where an outdoor service, rubbish and recycling space is not provided for each residential unit, the adequacy in terms of area and convenience to residents of any communal area provided.
- (b) Where an indoor storage space is not provided for each residential unit, the adequacy of alternative storage areas provided on the site which are accessible and convenient to all residents.
- (c) The extent to which indoor service areas have been provided to compensate for the reduced or lack of outdoor service, rubbish and recycling area(s).
- (d) The extent to which any reduced outdoor or indoor service, rubbish and recycling space or storage space will result in the inability to adequately use the space for the intended purpose.
- (e) The extent to which the lack of screening of any outdoor service space will impact on the visual amenity within the site and of any adjoining site, activity, or the street scene.

15.2.14 Landscaping and tree planting - Living 3, 4B and 4C Zones

Updated 29 January 2015

- (a) The effect of any reduced tree planting in terms of the scale and visual appearance or dominance of the buildings on the site.
- (b) The extent to which the site is visible from adjoining sites and the likely effect of any reduction in tree planting standards for the amenity of neighbouring sites.
- (c) Any compensating factors for reduced tree planting, including the nature of planting proposed, or the location of activities (including heritage items) on the site.
- (d) The visual appearance of the site in terms of the length of road frontage or any unusual characteristics of the site.
- (e) The impact of the reduced tree planting on the Garden City image and the quality of the amenity of the site and neighbourhood.
- (f) Whether large existing trees have been retained on the site so that overall the site provides a visual balance between buildings and landscaping, despite a reduction in the actual number of trees.

15.2.15 Screening of parking - Living 3, 4B and 4C Zones

Updated 29 January 2015

- (a) Any adverse effects of the reduced screening of parking on the outlook of people on adjoining sites.
- (b) The ability to screen the parking from adjoining sites by alternative means.
- (c) Any adverse effects of the reduced screening of parking areas on the visual amenity of the public spaces (including roads).

15.2.16 Acoustic insulation - Living 3, 4B and 4C Zones

Updated 29 January 2015

- (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.

15.2.17 On site convenience - Living 3, 4A, 4B and 4C Zone

Updated 11 July 2011

- (a) Where the said facilities are not conveniently located in relation to each other and the units they serve, the extent to which arrangements have been made to ensure that residents will be able to identify their facilities and use them without undue loss of privacy, and avoids confusion for visitors.
- (b) The extent to which the alternative choice of location of rubbish storage areas, letter and milk boxes, contribute to increased privacy and security for residents, and reduce confusion to visitors.

15.2.18 Family flats

Updated 11 July 2011

- (a) Any need for a larger family flat to accommodate the particular requirements of its occupants, such as the need to provide for more than one dependent relative or a disabled person.
- (b) Where the family flat or the kitchen of the family flat is not to be removed, any likely long-term needs of the residents of the site to care for dependant relatives.
- (c) Any adverse effects of the family flat on the surrounding neighbourhood, in terms of reduced open space, increased dominance of the site by buildings, lack of opportunity for garden and tree plantings and lack of adequate space for vehicle parking or manoeuvring on-site.

15.2.19 Coastal hazards - Living 1 Zone only

Updated 11 July 2011

SBCMA 1

- (a) The location, design, materials and method of construction of the building including the extent to which pole type or similar structures are proposed which will:
 - (i) withstand wave action and potential damage from erosion; and
 - (ii) allow the unimpeded passage of water and sand and not result of erosion of adjoining sites.
- (b) The extent to which existing stabilising vegetation and / or other natural features are retained on the site and will remain undisturbed during the construction period.
- (c) The adequacy of specific measures included as part of the application to maintain, protect and enhance any foredunes located on the site, including maintenance of existing vegetation, any additional planting (particularly native planting) and sand trapping measures.
- (d) The extent to which the site will be remediated after the building is constructed, including on-going measures proposed to retain sand volumes on the property.
- (e) The measures taken to minimise any adverse effects from any excavation, filling and retaining walls.
- (f) The ability to mitigate any adverse effects of habitation and construction on any part of the property seaward of the hazard 1 line (planning map 49B), any measures to be taken to enhance any part of the property falling within this area.
- (g) The extent to which all other relevant performance standards can be met.

SBCMA 2

- (a) The extent to which the location, design, method and materials of construction of the building would enable it to be relocated out to Rockinghorse Road within a period of 12 hours (that is within the period of one tide).
- (b) The extent to which the location, design, method and materials of construction of the building and/or hard surfacing will allow the unimpeded passage of water and sand; and does not include concrete or similar material in blocks of over 1m² in area, either as floors, driveways or patios, for example, within the building or site.

15.2.20 Scale of activity

Updated 29 January 2015

- (a) The extent to which the scale of the activity and the proposed use of the buildings will be compatible with the scale of other buildings and activities in the surrounding area and will not result in visual dominance as a result of the area of buildings used, which is out of character with the respective living environments or the special amenity areas within them.
- (b) In the Living 1, H, RS, RV and 2 Zones, the extent to which the character of the site will remain dominated by tree and garden plantings rather than by buildings and areas of hard surfacing.
- (c) The extent to which the activity will result in the loss of residential activity on the site.
- (d) The extent to which the activities on the site remain dominated by residential activity, rather than by activities which are not associated with or incidental to residential activity on the site.
- (e) The extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding living environment.
- (f) The extent to which additional employment will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding living environment.
- (g) The extent to which additional employment is an integral and necessary part of other activities being undertaken on the site and assists in providing alternative home-based employment and income-generating opportunities for residents or occupiers of the site.
- (h) The ability to mitigate any adverse effects of the increased scale of activity.

15.2.21 Screening from neighbours

15.2.21 Screening from neighbours

Updated 11 July 2011

- (a) Any adverse effects of the reduced screening of parking and outdoor storage areas on the outlook of people on adjoining sites.
- (b) The ability to screen the parking and outdoor storage area from adjoining sites by alternative means.

15.2.22 Restriction on outdoor activities

Updated 11 July 2011

- (a) The extent to which the proposed outdoor activities will detract from the pleasantness, coherence and attractiveness of the site as viewed from adjoining roads and sites.
- (b) Any adverse effects of the outdoor activity on the outlook of people on adjoining sites, including the loss of residential character.
- (c) The extent to which the outdoor activity will be compatible with the appearance, layout and functioning of other sites in the adjoining area.
- (d) The ability to screen outdoor activities from adjoining roads and sites by alternative means.
- (e) The ability to mitigate any adverse effects of the outdoor activity on adjoining roads and sites.

15.2.23 Retailing

Updated 11 July 2011

- (a) The extent to which the retail activities will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding residential area.
- (b) As for traffic generation Clause 15.2.28 (a) - (c) inclusive.
- (c) Any adverse effects of increased levels of pedestrian activity as a result of the retail activities in terms of noise, disturbance and loss of privacy which is inconsistent with the low-density suburban living environment.
- (d) The extent to which retail activities from the site are an integral and necessary part of other activities being undertaken on the site and assist in providing alternative home-based employment and income-generating opportunities for residents or occupiers of the site.
- (e) The extent to which the retail activities can practically and economically be undertaken within a business zone.

15.2.24 Noise from pre-schools

Updated 11 July 2011

- (a) The extent to which the proximity of the pre-school's outdoor activities and facilities to the outdoor living spaces and main indoor living areas on adjoining properties will result in noise levels which are unreasonable in the respective living environments.
- (b) The alternative locations available on the pre-school site for the outdoor activities and facilities, which would be more compatible with the layout and use of the adjoining properties.
- (c) The scale of the pre-school, in particular the number of children on the site.
- (d) The frequency and timing of the use of the pre-school's outdoor areas and facilities and the extent to which these would not conflict with the pleasant use and enjoyment of adjoining properties by their occupants.

15.2.25 Residential coherence

Updated 06 December 2013

- (a) The extent to which the surrounding area remains dominated by residential activity, rather than by activities which are not associated with or incidental to residential activities.
- (b) ***In the Living 1, H, RS, RV, 2, 3 and G (Yaldhurst) (Awatea) (Wigram) (Prestons) (Halswell West) and (Highsted) Zones, the extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding residential environment.***
- (c) The likelihood of the activity resulting in residential sites being left with no immediate residential neighbours.
- (d) Any adverse effects of the activity on the surrounding residential area in terms of loss of security, friendship and fellowship, as a result of the loss of residential neighbours.
- (e) Any cumulative effect of the loss of residential activity in conjunction with other non-residential activities in the vicinity.

15.2.26 Site size

Updated 11 July 2011

- (a) The extent to which the area of the site and the proposed buildings thereon will be compatible with the scale of other buildings, sites and activities in the surrounding area and will not result in visual dominance as a result of site size and area of buildings which is out of character with the respective living environments or the special amenity areas within them.
- (b) The extent to which the character of the site will remain dominated by tree and garden plantings rather than by buildings and areas of hard surfacing.
- (c) The extent to which the activities on the site remain dominated by residential activities rather than by activities which are not associated with or incidental to residential activity on the site.
- (d) The extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding residential environment.
- (e) The ability to mitigate any adverse effects of increased site size or scale of activity.
- (f) In the case of the specified sites in the Living 4C Zone (Avon Loop) the extent to which any increased size of any outdoor restaurant or tavern will adversely affect the amenity of the adjoining residential area(s).

15.2.27 Hours of operation

Updated 11 July 2011

- (a) The extent to which the hours of operation will result in traffic or pedestrian movements which are incompatible with the character of the surrounding residential area.
- (b) As for traffic generation Clause 15.2.28 (a)-(c) inclusive
- (c) Any adverse effects of pedestrian activity as a result of the extended hours of operation, in terms of noise, disturbance and loss of privacy, which is inconsistent with the respective living environments.
- (d) Any adverse effects of the extended hours of operation on the surrounding residential area, in terms of loss of security as a result of people other than residents frequenting the area.

- (e) The ability to mitigate any adverse effects of the extended hours of operation; and other factors which may reduce the effect of the extended hours of operation, such as infrequency of the activity or limited total hours of operation.

15.2.28 Traffic generation

Updated 11 July 2011

- (a) Any adverse effects in terms of noise and vibration from vehicles entering and leaving the site or adjoining road, which is incompatible with the noise levels acceptable in the respective living environments.
- (b) Any adverse effects in terms of glare from headlights of vehicles entering and leaving the site or adjoining road which is intrusive for residents or occupants of adjoining residential sites.
- (c) Levels of traffic congestion or reduction in levels of traffic safety which are inconsistent with the classification of the adjoining road.
- (d) Any reduction in the availability of on-street parking which is such as to cause a nuisance for residents, occupants or visitors to adjoining residential sites.
- (e) Any adverse effects in terms of fumes from vehicles entering or leaving the site, which are unpleasant or objectionable to residents or occupiers of adjoining residential sites.
- (f) Any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.
- (g) The extent to which the proposed traffic generation will be compatible with or not result in adverse effects upon activities in the surrounding living environment.
- (h) The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or through the provision of screening and other factors which may reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur.
- (i) In the case of the specified exemptions whether or not the rate of vehicle movements substantially varies throughout the week.
- (j) The extent to which any of the specified exemptions will generate adverse effects from increased levels of traffic movements on the surrounding neighbourhood including any effects on residential amenity as well as any adverse effects on the roading network. (Note Assessment matters a-i also apply to the specified exemptions.)

15.2.29 Storage of heavy vehicles

Updated 11 July 2011

- (a) The extent to which the proposed heavy vehicle movements will be compatible with the surrounding living environment.
- (b) As for traffic generation Clause 15.2.28 (a) above.
- (c) Any adverse visual effects of additional heavy vehicle storage and the extent to which these can be mitigated by provision of screening, or any other factors.
- (d) The ability to mitigate any adverse effects of additional heavy vehicle movements such as the location and design of vehicle crossings, parking and loading areas and/or provision of screening.
- (e) Any cumulative effects of heavy vehicle movements in conjunction with traffic generation from other vehicles on the site.

15.2.30 Living Taylors Mistake Bach Zone - residential and other activities

Updated 11 July 2011

- (a) The extent to which the design, method and material of construction, hue, tone and built character of the bach is sympathetic to visual and landscape matters;
- (b) The extent to which the construction of any impervious surfaces relates to visual and landscape matters;
- (c) The degree to which landscaping and tree planting of the site is sympathetic to visual and landscape matters;
- (d) The means of disposing sanitary sewage to a piped system;
- (e) The means of disposing of collected stormwater;
- (f) The ability to connect to a piped water supply system;
- (g) The ability to connect to the electric power system;
- (h) The size and scale of the proposed bach and/or impervious surfaces and their effects on the surrounding landscape and compatibility with existing baches in the adjoining Conservation 1A Zone;
- (i) The type of plant species and any maintenance regimes proposed.

15.2.31 Special setback provisions - Living G (East Belfast) zone

15.2.31 Special setback provisions - Living G (East Belfast) zone

Updated 12 March 2012

- a) Main North Railway Line
 - i. The extent to which the building, window and glazing design and location will assist in mitigating the potential for effects from rail activity.
 - ii. The extent to which reverse sensitivity effects on the continued operation of this transport network have been mitigated.
- b) Northern Arterial
 - i. The extent to which the setback complies with the current New Zealand Transport Authority Planning Policy Manual: Diagram 2, Appendix 5D – Reverse Sensitivity.
 - ii. The extent to which the building, window and glazing design and location will assist in mitigating the potential for noise effects from the Northern Arterial.
 - iii. The extent to which reverse sensitivity effects on the operation of this transport network have been mitigated.

15.2.32 Roothing and access

Updated 14 May 2012

The effect of any additional access points in respect to:

- (a) the likely volume and type of traffic using the proposed access point;
- (b) the effect on the safety and efficiency of the adjoining road network;
- (c) the location of the proposed access point and the adequacy of existing or alternative access points.
- (d) In the Living G (Yaldhurst) zone and the Living G (North West Belfast) Zone, the extent to which high density (A) or (B) (Yaldhurst) and Density A (North West Belfast) development is located adjacent to movement nodes.

(e) In the Living G (Yaldhurst) zone and the Living G (North West Belfast) Zone, the extent to which connectivity to pedestrian, cycle and public transport routes is provided for.

15.2.33 Building size and separation - residential and other activities

Updated 11 July 2011

- (a) The extent to which the scale and modulation of the building will be compatible with other buildings in the surrounding area and will not result in visual dominance, as a result of the floor area of buildings being out of character with the respective living environments, or special amenity areas.
- (b) The extent to which the character of the site will remain dominated by tree and garden plantings rather than by buildings and areas of hard-surfacing.
- (c) The extent to which a non-residential building provides an important function by meeting the needs of the community.
- (d) The visual impacts of the building in terms of size and scale, especially as seen from any adjoining residences and public places. Single storey buildings generally have less visual impact than multi-storey buildings.
- (e) The extent to which any additions to existing buildings that are already of a large scale will increase the visual impact of the building on the character and amenity of the surrounding area.
- (f) The extent to which, levels of traffic generation or pedestrian activity will result from the proposed activity which are incompatible with the character of the surrounding living environment.
- (g) The ability to mitigate any adverse effects of the increased size of any single building.
- (h) The quality and effectiveness of any landscaping proposed to screen the building from adjoining residences and public places.
- (i) The extent to which the activities on the site remain dominated by residential activity.
- (j) The need for a larger building to accommodate the particular requirements of its occupants.
- (k) Any adverse effects of the building on the surrounding neighbourhood, in terms of reduced open space, increased dominance of the site by buildings, lack of opportunity for garden and tree plantings and lack of adequate space for vehicle parking and manoeuvring on-site.
- (l) The extent to which the hours of operation will result in traffic or pedestrian movements which are incompatible with the character of the surrounding residential area.
- (m) As for Clause 15.2.28 Traffic Generation (a) to (d) inclusive.
- (n) The extent to which the scale of the residential activity will adversely affect the ability to provide for the outdoor living needs of residents.

15.2.34 Comprehensive housing improvement areas

Updated 11 July 2011

- (a) The extent to which the design and layout of the proposed comprehensive development achieves the following results:
 - adequate levels of privacy between units
 - access to sunlight in midwinter in living areas of units
 - adequate areas of outdoor living space
 - maintenance of the existing street scene
 - efficient car parking and garaging layout while protecting the existing street scene
- (b) The extent to which the proposed comprehensive development is integrated with development on adjoining sites.
- (c) The provision for landscaping, particularly trees and fencing within the site and on the comprehensive development site boundary.
- (d) The extent to which existing mature trees on the site are proposed to be retained.

15.2.35 Special Setback Provisions - Living 1 and 3 Zones at Wigram

Updated 11 July 2011

- (a) The extent to which the location of the outdoor living area will adversely affect the ability of the site to provide for the outdoor living needs of the likely future residents of the site.
- (b) Any alternative provision on, or in close proximity to, the site for outdoor living space to meet the needs of likely future residents of the site.
- (c) The extent to which the location of the outdoor living space, windows and the provision of fencing and/or landscaping will satisfactorily mitigate the potential for reverse sensitivity effects from current RNZAF functions and operations.
- (d) The extent to which fencing materials, fencing design and the type and location of landscape planting will assist in mitigating the potential for effects from current RNZAF functions and operations.
- (e) The extent to which the type of glazing, window design and location will assist in mitigating the potential for effects from current RNZAF functions and operations

15.2.36 Design and appearance within Density Area A - Living G (East Belfast) zone

Updated 12 March 2012

Any residential development within Density Area A shall be assessed against the following criteria:

a) Building Articulation and Orientation to Public Space

- i. When viewed from any public space, buildings should create visual interest through variation in the roof line and openings and plan shape, and should avoid any continuous flat or blank building frontages to the public space.
- ii. Secondary elements such as balconies, canopies, porches, bay windows and dormers should be used to break up continuous mass and large roof forms.
- iii. The building frontage should encourage visual and physical interaction with the street. This includes providing appropriate architectural detailing, and maximising doors, windows and balconies fronting onto streets and other public spaces.
- iv. Where similar dwellings are grouped or joined together individuality should be provided to each dwelling through devices such as individualised front doors, architectural details, colour schemes and materials.
- v. Every dwelling should have a sheltered pedestrian entry that is clearly visible, identifiable and accessible from the street.
- vi. Garage doors should not dominate the street elevation and where they face the street they should be set back at least 1m behind the line of the front face of the dwelling.

b) Corner Sites

- i. Buildings on corner sites should be designed in a way that visually reinforces the importance of the corner, and should be designed to address all street frontages, with the highest priority given to the street frontages which are opposite reserve areas.

c) Parking and Access

- i. Garages and parking spaces should be located adjoining or in close proximity to, and visible from, the dwelling they serve.
- ii. Garages and parking spaces, if accessed from driveways from the street, should be positioned such that driveways to separate dwellings are not located side by side (two adjoining driveways with a total width not exceeding 5.5m is acceptable). This criteria does not apply if one of the two dwellings is a corner site.
- iii. Driveways from the street should be separated from each other, to improve the pedestrian experience and partially enable on-street parking between the driveways.
- iv. Shared rear accessways (sometimes referred to as rear lanes) may be used as a means to conceal garages from the street to improve the street scene and minimise driveway crossing of the footpath, but only where the safety of the accessway and appropriate long term maintenance of the accessway can be achieved. In practice, this will be best achieved by rear lanes that are short and straight, with clear sight lines from a street at one end to a street at the other, or rear-access vehicle courts serving fewer than six dwellings.
- v. Outdoor parking areas, driveways and accessways serving more than two dwellings should include attractive hard and soft landscaping treatments.

d) Crime Prevention

- i. Buildings should be designed to overlook streets, reserves and other public spaces. A main living area (kitchen, family or dining room) should be located along the street frontage to maximise the opportunities for natural surveillance.
- ii. Blind corners, entrapment areas, dense vegetation, hiding places and dark recesses should be avoided adjacent to pedestrian or cycle routes and along any shared accessways or rear lanes.

e) Front Fences and Landscaping

- i. Planting (trees and shrubs) between the building and any road or reserve boundary should be concentrated along the boundary of the public space (and within 2m of it) using species that maintain sight lines between the 1.2m and 2.0m height.
- ii. Attractive hard and soft landscaping treatments should be provided for all publicly visible areas of the development.
- iii. The style and materials used for any walls or fences forward of the front face of a building should relate to or compliment the style and materials of the dwelling.

f) Site and Dwelling Planning, Position and Orientation

- i. Buildings should be oriented and located to define external spaces allowing adequate daylight to dwellings and sunlight to main living rooms and private outdoor spaces, and main living rooms should include openings located generally on the northern side of dwelling.
- ii. Buildings should be positioned to minimise overshadowing or visual dominance of adjoining private outdoor spaces.
- iii. Buildings and rooms should be designed to enable natural through ventilation (e.g. by window openings facing in different directions within a room).
- iv. Outdoor living spaces at ground level should not be positioned solely between the dwelling and any road boundary, though secondary semi-private spaces such as verandas may be positioned in this location.
- v. Outdoor service areas should be provided on-site which include bin storage and provision for an outdoor washing line, in locations which minimise adverse visual, noise and odour effects on public areas.

15.2.37 Dwelling orientation to the street within Density Area A - Living G (East Belfast) zone

Updated 12 March 2012

The extent to which window glazing, building design, orientation or other method(s) allows informal visual surveillance from the residential unit to the street.

15.2.38 Creation of stormwater drainage swales and water basins - Living G (East Belfast) zone

Updated 12 March 2012

- a) The form or slope of any embankments and planting regimes;
- b) The depth of stormwater drainage swales and water basins in respect of their ability to capture and treat stormwater on site;
- c) The extent to which the overall design of the stormwater drainage swales and water basins incorporates the principles of integrated catchment management planning under the Draft Styr Integrated Catchment Management Plan.

15.2.39 Creation of storm water drainage swales in the Living G (North West Belfast) Zone

Updated 14 May 2012

- (a) Form or slope of any embankments and planting regimes;
- (b) Adequate depth of swale; and
- (c) Population control of bird species posing a threat to aircraft.

15.2.40 Development of Primary (spine) route within the Living G (North West Belfast) Zone

Updated 14 May 2012

The timing of the construction of the Primary (spine) route, and connections to this road, to provide for dispersed traffic movements to, from and through the Living G (North West Belfast) Zone to protect the functioning of Main North Road and Johns Road.

15.2.41 Urban design and amenity - Density A residential areas in Living G Zones

15.2.41 Urban design and amenity - Density A residential areas in Living G Zones

Updated 14 May 2012

General matters

General matters set out expectations for design of new residential development. They provide an assessment framework for consenting officers and expert advisers when considering resource consent applications.

General matters allow for assessment to be undertaken of each development on a case by case basis. This allows flexibility of design whilst controlling developments to avoid poor design. It is expected that as a minimum, developments will fulfil the matters that are 'shoulds', except where some competing or conflicting design objectives arise, in which case compromises may have to be made between assessment matters to achieve a better overall balance of development outcomes.

Under each section heading a brief explanation provides additional information on meaning and intent behind the assessment matters. Applicants are also encouraged to provide written and graphic evidence of their design rationale to accompany site specific proposals.

Any proposal shall be assessed against the extent to which the development addresses the following principles:

(i) Site and context.

- (a) Developments should consider local environmental conditions included but not limited to the position of the sun and prevailing winds.
- (b) Developments are encouraged to support prominent vistas and view shafts.
- (c) Developments are encouraged to provide a high degree of passive surveillance.

Explanation

Proposals will need to demonstrate how the development responds to constraints and opportunities within and beyond the site. Developments should consider amenity for residents, neighbours and the wider community.

Christchurch's climate is temperate with distinctive weather patterns (e.g. prevailing winds and cool, damp winters). Building design should respond to these conditions to ensure comfort for residents. Building design should allow for utilisation of passive solar energy.

On the flat topography of Christchurch, view shafts and vistas to prominent features such as the Port Hills, Southern Alps and Central City skyline create reference points that contribute to the visual amenity of residents.

In higher density residential areas, in particular in respect of shared access ways and lanes, consideration should be given to the provision of passive surveillance. This can be achieved by locating first floor dwellings, windows and balconies that overlook access ways and lanes.

