

## DISTRICT PLAN TEXT AMENDMENTS

### COUNCIL KEY:

**Bold underline text / ~~Bold strikethrough text~~** – represents Council decision text and any changes directed in the IHP Recommendation for the chapter. The strike through is intended to assist the Plan user prior to its integration with ePlan and seeks to represent changes from the pre-PC14 District Plan text.

**Bold underline light blue text/ ~~Bold strikethrough light blue text~~** – Consequential minor corrections: either directed in the IHP Recommendation for the chapter or a minor amendment under Clause 20A of the First Schedule of the Resource Management Act

*Text to add for any alternative Council recommendation:*

***Text highlighted below represent the changes Council decided via an alternative recommendation. These provisions have legal effect alongside operative District Plan provisions from 12 December 2024, the date of public notification of the Plan Change 14 decision of 2 December 2024.***

**Bold Underline blue highlight** – Council alternative recommendations (including consequential amendments as a result)

**~~Bold struck through blue highlight~~** – Council alternative recommendations (including consequential amendments as a result)

*Note that in the above, any **green text** represents a defined word or term, and any **blue text** represents a hyperlink.*

## 14A.8 Rules - Residential Medium Density Zone

### 14A.8.1 Activity status tables

- a. No rules in this sub-chapter shall apply to any residential development in the Residential Medium Density Zone that is located entirely within the Tsunami Risk Management Area shown on planning maps. The rules in sub-chapter 14A.5 Medium Density Residential Zone shall instead apply to such development.

#### 14A.8.1.1 Permitted activities

- a. The activities listed below are permitted activities in the **Residential** Medium Density Zone if they meet the activity specific standards set out in this table, the built form standards in [Rule 14A.8.2](#) and the area specific rules in [Rule 14A.8.3](#).
- b. Activities may also be permitted controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 14A.8.1.2, 14A.8.1.3, 14A.8.1.4, 14A.8.1.5](#) and [14A.8.1.6](#), or in the area specific rules in [Rule 14A.8.3](#).

Activity		Activity specific standards
P1	Residential activity, except for residential units containing more than six bedrooms and boarding houses	<p>a. No more than one heavy vehicle shall be stored on the site of the residential activity.</p> <p>b. Any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by people who live on the same site.</p>
P2	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms	Nil
P3	Conversion of an elderly person's housing unit existing at 6 December 2013, into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a bond or other appropriate legal instrument	<p>a. Each converted unit shall have:</p> <p>i. a minimum gross floor area, excluding terraces, garages, sun decks and verandahs, of 35m<sup>2</sup>; and</p> <p>ii. a separate outdoor living space readily accessible from its living area that is at least 30m<sup>2</sup> with a minimum dimension of 3 metres.</p>
P4	Home occupation	<p>a. The total floor area of the building or part of the building (measured internally), plus any outdoor storage area, occupied by the home occupation shall be no more than 40m<sup>2</sup>.</p>

Activity		Activity specific standards
		<ul style="list-style-type: none"> <li>b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.</li> <li>c. Any retail activity shall be limited to: <ul style="list-style-type: none"> <li>i. the sale of goods grown or produced on the site;</li> <li>ii. goods incidental to an on-site service provided by the home occupation where the goods storage and/or display occupies no more than 1m<sup>2</sup> of floor area; or</li> <li>iii. internet-based sales where no customer visits occur; and</li> <li>iv. retail activity shall exclude food and beverage outlets.</li> </ul> </li> <li>d. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a fully enclosed building.</li> <li>e. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of: <ul style="list-style-type: none"> <li>i. 07:00 - 21:00 Monday to Friday; and</li> <li>ii. 08:00 - 19:00 Saturday, Sunday and public holidays.</li> </ul> </li> <li>f. Visitor, courier vehicles and staff parking areas shall be within the net site area of the property and outside the road boundary setback.</li> <li>g. Vehicle movements associated with the home occupation shall not exceed: <ul style="list-style-type: none"> <li>i. heavy vehicles: 2 per week; and</li> <li>ii. other vehicles: 16 per day.</li> </ul> </li> <li>h. Signage shall be limited to a maximum area of 0.5m<sup>2</sup>.</li> </ul>
P5	Care of non-resident children within a residential unit in return for monetary payment to the carer	<ul style="list-style-type: none"> <li>a. There shall be: <ul style="list-style-type: none"> <li>i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and</li> <li>ii. at least one carer residing permanently within the residential unit.</li> </ul> </li> </ul>
P6	Education activity	<ul style="list-style-type: none"> <li>a. The activity shall: <ul style="list-style-type: none"> <li>i. only locate on sites with frontage and the primary entrance to a minor arterial road or collector road where right turn offset, either informal or formal, is available;</li> <li>ii. only occupy a gross floor area of building of less than 200m<sup>2</sup>; or in the case of a health care facility, less than 300m<sup>2</sup>;</li> <li>iii. limit outdoor advertising to a maximum area of 2m<sup>2</sup>;</li> <li>iv. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of:</li> </ul> </li> </ul>
P7	Preschools, other than as provided for in Rule 14A.8.1.1 P5.	
P8	Health care facility	
P9	Veterinary care facility	
P10	Place of assembly	

Activity		Activity specific standards	
			<div><div>A. Education activity</div><div>I. 07:00 – 21:00 Monday to Saturday; and</div><div>II. Closed Sunday and public holidays.</div></div>
			<div><div>B.Preschools</div><div>I. 07:00 – 21:00 Monday to Friday, and</div><div>II. 07:00 – 13:00 Saturday, Sunday and public holidays.</div></div>
			<div><div>I. 07:00 – 21:00.</div></div>
			<div>v. in relation to preschools, limit outdoor play areas and facilities to those that meet Rule 6.1.5.2.1 Table 1: Zone noise limits outside the Central City;</div>
			<div>vi. in relation to preschools, veterinary care facilities and places of assembly (See Figure 1.):</div> <div><div>A. only locate on sites where 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. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and</div><div>B. only locate on residential blocks where there are no more than two non-residential activities already within that block;</div></div>
			<div>vii. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four;</div>
			<div>viii. in relation to places of assembly, entertainment activities shall be closed Sunday and public holidays; and</div>
	<div>ix. not include the storage of more than one heavy vehicle on the site of the activity.</div>		
P11	Community corrections facilities	<div>a. The facilities shall:</div>	

Activity		Activity specific standards
<b>P12</b>	Community welfare facilities	<ul style="list-style-type: none"> <li>i. limit the hours of operation when the <b>site</b> is open to clients and deliveries to between the hours of 07:00 – 19:00; and</li> <li>ii. limit <b>signage</b> to a maximum area of 2m<sup>2</sup>.</li> </ul>
<b>P13</b>	Spiritual activities	<ul style="list-style-type: none"> <li>a. The activity shall: <ul style="list-style-type: none"> <li>i. limit the hours of operation to 07:00-22:00; and</li> <li>ii. not include the storage of more than one <b>heavy vehicle</b> on the <b>site</b> of the activity.