(ii) Relationship with street, lanes and public open spaces

- (a) The appropriateness of the depth and consistency of setback from the road boundary taking into account the set back from the road boundary of buildings on adjacent sites.
- (b) Buildings should be oriented toward the street and positioned close to the road boundary.
- (c) Developments should place active areas of buildings, such as habitable rooms and entrances, along the street and public open spaces, particularly at ground level.
- (d) Buildings should have pedestrian entrances that are identifiable, well-articulated and directly accessible from the street or, in the case of rear units, shared access ways.
- (e) Facades facing the street should have a high degree of glazing that is evenly distributed.
- (f) Fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views.
- (g) Fences should complement the building design.
- (h) Building design and location provide opportunity for passive surveillance particularly in relation to shared access ways and lanes.
- (i) Landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views and should not contain species that are able to reach a size, at maturity, that would require the plant's removal to maintain amenity on the site.
- (j) Landscaping along the road boundary or adjacent to public open spaces should not be planted where it will interfere with the operation, repair or maintenance of underground infrastructure.

Explanation

Boundary treatments have an impact on adjacent streets and public open spaces. A coordinated approach to buildings, landscaping and boundary edges is important to help set the overall appearance for the neighbourhood. It is also important that developments enhance the definition of the street through the continuity of the building edge and height to promote a sense of enclosure and establish a comfortable, well-structured public space. Minor modulation and variance of the building frontage is acceptable to retain site features or avoid architectural monotony, provided that the overall continuity of the frontage is not compromised.

The positioning of main entrances and primary activities (e.g. habitable rooms) along streets and public open spaces increases pedestrian safety, visual interest and social interaction. This is most effective at ground level where views and access points are most direct. Large windows and balconies will maximise the opportunities for surveillance of the street, lanes and public open spaces. A minimum of 25% glazing across these building frontages is a rule of thumb.

Near streets, lanes and public open spaces, front fences, walls and gates should discourage illegitimate entry but maximise surveillance and safety. The location of fully private outdoor living spaces or dense planting along road boundaries and reserves is discouraged at ground level to promote greater community ownership and responsibility of these public spaces.

Fences should complement the development and avoid inappropriate materials like razor wire or broken glass.

Plant species should be carefully chosen to ensure that their size at maturity does not create adverse on site amenity effects such as overshadowing of buildings and restricting views from living areas onto the street.

(iii) Corner sites

- (a) Buildings on corner sites should orientate towards all adjacent streets and public open spaces and emphasise these corners.
- (b) Pedestrian entrances are encouraged to be located along main pedestrian routes.

Explanation

Poor building location and design at street corners can undermine the overall structure and legibility of an urban area. Poor building location and design of buildings at corner sites can result in visual imbalance and uninteresting built form when forming a relationship with multiple street frontages. Corner sites are important as they orientate people and aid decision making for those moving around a neighbourhood, particularly when viewed across a public open space or at the end of a street.

Primary pedestrian entrances should be located along main pedestrian routes linking to key destinations to help improve their safety and vitality.

(iv) Building form and articulation

- (a) Buildings should be of a domestic scale.
- (b) Buildings in series should avoid excessive repetition of building forms.
- (c) Buildings should avoid façades and elevations whose length or bulk is visually excessive or blank.
- (d) Roofs should be designed to limit continuous ridgelines and minimise the visual bulk of a building.
- (e) The separation of buildings within sites is encouraged to reduce perceived building bulk.
- (f) Architectural features and a variety of materials and colours are encouraged to provide human scale and visual interest.

Explanation

Accepting a variety of building styles, developments should have façade lengths and separation between buildings that create and maintain a high degree of amenity. Overly repetitive building forms ought to be avoided with the design of each building creating a distinctive and varied environment.

Blank facades, particularly those facing the street or open spaces, can be avoided through the addition of architectural features (i.e. entrance porches, bay windows and shade screens) which provide relief, texture or colour. Architectural features, integrated roofs and landscaping can all contribute to breaking up and softening the visual bulk of a development. Separating large buildings to allow views through sites can make new development less intrusive, particularly for neighbours. A rule of thumb for the maximum length of a building façade is 15 metres before a recess of at least two metres or separation of buildings is needed.

Developments are encouraged to use high quality, durable materials and fixings. Use of these materials and fixings will contribute to reduced maintenance costs and responsibilities for residents and foster a sense of ownership within residents.

(v) Landscaping and site amenity

- (a) Car parking, garages, side boundaries, shared access ways, lanes and service areas should be softened by landscaping.
- (b) Lighting, planting, fences and other structures on sites and shared access ways, lanes and service areas should be designed to maximise safety of occupants and visitors.
- (c) The distribution of landscaping throughout the site and provision for larger vegetation is encouraged except where it might conflict with assessment matter in clause 15.2.41(ii)(i) - Relationship with street, lanes and public open spaces.
- (d) Landscape design is encouraged to use locally appropriate plants, including those that minimise water and maintenance requirements, promotes biodiversity and promotes healthy ecosystems.
- (e) For lanes and shared access ways, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximising occupants safety and opportunities for passive surveillance.

Explanation

Safety is a key consideration throughout developments and should conform to Crime Prevention Through Environmental Design (CPTED) principles. A clear hierarchy of spaces, from public through to private, with well-defined transitions between them and no "left-over" spaces, needs to be established within developments.

Fencing and soft and hard landscaping should be designed in a way that does not prevent informal surveillance of lanes, common or public areas and maintains clear sightlines by avoiding blind corners, hiding places or dark recesses.

Lighting for safety and amenity purposes should be an integral part of the development that is carefully designed and positioned to light all common areas and building entrances without creating a nuisance for adjoining properties. A balanced landscape coverage adds to the Garden City image and the visual outlook of residents and neighbours. Vegetation softens building bulk and boundary fencing, breaks up large paving areas and improves screening for privacy. Use of deeper planting borders allows for larger vegetation, including trees.

Use of locally appropriate plants is encouraged to enhance the neighbourhood character and establish planting which is robust and easily maintained within local climatic conditions. The use of locally sourced native plants is encouraged to promote biodiversity.

(vi) Outdoor Living Spaces

- (a) Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- (b) Private outdoor living spaces, including balconies and terraces, should link directly to main living areas within the residential unit.

Explanation

The sensitive location and screening of outdoor living spaces, including balconies and terraces, is important to maximise solar aspect and shelter from predominant winds.

It is important that outdoor living spaces are accessible and complementary to the main living areas within each unit. Linking outdoor and indoor living areas together encourages their use, improves outlook and provides greater flexibility for smaller private spaces.

Where communal spaces are provided, they should be easily accessible from each unit, while minimising disturbance to adjacent residents. Where possible, they should offer an area of open space that is sited and developed to provide a positive amenity outlook for residents.

Communal spaces should be of a size and dimensions that is appropriate to the total number of residential units and residents in the development and incorporate facilities that make them attractive, inviting and safe to use (e.g. outdoor seating area, barbecue area, play area, tennis court), while being cost-effective to manage and maintain.

(vii) Service Areas and Utilities

Service areas should be positioned within a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.

- (a) Rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
- (b) Building services such as external access ways and mechanical, electrical and communications equipment should be integrated within the building to minimise their visual impact, particularly from streets or public open spaces
- (c) Storage space should be easily accessible to residents.

Explanation

Service areas (e.g. clothes lines, wheelie bin storage) are often unsightly and can generate adverse noise and odours. The screening or location of these areas away from primary views, along with consideration for containment of noise and odours, is important. The configuration of these areas should enable site facilities that are adequately sized, have a practical use and are conveniently located to each residential unit and service providers.

Any service facilities within close proximity to a street or public open space, which cannot be placed elsewhere, needs to be concealed or of a complementary design to building and streetscape to minimise the visual impact.

Other building service elements (e.g. drainage pipes, lift plant) can add to the visual clutter of developments and should be integrated within overall building design or screened, yet allow for servicing access and future additions. This includes external stairs and access decks which should generally be avoided.

Elements which could be added post-completion (i.e. satellite dishes, heat exchangers) should be allowed for through provision of communal facilities at the outset of development or via appropriate provision of space for these additions at a later stage.

The provision of storage space should accommodate a range of recreational and maintenance equipment, particularly those related to children's toys, sports equipment, bicycles and gardening tools, and be positioned as close to their end use as is possible.

(viii) Residential Amenity

- (a) The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
- (b) Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space and the private outdoor living space of other units within the same development.

- (c) Developments are encouraged to provide a variety of unit sizes to accommodate a range of households.

Explanation

All residential units should provide a high standard of amenity with regard to size, purpose, layout, acoustic insulation and privacy. This includes the configuration of balconies to minimise views between upper level residential units and down to ground level private spaces.

(ix) Treatment of Lanes

- (a) Define the identity of, and entrance to, a lane through both landscaping and built form elements such as location residential dwellings in close proximity to the street or where they are visible from the street.
- (b) Provision of shared vehicle and pedestrian access with no defined footpath.
- (c) Variation in lane clearway through design by tightening, extending and terminating views within a lane.
- (d) Provision of permanent passive surveillance for all parts of the lane.
- (e) Establish a consistent character for a lane with complementary architectural features on the lane and adjacent buildings.

Explanation

The purpose of providing residential units in close proximity to lane entrances is to provide a gatekeeper function, promote activity and provide passive surveillance in the lane. The use of landscaping can also go to act as a visual cue clearly defining their identity and entrance.

Sharing the space between pedestrians and vehicles by not defining footpaths or carriageways promotes awareness of each other's presence in a confined space. This has the effect of reducing vehicle speeds and improving pedestrian safety within lanes.

Variation in the design of lanes provide visual interest and it can be achieved through variation in width, the location of the elements and landscaping textures thereby ensuring they are not viewed on the same vertical plane or appear overly long.

A safe streetscape can be achieved through design that considers the composition of garages, lofts, carports, uncovered spaces, entrance ways, lighting and landscaping. Design should avoid areas on lanes and access-ways that are not subject to passive surveillance from overlooking first floor dwellings or studio windows and by providing sufficient transparency from private yards to laneway.

An interesting streetscape can be established through the use of a limited range of complementary architectural features, for example garage doors, fences, and paving. They could be constructed of varying materials to suit each residential unit design and provide variation to the laneway.

15.2.42 Walkable blocks - Living G (East Belfast) zone

Updated 12 March 2012

The extent to which urban development blocks are permeable (for both walking, cycling and vehicles) and provides connectivity to the open space network, public transport and the local centre.

15.2.43 Development Plan - Living 3 Zone bounded by Madras Street, Canon Street, Packe Street and Purchas Street

Updated 11 July 2011

For activities not in accordance with the development plan contained in Part 2 Appendix 11:

- The extent to which comprehensive, mixed use development would continue to be achieved
- The nature and degree of any adverse effects caused by proposals not in accordance with the development plan
- The ability of the proposal to integrate with the surrounding context
- The relationship of proposals to any other existing development within the block.

When considering the concept plan required as part of the first development within the development plan area:

- The extent to which the lack of a concept plan, or the lack of detail provided, undermines the ability for the site to be development comprehensively and in an integrated manner
- The extent to which the nature and extent of future development can be integrated with existing development within the block.

15.2.44 Urban design and amenity - residential areas in Living G Zones

Updated 11 July 2011

General matters

General matters set out expectations for the design of new residential development. They provide an assessment framework for consenting officers and experts advisers when considering resource consent applications.

General matters allow for assessment to be undertaken of each development on a case by case basis. This allows flexibility of design while controlling developments to avoid poor design. It is expected that as minimum developments will fulfil the matters that are 'shoulds', except where some competing or conflicting design objectives arise, in which case compromises may have to be made between assessment matters to achieve a better overall balance of development outcomes.

Under each section heading a brief explanation provides additional information on the meaning and intent behind the assessment matters. Applicants are encouraged to provide written graphic evidence of their design and rationale to accompany site specific proposals.

Some assessment matters relate specifically to Density A only, other relate to all density areas. Where a matter relates only to Density A this is noted in the title of the assessment matter.

Any proposal shall be assessed against the extent to which the development addresses the following principles:

(i) Site and context - Density A

- (a) Developments should consider local environmental conditions included but not limited to the position of the sun and prevailing winds.
- (b) Developments are encouraged to support prominent vistas and view shafts.
- (c) Developments are encouraged to provide a high degree of passive surveillance.

Explanation

Proposals will need to demonstrate how the development responds to constraints and opportunities on and beyond the site. Development should consider amenity for residents, neighbours and the wider community.

Christchurch's climate is temperate with distinctive weather patterns (e.g. prevailing winds and cool, damp winters). Building design should respond to these conditions to ensure comfort for residents. Building design should allow for utilisation of passive solar energy.

On the flat topography of Christchurch, view shafts and vistas to prominent features such as the Port Hills, Southern Alps and Central City skyline create reference points that contribute to the visual amenity of residents.

In higher density residential areas, in particular in respect of shared accessways and lanes, consideration should be given to the provision of passive surveillance. This can be achieved by locating first floor dwellings, windows and balconies that overlook accessways and lanes.

(ii) Relationship with streets, lanes and public open spaces - Density A

- (a) The appropriateness of the depth and consistency of setback from the road boundary taking into account the setback from the road boundary of buildings on adjacent sites.
- (b) Buildings should be oriented toward the street and positioned close to the road boundary.
- (c) Development should place active areas of buildings, such as habitable rooms and entrances, along the street and public open spaces, particularly ground level.
- (d) Buildings should have pedestrian entrances that are identifiable, well articulated and directly accessible from the street or, in the case of rear units, shared accessways.
- (e) Facades facing the street should have a high degree of glazing that is evenly distributed.
- (f) Fences along the road boundary or adjacent to public open spaces should not obstruct ground level views.
- (g) Fences should complement the building design.
- (h) Building design and location provide opportunities for passive surveillance particularly in relation to shared accessways and lanes.
- (i) Landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views and should not contain species that are able to reach a size, at maturity, that would require the plant's removal to maintain amenity on the site.
- (j) Landscaping along the road boundary or adjacent to public open spaces should not be planted where it will interfere with the operation, repair or maintenance of underground infrastructure.

Explanation

Boundary treatments have an impact on adjacent streets and public open spaces. A coordinated approach to buildings, landscaping and boundary edges is important to help set the overall appearance for the neighbourhood. It is also important that developments enhance the definition of the street through the continuity of the building edge and height to promote a sense of enclosure and to establish a comfortable, well-structured public space. Minor modulation and variance of the building frontage is acceptable to retain site features or to avoid architectural monotony, provided that the overall continuity of the frontage is not compromised.

The positioning of main entrances and primary activities (e.g. habitable rooms) along streets and public open spaces increases pedestrian safety, visual interest and social interaction. This is most effective at ground level where views and access points are most direct. Large windows and balconies will maximise the opportunities for surveillance of the street, lanes and public open spaces. Generally a minimum of 25% glazing across these building frontages is envisaged.

Near streets, lanes and public open spaces, front fences, wall and gates should discourage illegitimate entry but maximise surveillance and safety. The location of fully private outdoor living spaces at ground level and facing the street or dense planting along road boundaries and reserves is discouraged to promote greater community ownership of and responsibility for the street and public spaces.

Fences should complement the development and the use of inappropriate materials like razor wire or broken glass is not acceptable.

Plant species should be carefully chosen to ensure that their size at maturity does not create adverse on site amenity effects such as overdominance and overshadowing of buildings and restricting views from living areas onto the street.

(iii) Corner sites - Density A

- (a) Buildings on corner sites should orientate towards all adjacent streets and public open spaces and emphasise these corners.
- (b) Pedestrian entrances are encouraged to be located along main pedestrian routes

Explanation

Poor building location and design and street corners can undermine the overall structure and legibility of an urban area. Poor building location and design of buildings on corner sites can result in visual imbalance and uninteresting built form when forming a relationship with multiple street frontages. Corner sites are important as they orientate people and aid decision making for those moving around a neighbourhood, particularly when viewed across a public open space or at the end of a street.

Primary pedestrian entrances should be located along main pedestrian routes linking to key destinations to help improve their safety and vitality of these routes.

(iv) Building form and articulation Density A

- (a) Buildings should be of domestic scale.
- (b) Buildings in series should avoid excessive repetition of building form.
- (c) Buildings should avoid facades and elevations whose length or bulk is visually excessive or blank.
- (d) Roofs should be designed to limit continuous ridgelines and minimise the visual bulk of a building.
- (e) The separation of buildings on sites is encouraged to reduce perceived building bulk.
- (f) Architectural features and a variety of materials and colours are encouraged to provide human scale and visual interest.

Explanation

Accepting a variety of building styles, developments should have facade lengths and separation between buildings that create and maintain a high degree of amenity. Overly repetitive building forms should be avoided with the design of each building creating a distinctive and varied environment.

Blank facades, particularly those facing the street or open spaces, can be avoided through the addition of architectural features (i.e. entrance porches, bay windows and shade screens) which provide relief, texture or colour. Architectural features, integrated roofs and landscaping can all contribute to breaking up and softening the visual bulk of a development. Separating large buildings to allow views through sites can make new development less intrusive, particularly for neighbours. A general rule for the maximum length of a building facade is 15 metres before a recess if a least two metres or separation of buildings is needed.

Developments are encouraged to use high quality, durable materials and fixings. Use of these materials and fixings will contribute to reduced maintenance costs and responsibilities for residents and foster a sense of ownership by residents.

(v) Landscaping and site amenity - Density A

- (a) Car parking, garages, side boundaries, shared accessways, lanes and service areas should be softened by landscaping.
- (b) Lighting, planting, fences and other structures on sites and shared accessways, lanes and services areas should be designed to maximise safety of occupants and visitors.

- (c) The distribution of landscaping throughout the sites and shared accessways, lanes and service areas should be designed to maximise safety of occupants and visitors.
- (d) Landscape design is encouraged to use locally appropriate plants, including those that minimise water and maintenance requirements, promote biodiversity and healthy ecosystems.
- (e) For lanes and shared accessways, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximising occupant's safety and opportunities for passive surveillance.

Explanation

Safety is a key consideration for developments and should conform to Crime Prevention Through Environmental Design (CPTED) principles. A clear hierarchy of spaces, from public through to private, with well defined transitions between them and no 'left-over' spaces, needs to be established developments.

Fencing and soft and hard landscaping should be designed in a way that does not prevent informal surveillance of lanes, common or public areas and maintains clear sightlines by avoiding blind corners, hiding places or dark recesses.

Lighting for safety and amenity purposes should be an integral part of the development and be carefully designed and positioned to light all common areas and building entrances without creating a nuisance for adjoining properties. A balanced landscape coverage adds to the Garden City image and the visual outlook of residents and neighbours. Vegetation softens building bulk and boundary fencing, breaks up large paving areas, and improves screening for privacy. Use of deeper planting borders allows for larger vegetation, including trees.

Use of locally appropriate plants is encouraged to enhance the neighbourhood character and establish planting which is robust and easily maintained within local climatic conditions. The use of locally sourced native plants is encouraged to promote biodiversity.

(vi) Outdoor Living Spaces - Density A

- (a) Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- (b) Private outdoor living spaces, including balconies and terraces, should link directly to main living areas in the residential unit.

Explanation

The sensitive location and screening of outdoor living spaces, including balconies and terraces, is important to maximise solar aspect and shelter from predominant winds.

It is important that outdoor living spaces are accessible and complementary to the main living areas in each unit. Linking outdoor and indoor living areas together encourages their use, improves outlook, and provides greater flexibility for smaller private spaces.

Where communal spaces are provided, they should be easily accessible from each unit, while minimising disturbance to adjacent residents. Where possible, they should offer an area of open space that is sited and developed to provide a positive amenity outlook for residents.

Communal spaces should be of a size and dimension that are appropriate to the total number of residential units and residents in the development and incorporate facilities that make them attractive, inviting and safe to use (e.g. outdoor seating area, barbecue area, play area, tennis court), while being cost-effective to manage and maintain.

(vii) Service Area and Utilities - Density A

Service areas should be positioned within a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.

- (a) Rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
- (b) Building services such as external accessways and mechanical, electrical and communications equipment should be integrated within the building to minimise their visual impact, particularly from streets or public open spaces.
- (c) Storage space should be easily accessible for residents.

Explanation

Service areas (e.g. clothes lines, wheelie bin storage) area often unsightly and can generate adverse noise and odours. The screening or location of these areas away from primary views, along with consideration for containment of noise and odours, is important. The configuration of these areas should enable site facilities that are adequately sized, have a practical use, and are conveniently located to each residential unit and service providers.

Any service facilities close proximity to a street or public open space, which cannot be placed elsewhere, need to be concealed or of a complementary design to the building and streetscape to minimise the visual impact.

Other building service elements (e.g. drainage pipes, lift plant) can add to the visual clutter of developments and should be integrated in the overall building design or screened, yet allow for servicing access and future additions. This includes external stairs and access decks which should generally be avoided.

Elements which could be added post-completion (i.e. satellite dishes, heat exchangers) should be allowed for through provision of communal facilities at the outset of development or via appropriate provision of space for these additions at a later stage.

The provision of storage space should accommodate a range of recreational and maintenance equipment, particularly those related to children's toys, sports equipment, bicycles and gardening tools, and be positioned as close to their end use as is possible.

(viii) Residential Amenity - Density A

- (a) The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
- (b) Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space and the private outdoor living space of other units within the same development.
- (c) Developments are encouraged to provide a variety of unit sizes to accommodate a range of households.

Explanation

All residential units should provide a high standard of amenity with regard to size, purpose, layout, acoustic insulation and privacy. This includes the configuration of balconies to minimise views between upper level residential units and down to ground level private spaces.

(ix) Treatment of Lanes - Density A and

- (a) Define the identity of, and entrance to, a lane through both landscaping and built form elements such as location residential dwellings in close proximity to the street or where they are visible from the street.
- (b) Provision of shared vehicle and pedestrian access with no defined footpath.
- (c) Variation in lane clearway through design by tightening, extending or terminating views within a lane.
- (d) Provision of permanent passive surveillance for all parts of the lane.
- (e) Establish a consistent character for a lane with complementary architectural features within the lane and on adjacent buildings.

Explanation

The purpose of providing residential units in close proximity to lane entrances is to provide a gatekeeper function, promote activity and provide passive surveillance in the lane. The use of landscaping can also act as a visual cue clearly defining the lane's identity and entrance.

Sharing the space between pedestrians and vehicles by not defining footpaths or carriageways promotes awareness of each other's presence in a confined space. This has the effect of reducing vehicle speeds and improving pedestrian safety within lanes.

Variation in the design of lanes provides visual interest and can be achieved through variation in width, the location of the elements and landscaping textures thereby ensuring they are not viewed on the same vertical plane or appear overly long.

A safe streetscape can be achieved through design that considers the composition of garages, lofts, carports, uncovered spaces, entrance ways, lighting and landscaping. Design should avoid areas on lanes and accessways that are not subject to passive surveillance from overlooking first floor dwellings or studio windows and by providing sufficient transparency from private yards to laneways.

An interesting streetscape can be established through the use of a limited range of complementary architectural features, for example garage doors, fences and paving. They could be constructed of varying materials to suit each residential unit design and provide variation to the laneway.

15.2.45 Street frontage landscaping and fencing

Updated 11 July 2011

- (a) The extent to which a reduction in visual transparency may be more visually appropriate or suited to the character of the site or area.
- (b) The extent to which a reduction in visual transparency or use of non-transparent materials may be appropriate to provide levels of privacy or security.
- (c) The extent to which the front fencing is varied in terms of incorporating steps, changes in height, variety in materials, incorporates landscaping, and avoids presenting a blank, solid facade to the street.
- (d) The extent to which any reduction in public surveillance over public open space areas may lead to or promote unsafe or insecure environments.
- (e) The extent to which the safety and containment of small children and pets would be compromised.

15.2.46 Service and storage spaces - Density A Residential area - residential activities

Updated 11 July 2011

- (a) Where an outdoor service, rubbish and recycling space is not provided for each residential unit, the adequacy in terms of area and convenience to residents of any communal area provided.
- (b) Where an indoor storage space is not provided for each residential unit, the adequacy of alternative storage areas provided on the site which are accessible and convenient to all residents.
- (c) The extent to which indoor service areas have been provided to compensate for the reduced or lack of outdoor service, rubbish and recycling area(s).
- (d) The extent to which any reduced outdoor or indoor service, rubbish and recycling space or storage space will result in the inability to use the space for the intended purpose adequately.
- (e) The extent to which the lack of screening of any outdoor service space will impact on the visual amenity of any adjoining site, activity, or the street scene.

15.2.47 Fencing on sites adjoining the Green Network and Blue Network - residential and other activities

Updated 11 July 2011

- (a) The extent to which an increase in height may be more visually appropriate or suited to the character of the site or area.
- (b) The extent to which an increase in height may be appropriate to provide levels of privacy or security.
- (c) The extent to any reduction in public surveillance over open space areas may lead to or promote unsafe or insecure environments.

15.2.48 Ground floor habitable room and orientation to the street, Green network and Blue networks

Updated 11 July 2011

- (a) The extent to which the balance of open space, access/parking, and residential building activity is adversely impacted by the loss or reduction of habitable rooms at ground levels.
- (b) Any unusual circumstances expressed by the proposal which would provide an alternative site arrangement that satisfactorily provides for on-site land use balance and residential amenity, and passive surveillance of adjoining roads and spaces.

15.2.49 Site contamination - residential activities

Updated 11 July 2011

- (a) The risk to health or safety of any persons.
- (b) Suitability of remedial and/or site management measures to be undertaken to make the site suitable for its intended purposes.
- (c) Suitability of remedial and/or site management measures to ensure the protection of ground water quality during the remediation process.

15.2.50 Fencing on sites adjoining the Green Network - residential and other activities

Updated 12 September 2011

For the Living G (Wigram) Zone:

- (a) The provision of fencing that is residential in character;
- (b) Avoid low amenity fencing (for example high wire mesh style fences and barbed wire);
- (c) The ability to delineate between public and private land;
- (d) Permeability of the fencing material so that it provides high levels of openness; and
- (e) The extent to any reduction in public surveillance over open space areas may lead to or promote unsafe or insecure environments.

15.2.51 Service and storage spaces for Density A and Density ATC Sites in the Living G (Wigram) Zone - residential activities

15.2.51 Service and storage spaces for Density A and Density ATC Sites in the Living G (Wigram) Zone - residential activities

Updated 11 July 2011

- (a) Where an outdoor service, rubbish and recycling space is not provided for each residential unit, the adequacy in terms of area and convenience to residents of any communal area provided.
- (b) Where an indoor storage space is not provided for each residential unit, the adequacy of alternative storage areas provided on the site which are accessible and convenient to all residents.
- (c) The extent to which indoor service areas have been provided to compensate for the reduced or lack of outdoor service, rubbish and recycling area(s).
- (d) The extent to which any reduced outdoor or indoor service, rubbish and recycling space or storage space will result in the inability to adequately use the space for the intended purpose.
- (e) The extent to which the lack of screening of any outdoor service space will impact on the visual amenity of any adjoining site, activity, or the street scene.

15.2.52 Ground floor habitable room and orientation to the street in the Living G (Wigram) Zone

Updated 12 September 2011

- (a) The extent to which the balance of open space, access/parking, and residential building activity is adversely impacted by the loss or reduction of habitable rooms at ground level.
- (b) Any unusual circumstances expressed by the proposal which would provide an alternative site arrangement that satisfactorily provides for on-site land use balance and residential amenity.

15.2.53 Ground floor frontage in Density ATC (Town Centre) - Living G (Wigram) Zone

Updated 12 September 2011

- (a) Whether the activity will adversely impact on the ability to achieve an active and integrated pedestrian orientated ground floor frontage in the town centre.
- (b) The visual impact of the activity upon the facade of a building and the street scene.

15.2.54 Restricted Retail Area in Town Centre - Living G (Wigram) Zone

Updated 12 September 2011

- (a) The extent to which the activity (having regard to its proposed size, composition and characteristics) is likely to have an adverse effect on the amenity values and functions of the central city zone or any district centre or centres and their ongoing ability to provide for the future needs of their communities.
- (b) The extent to which the activity, either alone or in association with other nearby activities, is likely to have an adverse effect upon the safety and efficiency of the road network.
- (c) The extent to which parking, access and manoeuvring areas consider the safety of pedestrians and cyclists, and create fewer, well designed and located connections to the road network.
- (d) The extent to which the convenient access of communities to commercial and community services may be positively or adversely affected by the proposed activities.
- (e) The extent to which the proposed activities would occupy land and road frontage and/or be likely to attract further similar activities thus discouraging or displacing permitted activities, having regard to the wellbeing of the community in relation to extent of the zoning and its character and function.
- (f) For those sites beyond 50 metres of the Central City Zone or a B2 or a contiguous B2/B1 zone, the extent to which the site is self-contained in respect of appropriate off-street parking for customers and employees and as to goods delivery service arrangements.
- (g) The extent to which the activity reinforces an identified existing or potential community focus by its co-location with community facilities, public transport nodes and proximity to higher density living zones and/or increased population base.
- (h) Whether the additional floor area primarily serves the convenience retail and services needs of the Wigram community.

15.2.55 Restrictions on the Scale of Larger Buildings - Living G (Wigram) Zone

Updated 12 September 2011

- (a) Whether the additional activity enabled by the increase in floor area is in keeping with the function and purpose of the town centre.
- (b) Whether the additional building bulk and activities will have an adverse effect on the amenity of the town centre and surrounds.

15.2.56 Staged Development in the Living G (Prestons) Zone

Updated 1 November 2011

For activities not in accordance with Rule 10.3.9:

- The nature and extent of any adverse effect arising on the transport network from a proposal that:
 - deviates from the design of specific intersection upgrades set out in Appendix 3V/7; and/or
 - exceeds the number of residential or non-residential activities anticipated as maximums before specific transport network upgrades are commenced.
- The extent to which any deviation from the design of specific intersection upgrades set out in Appendix 3V/7 may improve the safety and efficiency of the local transport network, including Marshland Road, and its intersections with Prestons Road, Burwood Road Mairehau Road and Lower Styx Road.

15.2.57 Urban design and amenity - Density A residential areas, Neighbourhood Centre and Community Footprint areas within the Living G (Halswell West) Zone.

Updated 1 November 2011

General matters

General matters set out expectations for the design of new residential development and in the case of the Living G (Halswell West) Zone all development in the Neighbourhood Centre and Community Footprint areas. They provide an assessment framework for consenting officers and expert advisers when considering resource consent applications.

General matters allow for assessment to be undertaken of each development on a case by case basis. This allows flexibility of design while controlling developments to avoid poor design. It is expected that as a minimum, developments will fulfil the matters that are 'shoulds', except where some competing or conflicting design objectives arise, in which case compromises may have to be made between assessment matters to achieve a better overall balance of development outcomes.

Under each section heading a brief explanation provides additional information on meaning and intent behind the assessment matters. Applicants are also encouraged to provide written and graphic evidence of their design rationale to accompany site specific proposals.

Any proposal shall be assessed against the extent to which the development addresses the following principles:

- (i) Site and context
 - (a) Developments should consider local environmental conditions included but not limited to the position of the sun and prevailing winds.
 - (b) Developments are encouraged to support prominent vistas and view shafts.
 - (c) Developments are encouraged to provide a high degree of passive surveillance.

Explanation

Proposals will need to demonstrate how the development responds to constraints and opportunities in and beyond the site. Developments should consider amenity for residents, neighbours and the wider community.

Christchurch's climate is temperate with distinctive weather patterns (e.g. prevailing winds and cool, damp winters). Building design should respond to these conditions to ensure comfort for residents. Building design should allow for utilisation of passive solar energy.

On the flat topography of Christchurch, view shafts and vistas to prominent features such as the Port Hills, Southern Alps and Central City skyline create reference points that contribute to the visual amenity of residents.

In higher density residential areas, in particular in respect of shared access ways and lanes, consideration should be given to the provision of passive surveillance. This can be achieved by locating first floor dwellings, windows and balconies that overlook access ways and lanes.

- (ii) Relationship with street, lanes and public open spaces
 - (a) The appropriateness of the depth and consistency of setback from the road boundary taking into account the setback from the road boundary on adjacent sites.
 - (b) Buildings should be oriented toward the street and positioned close to the road boundary.
 - (c) Developments should place active areas of buildings, such as habitable rooms and entrances, along the street and public open spaces, particularly at ground level.
 - (d) Buildings should have pedestrian entrances that are identifiable, well articulated and directly accessible from the street or, in the case of rear units, shared access ways.
 - (e) Facades facing the street should have a high degree of glazing that is evenly distributed.
 - (f) Fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views.
 - (g) Fences should complement the building design.
 - (h) Building design and location provide opportunities for passive surveillance particularly in relation to shared access ways and lanes.
 - (i) Landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views and should not contain species that are able to reach a size at maturity, that would require the plants removal to maintain amenity on the site.
 - (j) Landscaping along the road boundary or adjacent to public open spaces should not be planted where it will interfere with the operation, repair or maintenance of underground infrastructure.

Explanation

Boundary treatments have an impact on adjacent streets and public open spaces. A coordinated approach to buildings, landscaping and boundary edges is important to help set the overall appearance for the neighbourhood. It is also important that developments enhance the definition of the street through the continuity of the building edge and height to promote a sense of enclosure and establish a comfortable, well-structured public space. Minor modulation and variance of the building frontage is acceptable to retain site features or to avoid architectural monotony, provided that the overall continuity of the frontage is not compromised.

The positioning of main entrances and primary activities (e.g. habitable rooms) along streets and public open spaces increases pedestrian safety, visual interest and social interaction. This is most effective at ground level where views and access points are most direct. Large windows and balconies will maximise the opportunities for surveillance of the street, lanes and public open spaces. A minimum of 25% glazing across these building frontages is a rule of thumb.

Near streets, lanes and public open spaces, front fences, walls and gates should discourage illegitimate entry but maximise surveillance and safety. The location of fully private outdoor living spaces or dense planting along road boundaries and reserves is discouraged at ground level to promote greater community ownership and responsibility of these public spaces.

Fences should complement the development and avoid inappropriate materials like razor wire or broken glass.

Plant species should be carefully chosen to ensure their size at maturity does not create adverse on site amenity effects such as over dominance and overshadowing of buildings and restricting views from living areas onto the street.

- (iii) Corner sites
 - (a) Buildings on corner sites should orientate towards all adjacent streets and public open spaces and emphasise these corners.
 - (b) Pedestrian entrances are encouraged to be located along main pedestrian routes.

Explanation

Poor building location and design at street corners can undermine the overall structure and legibility of an urban area. Poor building location and design of buildings at corner sites can result in visual imbalance and uninteresting built form when forming a relationship with multiple street frontages. Corner sites are important as they orientate people and aid decision making for those moving around a neighbourhood, particularly when viewed across a public open space or at the end of a street.

Primary pedestrian entrances should be located along main pedestrian routes linking to key destinations to help improve the safety and vitality of these routes.

- (iv) Building form and articulation
 - (a) Buildings should be of a domestic scale
 - (b) Buildings in series should avoid excessive repetition of building forms.
 - (c) Buildings should avoid façades and elevations whose length or bulk is visually excessive or blank.
 - (d) Roofs should be designed to limit continuous ridgelines and minimise the visual bulk of a building.
 - (e) The separation of buildings on sites is encouraged to reduce perceived building bulk.
 - (f) Architectural features and a variety of materials and colours are encouraged to provide human scale and visual interest.

Explanation

Accepting a variety of building styles, developments should have façade lengths and separation between buildings that create and maintain a high degree of amenity. Overly repetitive building forms should be avoided with the design of each building creating a distinctive and varied environment.

Blank facades, particularly those facing the street or open spaces, can be avoided through the addition of architectural features (i.e. entrance porches, bay windows and shade screens) which provide relief, texture or colour. Architectural features, integrated roofs and landscaping can all contribute to breaking up and softening the visual bulk of a development. Separating large buildings to allow views through sites can make new development less intrusive, particularly for neighbours. A rule of thumb for the maximum length of a building façade is 15 metres before a recess of at least two metres or separation of buildings is needed.

Developments are encouraged to use high quality, durable materials and fixings. Use of these materials and fixings will contribute to reduced maintenance costs and responsibilities for residents and foster a sense of ownership in residents.

- (v) Landscaping and site amenity
 - (a) Car parking, garages, side boundaries, shared access ways, lanes and service areas should be softened by landscaping.

- (b) Lighting, planting, fences and other structures on sites and shared access ways, lanes and service areas should be designed to maximise safety of occupants and visitors.
- (c) The distribution of landscaping throughout the site and provision for larger vegetation is encouraged except where it might conflict with assessment matter ii(i).
- (d) Landscape design is encouraged to use locally appropriate plants, including those that minimise water and maintenance requirements, promote biodiversity and healthy ecosystems.
- (e) For lanes and shared access ways, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximising occupants safety and opportunities for passive surveillance.

Explanation

Safety is a key consideration for developments and should conform to Crime Prevention Through Environmental Design (CPTED) principles. A clear hierarchy of spaces, from public through to private, with well defined transitions between them and no "left-over" spaces, needs to be established in developments.

Fencing and soft and hard landscaping should be designed in a way that does not prevent informal surveillance of lanes, common or public areas and maintains clear sightlines by avoiding blind corners, hiding places or dark recesses.

Lighting for safety and amenity purposes should be an integral part of the development and be carefully designed and positioned to light all common areas and building entrances without creating a nuisance for adjoining properties. A balanced landscape coverage adds to the Garden City image and the visual outlook of residents and neighbours. Vegetation softens building bulk and boundary fencing, breaks up large paving areas and improves screening for privacy. Use of deeper planting borders allows for larger vegetation, including trees.

Use of locally appropriate plants is encouraged to enhance the neighbourhood character and establish planting which is robust and easily maintained in local climatic conditions. The use of locally sourced native plants is encouraged to promote biodiversity.

(vi) Outdoor Living Spaces

- (a) Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- (b) Private outdoor living spaces, including balconies and terraces, should link directly to main living areas in the residential unit.

Explanation

The sensitive location and screening of outdoor living spaces, including balconies and terraces, is important to maximise solar aspect and shelter from predominant winds.

It is important that outdoor living spaces are accessible and complementary to the main living areas in each unit. Linking outdoor and indoor living areas together encourages their use, improves outlook and provides greater flexibility for smaller private spaces.

Where communal spaces are provided, they should be easily accessible from each unit, while minimising disturbance to adjacent residents. Where possible, they should offer an area of open space that is sited and developed to provide a positive amenity outlook for residents.

Communal spaces should be of a size and dimensions that are appropriate to the total number of residential units and residents in the development and incorporate facilities that make them attractive, inviting and safe to use (e.g. outdoor seating area, barbecue area, play area, tennis court), while being cost-effective to manage and maintain.

(vii) Service Areas and Utilities

Service areas should be positioned in a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.

- (a) Rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
- (b) Building services such as external access ways and mechanical, electrical and communications equipment should be integrated in the building to minimise their visual impact, particularly from streets or public open spaces
- (c) Storage space should be easily accessible for residents.

Explanation

Service areas (e.g. clothes lines, wheelie bin storage) are often unsightly and can generate adverse noise and odours. The screening or location of these areas away from primary views, along with consideration for containment of noise and odours, is important. The configuration of these areas should enable site facilities that are adequately sized, have a practical use and are conveniently located to each residential unit and service providers.

Any service facilities in close proximity to a street or public open space, which cannot be placed elsewhere, need to be concealed or of a complementary design to building and streetscape to minimise the visual impact.

Other building service elements (e.g. drainage pipes, lift plant) can add to the visual clutter of developments and should be integrated in the overall building design or screened, yet allow for servicing access and future additions. This includes external stairs and access decks which should generally be avoided.

Elements which could be added post-completion (i.e. satellite dishes, heat exchangers) should be allowed for through provision of communal facilities at the outset of development or via appropriate provision of space for these additions at a later stage.

The provision of storage space should accommodate a range of recreational and maintenance equipment, particularly those related to children's toys, sports equipment, bicycles and gardening tools, and be positioned as close to their end use as is possible.

(viii) Residential Amenity

- (a) The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
- (b) Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space and the private outdoor living space of other units in the same development.
- (c) Developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households.

Explanation

All residential units should provide a high standard of amenity with regard to size, purpose, layout, acoustic insulation and privacy. This includes the configuration of balconies to minimise views between upper level residential units and down to ground level private spaces.

(ix) Treatment of Lanes

- (a) Define the identity of, and entrance to, a lane through both landscaping and built form elements such as locating residential dwellings in close proximity to the street or where they are visible from the street.
- (b) Provision of shared vehicle and pedestrian access with no defined footpath.
- (c) Variation in lane clearway through design by tightening, extending or terminating views in a lane.
- (d) Provision of permanent passive surveillance for all parts of the lane.
- (e) Establish a consistent character for a lane with complementary architectural features within the lane and adjacent buildings.

Explanation

The purpose of providing residential units in close proximity to lane entrances is to provide a gatekeeper function, promote activity and provide passive surveillance in the lane. The use of

landscaping can also act as a visual cue clearly defining their identity and entrance.

Sharing the space between pedestrians and vehicles by not defining footpaths or carriageways promotes awareness of each other's presence in a confined space. This has the effect of reducing vehicle speeds and improving pedestrian safety in lanes.

Variation in the design of lanes provide visual interest and can be achieved through variation in width, the location of the elements and landscaping textures thereby ensuring they are not viewed on the same vertical plane or appear overly long.

A safe streetscape can be achieved through design that considers the composition of garages, lofts, carports, uncovered spaces, entrance ways, lighting and landscaping. Design should avoid areas on lanes and access-ways that are not subject to passive surveillance from overlooking first floor dwellings or studio windows and by providing sufficient transparency from private yards to laneways.

An interesting streetscape can be established through the use of a limited range of complementary architectural features, for example garage doors, fences, and paving. They could be constructed of varying materials to suit each residential unit design and provide variation to the laneway.

- (x) Marker Buildings in the Neighbourhood Centre and Community Footprint area in the Living G (Halswell West) Zone
 - (a) Marker buildings should have an architecture that is distinct from adjacent buildings
 - (b) Marker buildings should have an additional height to adjacent buildings

Explanation

Specific locations for Marker Buildings have been identified as illustrated on the Marker Building and Focal Points plan at Part 2, Appendix 3U(a) which are aimed to help guide people in combination with the location and orientation of roads and open space. Marker buildings provide reference points and reinforce the hierarchy of the place through reinforcing the priority of certain locations in the urban area. To achieve prominence Marker Buildings would typically be taller and/or distinctive from surrounding buildings.

15.2.58 Street frontage landscaping and fencing - Living G (Halswell West) Zone

Updated 1 November 2011

- (a) The extent to which a reduction in visual transparency may be more visually appropriate or suited to the character of the site or area.
- (b) The extent to which a reduction in visual transparency or use of non-transparent materials may be appropriate to provide levels of privacy or security.
- (c) The extent to which the front fencing is varied in terms of incorporating steps, changes in height, variety in materials, incorporates landscaping, and avoids presenting a blank, solid façade to the street.
- (d) The extent to which any reduction in public surveillance over public open space areas may lead to or promote unsafe or insecure environments.

15.2.59 Service and storage spaces for Density A Residential area - residential activities - Living G (Halswell West) Zone

Updated 1 November 2011

- (a) Where an outdoor service, rubbish and recycling space is not provided for each residential unit, the adequacy in terms of area and convenience to residents of any communal area provided.
- (b) Where an indoor storage space is not provided for each residential unit, the adequacy of alternative storage areas provided on the site which are accessible and convenient to all residents.
- (c) The extent to which indoor service areas have been provided to compensate for the reduced or lack of outdoor service, rubbish and recycling area(s).
- (d) The extent to which any reduced outdoor or indoor service, rubbish and recycling space or storage space will result in the inability to use the space for the intended purpose adequately.
- (e) The extent to which the lack of screening of any outdoor service space will impact on the visual amenity of any adjoining site, activity, or the street scene.

15.2.60 Fencing on sites adjoining the Green Network - residential and other activities - Living G (Halswell West) Zone

Updated 1 November 2011

- (a) The extent to which a reduction in visual transparency may be more visually appropriate or suited to the character of the site or area.
- (b) The extent to which a reduction in visual transparency or use of non-transparent materials may be appropriate to provide levels of privacy or security.
- (c) The extent to any reduction in public surveillance over open space areas may lead to or promote unsafe or insecure environments.

15.2.61 Ground floor habitable room and orientation to the street and Green Network - Density A Residential Area - Living G (Halswell West) Zone

15.2.61 Ground floor habitable room and orientation to the street and Green Network - Density A Residential Area - Living G (Halswell West) Zone

Updated 1 November 2011

- (a) The extent to which the balance of open space, access/parking, and residential building activity is adversely impacted by the loss or reduction of habitable rooms at ground level.
- (b) Any unusual circumstances expressed by the proposal which would provide an alternative site arrangement that satisfactorily provides for on-site land use balance and residential amenity.

15.2.62 Urban design and amenity - Density A residential areas within the Living G (Highfield) Zone

Updated 06 December 2013

The criteria below provide an assessment framework for consenting officers and expert advisers when considering resource consent applications.

General matters allow for assessment to be undertaken of each development on a case by case basis. This allows flexibility of design while controlling developments to avoid poor design. It is expected that as a minimum, developments will fulfil the matters that are 'shoulds', except where some competing or conflicting design objectives arise, in which case compromises may have to be made between assessment matters to achieve a better overall balance of development outcomes. Under each section heading a brief explanation provides additional information on meaning and intent behind the assessment matters. Applicants are also encouraged to provide written and graphic evidence of their design rationale to accompany site specific proposals.

Any proposal shall be assessed against the extent to which the development addresses the following principles:

(i) Site and context

a. Developments should consider local environmental conditions including but not limited to the position of the sun and prevailing winds.

b. Developments should, where possible, create views to the Central Corridor

(ii) Relationship with street, public open spaces and shared rear lanes and access ways

a. Building design should achieve an appropriate consistency of setback from the street boundary, taking into account the setback from the street boundary on adjacent sites.

b. Building frontages should encourage visual and physical interaction with the street or any adjacent public open space. This includes providing appropriate architectural detailing, and providing opportunities for passive surveillance by maximising doors, windows and balconies fronting onto and overlooking the street or public open space.

c. Developments should place active areas of buildings, such as habitable spaces and entrances, along the street and public open spaces, particularly at ground level.

d. Every dwelling should have a sheltered pedestrian entry that is clearly visible, identifiable and directly accessible from the street or, in the case of dwellings on rear sites, shared access ways.

e. Fences and landscaping between the building and any road or open space boundary should be concentrated along the boundary of the public space using fencing at or below 1.2m in height and plant species that maintain sight lines between the 1.2m and 2.0m heights.

f. The style and materials used for any walls or fences forward of the front face of a building should relate to or complement the style and materials of the building.

g. Buildings on sites adjacent to parkside streets should have their entrances facing towards the park wherever possible.

h. Building design and location should provide opportunities for passive surveillance in relation to shared access ways and rear lanes.

i. For shared rear lanes, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximising occupants' safety and opportunities for passive surveillance.

(iii) Corner sites

a. Buildings on corner sites should be designed in a way that visually reinforces the importance of the corner, and should be designed to address all street frontages, with the highest priority given to the street frontages which are opposite reserve areas.

(iv) Building form and articulation

a. Buildings should be of a domestic scale

b. When viewed from any public space, buildings should create visual interest through variation in the roof line and openings and plan shape, and should avoid any continuous flat or blank building frontages to the public space.

Where similar dwellings are grouped or joined together individuality should be provided to each dwelling through devices such as individualised front doors, architectural details, colour schemes and materials.

(v) Outdoor Living Spaces

a. Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.

b. Private outdoor living spaces, including balconies and terraces, should link directly to main living areas in the residential unit.

c. Outdoor living spaces at ground level should not be positioned solely between the dwelling and any street boundary, though secondary semi-private spaces such as verandahs may be positioned in this location.

(vi) Service Areas and Utilities

a. Service (for example clothes lines, wheelie bin storage) and storage areas should be positioned in a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.

(vii) Residential Amenity

a. The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.

b. Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space, and the private outdoor space of other units within the same development.

(viii) Treatment of Lanes

a. The identity of, and entrance to, a shared lane should be defined through both landscaping and built form elements

b. Lanes should include the provision of shared vehicle and pedestrian access with no defined footpath.

c. The design of the lane should include variation in lane clearway by tightening, extending or terminating views in a lane.

d. Permanent passive surveillance should be available for key parts of the lane particularly the entrances

e. A consistent character for a lane should be established using complementary architectural features within the lane and adjacent buildings.

Permanent passive surveillance can be achieved through design that considers the composition of garages, lofts, carports, uncovered spaces, entrance ways, lighting and landscaping. Design should avoid extensive areas on rear lanes and access-ways that are not subject to passive surveillance from overlooking, and by providing sufficient transparency from private yards to lanes.

15.2.63 Street frontage, landscaping and fencing - Living G (Highfield) Zone

Updated 06 December 2013

- a. The effect of any reduced tree planting in terms of the scale and visual appearance or dominance of the buildings on the site.*
- b. The extent to which the site is visible from adjoining sites and the likely effect of any reduction in tree planting standards for the amenity of neighbouring sites/roads/public places.*
- c. Any compensating factors for reduced tree planting, including the nature of planting proposed, or the location of activities on the site.*
- d. The visual appearance of the site in terms of the length of road frontage or any unusual characteristics of the site.*
- e. The impact of the reduced tree planting on the Garden City image and the quality of the amenity of the site and neighbourhood.*
- f. Whether large existing trees have been retained on the site so that overall the site provides a visual balance between buildings and landscaping.*
- g. In Density Area D, Living G (Highfield) Zone the extent to which species from Appendix 3Y(c) - Plant Species for Living G (Highfield) Zone have been used and the extent to which existing planting can be appropriately incorporated into the landscaping required.*
- h. The extent to which a reduction in visual transparency may be more visually appropriate or suited to the character of the site or area.*
- i. The extent to which a reduction in visual transparency or use of nontransparent materials may be appropriate to provide levels of privacy or security.*
- j. The extent to which the front fencing is varied in terms of incorporating steps, changes in height, variety in materials, incorporates landscaping, and avoids presenting a blank, solid façade to the street.*
- k. The extent to which any reduction in public surveillance over public open space areas may lead to or promote unsafe or insecure environments.*
- l. The extent to which the safety and containment of small children and pets would be compromised.*

15.2.64 Service and storage spaces for Density A Residential area - residential activities - Living G (Highfield) Zone

Updated 06 December 2013

- a. Where an outdoor service, rubbish and recycling space is not provided for each residential unit, the adequacy in terms of area and convenience to residents of any communal area provided.*
- b. Where an indoor storage space is not provided for each residential unit, the adequacy of alternative storage areas provided on the site which are accessible and convenient to all residents.*
- c. The extent to which indoor service areas have been provided to compensate for the reduced or lack of outdoor service, rubbish and recycling area(s).*
- d. The extent to which any reduced outdoor or indoor service, rubbish and recycling space or storage space will result in the inability to use the space for the intended purpose adequately.*
- e. The extent to which the lack of screening of any outdoor service space will impact on the visual amenity of any adjoining site, activity, or the street scene.*

15.2.65 Fencing on sites adjoining the Green Network and Blue Network in the Living G (Highfield) Zone

Updated 06 December 2013

- a. The extent to which a reduction in visual transparency may be more visually appropriate or suited to the character of the site or area.*
- b. The extent to which a reduction in visual transparency or use of nontransparent materials may be appropriate to provide levels of privacy or security.*
- c. The extent to any reduction in public surveillance over open space areas may lead to or promote unsafe or insecure environments.*

15.2.66 Ground floor habitable space and orientation to street - Density A Residential Area in the Living G (Highfield) Zone

Updated 06 December 2013

- a. The extent to which the balance of open space, access/parking, and residential building activity is adversely impacted by the loss or reduction of habitable spaces at ground level.*
- b. Any unusual circumstances expressed by the proposal which would provide an alternative site arrangement that satisfactorily provides for on-site land use balance and residential amenity.*

15.2.67 Non-Compliance with Outline Development Plan - Upper Styx

Updated 06 December 2013

For activities not in general accordance with the Outline Development Plan - Upper Styx contained in Part 4, Appendix 8A and 8B, or not in accordance with the relevant Master Plan:

- (a) The extent to which comprehensive, integrated development would continue to be achieved across the area eg with respect to roading, sewer, water, stormwater and reserves infrastructure;*
- (b) The ability of the proposal to integrate with the surrounding context;*
- (c) The nature and degree of any adverse effects caused by proposals not in accordance with the Outline Development Plan Upper Styx or the relevant*

Master Plan

- (d) *The relationship of proposals to any other existing development within the block;*
- (e) *The extent to which the proposal does or does not meet Policy 6.3A.21 and 22;*
- (f) *Any environmental benefits created by development not being in general accordance with the Outline Development Plan - Upper Styx or the relevant Master Plan, eg the ability to avoid geotechnically constrained land or the ability to better enhance the natural or heritage features of the*

15.2.68 Fencing on sites adjoining the Green and Blue Networks - Living G (Highsted) Zone

Updated 06 December 2013

- (a) *The extent to which a reduction in visual transparency may be more visually appropriate or suited to the character of the site or area.*
- (b) *The extent to which a reduction in visual transparency or use of non-transparent materials may be appropriate to provide levels of privacy or security.*
- (c) *The extent to any reduction in public surveillance over open space areas may lead to or promote unsafe or insecure environments.*

15.2.69 Urban Design and amenity - Density A residential areas within the Living G (Highsted) Zone

Updated 06 December 2013

General matters

General matters set out expectations for design of new residential development.

Applicants are also encouraged to provide written and graphic evidence of their design rationale to accompany site specific proposals.

Any proposal shall be assessed against the extent to which the development achieves the following principles:

(i) Site and context

- (a) *Developments should consider local environmental conditions including but not limited to the position of the sun and prevailing winds.*
- (b) *Developments are encouraged to support any prominent vistas and view shafts.*
- (c) *Developments are encouraged to provide a high degree of passive surveillance.*
- (d) *The extent to which high density sites are located to provide convenient access to public transport routes, a local commercial centre, Tulett Park and/or neighbourhood parks.*
- (e) *The extent to which the number of households will contribute to an overall minimum yield of 15 households a hectare in the Outline Development Plan area as a whole.*
- (ii) *Relationship with street, lanes and public open spaces*
 - (a) *The appropriateness of the depth and consistency of setback from the road boundary taking into account the setback from the road boundary of buildings on adjacent sites.*
 - (b) *Buildings should be oriented toward the street and positioned close to the road boundary.*
 - (c) *Developments should place active areas of buildings, such as habitable rooms and entrances, along the street and public open spaces, particularly at ground level.*
 - (d) *Buildings should have pedestrian entrances that are identifiable, well-articulated and directly accessible from the street or, in the case of rear units, shared access ways.*
 - (e) *Facades of buildings facing the street should have a high degree of glazing that is evenly distributed.*
 - (f) *Fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views.*
 - (g) *Fences should complement the building design.*
 - (h) *Building design and location provide opportunities for passive surveillance particularly in relation to shared access ways and lanes.*
 - (i) *To minimise the extent of vehicle crossings and/or garages that face the street and to maximise building frontage and on-street parking, regard should be had to:*
 - *Avoiding extensive use of rear lanes*
 - *The use of shared access*

(iii) Corner sites

- (a) *Buildings on corner sites should orientate toward all adjacent streets and public open spaces and emphasise these corners.*
- (b) *Pedestrian entrances are encouraged to be located along main pedestrian routes.*

(iv) Building form and articulation

- (a) *Buildings should be of a domestic scale.*
- (b) *Buildings in series should avoid excessive repetition of building forms.*
- (c) *Buildings should avoid façades and elevations whose length or bulk is visually excessive or blank.*
- (d) *Roofs should be designed to limit continuous ridgelines and minimise the visual bulk of a building.*
- (e) *The separation of buildings on sites is encouraged to reduce perceived building bulk.*

- (f) *Architectural features and a variety of materials and colours are encouraged to provide human scale and visual interest.*
- (g) *The extent to which the orientation, size and shape of buildings establishes connectivity with prominent vistas and view shafts.*
- (h) *The extent to which the overall design and orientation encourages the minimisation of energy use.*
- (v) *Landscaping and site amenity*
 - (a) *Car parking, garages, side boundaries, shared access ways, lanes and service areas should be softened by landscaping.*
 - (b) *Lighting, planting, fences and other structures on sites and shared accessways, lanes and service areas should be designed to maximise safety of occupants and visitors.*
 - (c) *For lanes and shared accessways, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximising occupants' safety and providing opportunities for passive surveillance.*
 - (d) *Landscape design is encouraged to use endemic or locally appropriate plants, including those that minimise water and maintenance requirements, promotes biodiversity and healthy ecosystems, such as those plants in the species list at Appendix 2B to Part 14.*
 - (e) *The extent to which crime prevention through environmental design (CPTED) principles have been included in the design, orientation, size and shape of buildings, the provision of hard and soft landscaping, and the location of street lighting.*
- (vi) *Outdoor Living Spaces*
 - (a) *Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.*
 - (b) *Private outdoor living spaces, including balconies and terraces, should link directly to main living areas in the residential unit.*
- (vii) *Service Areas and Utilities*
 - (a) *Service areas should be positioned in a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.*
 - (b) *Rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.*
 - (c) *Building services such as external access ways and mechanical, electrical and communications equipment should be integrated in the building to minimise their visual impact, particularly from streets or public open spaces.*
 - (d) *Storage space should be easily accessible to residents.*
- (viii) *Residential Amenity*
 - (a) *The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.*
 - (b) *Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space and the private outdoor living space of other units in the same development.*
 - (c) *Developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households.*
- (ix) *Treatment of Lanes*
 - (a) *Define the identity of, and entrance to, a right of way through both landscaping and built form elements such as location of residential dwellings close to the street or where they are visible from the street.*
 - (b) *Provision of shared vehicle and pedestrian access with no defined footpath.*
 - (c) *Variation in a right of way clearway through design by tightening, extending and terminating views in a lane.*
 - (d) *Provision of permanent passive surveillance for all parts of the lane.*
 - (e) *Establish a consistent character for a right of way with complementary architectural features on the right of way and adjacent buildings.*

15.2.70 Geotechnical Setbacks from Stormwater Facilities

Updated 06 December 2013

In the Living G (Highsted) zone, the extent to which specific geotechnical assessment, detailed design of stormwater facilities or ground strengthening of the setback area indicate that setbacks can be reduced. Setbacks must be assessed as appropriate by a Chartered Professional Engineer with competence in geotechnical engineering.

15.3 Living 1A, 1B,1D, 1E, 1F, HA, HB, TMB, G

15.3 Living 1A, 1B,1D, 1E, 1F, HA, HB, TMB, G

Updated 1 November 2011

15.3.1 Development plans

Updated 14 May 2012

- (a) *Co-ordination of development, particularly roading access and cycle linkages, with adjoining land.*
- (b) *The adequacy of, and location of, open space areas within the development.*
- (c) *Any adverse impacts on the visual appearance of development in the zone as seen from outside the zone, particularly where the land is highly visible.*
- (d) *The degree to which the pattern of development, if changed, is likely to weaken the rural-urban boundary.*

- (e) Any potential adverse effects on the surrounding road network; the extent of residential development in proximity to the airport and its approach paths or the outlook of residents in adjoining areas.
- (f) Any adverse effects in terms of the enhancement of waterways within the development.
- (g) The extent to which the provision of services can be provided efficiently and economically.
- (h) In the case of the Living TMB Zone the extent to which the layout of the baches facilitates views from the baches and the degree to which the layout of the baches is sympathetic to the surrounding environment and minimises the visual impact of the baches on the adjoining rural and conservation zones.
- (i) Any potential adverse visual effects due to gully areas shown in Appendix 3m not being planted and/or maintained for the regeneration of native tree species, particularly with respect to the visibility of residential development in the area.
- (j) In the Living G (Yaldhurst) zone, the extent to which any development accords with the provisions of Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3 and the key principles set out for this zone.
- (k) In the Living G (Awatea) Zone, the extent to which any development accords with the provisions of the Outline Development Plan (Awatea) (Appendix 3T, Part 2), associated Network Layer Diagrams and the objectives and policies set out for this zone.
- (l) In the Living G (Wigram) Zone, the extent to which any development accords with the documents comprising the Outline Development Plan in Appendix 3U/1 to 3U/5, Part 2, Volume 3.
- (m) In the Living G (Prestons) Zone, the extent to which any development accords with the provisions of Appendix 3V/1 Outline Development Plan (Prestons) Part 2 Volume 3, associated Layer Diagrams and the key principles set out for this zone.
- (n) In the Living G (Halswell West) Zone, the extent to which any development accords with the provisions of the Outline Development Plan (Halswell West) (Appendix 3W, Part 2), associated Network Layer Diagrams and the principles set out for this zone.
- (o) In the Living G (North West Belfast) zone, the extent to which any development accords with the provisions of the Outline Development Plan (North West Belfast) - Appendix 3X, Part 2, Volume 3 and the key Objectives and Policies set out for this zone.

15.3.2 Colour and reflectivity of structures on Upper Worsleys Spur

Updated 11 July 2011

For structures on the upper part of Worsleys Spur Living Hills B zone which have proposed colours and/or reflectivity which fall outside the range specified in development standard 3.2.16:

- (a) Whether the colours and reflectivity of the structure, its form, materials, location on site and any proposed landscaping allow the structure to harmonise with the landscape bearing in mind the land form and vegetation of both the site and/or the surrounding area. In general, colours will need to have a reflectivity of less than 35%. Roofs should be darker than walls with reflectivity values of at least 10% less than walls. For example, walls in a colour with a reflectivity of 35% should have a roof colour with a reflectivity of no greater than 25%. In particular, the prominence and/or visibility of the proposed structure, should be considered as viewed from Cashmere Road (400m southwest of Hoon Hay Valley Road) and from the Summit Road (where it joins the paper Kennedy's Bush Road).

15.3.3 Landscaping - Upper Worsleys Spur

Updated 11 July 2011

The effect of any reduction in landscaping from that required in development standard 3.2.17, or the planting of any species excluded by that standard, in terms of:

- (i) The visual impact of the proposed structure without the balancing and modifying influence of planting on the site, particularly its prominence and/or visibility as seen from Cashmere Road (400m southwest of Hoon Hay Valley Road) and/or from the Summit Road (where it joins the paper Kennedy's Bush Road)
- (ii) The extent to which species not permitted would generate adverse visual effects due to incompatibility with the brown and green colours of vegetation on the rural Port Hills, or create an increased fire hazard.

15.3.4 Use of site and buildings - Living 1F Zone

Updated 11 July 2011

- (a) The scale, nature and intensity of the activity proposed.
- (b) The provision and likely adequacy of proposed means to minimise adverse effects.
- (c) The extent to which the proposed activity would enhance services of value to the elderly persons housing complex, or assist in retaining the viability of the complex.
- (d) The likely effect of any additional activities on traffic generation, and the safety and efficiency of traffic movement within the elderly persons housing complex and the wider road network.
- (e) The effect of additional activities on residential amenities in the vicinity, particularly noise, traffic safety, parking congestion and visual amenity.

15.3.5 Concept Plan - Living 1F (Retirement Village - Prestons Road) Zone

Updated 1 November 2011

- (a) The extent to which road, and pedestrian access is provided in a coordinated manner and integrated with adjoining networks
- (b) The extent to which the design and layout, in providing for 165 independent units and a multi-storey health facility including 45 serviced apartments, makes provision for landscaping, outdoor living space, passive recreational facilities, and stormwater management systems.
- (c) The extent to which the design and layout provides for pedestrian circulation, and the connectivity of pedestrian access to Snellings Drain reserve.
- (d) The extent to which the design and layout achieves efficient car parking and garaging layout and vehicle manoeuvrability.
- (e) The extent to which the design, layout and landscaping will incorporate and enhance existing landscape and water features.
- (f) The extent to which the external appearance of the health facility respects the character and amenity values of the area, including building colours and materials, roof pitch and the effect and form of façade modulation, while recognising the use and functional nature of the health facility.
- (g) The location and extent to which proposed planting, plant size at the time of planting and intended species will provide for amenity and screening purposes and contribute to improved ecological and habitat values and the interface with surrounding areas.
- (h) The extent to which stormwater management systems proposed will be effective, environmentally sensitive, and integrated with the Council's drainage network.

15.3.6 Vehicular Access - Living 1F (Retirement Village - Prestons Road) Zone

Updated 11 July 2011

- (a) The actual or potential level of vehicle and pedestrian traffic likely to be generated from the proposed access.
- (b) The extent to which traffic using the access will adversely affect the traffic function and/or safety of Prestons Road.
- (c) The extent to which the physical form of Prestons Road may mitigate the adverse effects of additional vehicle movements at the access.
- (d) Whether site distances at the access is adequate to provide safe access/egress with reference to the Austroads Guide.

15.3.7 All other assessment matters

Updated 29 January 2015

For all other assessment matters see 15.2 - assessment matters for Living 1, H, RS, RV, TMB, 2, 3, 4B, 4C, G (Yaldhurst) and G (Wigram) Zones.

15.3.8 Setbacks and screening from neighbours - residential and other activities

Updated 1 November 2011

In the Living G (Prestons) Zone, the extent to which any development is sympathetic to and appropriately addresses the interface with neighbouring zones including the adjacent rural area, the interface with Lower Styx Road / Styx River and Mairehau Road, and to the golf courses which border the zone.

15.4 Living 5 Zone

Updated 30 April 2011

15.4.1 Site density and open space

15.4.1 Site density and open space

Updated 30 April 2011

- (a) The ability to provide adequate landscaping, setbacks, parking and manoeuvring spaces.
- (b) The extent to which any proposed buildings will be compatible with the scale of other buildings in the surrounding area and will not result in a building bulk which is out of character with the local environment.
- (c) Any adverse visual effects of increased building coverage or site density, particularly on any adjoining residential properties.
- (d) The ability to mitigate any adverse effects of increased coverage or site density by additional landscaping or screening.

15.4.2 Sunlight and outlook for neighbours

Updated 30 April 2011

- (a) The effect of any reduced sunlight admission on any adjoining residential properties, taking account of the extent of the overshadowing and the position of outdoor living spaces.
- (b) The effect of any increased height on relative building scale and the degree of privacy between the travellers' accommodation activity and any adjoining residential properties.
- (c) The scale and length of buildings and their visual effects on the amenities of any adjoining residential property.
- (d) Any mitigating effects of landscaping proposed on the boundary of the site.

15.4.3 Street scene

Updated 30 April 2011

- (a) The extent to which the proposed building, or outdoor storage area will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites and/or from the city's "garden-city" image.
- (b) The ability to provide adequate opportunity for landscaping and tree planting in the vicinity of road boundaries.
- (c) The adverse effects of the building intrusion into the street scene or reduction of screening on the outlook and privacy of people on adjoining sites.
- (d) The extent to which the building is compatible with the appearance, layout and scale of other buildings and sites in the surrounding area, including the setback of existing buildings in the vicinity from road boundaries.
- (e) Whether or not the site has more than one road frontage.
- (f) The extent to which the proposed building will have a size, form, proportions, roof line, style, external materials and colour, which are similar to or in keeping with those of existing buildings on the site.
- (g) The ability to mitigate any adverse effects of the proposal on the street scene; and the effectiveness of other factors in the surrounding environment in reducing the adverse effects, such as existing wide road widths, street plantings and the orientation of existing buildings on adjoining sites.
- (h) The ability to screen outdoor storage areas from adjoining roads.
- (i) In the case of the increased streetscene requirement for 'Kilmarnock' the extent to which any proposed buildings within the setback will reduce the overall spaciousness of the site for adjoining residential properties (including those properties separated by the road zone).

15.4.4 Landscaping and visual amenity

Updated 30 April 2011

- (a) The effect of any reduced landscaping in terms of the visual impacts of the buildings and the scale of these buildings.
- (b) The effect of any reduction in landscaping and screening on the visual impacts of outdoor storage areas.
- (c) The extent to which the site is visible from adjoining sites and the likely consequences on outlook from these sites of any reduction in landscaping standards or screening.
- (d) Any aspects of the proposal which may compensate for reduced landscaping or screening, including the nature of planting or materials used and the location of parking, manoeuvring or storage areas.
- (e) The visual appearance of the site in terms of the length of road frontage or the length of any adjoining living, cultural or open space zone boundary.
- (f) The relative importance of landscaping and screening on the particular site concerned, taking account of the visual quality of the surrounding environment, particularly where a low standard of visual amenity exists and improvement is necessary.
- (g) The effect of any reduction in tree planting provision, particularly in respect to the visual character of carparking areas and building scale.
- (h) The ability to screen parking and outdoor storage areas from adjoining roads and sites by alternative means.

15.4.5 Separation from neighbours

Updated 30 April 2011

- (a) Any potential for adverse effects on adjoining residential properties.

- (b) The provision of compensating landscaping or screening.
- (c) The scale and height of buildings within the reduced setback.
- (d) The ability to better utilise the site and provide better environmental quality elsewhere on the site.
- (e) The use to be made of the setback space including any provision for landscaping.

15.4.6 External appearance

Updated 30 April 2011

The assessment matters under Clause 15.2.7 (a) and (b) except for the Living 5 Zone (Avon) the assessment matters shall be:

- (a) The extent to which those sections of the building facing Willow, Bangor and Hurley Streets respect the residential character of those streets, including building colours and materials, planting, roof pitch, the effect and form of facade modulation, however, recognising the use and the functional nature of the hotel.
- (b) The extent and manner in which the development provides the potential for views and enjoyment of the river and the Oxford Terrace frontage.

15.4.7 Retailing

Updated 30 April 2011

- (a) Whether any retailing outside the scope of the standard would have significant adverse effects on any adjoining residential properties, particularly in terms of traffic generation.
- (b) Whether the scale of retailing proposed would adversely affect existing suburban commercial centres or the central city.
- (c) The likely impacts of additional retailing on access and the safety and efficiency of the road network.
- (d) The potential for general retailing to become a dominant activity on the site.

15.4.8 Continuous building length

Updated 30 April 2011

- (a) Any unusual aspects relating to the size and shape of the site, or irregular boundaries which might make it unreasonable to expect compliance in the circumstances.
- (b) The extent to which other rules, such as setbacks and recession planes are complied with, and "over development" of the site avoided.
- (c) Any other mitigation measures which may be offered to reduce the monotony of a long ridgeline, parapet or wall.
- (d) Whether the site adjoins a less sensitive environment (eg, a business zone).
- (e) Any adverse visual effects of continuous walls, parapets or ridgelines on the outlook from a street or from adjoining sites.

Note: These assessment matters only apply to buildings or parts of buildings adjacent to the boundary of another Living Zone, or across the road from another Living Zone.

15.5 Assessment Matters for Restricted Discretionary Activities - Enhanced Development Mechanism and Community Housing Redevelopment Mechanism

Updated 06 December 2013

The extent to which the development, while bringing change to existing environments:

- (a) *Engages with and contributes to adjacent streets and public open spaces with regard to fencing and boundary treatments, sightlines, building orientation and setback, configuration of pedestrian entrances, windows and internal living areas within buildings, and if on a corner site is designed to emphasise the corner.*
- (b) *Integrates access, car parking and garaging in a way that is safe for pedestrians and cyclists, and that does not dominate the development, particularly when viewed from the street or other public spaces.*
- (c) *Retains or responds to existing character buildings or established landscape features on the site, particularly mature trees, which contribute to the amenity of the area.*
- (d) *Responds appropriately to its context with respect to subdivision patterns, scale of buildings, degree of openness, building materials and design styles.*
- (e) *Is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including effective lighting, passive surveillance, management of common areas and clear demarcation of boundaries and legible entranceways.*
- (f) *Has had regard to residential amenity for occupants and neighbours, in respect of outlook, privacy, noise, odour, light spill, weather protection, and access to sunlight, through site design, building, outdoor living and service/storage space location and orientation, internal layouts, landscaping and use of screening.*
- (g) *Creates visual quality and interest through the separation of buildings, variety in building form, distribution of walls and openings, and in the use of architectural detailing, glazing, materials, and colour.*
- (h) *Incorporates environmental efficiency measures in the design, including passive solar design principles that provide for adequate levels of internal natural light and ventilation.*
- (i) *Specified staging and timing requirements are provided to ensure development is undertaken in a coordinated and timely fashion.*

And in addition for the Community Housing Redevelopment Mechanism:

- (j) *Contributes to delivering any relevant area Master Plan or otherwise demonstrates opportunities to improve the local area.*

16.0 Reasons for rules

16.1 Living 1, H, RS, RV, TMB, 2, 3, 4B, 4C, and G

Updated 29 January 2015

16.1.1 Site density and open space

Updated 29 January 2015

These two standards are closely related to one another, and are major determinants of the character of the living areas of the city. The size of residential sections and the amount of each section that is retained as open space or available for tree and garden plantings are key factors in determining the visual amenity, spaciousness, levels of privacy, access to sunlight and daylight, and pleasantness of each living environment. Generally no open space standard has been set in the Living 3, 4B, 4C and G Zones as the site density requirement and other standards will ensure a certain proportion of the site is retained for open space. Within the Living G (Yaldhurst) and Living G (East Belfast) Zone, an outline development plan, and the Living G (Awatea) (Wigram) (Prestons) and (Halswell West) Zones, an outline development plan, stipulates the density and development principles, including the pattern and location of principal open spaces (the 'green network') to be achieved within that zone.

Maintenance of the existing general scale and character of the city's suburban areas also requires site density and open space levels for new development which are consistent with the prevailing character. In all the suburban, rural settlement and rural village zones, site density and open space standards have been set to ensure that open space with the consequent opportunities for tree and garden plantings, are retained as an essential feature of the respective environments as opposed to the emphasis on building in the higher density environments.

Site densities and heights in and adjacent to the inner city and around consolidation focal points (shown on 'Urban growth strategy' map, Volume 2, Section 6) have been set at levels in each area which recognise the existing scale and intensity of development, the potential for infill and redevelopment to higher densities than currently found given their location close to major business areas including the central city, and the general capacity of each area to absorb such change without unduly affecting overall residential amenity.

In some special amenity areas the density is set slightly lower than the surrounding environment. This recognises the ability of the higher densities to dramatically change the character of the existing environment, and the need to mitigate this where possible in these special areas.

In some cases the minimum site size standard has been increased at the boundary with rural land. This has been done to reduce the possibility of conflicts between residential and rural activities. The larger site size reduces the number of potential residential neighbours and permits the residential houses to be located further from the boundary. In other cases site density standards provide for medium - high density development within large greenfield sites enabling greater housing choice and variety. That is the case with the Living G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) and (Halswell West) Zones. These zones are intended to achieve a comprehensively planned mixture of primarily medium to high-density housing and ancillary commercial activities. These areas are to be closely integrated with the adjoining urban area and its transport and infrastructure networks to better achieve the consolidation objectives and policies for Living zones.

However, the overall general pattern set is a progressive increase in building densities toward the central city and toward consolidation focal points.

In accordance with this, the Plan has the following standards.

- (a) A low site density/building coverage in the Living 1 Zone, reflecting the predominant character and scale of the residential areas within the zone and consistent with the low density building coverage in the suburban residential environment. An opportunity is available for a slightly higher building coverage within this zone and the Living 2 Zone, if building height is maintained at single storey level, to encourage reduced height, bulk and dominance of buildings without affecting the overall character of the zone. In the Living 1 Zone residential units on small sites are not anticipated. The principal reason for this is that such an outcome is contrary to the zone as a whole given that low site density and building coverage is one of the principal environmental results anticipated for this zone.
- (b) A low site density/building coverage in the Living H Zone, reflecting the predominant character and scale of the hill slope residential areas. The low density of building coverage with only limited scope for infill and redevelopment is consistent with the location of the zone on the visually prominent hill slopes and is intended to assist in the maintenance of opportunities for views. The residential site density standard has been kept even lower at the upper end of Moncks Spur Road in recognition of its more prominent location and the need to maintain the open space amenities of the area. In specified locations on Moncks Spur and Mt Pleasant Roads a further control has been added to reduce the effects of runoff on adjoining properties and to avoid erosion.
- (c) A very low site density/building coverage in the Living RS Zone, which allows for a reasonable level of rain and flood water soakage on site.
- (d) A very low building coverage in the Living RV Zone and a site density which reflects the existing size of sections and scale of buildings in the different parts of this zone.
- (e) A low-medium density/building coverage in the Living 2 Zone, reflecting the existing general character and scale of the residential areas within the zone, but providing scope for infill and redevelopment without affecting their predominant character.
- (f) A medium density in the Living 3 Zone, reflecting the predominant character and scale of the residential areas within the zone. The moderate density will enable potential for future infill and redevelopment while retaining a balance between open space and building bulk as well as enabling greater housing choice and variety within large greenfield sites. In the Living 3 Zone bounded by Deans Avenue, Blenheim Road, Lester Lane, and the railway a higher residential floor area ratio has been set than for the zone generally. The reason for this is the relative isolation of this area from other living zones as well as the area's close proximity to Hagley Park.
- (g) A high density in the Living 4B Zone (Carlton Mill Road) which acknowledges both the strategic location near large areas of open space. In the Living 4B Zone (North Beach) a high site density with particular standards to address boundary issues with the adjoining Living 1 Zone.
- (h) A medium/high density in the Living 4C Zone.
- (i) Primarily medium to high density in the Living G (Yaldhurst) and the Living G (East Belfast) Zone, Living G (Awatea) Zone, and the Living G (Wigram) Zone and the Living G (Prestons) Zone and (Halswell West) Zone, based on a comprehensive outline development plan integrating transport and open-space networks with the existing adjoining peripheral urban areas. In the Living G (East Belfast) Zone a net residential density has been set to achieve regional urban growth objectives and policies, including minimum densities and a range of living environments while minimising any potential adverse effects on the road network, historic or heritage features, natural, cultural or ecological values. In the Living G (East Belfast) zone the exceptions to the requirement for a minimum number of residential sites that must be achieved within each of Blocks A to D identified on the Outline Development Plan provide for circumstances where a greater number of residential sites than required by the standard are developed within a Block, in which case a proportionately lesser number of residential sites are required to be developed in the other Blocks, and for circumstances where the net residential density area within a Block is changed from that shown on the Outline Development Plan, for example because of the changes to the location of the Northern Arterial corridor.

Because these standards are major determinants of the character of the zones, critical standards have been set for site density and open space in addition to development standards in most zones. In this way, some minor relaxation of the standards may be permitted where the adverse effects on the environment are minor, but the critical standard limits the degree of relaxation and establishes an upper limit in terms of zone character. However, because of the sensitivity of the Living RS and RV Zones to changes in their general character, only critical standards have been specified. Likewise in the higher density Living 3, 4B and 4C Zones only critical standards have been set to allow greater flexibility up to the upper limits specified.

A critical standard for site density has been set out for the SBCMA 1 by way of Environment Court determination (C60/2003) to ensure that a minimum area for a residential unit of 450m² is maintained in the zone landward of the C1A boundary (hazard line). Provision is made to ensure that only land determined by the decision to be suitable for a building is calculated in the minimum net area. Consequently, no land seaward of the Hazard line 1 and with the Conservation 1A Zone is able to be used to contribute to the minimum net area for a residential unit.

Opportunities are available through the standards for exceptions to the site density standards in the suburban living environments, where the character of the zone will not be affected. When eight or more new units are designed and developed together, more efficient use can be made of common areas, such as driveways and turning areas resulting in a more flexible approach to the provision of open space for these purposes.

Small elderly persons housing units can be accommodated on smaller sites without affecting the predominant character, so further exceptions are extended to them, and larger groups of residential units. For elderly persons housing complexes the way in which site density and open space is calculated is different from the normal zone standards in recognition of the different needs of elderly people and the growing demand for accommodation for elderly people. Grouping of residential units which share the majority of their open space can enable an averaging of the site density standards without affecting the overall character of the area. An opportunity has been made available to enable the erection of residential units on the large number of vacant cross-lease and unit title sites existing in the city, in order to recognise the reasonable expectations of the owners of these sites.

An exception to the open space standard is also available for nursery and market gardens, recognising the existing coverage of greenhouses on some sites and the traditional place these activities have had in some residential areas of the city.

The exception to this rule for that part of the Living HB Zone as shown in Part 2 Appendix 6 allows for a degree of spaciousness with minimal view obstruction, consistent with the very low density residential development proposed for this area of the Port Hills.

In the Living G (East Belfast) Zone development and critical standards have been set for the Spring Grove homestead site to ensure that the interrelationship between the building and its site is maintained.

16.1.2 Building height and sunlight and outlook for neighbours

Updated 29 January 2015

These two standards are closely related to one another in controlling the height and bulk of buildings. Building height is a major determinant of the scale and character of the living areas of the city. Both standards are key factors in determining the visual amenity, dominance of buildings, access to sunlight and daylight, spaciousness of living environments, and to some extent, levels of privacy.

A maximum height of 14m for part of the block in the Living 3 zone bounded by Madras, Canon, Packe and Purchas Street has been set to enable greater building height to be achieved under the control of a development plan. The increased height limits enable greater flexibility of development form, with the location of the additional height central to the block ensuring that it is well separated from other land areas beyond the area covered by the development plan.

The maximum heights of buildings have been set at levels which are in keeping with the existing general scale and character of the residential areas within the zones and within some special amenity areas. In some areas these result in localised variations to the zone standards, for example in Sumner, Riccarton, Taylors Mistake Bach Zone, Rastrick area and New Brighton. In the Living G (East Belfast) (Awatea) (Wigram) and (Halswell West) Zones, height provisions vary depending on the density of development provided for in different parts of the zone. In the Living 3 Zone and the Density A areas in the Living G (Wigram) Zone, the maximum height is lowered for buildings with a low pitched roof both in recognition that at least 2m of the height allowance is intended for a sloping roof design and to reduce the overall bulkiness of buildings. In the Living 1, H, RS, RV, TMB and 2 and Density Areas B and C of Living G (East Belfast) zone, and the Density B and C areas of the Living G (Wigram) Zones, the sunlight standards are intended to retain outlooks not dominated by buildings, good access to sunlight and daylight and levels of privacy consistent with suburban living. Access lots and strips are excluded from the application of the rules as they do not constitute the primary living spaces in respect to daylight admission. A specific exception is provided for Gwynfa Avenue in Cashmere to recognise its special character and to assist in providing a building setback from what effectively acts as a narrow street, but which is legally a right of way (access).

In the Living 1 Zone, account has been taken of the sunlight area in mid-winter, reflecting the geographical location of the City, and the environmental outcomes anticipated for this zone. Sunlight admission to indoor as well as outdoor living spaces, and consequential energy efficiency is also a factor in the selection of the recession plane angle.

In the Living 3 Zone bounded by Deans Avenue, Blenheim Road, Lester Lane and the railway a greater height has been set for this area than for the zone generally. The reason for this is the relative isolation of this area from other living zones as well as the areas close proximity to Hagley Park.

In the Living 3, 4B, 4C, G (Yaldhurst) and the Living G (East Belfast) Density Area A and Living G (Wigram) Density A and Living G (Prestons) Zones the sunlight standards are only intended to retain outlooks, access to sunlight and daylight, and levels of privacy appropriate to and consistent with the higher densities specified for each zone.

In the Living H Zone, lower maximum heights of buildings have been specified to limit the bulk and dominance of buildings on the visually prominent hill slopes and to assist in maintaining opportunities for views.

Within the special building height area of the Living G (Wigram) Zone an opportunity is provided for increased building height to reinforce both the physical dominance and activity focus of the town centre as part of the wider Wigram neighbourhood.

Because the height standard is a major determinant of the scale and character of the zones, critical standards have also been specified except in the Living G (Wigram) Zone. The critical standard establishes an upper limit in terms of zone scale and character and limits the degree of additional height that is permitted by way of application for a discretionary activity.

The exception to these rules for that part of the Living HB Zone as shown in Part 2 Appendix 6 allows for a degree of spaciousness with minimal view obstruction, consistent with the very low density residential development proposed for this area of the Port Hills.

16.1.3 Street scene

Updated 29 January 2015

The street scene or setback of buildings from road boundaries is an important determinant of the visual character of the living areas of the city. The degree of setback required affects the visual impact of buildings from the street, the opportunities for tree and garden planting visible from the street, the location and visual impact of parking areas and the outlook of people on adjoining sites.

Moderate setbacks have been required in most zones, in order to maintain the pleasantness and openness of sites as viewed from the streets and neighbouring properties; and to enable opportunities for tree and garden plantings; but also to enable efficient and practical use of sites. Where garage doors face the street or shared access, additional setback is required, to enable a car to be parked clear of the street or shared access in front of the garage door. Smaller setbacks area required in the Living 3 and 4 Zones in recognition of their more urban character, and the specific controls on tree planting, location of garaging and design and appearance that in combination assist in ensuring well designed street facades and the maintenance of a good quality street scene.

In special amenity areas the need to encourage the retention of the consistent street scene and mature landscape plantings where present has also influenced the setting of the setback from the road boundary. In most cases the special amenity area setbacks are larger than the general zone provisions. A slightly larger setback has also been required on sites with frontage to Bealey and Fitzgerald Avenues in order to recognise and maintain the open space and landscape qualities of these two historic "grand avenues". A larger setback along part of Deans Avenue reflects the location of this living environment opposite an important area of public open space. A larger setback applies to the Living 4B (North Beach) Zone in recognition of its proximity to Living 1 zoning.

In the Living G (Awatea) and (Halswell West), a range of street scene or setback provisions have also been applied to encourage a variety of living environments to be developed. Smaller setback provisions allow for high density residential development clustered around open space promoting vehicle access from the rear of each property. A range of street scene or setback provisions have also been applied within the Living G (Wigram) Zone, to encourage a variety of living environments to be developed and reflect the variety of densities, housing types and urban design outcomes that will be provided.

In the lower density living zones (Living 1, H, RS, RV, 2, the Living 1A-HB Zones and in the Living 4B (North Beach) Zone which adjoins Living 1 zoning), buildings (including garages) proposed to be erected within the street scene setback in all areas are a discretionary activity (restricted). Assessment will ensure that any such building is similar to or in keeping with the existing buildings on the site and that the visual effects in particular, are considered in terms of maintaining the pleasantness and openness of sites as viewed from the street and neighbouring properties. Landscape planting to assist in screening buildings within the setback will often be required given that planting of front yards is a common characteristic of most suburban areas.

Similar controls apply in the higher density living zones (Living 3, 4B (Carlton Mill Road) and 4C).

In recognition of the sensitive and coherent street scene in special amenity areas, all buildings require consent as a discretionary activity within the road boundary setback. In special amenity areas, specific additional matters are to be considered in assessing proposals to locate within the street scene setback to ensure the building is compatible with maintaining the character of the site and is also compatible with other developments within the special amenity area.

In the Living G (Yaldhurst) and Living G (Prestons) Zones in certain circumstances where a residential dwelling is proposed on a high density site, there will be a reduced minimum building setback from the road boundary to achieve maximisation of private rear outdoor living spaces while at the same time achieving an optimal relationship with the street, a demarcation between a private and public space and a space for interaction with the community on a dwelling frontage. In the Living G (Halswell West) Zone in the high density areas (Density A Areas) garages, carports and other accessory buildings are required to be setback behind the front facade of the dwelling on the site to avoid such structures dominating the street scene. The setback is intended to result in a superior level of amenity within the Density A Areas. In addition a maximum setback for the front facade of residential units in the Living G (Halswell West) Zone Density A Areas is required so as to ensure units are built

towards the front of the site which will result in increased building engagement and overlooking of the street, while provided sufficient space behind buildings for outdoor living areas.

In the Living G (Halswell West) Zone a 9.5m setback is required from Halswell Junction Road which is 5m greater than what would normally be required. This additional 5m width is to enable the possible future widening of Halswell Junction Road while still maintaining the amenity of a set back from an arterial road.

Street frontage fencing (Living G Prestons Zone)

Solid, high screening structures such as fences and walls that are erected on road, conservation or open space boundaries of properties have the potential to cause adverse visual impacts along with other associated effects such as disconnection and reduction in the potential for passive security. This provision seeks to ensure a minimum level of visual transparency where screening structures exceed 1.0m in height. There is consideration in the assessment matters for situations where a different provision of screening structure may be necessary of appropriate due to the location or orientation of the application site.

For corner sites within special amenity areas, provision is made for the required street scene setback to reduce to the underlying zone standard on any street frontage shared with an adjoining site that is not within a special amenity area. This is intended to ensure the street scene character of the special amenity area is maintained, without imposing undue restriction on development opportunities for land owners.

The exception to this rule for that part of the Living HB Zone as shown in Part 2 Appendix 6 allows for a degree of spaciousness with minimisation of view obstruction consistent with the very low density residential development proposed for this area of the Port Hills.

In the Living G (East Belfast) zone a reduced front yard setback applies to maximise opportunities for private rear outdoor living spaces.

In the Living G (East Belfast) zone a limit on the height of front boundary fencing has been imposed to protect and enhance the visual amenity of the street scene and to provide safety and passive surveillance to the street and open space corridor.

In the Living G (East Belfast) zone dwellings within Density Area A are required to have kitchen, dining or living room windows facing the street to provide active frontages and passive surveillance over the street and any open space opposite.

The rules in the Living G (Wigram) Zone also help to ensure the garages, access and high solid fences do not dominate the street scene. The rules also restrict fence height along the front boundary which will promote surveillance opportunities to the street and encourage higher levels of street activity.

16.1.4 Building overhangs - Living 3, 4B and 4C Zones

Updated 29 January 2015

Large, unsupported cantilevered structures over driveway areas can result in poor urban design outcomes in terms of the appearance of the site and the legibility of front entrances. This provision seeks to ensure that such large structures are not permitted to occur, without stopping the provision of design elements such as eaves, porches and bay windows.

16.1.5 Separation from neighbours

Updated 29 January 2015

A standard separation distance of buildings from adjoining neighbours' boundaries has been required in most zones, to reduce the visual dominance of buildings on the outlook of adjoining sites; to enable access to daylight; and to provide a degree of privacy consistent with suburban living. At Riverlea Estates, a distance between buildings has been specified, as allotment boundaries are not yet clearly defined and dwellings are already located in close proximity to one another.

The exception to this rule for that part of the Living HB Zone as shown in Part 2 Appendix 6 allows for a degree of spaciousness with minimisation of view obstruction consistent with the very low density residential development proposed for this area of the Port Hills.

The setback is such as to enable efficient and practical use of the remainder of the site, whilst mitigating adverse effects of buildings on adjoining sites. Accessory buildings are permitted within the setback with the exception to that part of the Living HB Zone as shown in Part 2 Appendix 6 in order to allow more flexible use of this space. However, the total length of all such accessory buildings on a site is limited to 9m (in the low density living zones) to avoid dominance of adjoining sites by the proximity of such buildings close to the boundary. The total length of all accessory buildings on a site is limited to 10.1m in the L3, L4C, Living G (Yaldhurst) (Awatea) (Prestons) and (Halswell West) Zones in recognition of the anticipated character and density of these zones and to accommodate three garages side by side. The height of the accessory buildings will also be limited by the recession plane standards in the lower density zones.

In the Living 4B Zones there is no minimum building setback along any internal boundary in recognition of these areas suitability for high density development and having high land values. Buildings developed along internal boundaries in this way will be restricted in height to around a single storey on the boundary by the recession plane provisions.

In the Living 3 and 4 Zones provision is made for situations where existing residential units on adjoining sites have a ground floor window of a habitable room located within 1.8m of the common internal boundary. In these situations any proposed new building must provide a light well adjacent to the existing window/s to give a degree of light penetration and separation.

Additional setback is required for first floor balconies and windows of living areas in the lower density living zones in order to avoid a reduction in privacy on adjoining sites through being overlooked. Windows at angles to a boundary, which make overlooking unlikely, are exempt from this standard. In the Living 3 and 4 Zones there are provisions for living area windows and balconies at first floor and above to be set back a greater degree to ensure privacy is maintained. These provisions apply both to internal boundaries and between buildings located on the same site. While these provisions will reduce site flexibility on some sites, they seek to ensure that there is an adequate level of privacy between residential units.

In Gwynfa Avenue a greater setback applies along the boundaries of sites with Gwynfa Avenue, as though this access were a legal road and not a right of way. This recognises the general form of development and existing amenity values along this avenue.

In Goulding Avenue (Hornby) a greater setback has been specified on some sites to assist in the mitigation of the effects associated with the loss of open space for those sites.

On Montgomery Spur, in the areas identified in Appendix 9, a specific setback based on a site's relationship to the ridgeline has been applied. This recognises the visual prominence and importance of this area as forming a backdrop to the City and the potential for adverse effects from building development on the highly visible and therefore sensitive skyline. This is intended to reduce the visual dominance of buildings by controlling the proximity of building development close to the ridgeline.

In the Living G (Yaldhurst) (Awatea) (Wigram) (Prestons) and (Halswell West) Zones, provision is made for zero building setback from internal boundaries within those areas of the zone identified as catering for developments at 'High Density (a) or (b)' or 'Density A' respectively, or Density ATC, A, or B and Density A area and residential activities in the Urban Village (Prestons). Such developments may in some circumstances share common party walls, but provisions also enable individual dwellings to be contemplated at these higher densities. In such cases, a limit is placed on the extent of the length of walls on intervening boundaries along such adjoining sites, so as to enable a more open outlook and visual amenity to be provided. Where adjoining sites in areas of different density (medium/high) area involved, while zero building setback is still enabled in the higher density area, provision is made for the more stringent of the relative recession plane requirements to apply to buildings in the intervening boundary with the higher density site, so as to ensure a reasonable visual transition between such neighbouring properties.

In the Living G (East Belfast) Zone a reduced setback is provided for in Density Areas A and B to allow a more efficient use of these residential sites.

16.1.6 Continuous building length

Updated 14 May 2012

The purpose of the continuous building length rule is to mitigate the visual effect of long monotonous structures on the amenity of adjacent sites. The rules operate in conjunction with each other as well as with other rules such as those for sunlight admission and setbacks.

Buildings may create an obtrusive visual appearance unless this effect can be mitigated by sufficient separation (setbacks) or by "steps" in long walls, parapets or roofs of buildings to provide visual variety and relief. In the lower density living zones and for specified development in the Living 3 and 4 Zones, these rules differentiate on the basis of height, with two storey buildings generally being more than 5.5 metres in height. For lower single storey buildings, the rules focus on the effect of the ridgeline, which is likely to be a more dominant visual feature than the exterior walls. For higher and longer buildings, the rules focus on the walls, in addition to the ridgeline, as these are likely to be more visually dominant.

The rules require "steps" to be provided in the ridgelines, parapets and exterior wall of tall and/or lengthy buildings. Twenty metres has been assessed as a suitable threshold length for ridgelines, parapets or walls, before a break is required. The subsequent spacing and length of steps is intended to provide reasonable flexibility of design while ensuring steps are placed at sufficient intervals to be visually effective. In order to avoid a visually monotonous appearance the rule also requires these steps to be provided in the ridgelines, parapets or walls of buildings which are in close proximity to each other.

Given the diversity of lot sizes, shapes and boundaries, it is acknowledged that the rule cannot anticipate all the circumstances that may apply to the siting of long buildings.

Exceptions have been provided where large setbacks can be provided, distance being the mitigating factor, or where development can be achieved comprehensively under the control of a development plan.

For the Living 5 (Travellers Accommodation Zone) the rule has a narrower application, and only addresses the effect of continuous building length on the interface of the zone with other Living Zones, including on sites on the opposite side of the road from a Living 5 Zone.

In the Living 3 and 4 Zones the rules have been retained for specified developments. For larger scale developments the articulation and modulation of the walls and roofs will be covered by the urban design, appearance and amenity provisions.

16.1.7 External appearance

Updated 14 May 2012

A rule relating to external appearance applies in those special amenity areas of particularly high street scene and/or heritage value. External appearance controls also apply to multi-unit developments within the higher density L3 and L4C zones in central New Brighton. Assessment as a discretionary activity is seen as necessary in order to provide some protection and/or enhancement of the existing characteristics which makes these areas particularly attractive and/or of social and historical importance and to avoid incompatible development. In the Living 5 Zone (Kilmarnock) an external appearance requirement applies to promote building design that is in sympathy with existing buildings on the site including roof pitch, exterior cladding and exterior colour. In the Living G (Yaldhurst) and Living G (Prestons) Zones the external appearance rules are intended to maintain or enhance visual amenity and the quality of the surrounding residential environment.

In central New Brighton an external appearance rule applies to higher density multi-unit developments to ensure that larger buildings meet well-established urban design principles and thereby produce a high amenity, high density living environment for both occupants and the wider community. The rule recognises the visual sensitivity of the area to poorly designed large buildings due to the high public profile of this area through its location adjacent to the beachfront, pier, and district centre and the current low density character of the surrounding neighbourhood.

Provision has been made within this rule for consideration of all new buildings, additions and alterations to existing buildings within the area of Living Zone 3 bounded by Madras Street, Canon Street, Packe Street and Purchas Street, subject to a development plan. This is intended to enable consideration of urban design principles and appearance, along with the provision of open space between buildings, to ensure a high level of amenity is provided both within this comprehensive development and as it relates to surrounding areas.

16.1.8 Urban design, appearance and amenity - Living 3, 4B and 4C Zones

Updated 29 January 2015

Within the Living 3 and 4 Zones all new buildings, alterations or additions (including all accessory buildings, fences and walls associated with that development) that results in three or more residential units requires resource consent as a restricted discretionary activity with the Council's discretion limited to the urban design, appearance, and amenity of the development. This resource consent requirement also applies to 1-2 unit developments on sites of less than 300m², 1-2 units resulting in residential floor area greater than 550m², or buildings used for other activities on a site over 40m² in area. This provision has been inserted to address widespread concerns over the quality of development occurring in the Living 3 and 4 Zones and the impact of development on amenity for residents, neighbours and views from public places including streets. This provision includes an extensive set of assessment matters to act as guidance for developers and for those assessing applications, about the appropriate design outcomes and level of amenity anticipated for developments in these areas.

The inclusion of developments on small sites in the Living 3 and 4 Zones is to ensure that larger developments cannot be artificially broken up into a series of smaller developments as a way of getting around the rule. Small sites also restrict the design layout options, with the potential adverse effects of poor design decisions having the potential for greater impacts, thereby justifying the need for such developments to be considered in terms of their urban design, appearance, and amenity.

16.1.9 Fences and screening structures - Living 3, 4B and 4C Zones

Updated 29 January 2015

Solid, high screening structures such as fences and walls that are erected on road, conservation or open space boundaries of properties have the potential to cause adverse visual impacts along with other associated effects such as disconnection and reduction in the potential for passive security. This provision seeks to ensure a minimum level of visual transparency where screening structures exceed 1.0m in height. There is consideration in the assessment matters for situations where a different provision of screening structure may be necessary or appropriate due to the location or orientation of the application site.

16.1.10 Minimum unit size - Living 3, 4B and 4C Zones

Updated 29 January 2015

This provision primarily seeks to ensure a minimum standard of amenity for occupants of residential units within higher density areas. Minimum areas have been established for the range of unit from studio units to 3 or more bedrooms. This range of sizes also seeks to encourage a range of units to cater for different occupant demands.

16.1.11 Ground floor habitable space - Living 3, 4B and 4C Zones

Updated 29 January 2015

This provision seeks to ensure that residential amenity is maintained in the Living 3 and 4 Zones by balancing the on-site land uses. The primary land uses on a residential site are the green, open space, the car orientated access/manoeuvring/parking space and the people orientated building or activity space. Where the balance of these land uses swings towards car orientation the site appears visually dominated by hard surfacing and divorced from the residents. This is often expressed by a large area of parking and a row of garage doors at ground level. The land use balance and residential amenity of sites can be greatly improved by the provision of a habitable space at the ground floor level within each residential unit as this brings the people activity back into these spaces. It also has the added benefit of providing direct connection between the indoor activity and the outdoor use of the green, open space along with passive surveillance.

16.1.12 Outdoor living space

Updated 29 January 2015

A minimum area and shape of outdoor living space has been required for residential units to ensure that an area of each site is set aside which is sufficient to meet the outdoor living needs of current and future residents of the site and to meet needs for access to sunlight and fresh air. The requirement in the lower density living zones

for the outdoor living space to be designed to receive sunlight in mid-winter and be readily accessible from living areas is intended to ensure that each area set-aside for outdoor living is pleasant, convenient, likely to be available and used by residents and meets health needs for sunlight. The rule for outdoor living space clarifies that some buildings or parts of buildings may be located within an outdoor living space without compromising the overall use of the space for outdoor living purposes. Any buildings or parts of buildings proposed to be located within an outdoor living space that exceed the specified exemptions may compromise the use and purpose of that space.

A progressively smaller amount of outdoor living space is required for residential units in the Living 2, 3, 4B, 4C, G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) and (Halswell West) Zones, reflecting the likely size of the units erected in the respective zones and the consequent likely occupancy levels. At Riverlea Estates, a large area of communal open space is available for all residents, so no additional open space standards are imposed. A reduced amount of outdoor living space is also required for small elderly persons units, reflecting the likely single-person occupancy and the outdoor needs of elderly people.

The alternative provision of a balcony is offered for residential units in the Living 2, G (Yaldhurst) and G (Wigram) and the Living G (Prestons) Zones without rooms on the ground floor. This reflects the practical difficulties for residents of such units of using outdoor living spaces at ground level and the unlikelihood that such spaces would be used. For the Living G (Awatea) and (Halswell West) Zones, the requirement for an outdoor living space provides for important public/private interface and interaction between the street and private property. The purpose is to achieve good urban design outcomes by promoting outdoor activity and interaction at street level and avoiding a predominance of hard stand areas and building.

In the Living 3 and 4 Zones provision is made for a minimum quantity of outdoor space to be provided for each unit. This space can be split between ground floor gardens, upper level balconies, and communal areas. To ensure that a balance of activities is achieved at ground floor level a proportion of the outdoor living space needs to be located at ground level in L3 and L4C Zones. Where communal spaces are provided they recognise the benefits that can be gained for higher density developments by incorporating areas for seating, BBQs, swimming pools, tennis courts, and the like. These communal areas do not, however, replace the need for private spaces, and thus all units must continue to provide a private space for residents. In L3 and L4 Zones where the height limit is higher than 11m the communal space may also be provided indoors to enable facilities such as swimming pools or gyms. This recognises that residents in multi storey apartment buildings can benefit from the provision of such facilities and the provision of large areas of ground level gardens is less likely to occur in these higher density zones.

For the Living G (Awatea) Zone, the requirement for an outdoor living space provides for important public/private interface and interaction between the street and private property. The purpose is to achieve good urban design outcomes by promoting outdoor activity and interaction at street level and avoiding a predominance of hard stand areas and building. In other zones, the higher likelihood of occupancy by families is reflected in a requirement for outdoor living space for all residential units. The practical difficulties of providing a continuous outdoor living space on hill slope sections is reflected in alternative arrangements being permissible. The area required to be set aside for outdoor living purposes is smaller in the Living H Zone than the Living 1 Zone for the same reasons. It is expected that residential units at ground level in the Density ATC area of the Living G (Wigram) zone may have a small courtyard as opposed to a larger outdoor living area to make a more efficient use of the land resource.

In the Fendalton special amenity area (Sam 8, 8a and 8b) a slightly increased outdoor living space is required. This recognises the greater scale of development in the area generally, the generally larger sites and the need to retain the special open space and landscape qualities of the area, including mature on-site vegetation.

16.1.13 Service and storage spaces

Updated 29 January 2015

In the Living 3, 4B, and 4C Zones provision has been made for indoor and outdoor service and storage spaces with minimum areas and dimensions. This is to ensure that in these areas sufficient provision is made for storage of household items, containment of rubbish and recycling, and activities such as drying washing. Provision is also made for communal rubbish and recycling space where this is appropriate for larger scale developments.

16.1.14 Outdoor service space, storage space and on site convenience

Updated 29 January 2015

A minimum area and shape outdoor service space has been required for residential units in the Living 3, 4B, 4C, G (Yaldhurst) and G (East Belfast) and G (Prestons) Zones, to ensure that in these higher density environments sufficient areas are set aside for rubbish storage and drying washing outside. Recognising that providing such areas in the highest density zone may not be practicable in every circumstances an alternative indoor area(s) will be considered acceptable.

16.1.15 Landscaping and tree planting - Living 3, 4B and 4C Zones

Updated 29 January 2015

This rule requires that in the Living 3 and 4 Zones, provision is made for tree planting adjacent to the road boundary of each site. This tree planting will act to visually enhance the site through introduction of visual softening of the built form, provision for shade or amenity planting, and enhancement of the public view of buildings.

In these areas, the provision of trees both along the frontage and within the site is seen as more effective than requiring landscaping areas which may provide little benefit to the wider site, neighbours or public areas if planted in low shrubs or lawns. Trees will give a visual presence and can be tailored to fit the site and development style. The number of trees required is relative to the length of road boundary and the overall size of the site.

In addition, planting along access ways and carparking areas and adjacent to front entrances will assist in improving the amenity of sites for residents and in softening the built form as viewed by both neighbours and from the public realm.

This rule also links strongly to the goal of enhancing the Garden City image of Christchurch.

16.1.16 Screening of parking - Living 3, 4B and 4C Zones

Updated 29 January 2015

The screening of parking areas including those associated with non-residential activities is required to maintain the pleasantness and residential character of sites as viewed from both neighbouring sites and public areas including the street and parks. Landscaping is required to be the minimum height at the time of planting to ensure an immediate visual screen.

16.1.17 Acoustic insulation - Living 3, 4B and 4C Zones

Updated 29 January 2015

It has been recognised that there may be potential adverse effects on the amenity of residents within the Living 3 and 4 Zones from noise levels coming from busier roads. The rule requires a certain level of noise reduction to be achieved by the exterior walls of buildings within a certain distance of a traffic lane, given that it is not practicable to require a reduction in noise from the source (i.e. traffic). The level of noise reduction required and the distance from the road within which this reduction must be met both vary depending on the nature of the adjacent road, i.e. whether it is a collector or arterial. Given that the sorts of non-residential activities generally anticipated in the L3 and L4 zones are education, health, day care, spiritual, or travellers accommodation, and given that these activities are identified in the Plan as noise sensitive activities, the requirements for acoustic insulation extend to including buildings used for other activities.

16.1.18 Family flats

Updated 14 November 2005

Family flats for the care of dependant relatives are seen as a desirable and often necessary addition to any residential unit when required by family circumstances. It is noted that the definition of family flat requires a legal instrument to be registered against the relevant title to ensure the family flat is being used by dependant relatives. The legal instrument will usually

be a bond registered on the title of the property. Additional parking spaces and outdoor living areas are not required as the relative occupying the family flat is considered to be an integral part of the family on the site. In order to mitigate the effects of the additional building on adjoining sites and to assist in ensuring their use is limited to family needs, the size of each family flat is limited. The requirement for the family flat to be relocated from the site or to have the kitchen removed is to avoid family flats being used as a separate residential unit without an adequate site area, outdoor living space or parking areas.

16.1.19 Coastal hazards - Living 1 Zone only

Updated 22 May 2006

The South Brighton Coastal Management Area is a sub zone of the Living 1 Zone located on the South Brighton Spit, south of Tern Street. The sub zone has been set up in response to the potential for this part of the spit to be subject to coastal erosion and sand stability problems. As a result of the Environment Court Decision C60/2003 the South Brighton Coastal Management Area has been extended to include an area originally part of the Conservation 1A Zone. The South Brighton Coastal Management Area has been renamed the South Brighton Coastal Management Area 2 (SBCMA 2) and the new area named the South Brighton Coastal Management Area 1 (SCBMA 1).

Although the landward area (SBCMA 2) is less likely to be subject to erosion and inundation during the useful life of buildings erected, there is always a possibility of this happening. Buildings and hard surfacing can also impede the passage of water and sand, increasing the adverse effects of sand and water movement. For these reasons, the erection of buildings and construction of hard surfacing requires consideration as to their design and location in order to ensure the buildings are rapidly relocatable, and the passage of sand and water is not impeded on the sites.

The seaward area (SBCMA 1) is potentially exposed to greater threat of erosional forces and sand instability being closer to MHWS. Consequently, by determination of the Environment Court (C60/2003) a regime has been provided where buildings can be located in this part of the Spit, where they previously were not provided for, provided that adequate consideration is given to the appropriateness of the method and materials of construction proposed. This includes consideration of the use of foundations for buildings, for example pole structures, which will not impede the passage of sand and water and will not deflect or increase erosion onto adjoining sites.

Furthermore, it is considered that concrete and bitumen type hard surfaces will resist infiltration and potentially exacerbate erosion and dune loss. Consequently, it is considered necessary to limit to the use of "hard surfaces" to materials and methods, which will not resist filtration. Any development proposed is also required to provide for the maintenance and enhancement of the foredunes to ensure the retention of the sand volumes, dune morphology and vegetation present.

15.1.20 Screening from neighbours

Updated 14 November 2005

The screening from neighbours of outdoor storage and parking areas associated with non-residential activities is required to maintain the pleasantness and residential character of sites as viewed from adjoining sites. Landscaping is required to be the minimum height at the time of planting to ensure an immediate visual screen. Outdoor storage and parking areas of residential activities are considered to be an accepted part of residential amenity in living environments.

16.1.21 Residential coherence

Updated 29 January 2015

The retention of residential activity on sites within the city's living areas is an essential determinant of the character, cohesiveness and pleasantness of the residential environment. Loss of residential neighbours can result in adverse effects in terms of loss of security, friendship and fellowship, as well as the loss of visual evidence of residential character that can accompany loss of residential occupancy. In most instances, therefore, permanent residence on a site is required. This must include at least one person engaged in the non-residential activity, to avoid token residents being installed on a site, who are not linked with a home-based activity.

In the Living 4B Zone the rule has been further restricted for apartment blocks greater than 3 storeys to minimise loss of security and nuisance for residents living in these circumstances.

Limitation of non-residential activities in the Living 4C Zone to essentially home occupations is in recognition of the sensitivity of this environment to encroachment by non-residential activities.

As with the standards for scale of activity and site size, there are a range of activities serving an important local function, for which residents will generally accept a loss of residential activity on a site. These activities are spiritual, day care, health, and educational facilities. Concentrations of such activities may result in residential sites being left without immediate residential neighbours, or in adverse cumulative effects to visual character, traffic generation levels, noise levels or the general residential character of areas. For these reasons in the Living 1, H, RS, RV, 2 and 3 Zones, together with Living G (Yaldhurst), Living G (Awatea), Living G (East Belfast) Living G (Wigram) and Living G (Halswell West) Zones (other than in that area shown as 'Commercial' in Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3), Business 1 in Outline Development Plan (Awatea)(Appendix 3T, Part 2, Volume 3) and Town Centre or Education Site in Appendix 3U/1 Outline Development Plan (Wigram) and Business 1 in Outline Development Plan (Halswell West) (Appendix 3W, Part 2 Volume 3), activities without a residential component, have been limited to locations within "community footprints" where these either adjoin business zones and / or collector or arterial roads. In such locations, the number and co-location of such activities is limited so as to disperse such non-residential activities and ensure retention of residential neighbours and character. Consequently no provision has been made for non-residential activities without a residential component that serve an important local function on local roads. In some circumstances it may be appropriate to locate any one of the specified activities on a corner site, particularly in situations where the access to the site is from a collector or arterial road.

This exception has not been extended to the Living 1A, 1B, 1D, HA and HB Zones reflecting the sensitive nature of the residential environment on the urban boundary and the fact that generally a range of such activities are available in the existing living zones.

Memorial Avenue and Fendalton Road have been excluded recognising the commemorative nature of Memorial Avenue and the high standard of amenity on both Memorial Avenue and Fendalton Road. In order to preserve the residential appearance of these roads this rule restricts non-residential activities to those of a small scale home occupation nature only.

In the Living G (East Belfast) Zone the Spring Grove homestead and setting has a Community Footprint overlay to facilitate the establishment of appropriate new uses and protect the economic viability of the heritage building and its potential future identity as a community focal point.

16.1.22 Roding and access

Updated 1 November 2011

The area surrounded by Deans Avenue, Blenheim Road, Whiteleigh Avenue and the railway line is subject to special rules relating to access because these roads all serve major traffic functions. Access to Deans Avenue is restricted to Lester Lane or a proposed new road to be located not less than 100m and not more than 110m from the intersection of Moorhouse and Deans Avenues. The Living G (Prestons) Zone contains controls on the number of residential and commercial activities which can be established prior to the completion of specific upgrades to the transport network in its vicinity in order to ensure development does not exceed the capacity of the network. The access restriction onto Mairehau Road from the Living G (Prestons) Zone has been established to create a barrier to further urban growth with adjoining rural land.

With regard to Living G (Awatea), certain roads in the residential areas have been identified as providing limited access only. For these roads, direct vehicle access has been restricted in recognition of the increasingly high volumes of domestic and commercial traffic these roads will carry in the foreseeable future. The purpose of this rule is to minimise the potential health and safety risk that can arise from vehicles slowing to enter/exit a site from a busy road. For sites with frontage onto roads with limited access, an alternative means of access will be required.

16.1.23 Restriction on outdoor activities

Updated 30 April 2011

The requirement to locate manufacturing and other processes within a building is necessary to maintain the pleasantness and residential character of sites as viewed from adjoining sites and roads. The rule will also support the City's "garden-city" image.

16.1.24 Retailing

Updated 29 January 2015

Retail activities on a site are considered to be a significant determinant in the number of vehicle and pedestrian movements to and from a site generated by a non-residential activity. These movements can be controlled through standards directly specifying the number of permitted vehicle or pedestrian movements. However, measuring and enforcing such standards will be difficult and it is considered that alternative controls are necessary over those activities known to generate adverse effects as a result of vehicle and pedestrian movements. These adverse effects relate to levels of noise, vibration, glare, fumes, disturbance, loss of privacy, traffic and parking congestion and loss of traffic safety, which are incompatible with the anticipated character and amenity of a suburban residential environment. Not only retail activities, but also the display of goods for sale can attract vehicle and pedestrian movements which are incompatible with a residential area.

By way of applications, goods grown or produced on a site may be able to be sold. This recognises that sales of such goods may be an integral and necessary part of other activities on the site and may assist in providing home-based employment and income generation for residents or occupiers of a site. However, applications may be declined or conditions imposed to limit the scale and nature of the sales, if adverse effects on the living environment are possible.

In addition, in the Living G (Yaldhurst), Living G (Awatea) and Living G (Wigram) and the Living G (Prestons) Zones, provision is made for retail activity in that part of the zone shown as 'Commercial' in Appendix 3n Development plan (Yaldhurst), Business 1 in Outline Development Plan (Awatea) (Appendix 3T, Part 2, Volume 3), for those zones and Urban Village/Commercial, Commercial A & B in Appendix 3V/1 Outline Development Plan, and Town Centre in Appendix 3U/1 Outline Development Plan (Wigram) Part 2 Volume 3, and Business 1 in Outline Development Plan (Halswell West) (Appendix 3W, Part 2 Volume 3), for those zones. While Business 2 Zone rules are to apply in that area, they have been retained within the overall Living G (Yaldhurst) and Living G (Prestons) Zones so as to distinguish the scale and extent of their essentially local retail function from District centres elsewhere in the City.

The size of individual retail premises is limited in the Living G (Halswell West) Zone to enable the traffic effects of any larger retail activities to be assessed.

16.1.25 Noise from pre-schools

Updated 30 April 2011

Pre-schools can result in unreasonable noise disturbance on neighbouring properties as a result of children playing in outdoor activity and facility areas. In some cases these effects can be mitigated by relocation of the activities and facilities to a more suitable part of the site or by controlling the frequency and timing of outdoor activities. However, in other cases such relocation or restrictions on outdoor activity are not practical or possible, and the pre-school activity may not be suitable on a particular site. For these reasons, an application for a discretionary activity is considered necessary to enable consideration of these matters.

16.1.26 Scale of activity and site size

Updated 29 January 2015

These standards are closely related to one another and are major determinants of the scale of non-residential activities in the living areas of the city. Limitations are included on the amount of floor area of buildings used for non-residential activities; the amount of non-residential employment on the site; and the total size of the site used for non-residential activities. These are key factors in ensuring that non-residential buildings and activities are compatible with the scale and effects of other buildings and activities in the living environment; will not result in visual dominance of buildings; and will remain incidental to residential activities and buildings on the site. These factors are intended to ensure that the respective living environments of the city remain dominated by residential, rather than non-residential, activity.

In recognition of the generally smaller residential site sizes in the Living 4 Zones, Living G (Awatea) and Living G (Wigram) and Living G (Halswell West) Zones, a smaller maximum site size has been specified. For the lower density living zones (Living 1A, 1B, 1D, HA and HB) the standards are different reflecting the more sensitive nature of these zones. There is no standard for site size but the scale of activity rule is a community standard. The standard also reduces the maximum percentage of buildings on the site that can be used for non-residential activities recognising the generally larger sizes of buildings anticipated in these areas. These standards are designed to ensure that non-residential activities are kept to a home occupation scale, which is considered generally appropriate to a very low density living environment on the edge of the city.

There are, however, a range of activities which are necessary for the practical, efficient and pleasant functioning of the entire living environment. These activities include health services, spiritual, educational and day-care establishments which meet the needs of residents principally within the surrounding residential environment. In many instances it is not practical, suitable or necessary for these activities to establish in business areas and it is considered that residents accept a loss of residential activity on a site, if the activity is serving an important local function. For these reasons, the scale of non-residential activity and the number of persons employed is not limited for such activities in the Living 1, H, RS, RV, 2, 3, G (Yaldhurst), and G (East Belfast) and Living G (Prestons).

In close proximity to a medium-large sized business zone, a residential area is already characterised by neighbouring buildings and sites, which are of a larger scale than most residential buildings and sites. The level of activity in terms of traffic and pedestrian movements is also significantly greater than in residential areas distant from business zones. Accordingly, the provisions enabling non-residential activities to occupy larger sites and to employ more outside people in "community footprints" alongside the business zones, is a reflection of the capacity of these areas to accommodate such activity whilst remaining in character with the scale of other buildings, sites and activities in the vicinity.

Exceptions to the site size and employment standards are also provided for small-scale home-based occupations in all living zones and nursery and market gardens in the suburban areas. These provisions recognise that such activities will not result in adverse effects on the surrounding environment as a result of the size of the site occupied or the level of employment. In addition in the Living 3 Zone an exemption to the maximum site size has been made for travellers' accommodation where it fronts and has access exclusively from an arterial road. This is in recognition of the historical location of these activities and the capacity of the immediate environment to absorb their effects. Excluded from this exemption due to their sensitive residential nature, however, are the northern and central parts of Deans Avenue and Rossall Street.

In all zones, an exemption from the size rule applies to public reserves without buildings recognising the important role of public open space within a living environment. The exemption allows greater flexibility for larger areas of land to be used for this purpose recognising that public reserves without buildings will not adversely effect the surrounding environment as a result of the size of the site.

16.1.27 Hours of operation

Updated 29 January 2015

The hours over which a non-residential activity operates is a significant determinant in the level of adverse effects likely for neighbours as a result of vehicle and pedestrian movements, noise levels, loss of privacy and security and general disturbance, which are incompatible with living environments. These effects can be as a result of operations during hours when neighbours can reasonably expect a more peaceful environment; or as a result of the cumulative effects of extended periods of operation from which there is little respite for neighbours. For these reasons, limitations have been placed on the total number of hours of operation and the acceptable hours of operation for each day. Exceptions to these requirements have been included for activities which do not involve visitors, clients or deliveries coming to and from the site and for small-scale home-based activities within buildings, recognising that such activities are less likely to result in disturbance to neighbours. A further exception is made for travellers accommodation along specific arterial roads in the Living 3 Zone, to allow this type of activity to locate there, subject to meeting the other applicable rules, for strategic reasons. Exemptions are provided in the Living G (Yaldhurst) and Living G (East Belfast) zones where activities other than residential may be located within those areas identified as 'Community Footprint' in Appendix 3N Development Plan (Yaldhurst) Part 2, Volume 3, and in Appendix 3s Outline Development Plan (East Belfast).

16.1.28 Traffic generation

Updated 1 November 2011

The number of vehicle movements generated by non-residential activities within living environments is a significant cause of the adverse effects experienced by neighbours of such

activities. These adverse effects relate to levels of noise, vibration, glare, fumes, disturbance, loss of privacy, traffic and parking congestion and loss of traffic safety, which are incompatible with the anticipated character and amenity of the respective living environments.

Levels of vehicle movements have been specified, the effects of which are compatible with the surrounding living environment. Because of the existing higher levels of traffic movements on arterial and collector roads, it is considered that greater levels of vehicle movements can be accommodated within the character of areas adjoining such roads. Where sites share a common access, the acceptable level of vehicle movement has been specified only as that which is already anticipated from a residential activity on the site, due to the greater likelihood of conflicts. In community footprints, a higher level of traffic generation is expected as a consequence of a greater range of non-residential activities, and accordingly the higher level of traffic generation is acceptable. In addition, a range of activities serving an important local function have greater permissible traffic generation numbers. These exceptions recognise the practical need to have these activities in the living environment. Their location is, however, directed to specific sites more capable of absorbing the increased effects that may occur. Exemption is also provided in the Living G (Yaldhurst), and Living G (Wigram) and Living G (Prestons) Zones, where commercial activities may be located within that area identified as 'Commercial' in Appendix 3N Development Plan (Yaldhurst) Part 2, Volume 3 and "Town Centre" in Appendix 3U/1 Outline Development Plan (Wigram) and Urban Village/Commercial, Commercial and Commercial A & B in Appendix 3V/1 Outline Development Plan (Prestons), Part 2 Volume 3, for those zones.

There are likely to be difficulties distinguishing between those vehicles, other than heavy vehicles, which are associated with the non-residential activity on a site rather than the residential activity. For this reason the standards specified are set to include vehicle movements, other than heavy vehicles, generated by both non-residential and residential activities on a site. A residential activity which already generates high levels of vehicle movements cannot therefore be associated with a similarly high traffic generating non-residential activity, without an assessment of effects by way of an application. Heavy vehicle movements specified in the standard are significantly less than other vehicle movements, because of the greater severity of the adverse affects from heavy vehicles as a result of noise, vibration, fumes, traffic congestion and safety.

16.1.29 Storage of heavy vehicles

Updated 30 April 2011

Heavy vehicle movements can result in adverse effects, which are significantly greater than those of other vehicle movements, as a result of noise, vibration, fumes, traffic congestion and safety. This standard recognises that the storage of heavy vehicles on a site in a living area can result in vehicle movements which are at times, or of such a regular nature, that they cause a nuisance to neighbours. At the same time, however, by enabling one heavy vehicle to be stored on a site, the standard also recognises the common need for residents to store their employment-related vehicle at home.

16.1.30 Settlement size and scale

Updated 30 April 2011

The extent of the Living RV Zone is restricted, only recognising a historical pattern of unplanned settlement and the number of existing dwellings in the vicinity. This restriction in size is to prevent urban growth inconsistent with the City Plan objectives and policies.

It is recognised that many of the existing baches at Taylors Mistake are a part of the social and cultural history of Christchurch and that they are considered part of the character of Taylors Mistake.

Due to its sensitive environment, controls for the Living TMB zone limit development to baches and will ensure that their number, scale and their design and the overall area covered by impervious surfaces do not compromise the visual and landscape values and character of the area.

The baches are required to be serviced with a reticulated water and sewage system connected to the City's network and with electricity. All services are to be placed underground and landscaping is to be implemented upon each bach's completion. Similarly, controls on height have been set at a relatively low level, individual baches are limited to 50m² with some scope for baches larger than 50m². Baches with a gross floor area exceeding 55m² are prohibited, and the size of any decks has been limited. Vehicle access to and parking within the zone have been restricted to avoid the visual intrusion of a formalised road and parked cars and retain the informal pedestrian scale atmosphere of the Row area. An outline development plan has also been included to guide development.

All these measures are to ensure that development proceeds in a manner that is sympathetic to the surrounding environment.

Prohibited activity status has been utilised in order to ensure the construction or placement of a bach in the bach zone is not undertaken without a corresponding bach in the Conservation 1A zone being demolished or removed.

Any activity, other than the temporary occupation of a bach, is prohibited to reflect the historical use of the baches as providing holiday accommodation for the community.

The scale of urban development in the Living Zones in, and between, the Cashmere and Worsleys Valleys (within the Development Plan Area in Appendix 3i) has been restricted to limit the potential effects, particularly traffic effects, including an Environment Court requirement to upgrade the Cashmere/Hoon Hay/Worsley intersection if more than 205 residential units are to be built.

16.1.31 Boarding of animals

Updated 30 April 2011

This standard recognises that the boarding of animals in living areas can have adverse effects on the surrounding area as a result of noise and smell. The noise and smell commonly associated with the boarding of animals is not considered to be compatible with a residential environment and, therefore, boarding of animals is only permitted where small-scale and an integral part of animal health care offered by a veterinarian.

16.1.32 Special setback provisions - Residential and other activities

Updated 20 December 2013

Noise insulation standards are specified for buildings in new subdivisions to be developed in the Living 1 and Living G (Yaldhurst) Zone adjoining specified limited access roads or major arterials. This is designed to protect occupiers from noise generated by vehicular traffic on busy roads (which may also have higher traffic speeds). The means of achieving the standards rests with the developer. These standards are considered to be more realistically achievable in new housing areas where the opportunity to mitigate the adverse effects of traffic noise is still available.

A special provision requires a minimum separation distance between buildings in the Living 1 Zone and the boundary of the Living 4B (North Beach) Zone to reduce the impact of building scale and to protect the amenity of residents in the former zone by creating a buffer of open space or roading.

In the Living 1 and 3 zones at Styx Mill (refer Appendix 3f) a special setback and planting/fencing requirement is specified along the boundary with the Styx Mill Reserve. This setback planting and fence (partly in the reserve itself) is to assist in the protection of birdlife in the reserve from predation by domestic animals, particularly cats.

In the Living G (East Belfast) Zone special setback provisions and noise insulation standards are specified for buildings adjoining the Northern Arterial or Main North Railway Line to protect occupiers from noise generated by traffic and rail activity and to minimise the potential for reverse sensitivity effects on these transport networks.

In the Living G (East Belfast) Zone a special fencing requirement is specified for residential units with boundaries facing the open space corridor to promote the safety of pedestrians and cyclists by providing good surveillance characteristics and a positive physical and visual relationships to the street and open space corridor.

16.1.33 Development plans

Updated 20 December 2013

Development plans for several new residential growth areas have been included in this Plan. Their purpose is to assist the Council in carrying out its functions under Section 31 of the Act - managing the effects of the use, development and protection of natural and physical resources in an integrated manner. More specifically they indicate the outcomes being sought for that particular area and means of avoiding or mitigating adverse effects.

A development plan applies to land at Styx Mill, Belfast, which will involve staged development of a large area of land at mixed densities, including Living 1, and Living 3. (Refer to clause 16.2.2 for the reasons for a development plan, which also apply to the Living 1 Zone at Styx Mill.)

A development plan applies to land at North Halswell which will involve staged development of a large area of land at mixed densities, including Living 1, Living 1A and Living 3. (Refer to clause 16.2.2 for the reasons for a development plan, which also apply to the Living 1 Zone at North Halswell.)

A development plan applies to land at Taylors Mistake to ensure that the layout of the baches will not adversely effect the surrounding natural environment. The location of the baches also promotes the maintenance of views from the baches to the beach as well as co-ordinating access to the baches and public access through the bach zone.

An outline development plan applies to the Living G (Yaldhurst), Living G (Awatea), and Living G (Wigram), and the Living (Prestons), and Living G (Halswell West) and the Living G (East Belfast) zone which requires the development of large area of land in accordance with specified urban design principles and at mixed densities.

In the Living G (East Belfast) Zone and Outline Development Plan is required demonstrating how any development will achieve the overall minimum net residential density stated under Policy 11.7A(i)(c) along with the requirement for a 20m average esplanade reserve and the provision of sufficient land for stormwater disposal. This is also required to show a buffer area within which residential activities and travellers' accommodation are not permitted to establish so as to avoid or mitigate potential reverse sensitivity effects on lawfully established activities at 18 Station Road, Belfast (legally described as being Lot 1 DP 35966 and Lot 1 DP 51224).

The development plan that relates to an area of Living 3 bounded by Madras Street, Canon Street, Packe Street and Purchas Street is intended to control overall development patterns within this comprehensive development and ensure coordinated development over this large block of land.

16.1.34 Dismantling or repair of motor vehicles

Updated 30 April 2011

Experience over some years has revealed that the dismantling and repair of motor vehicles is a major single source of complaint and detracts from the level of amenity anticipated in Living Zones. Major adverse effects particularly concern noise and visual detraction. These have commonly led to enforcement problems in dealing with these activities. Accordingly the operation of other rules in the plan are reinforced by specifically identifying this process as a non-complying activity. The rule has been applied to "other activities" rather than residential activities, as the scale and intensity of adverse effects associated with dismantling or repair of motor vehicles is demonstrably greater where the activity is not associated with the household on the site.

16.1.35 Aircraft noise exposure

Updated 30 April 2011

Rules have been established so as to mitigate the effects of aircraft noise on noise sensitive activities in the vicinity of the International Airport while recognising the need to operate an airport efficiently. These rules are based upon the New Zealand Standards set down in "Airport Noise Management and Land Use Planning" NZS 6805 : 1992.

Within the 55 dBA Ldn contour boundary shown on the planning maps, noise insulation measures are required for buildings, depending on the sensitivity of the internal building space for specified uses.

16.1.36 Building size and building separation

Updated 30 April 2011

A limitation is included on the gross floor area of any single building used for residential or non-residential activities and the separation distance between buildings where these buildings are a significant size. The floor area of any building is a key factor in ensuring that buildings are compatible with the scale and effects of other buildings in the Living 1, H, RS, RV and 2 Zones and will not result in visual dominance of buildings. These factors are intended to ensure that the respective living environments of the city are not dominated by large bulky buildings.

The proposed standard is a community standard as it is considered likely that large bulky buildings may have effects of a neighbourhood scale, and that people other than direct neighbours may be affected. In particular where activities exist within large bulky buildings the hours of operation and the traffic generation associated with the activity are increasingly likely to affect the amenity enjoyed by neighbours. These effects may also include matters such as staffing levels, times at which shifts might change, the scale and location of parking areas in relation to adjoining properties, hours and frequency of delivery vehicles visiting the site, residential character, and outdoor lighting requirements. For this reason, the listing of the standard as a community standard will enable the Council to assess all effects associated with any proposed building and activity on a site.

Buildings are required to be separated from each other, as the visual effect of two buildings on a site located close to each other, is similar to the effect of one large building. It is not intended that this rule will apply to small accessory buildings and family flats which are less than 100m².

In close proximity to a medium-large sized business zone, a residential area is often characterised by neighbouring buildings and sites, which are of a larger scale than most residential buildings and sites. The level of activity in terms of traffic and pedestrian movements is also significantly greater than in residential areas distant from business zones, where this is recognised, community footprints have been identified. Accordingly, the provisions enabling non-residential activities to occupy larger sites and to employ more outside people in "community footprints" alongside the business zones, is a reflection of the capacity of these areas to accommodate such activity whilst remaining in character with the scale of other buildings, sites and activities in the vicinity. The rules relating to building size and scale will not apply in these areas for the same reasons.

16.1.37 Deferred Zoning - Cashmere and Worsley Valleys, Taylors Mistake and west of Philpotts Road south of Winters Road and Living G (East Belfast)

Updated 12 March 2012

The urban development of the Living 1 and H Zones in, and between, the Cashmere and Worsley Valleys has only been permitted on the basis of the land, landscaping, and tracks that have been offered as environmental compensation, and determined by the Environment Court, and is deferred until that compensation has been provided and flood mitigation and other works are completed or committed to.

The Taylors Mistake Bach zone will be deferred until the following preconditions have been met, the transfer of land in Taylors Mistake Valley to the City Council and the preparation of a planting plan.

Urban development of the land west of Philpotts Road and south of Winters Road has been deferred until a sewer outfall is available for this area.

The Living G (East Belfast) Zone is deferred until a footpath has been constructed on the southern side of Belfast Road between the railway line and Blakes Road.

16.1.38 Comprehensive housing improvement areas

Updated 30 April 2011

Specific areas within the Living 1 Zone have been identified as being suitable for comprehensive housing improvement. These areas have been identified as the Council considers that there is a place for housing renewal and improvement where comprehensive integrated design can be achieved by aggregating land, which is in common ownership for design purposes. Such areas will only be appropriate in limited parts of the Living 1 Zone.

The standards within the Plan for comprehensive housing improvement have been established to provide flexibility while at the same time mitigating adverse effects particularly for people on adjoining site boundaries. The standards also reflect the opportunities that can be realised through comprehensive development as opposed to site by site redevelopment. These opportunities include integrated site design and layout as well as increased planting opportunities. In general the standards are not too dissimilar from the surrounding Living 1 Zone. Given this the overall outcomes sought for the Living 1 Zone will not be compromised through these provisions.

16.1.39 Special flooding provision

Updated 30 April 2011

A prohibited activity status has been set for buildings below 15.3 metres (relative to the CDB Datum) in the Living 1 Deferred Zone to the west of Philpotts Road and south of Winters Road because of the high potential for flooding and prolonged stormwater ponding below this level.

16.1.40 Protection of groundwater quality

Updated 30 April 2011

Part of the Living G (Yaldhurst) Zone on the western edge of the City's urban area and to the west of CT 34C/688, is located above groundwater recharge resources of particular importance as sources of untreated drinking water. Consideration must therefore be given to the type and scale of any land use activities undertaken on the surface of the land in that part of the zone, particularly those that may involve the use and storage of hazardous or potentially polluting substances that could impact on groundwater quality. Hazardous substance storage activities within that part of the zone, which have the potential to discharge to ground must therefore be limited, and/or managed in such a way so as to ensure that groundwater quality is not degraded.

16.1.41 Other Activities - 458 - 464 Ferry Road

Updated 30 April 2011

This site, although zoned for living purposes, has a long history of business use and was until 2009 a Scheduled Activity site for a service station. In recognition of the past use of the site, provision has been made for on-going business use by providing exemptions from a number of Community Standards as well as amended requirements in relation to a number of Development and Critical Standards such as site density, open space and separation from neighbours. To achieve greater integration of this site within the surrounding Living 2 zone, any development of the area defined in Part 2, Appendix 12 is required to contain a minimum residential component. The site will therefore be able to be developed purely for residential purposes or by way of a mixed use development with residential and business or community components.

16.1.42 Design and appearance - Density Area A Living G (East Belfast) Zone

Updated 12 March 2012

All development within Density Area A requires a resource consent with regard to design and appearance to ensure an appropriate building form and design is achieved.

16.1.43 Dwelling orientation to the street within Density Area A - Living G (East Belfast) Zone

Updated 12 March 2012

Kitchen and dining rooms or living rooms, or a combination thereof are to face the road boundary to provide informal visual surveillance on the adjoining open space network.

16.1.44 Stormwater drainage swales and water basins in the Living G (East Belfast) Zone

Updated 12 March 2012

Within the Living G (East Belfast) Zone a rule has been incorporated as a restricted discretionary activity to ensure that the location and design of any stormwater drainage swales and water basins has been properly sized and that stormwater disposal is appropriately captured and treated on the site.

16.1.45 Walkable blocks within the Living G (East Belfast) Zone

Updated 12 March 2012

In the Living G Zone (East Belfast) zone a rule has been incorporated as a restricted discretionary activity to ensure the new development pattern achieves an open, accessible and well connected neighbourhood environment particularly in terms of linkages to the open space network, public transport and the local centre.

16.1.46 Staged Development - Living G (East Belfast) Zone

Updated 12 March 2012

No residential units shall be constructed within the Living G (East Belfast) Zone until a footpath has been constructed on the southern side of Belfast Road between the railway line and Blakes Road. This is required to ensure provision of a continuous and safe pedestrian route between East Belfast and March Place (and ultimately through to Belfast School).

Restrictions are also imposed on the extent and location of residential development until such time as a pedestrian and cycle connection across the railway line at Thompsons Road has been constructed and commissioned or financial provision has been made for these works within the Council's Capital Works Programme and Development Contributions Policy. This is required to improve accessibility and connectivity to existing facilities to the west for future residents and to encourage walking and cycling as alternative modes of transport.

Restrictions are also imposed on the number of lots that may be created pending an upgrade of Blakes Road to a 9m wide sealed carriageway, or financial provision being made by the Council for that, to ensure provision of a safe route for both vehicles and cyclists.

16.1.47 Residential Activity and Travellers Accommodation - Buffer Area - Living G (East Belfast)

Updated 12 March 2012

No residential activity or travellers' accommodation is permitted within the buffer area identified on the Outline Development Plan for East Belfast in order to mitigate against the potential for reverse sensitivity effects on lawfully established activities located at 18 Station Road, Belfast (legally described as Lot 1 DP 35966 and Lot 1 DP 51224). Reverse sensitivity effects may arise if residential activities and travellers' accommodation locate within 500 metres of the odour sources at the tannery and result in restrictions on that existing business activity.

16.1.48 Street frontage, landscaping and fencing

Updated 20 December 2013

This rule requires that in the Living G (Awatea) and (Halswell West) Zones, provision is made for tree planting and landscaping adjacent to the road boundary of each site. Tree planting and landscaping will act to enhance the site visually through introduction of visual softening of the built form, provision for shade or amenity planting, and enhancement of the public view of buildings.

Solid, high screening structures such as fences and walls that are erected on road, conservation or open space boundaries of properties have potential to cause adverse visual impacts along with other associated effects such as disconnection and reduction in the potential for passive security. This provision seeks to ensure a minimum level of visual transparency where screening structures exceed 1.0m in height. There is consideration in the assessment matters for situations where a different type of screening structure may be necessary or appropriate due to the location or orientation of the application site.

16.1.49 Service and storage space for Density A Residential Area

Updated 1 November 2011

In the Density A Residential Area provision has been made for indoor and outdoor service and storage spaces with minimum areas and dimensions. This is to ensure that in these high density environments sufficient areas are set aside as minimum spaces for storage of household items, containment of rubbish and recycling, and activities such as drying washing. Provision is also made for communal rubbish and recycling space where this is appropriate for larger scale developments.

16.1.50 Fencing on sites adjoining the Green Network and the Blue Network

Updated 1 November 2011

High, continuous solid board or block fencing along open space areas and pedestrian and cycle accessways provide privacy and security for property owners. However, such forms of fencing can create a hard, closed 'canyon' effect having a detrimental impact upon pedestrian and cycle ways in terms of visual appearance. This, in turn, detracts from the open, planted and unbuilt appearance generally associated with a Green Network or Blue Network. The presence of high, continuous solid block or board fencing along pedestrian and cycle ways, which are to be incorporated in the Green Network and Blue Network would no create a sense of connection with the adjoining residential properties. In effect, residential properties will have 'turned their backs' on an important community linkage. This creates the impression of isolation and insecurity and public spaces are no longer seen as being a safe environment. Further, such solid tracts of fencing are often a target of vandalism and graffiti. Management of the type of fencing will enable the development of an open, safe and secure environment while ensuring a clear demarcation between public and private land.

16.1.51 Ground floor habitable room and orientation to the street - Density A and Density B Residential Areas

Updated 1 November 2011

This provision seeks to ensure that residential amenity is maintained in the Density A Residential Areas by balancing the on-site land uses. The primary land uses on a residential site are the green, open space, the car orientated access/manoeuvring/parking space and the people orientated building or activity space. Where the balance of these land uses tips towards car orientation the site appears visually dominated by hard surfacing and divorced from the residents. This is often expressed by a large area of parking and a row of garage doors at ground level. The land use balance and residential amenity of sites can be greatly improved by the provision of a habitable room at the ground floor level in each residential unit as this brings the people activity back into these spaces. It also has the added benefit of providing direct connection between the indoor activity and the outdoor use of the green, open space.

16.1.52 Design and amenity for Density A Residential Area

Updated 1 November 2011

In the Density A Residential Area all new buildings, alterations or additions requires resource consent as a restricted discretionary activity with the Council's discretion limited to the urban design and amenity of the development. This provision has been inserted to address widespread concerns over the quality of development occurring in the high density residential areas throughout the city and the impact of development on amenity for residents, neighbours and views from public places including streets. This provision includes an extensive set of assessment matters to act as guidance for developers and for those assessing applications, as to the appropriate level of amenity anticipated for developments in these areas.

16.1.53 Site Contamination - residential areas

Updated 11 July 2011

The Awatea Block has a history of persistent agricultural chemical use, several old quarry sites used for landfilling and some industrial activities. Such activities have the potential to result in site contamination if not properly managed. Detailed records of the nature, type, storage and use of chemicals and hazardous substances within the Block have not been kept therefore, accurate knowledge and understanding of the potential contamination risk is not available. Where areas of soil contamination are known, residential activity is avoided. However, where residential activities are permitted to be established, the potential exists for some localised soil contamination. Before residential activity establishes, it is appropriate to establish the suitability of the land for this activity because of the uncertainty around the contamination issue. Consequently, soil testing will be required at time of subdivision or building consent and, where discovered, appropriate remediation measures will be required to be undertaken to make the land suitable for residential activity.

16.1.54 Fencing on sites adjoining the Green Network

Updated 20 December 2013

In the Living G (Wigram) Zone, high, continuous and visually impermeable fences along the green network provide a clear demarcation between public and private land. Although such fencing provides privacy and security for property owners it is nevertheless considered undesirable for number of community safety and amenity reasons in that:

- Within the green network it detracts from a setting which is open, planted and unbuilt.
- It does not create a sense of connection between residents and the green network or open spaces;
- It reduces the potential for development to overlook the green network and public open spaces.
- It creates a perception of isolation and insecurity as public spaces are no longer seen as safe or friendly; and
- Solid tracks of fencing are a target for vandalism and graffiti.

Management of fencing design between private and public land will ensure the development of an open, pleasant and safe living environment.

16.1.55 Service and storage space for Density A and ATC Residential Area in the Living G (Wigram) Zone

Updated 12 September 2011

In the Density A and Density ATC Residential Area provision has been made for indoor and outdoor service and storage spaces with minimum areas and dimensions. This is to ensure that in these high density environments sufficient areas are set aside as minimum spaces for storage of household items, containment of rubbish and recycling, and activities such as drying washing. Provision is also made for communal rubbish and recycling space where this is appropriate for larger scale developments.

16.1.56 Ground floor habitable room and orientation to the street in the Living G (Wigram) Zone

Updated 20 December 2013

This provision seeks to ensure that residential amenity is maintained in the Density A and B Residential Areas by balancing the on-site land uses. The primary land uses on a residential site are the green, open space, the car orientated access/manoeuvring/parking space and the people orientated building or activity space. Where the balance of these land uses swings towards car orientation the site appears visually dominated by hard surfacing and divorced from the residents. This is often expressed by a large area of parking and a row of garage doors at ground level. The land use balance and residential amenity of sites can be greatly improved by the provision of a habitable room at the ground floor level within each residential unit as this brings the people activity back into these spaces. It also has the added benefit of providing direct connection between the indoor activity and the outdoor use of the green, open space.

16.1.57 Ground floor frontage in Density ATC (Town Centre) - Living G (Wigram) Zone

Updated 12 September 2011

The key function of the Wigram Town Centre is to meet the day to day shopping, social and convenience needs of the local community and provide an activity focal and meeting point. This outcome will be better achieved if the ground level activity in the town centre provides an active and pedestrian orientated ground floor frontage. As such priority is given to retail activities, commercial services, places of entertainment, reception areas of hotels and travellers accommodation, educational activities, spiritual facilities, daycare facilities, health facilities or entrance ways only for other activities to ensure that the street frontage is a pedestrian friendly and active space over longer periods of the day.

16.1.58 Restricted Retail Area in Town Centre - Living G (Wigram) Zone

Updated 12 September 2011

The function and amenity of the central city, district centres, suburban centres and other centres could be put at both social and economic risk through the establishment of additional retail activity within the Wigram Town Centre. The purpose of this provision is confined to ensuring the economic and social success of shopping centres including the opportunity to provide for a range of other community, service and residential activities. It is not a mechanism to regulate trade competition between shopping centres.

16.1.59 Restrictions on the Scale of Larger Buildings - Living G (Wigram) Zone

Updated 12 September 2011

The key function of the Wigram Town Centre is to meet the important day to day shopping, social and convenience needs of the local community and provide an activity and physical focal point for the surrounding area.

Ensuring that the bulk and height of the buildings is compatible with the surrounding residential area is an important part of achieving this outcome. The height and bulk of the building can impact on the amenity of the Wigram Town Centre and its surrounds (i.e. visual impact, overshadowing etc). Care is taken to ensure that larger buildings do not unreasonably effect the amenity values of this area.

16.1.60 Heritage and Archaeology

Updated 1 November 2011

Because of the presence of a listed heritage building on the site of the Living G (Prestons) Zone, and because of the potential for discovery of archaeological features in the sand dunes which formerly existed on this site, rules have been inserted to guide future development on the land to avoid potential adverse effects on historic heritage values.

16.1.61 Fencing on sites adjoining the Green Network - Living G (Prestons) Zone

Updated 1 November 2011

High, continuous solid board or block fencing along open space areas and pedestrian and cycle access ways provide privacy and security for property owners. However, such forms of fencing can create a hard, closed 'canyon' effect having a detrimental impact upon pedestrian and cycle ways in terms of visual appearance. This, in turn, detracts from an open, planted and unbuilt appearance generally associated with a Green Network. The presence of high, continuous solid block or board fencing along pedestrian and cycle ways, which are to be incorporated in the Green Network, does not create a sense of connection with the adjoining residential properties. In effect, residential properties have 'turned their backs' on an important community linkage. This creates the impression of isolation and insecurity and public spaces are no longer seen as being a safe environment. Further, such solid tracts of fencing are often a target of vandalism and graffiti. Management of the type of fencing will enable the development of an open, safe and secure environment while ensuring a clear demarcation between public and private land.

16.1.62 Setback and screening from neighbours - Living G (Prestons) Zone

Updated 1 November 2011

The Living G (Prestons) Zone includes specific building setbacks and landscaping provisions to manage the zone's interface with the various land uses along the zone boundary. In the main, these fencing provisions seek to maintain visual amenity and passive surveillance between areas; however the rural land to the west of the Living G (Prestons) Zone requires taller fences of solid construction to ensure rural amenity and mitigate against potential reverse sensitivity effects.

16.1.63 Collection of Roof Rainwater

Updated 1 November 2011

In the Living G (Halswell West) Zone the requirement for rainwater collection on sites of 650m² or larger is a sustainability measure aimed at reducing the stormwater contribution from larger dwellings on sites which with associated impervious surfaces (driveways and paved areas) will generate proportionally more runoff than dwellings on Density A and B sites. This is also in keeping with the requirement for commercial buildings. The storage and use of collected rainwater also potentially reduces demands on reticulated water and provides an alternative water source in times of emergency. Reduction of stormwater discharges and demands on surface and groundwater sources supports tangata whenua values.

16.2 Living 1A, 1B,1D, 1E, 1F, HA and HB Zones

Updated 31 October 2008

16.2.1 General

Updated 1 November 2011

The rules for the Living 1A, HA and HB Zones are in many respects the same as those for the Living 1 and Living H Zones respectively, (see Clause 10.1) but with some key differences which essentially result in a greater degree of development control. These are a reflection of the sensitive environmental factors which often apply on the urban boundary. The need to provide a transition from normal residential densities to rural is an important factor as is the subsoil conditions in the Living 1B Zone.

The primary differences are prohibited activity status for dwelling unit densities below 1500m² (reflected in subdivision rules) on a number of developments in areas along the urban edge, and below 3000m² in the Living HB Zone and additional provisions for a block in Hawthornden Road under the airport cross runway approach. In the Living 1E (rural hamlet - Gardiners Road) Zone 1200m² and 2000m² minimum net areas have been imposed in the areas east and west of the 50 dBA Ldn airport noise contour lines respectively, to ensure both the scale and density of settlement remains of a moderate and semi-rural character. The Living 1F Zone rules limit development to that directly associated with an elderly persons housing complex, and to this end any other residential activity is a non-complying activity in the zone.

There are also special critical standards relating to setbacks, open space, and for two areas, noise insulation. These standards result in non-complying activity status, the specific reasons for which are set out below. A development standard has been incorporated for some of the zoned areas in respect to development plans. The reasons for other standards are as for the Living 1 Zone (in the case of the L1A - L1D and L1F Zones) and the Living (Hills) Zone in respect to the LHA and HB Zones.

16.2.2 Development plans

Updated 14 November 2005

Development plans are required for a number of areas subject to development. These plans are intended to achieve the following objectives:

- Ensure co-ordinated roading/cycle/pedestrian access provision between adjoining parcels of land.
- Indicate important locations for the provision of open space, waterway enhancement/linkages or natural features to be protected.
- The general relationship of development with the surrounding area.
- The presence of any particular constraints on development in the relevant part of the zone, including setbacks, or areas subject to special rules.
- In large areas, or areas in multiple ownership, the staging of development in order to achieve efficient provision of services.

In addition, a development plan applies to land on the upper slopes of Worsleys Spur to ensure that development will harmonise with the natural character of the rural Port Hills when viewed from a distance. Gullies shown on the plan will be required to be managed to ensure that a cover of native tree species regenerates or eventuates with judicious planting. Allowing existing broom and gorse to remain will encourage regeneration. Planting will be required at time of subdivision where there is no suitable nursery cover already in place. The development plan also requires roads to be located generally on the top of the sub-spurs, rather than across the slope of the spur, to minimise the visual impact.

16.2.3 Deferred Zonings

Updated 16 November 2009

In that part of the Living 1A Zone at North Halswell (between the Southern Arterial Designation and Wigram Road) a deferred Living 1A zoning shall apply until 8 May 2002. This is to allow for the possible realignment of the Southern Arterial Designation to a position closer to Wigram Road, thereby improving the opportunity for comprehensive development of housing in this area. To provide certainty for the future zoning of this area however, the deferral will cease on 8 May 2002, regardless of the alignment of the Arterial, unless it is subject to an earlier Variation to the Plan.

The Living HA Zone north of Kennedys Bush and fronting Cashmere Road has been deferred because there is currently no sewer outfall available. The need for further land for residential development on that area of the Port Hills is also unlikely to arise before 2004, or 2008 in the case of the highest portion. Therefore there is currently no need to adversely affect the local, largely rural, environment.

An area of the Living HA zone in the Heathcote Valley has been deferred pending the preparation of a Variation or Change to the Plan. The zone area is in multiple ownership and requires a comprehensive approach to issues of access, land drainage, reserves, amenity and land stability. In addition there may be opportunities on the Bridle Path Road frontage for smaller allotment sizes. The area contains some existing horticultural operations and there is a need to ensure that these can continue unhindered by residential development. Consideration needs to be given to existing power lines traversing the zone and two listed trees.

The urban development of Living 1A and HA Zones in, and between, the Cashmere and Worsleys Valleys has only been permitted on the basis of the land, landscaping, and tracks that have been offered as environmental compensation, and determined by the Environment Court, and is deferred until that compensation has been provided and flood mitigation and other works are completed or committed to .

The Living HA Zone on Moncks Spur above Barnett Park is deferred until stormwater and flood mitigation works are finalized, and there are prerequisites for subdivision including landscape planting, a through road, and the vesting of land as reserve as environmental compensation for the urban development.

16.2.4 Residential site density - critical standard

Updated 16 November 2009

The site density in the Living 1B Zone is intended to reflect the soil constraints and rural interface qualities of the zone, with some scope for hobby farming. The suitability of these areas for long term residential development would require consideration in detail over the longer term.

The Living 1D Zone continues a long-standing zoning of a "rural residential" enclave with serious constraints for stormwater disposal, which mitigate against any further intensification of development.

In the Living 1A Zone a minimum site density of 1500m² for the dwellings/lots on the interface between urban and rural has been set. New areas of Living zones in the west and north-west of the city adjoin areas which are potentially under considerable pressure for urban expansion and some of these are also subject to noise influences from the airport. The Council wishes to send a clear message, by the way of a graduated transition from "full" residential to rural dwelling densities, that further residential expansion is undesirable. As subsidiary reasons, the density limitation offers the opportunity to provide a buffer to the rural area and larger sites enable greater planting and a better quality of visual interface with the rural area. A lower site density of 1,000m² is permitted in the L1A zone in Cashmere Valley adjoining Shalamar Drive, reflecting in part the location adjacent to land that is to be provided to the Council as environmental compensation.

In addition to these standards, this rule also specifies certain circumstances in which prohibited activity status applies to the site density requirements.

A minimum area of 750m² is required for lots adjoining the Styx River corridor (currently zoned rural, but ultimately Conservation 3) south of the Styx River and north of Farquhars Road, to provide a "transition" between urban development and the river corridor. This urban extension is well contained by the river corridor. In the Tulett and Nunweek Park and Masham areas higher than normal provision has been made for reserves.

The limitation on density in the Living HA Zone is to reinforce the character of the Kennedy's Bush - Corgwyn Avenue area. In a proposed area of new development in Upper Kennedy's Bush, including a deferred area extending to Cashmere Road, some scope for smaller allotments is provided, but still with an average of 1500m². The same provision applies to the Living HA Zone on Shalamar Drive in Cashmere to minimise the visual effects of urban development and maintain the character of the adjacent residential area. Likewise a 850m² minimum site area and 1500m² average applies to the Living HA Deferred zone on Moncks Spur.

The area between Upper Kennedys Bush and Cashmere Road is deferred until the need for additional hill land justifies the effect on those values, and services are available. Very low density development has been provided for in the Living HB Zone to minimise the visual effects of urban development, particularly in respect of rural areas in the vicinity, and in some cases to maintain the existing local character.

Similarly, the provision of low density housing development over 1500m² is allowed for in Heathcote and Hoon Hay Valleys. In both of these areas development has been provided for in locations where its relative distant location and landscape values make it a marginally desirable proposition, but has been offset in some cases by the protection of land higher on the hills having high ecological, landscape and vegetation values by the developer.

In the Living HA Zone on Bridle Path Road, just south of the intersection with Port Hills Road, larger section sizes have been required in the higher part of the zone. This has been done to enable buildings to be kept on the lower valley slopes, and thus maintain the open rural landscape of the upper slopes that is characteristic of Heathcote Valley. Sites in the lower portion of that zone are permitted down to 850m² which will maintain an average of approximately 1500m² for the zone as a whole. For similar reasons larger section sizes are required in the more visible part of Morgans Valley which is identified as a low density subzone.

The Living HA Zone on Bridle Path Road adjoining the Rural 7 Zone Sub-zone is subject to a 3,000m² minimum site size for sites adjoining the Rural 7 Zone. This is intended to assist in reducing the potential for conflict between rural and residential activities in the two zones.

On Richmond Hill a low density zone is provided to minimise the impact of residential development in the existing rural environment.

In order to secure the retention of these areas as an outer boundary to urban growth, or to protect amenity values, a strong provision has been made to ensure that development below specified densities is a prohibited activity, sending a clear signal to local residents and landowners in sensitive boundary locations.

In the Living 1E Zone, scope has been provided for low density residential development. These large sites offer the opportunity to provide a buffer to the adjacent rural area, allow ample space for on-site planting and landscaping, and will ensure that the zone develops as a rural hamlet, rather than being urban in character. However, development in the western part of the zone must take account of noise intrusion from the operations of Christchurch International Airport. A lower density of residential units is permissible in this part of the zone to send a clear signal about the importance of protecting the uncurfewed operation at the airport. There will be limits on access to the zone from Johns Road under the Government Roading Powers Act 1989.

These prohibited activities are further reinforced by complementary provisions in the subdivision rules for these zones.

16.2.5 Aircraft noise exposure

Updated 14 November 2005

Land within the Living 1E Zone west of the 50 dBA Ldn noise contour is also subject to noise intrusion from aircraft operating on the main runway. In order to mitigate these effects a requirement has also been made here for noise insulation measures in residential units and other buildings.

16.2.6 Open space

Updated 14 November 2005

In the Living 1A Zone, the standards are the same as in the Living 1 Zone. On the outer edge of this zone however, site sizes are required to be at least 1500m², and in the Living 1B, 1D, 1E and most of the Living HA zone, similar large lot sizes are either typical, or required.

Accordingly, provision is made for large dwellings, but a limitation on floorspace (either as a total or percentage of the site) is imposed to maintain the open character required for planting provision, the maintenance of local amenities, and the quality of the rural/urban interface.

16.2.7 Special setback requirements

Updated 30 September 2008

These rules have four primary purposes. The first reason for the setbacks is to reinforce the rules on site density and subdivision by having a distinct transition from urban to rural zoning, in this case by setbacks, to avoid the artificial (and easily eroded) urban boundary characteristic of many locations around the city. This setback is required on key locations on rural and open space boundaries, including those locations where a road is intervening. The setback also provides a buffer for rural activities or from the impacts of recreational activities.

This approach reinforces the signal to the community and landowners about constraints on further outward urban expansion and the importance of the airport and versatile soils, reinforced by enhancing the quality of the rural-urban interface.

Secondly, there is a setback provided from the boundary of existing housing adjoining the Grassmere Street, Nunweek and Tulett Park areas to reduce the impact of building scale on these existing areas.

Thirdly, noise insulation standards are specified for dwellings in new subdivisions to be developed in the Living 1A and Living 1B zones adjoining limited access roads. These are designed to further protect occupiers from noise generated by vehicular traffic on busy roads (which may also have higher traffic speeds). The means of achieving the standard rests with the developer. These standards are considered to be more realistically achievable in new housing areas where the opportunity to mitigate the adverse effects of traffic noise is still available.

Fourthly, a large setback is required from existing power pylons in the vicinity of Gilberthorpes Road, Buchanans Road and Yaldhurst Road for amenity reasons, and also in recognition of potential health effects.

In the Living 1 and 3 zones at Styx Mill (refer Appendix 3f) a special setback and planting/fencing requirement is specified along the 1.6km boundary with the Styx Mill Reserve. This setback planting and fence (partly in the reserve itself) is to assist in the protection of birdlife in the reserve from predation by domestic animals, particularly cats.

Two special setback requirements apply to the Living HA Zone on Bridle Path Road just south of the intersection with Port Hills Road. The 10m setback from Bridle Path Road is intended to reduce the impact of urban development on the area for existing residents on the opposite side of Bridle Path Road and visitors using that road. The second requirement limits the extent to which buildings can be located on the upper slopes of the land in the zone. The upper slopes are particularly visible from many locations in Heathcote Valley. Buildings on those higher slopes would be out of character with the urban development in the Valley and significantly detract from the open rural landscape of this part of the Port Hills.

In the Living 1 and 3 zones at Wigram (refer Appendix 3r) special outdoor living space and planting/fencing setback requirement is specified along a portion on the zone boundary between land zoned Living 3 and the RNZAF Bequest Land. These setback requirements will assist to ensure the future use and enjoyment of the land for residential purposes and to protect the future residents from any potential adverse noise and visual effects that may result from the existing RNZAF functions and operations that continue to occur from the RNZAF Bequest Land.

16.2.8 Family flats and settlement size and scale

Updated 16 November 2009

Family flats for the care of dependant relatives are seen as a desirable and often necessary addition to any residential unit when required by family circumstances. For the Living 1A, 1B, 1D, 1E, HA and HB Zones, it is noted that the definition of family flat requires a legal instrument to be registered against the relevant title to ensure the family flat is being used by dependant relatives. The legal instrument will usually be a bond registered on the title of the property. Additional parking spaces and outdoor living areas are not required as the relative occupying the family flat is considered to be an integral part of the family on the site. In order to mitigate the effects of the additional building on adjoining sites and to assist in ensuring their use is limited to family needs, the size of each family flat is limited. The requirement for the family flat to be relocated from the site or to have the kitchen removed once the flat is no longer being used as a family flat, is to avoid family flats being used as a separate residential unit without an adequate site area, outdoor living space or parking areas.

In the Living HA Zone the maximum number of additional residential units has been set in order to strictly limit the scale of activity in the zone. In combination with the minimum lot size this rule ensures that the area will develop as a low density rural-residential environment.

The scale of urban development in the Living Zones in, and between, the Cashmere and Worsleys Valleys (within the Development Plan Area in Appendix 3i) has been restricted to limit the potential effects, particularly traffic effects, including an Environment Court requirement to upgrade the Cashmere/Hoon Hay/ Worsley intersection if more than 250 residential units are to be built.

16.2.9 Sewage disposal

Updated 14 November 2005

The Living 1A Zone north of Jones Road, Templeton, cannot be developed without a reticulated sewerage connection to Islington. This is because the current treatment plant at Templeton has reached the limit of its capacity. The Living 1E Zone is isolated in the rural area and the existing density of development, and that proposed in the zone, is not sustainable in terms of the groundwater resource unless effluent is disposed of by a reticulated sewerage system. The lot sizes are too small to allow for adequate on-site disposal.

16.2.10 Dismantling or repair of motor vehicles

Updated 14 November 2005

Experience over some years has revealed that the dismantling and repair of motor vehicles is a major single source of complaint and detracts from the level of amenity anticipated in Living Zones. Major adverse effects particularly concern noise and visual detraction. These have commonly led to enforcement problems in dealing with these activities. Accordingly the operation of other rules in the plan are reinforced by specifically identifying this process as a non-complying activity. The rule has been applied to "other activities" rather than residential activities, as the scale and intensity of adverse effects associated with dismantling or repair of motor vehicles is demonstrably greater where the activity is not associated with the household on the site.

16.2.11 Colour, reflectivity and landscaping - Worsleys Spur

Updated 14 November 2005

Standards for colour and reflectivity of buildings and structures, together with tree/shrub planting, have been set for the upper part of the Worsleys Road LHB zone in order to:

- (i) minimise the visual impact of buildings, structures and inappropriate landscaping in this low density living environment on the existing natural characteristics of the rural Port Hills;
- (ii) foster, through the planting of trees and shrubs, the establishment of an arboreal environment, which will be consistent with the ongoing, long-term effort of restoring a native forest in the neighbouring Hoon Hay Valley; and
- (iii) facilitate the development of an innovative residential area on the Port Hills, which is in harmony with the landscape, particularly when viewed from the Summit Road and/or Kennedy's Bush Track, or from the urban area on the plains.

16.2.12 Concept Plan - Living 1F (Retirement Village - Prestons Road) Zone

Updated 31 October 2008

The development of an elderly persons housing complex within the Living 1F Zone to provide for up to 165 elderly persons housing units as well as a multi-storey health facility building

containing up to 45 serviced elderly persons apartments has the potential to alter the existing character and amenity of the surrounding area. In order to ensure that the development is undertaken in a way that is compatible with the zoning of the surrounding area, a concept plan is required to be submitted for the Council's evaluation and approval prior to any development commencing. This will enable the relationship of the elderly persons housing complex with the surrounding area to be considered and is intended to ensure there is some control over the mitigation of any actual or potential effects of the development.

16.2.13 Access

Updated 31 October 2008

An access standard has been included for the Living 1F (Retirement Village – Prestons Road) Zone, in order to maintain the access visibility requirements set out in the Austroads Guide to Traffic Engineering Practice Part 5 (June 2005), or any equivalent successive guideline. It is therefore necessary that an area adjacent to the zone boundary on either side of the proposed access, as shown on the Development Plan in Appendix 3e, remains clear of any obstructions in order to achieve the desired visibility.

16.2.14 Use of site and buildings - Living 1F (Retirement Village - Prestons Road) Zone

Updated 1 November 2011

This rule ensures the use of the Living 1F Zone for activities, other than those associated with the operation of the elderly persons housing complex, is controlled to protect the amenities of the surrounding area. This is especially important in terms of traffic movements to and from these activities, associated noise, and the maintenance and enhancement of amenity values given the presence of the adjoining residential environments.

The use of land in the Living 1F Zone is for specific purposes related to an elderly persons housing complex. Accordingly, there are specified "activity" limitations to ensure that these primary functions upon which this proposal was presented to the public are retained. Additional activities beyond those provided for can have significant potential impacts, and controls on the range of activities which can generate adverse effects is included to limit potential impacts.

16.2.15 Scale of building development - Living 1F (Retirement Village - Prestons Road) Zone

Updated 31 October 2008

The rule restricting the number and size of buildings associated with an elderly persons housing complex in the Living 1F Zone has been incorporated as a critical standard to ensure firm control over the scale and scope of development in the zone. It also acts to reinforce provisions in the Plan seeking to ensure the location and scale of development does not adversely impact on the character and quality of the surrounding area.

The rule is a critical standard as it is considered likely that a greater number and size of buildings may have effects of a neighbourhood scale, and that people other than direct neighbours may be affected. In order to maintain and enhance amenity values, residential character and the transport network, a strong provision has been made to ensure that development in excess of that specified is a non-complying activity, sending a clear message to the community in this sensitive urban boundary location.

16.3 Living 5 Zone

Updated 14 November 2005

16.3.1 Site density and open space

Updated 29 January 2015

A site density standard has been included for those sites in the Living 5 Zone that are surrounded by the higher density living zones, Avon (Living 4C), Riccarton (Living 3), Kilmarnock (Living 3), Raceway (Living 3), Wigram - Sioux Avenue (Living 3) and Merivale (Living 3). The maximum site density reflects the standard for the surrounding zone. For those sites surrounded by the Living 1 and 2 Zones (Memorial Avenue, Papanui, Shirley, Russley, Wigram (Henry Wigram Drive) and Upper Riccarton) an open space requirements have been set to reflect the character of the surrounding area. The standards have been set at these levels recognising that the residential character of the surrounding zones must be retained and development contained at a level that does not adversely impact on the amenities of the adjoining living zones.

The standards are a major determinant of the character of living areas in the city. In combination with other standards, such as height, the bulk of buildings on a site is determined and hence the expected level of privacy, visual amenity and open space on the site for landscaping.

See also reasons for rules in the appropriate surrounding zones.

Because these standards are major determinants of the character of the zones, critical standards have been set for site density and open space in addition to development standards. In this way some minor relaxation of the standards may be permitted where the adverse effects are minor, but the critical standard limits the degree of relaxation and establishes an ultimate limit in terms of zone character.

16.3.2 Sunlight and outlook for neighbours

Updated 14 November 2005

This rule is closely related to the maximum height limits in terms of determining height and bulk of buildings and determining levels of privacy and access to sunlight and daylight.

16.3.3 Street scene, landscaping and visual amenity

Updated 14 November 2005

The street scene or setback of buildings from road boundaries is an important determinant of the visual impact of buildings from across the street, opportunities for tree and garden planting visible from the street, the location and visual impact of parking areas and the outlook for people in the vicinity.

Setbacks have been required in order to maintain the pleasantness and openness of sites as viewed from the streets and neighbouring properties and to enable greater opportunities for tree and garden planting.

In the Kilmarnock locality, a larger setback is required to ensure that the existing facility retains its present character in relation to the surrounding environments.

The landscaping provisions are intended to protect residential amenity and enhance the streetscape. The location requirement for landscaping is aimed at enhancing the street scene to create a pleasant aspect. The rules in respect to trees and intended to provide a form of landscaping that is visually effective and in particular in terms of softening building scale, parking and storage areas. To provide certainty the rules allow for spacing of trees, and variations over lower frontages to avoid monotony.

Provision is also required for the protection of trees within defined areas or strips to enhance their opportunities to flourish and avoid damage. The rules specify the trees capable of reaching a specified height, and species which will meet the landscaping requirements. This has been done both to ensure landscaping can be visually effective in the medium term (if not immediately) and to provide an element of certainty.

The visual amenity rule requires parking and outdoor storage areas to be screened from adjoining living, cultural or open space zones and from roads. The reason for this rule is to maintain the attractiveness of sites as viewed from the road in keeping with the city's "garden city" image and in order to avoid adverse effects on the outlook from neighbouring sites.

16.3.4 Separation from neighbours

Updated 14 November 2005

The separation distance of buildings from adjoining neighbour's boundaries has been required in all zones, to reduce the visual dominance of buildings on the outlook of adjoining sites, to enable access to daylight and to provide a degree of privacy consistent with living zones. The standard reflects the character and density of the adjoining living zones with greater setbacks required for sites adjoining the lower density zones and where greater heights have been allowed.

The setback is such so as to enable efficient and practical use of the remainder of the site, whilst mitigating adverse effects of buildings on adjoining sites. The screening from neighbours of outdoor storage and parking areas is required to maintain the pleasantness and residential character of sites as viewed from adjoining sites.

16.3.5 External appearance

Updated 14 November 2005

(Refer to clause 16.1.7)

16.3.6 Retailing

Updated 14 November 2005

Land within the Living 5 Zone is located within primarily residential environments, and is vulnerable to pressures for general retailing should portions of land in the zone be disposed of or developed in a piecemeal fashion. General retailing, which is not associated with travellers accommodation, could have the effect of exacerbating traffic conflict on arterial roads or local streets, detracting from residential amenities, or detracting from the viability of infrastructure in the central city and district shopping centres.

16.3.7 Building height

Updated 30 September 2008

Building height is a major determinant of the scale and character of the living zones. Height in conjunction with other standards, such as site density and open space, is a key factor in determining the visual amenity, dominance of buildings and levels of privacy.

For Peterborough, Avon, Riccarton, Kilmarnock, Raceway and Merivale the maximum height is set at the level of the surrounding Living zones. For Wigram, the maximum height is set at a level that reflects existing development and also in recognition of the historical underlying living zoning previously covering these sites. For Papanui, Russley, Memorial Avenue, Shirley and Upper Riccarton the height standard is set higher than that applying to the surrounding Living 1 and 2 Zones recognising the purpose of the zone to provide for travellers accommodation and allowing for scope for development within existing sites without expansion into adjoining living zones.

16.3.8 Access restriction

Updated 14 November 2005

A restriction on vehicle access from the hotel adjoining Oxford Terrace has been included to protect the amenities of two narrow local residential streets (Hurley and Bangor Streets) from the potential impacts of traffic associated with hotel parking. It is a continuation of a provision made operative in Change 46 to the Transitional City Plan which allowed greater scope for extensions to the hotel.

A restriction on vehicle access to Deans Avenue from the Living 5 (Travellers' Accommodation) Zone (Kilmarnock) has been included to ensure that traffic flows in this street are not further interrupted. For the same reasons vehicle access from the Living 5 (Travellers Accommodation) Zone (Merivale) to Rastrick Street has been restricted.

16.3.9 Aircraft noise exposure

Updated 14 November 2005

Rules have been established so as to mitigate the effects of aircraft noise on noise sensitive activities in the vicinity of the International Airport while recognising the need to operate efficiently. These rules are based upon the New Zealand Standards set down in "Airport Noise Management and Land Use Planning" NZS 6805 : 1992.

Within the 55 dBA Ldn noise contour shown on the planning maps, noise insulation measures are required for buildings, depending on the sensitivity of the internal building space for specified uses.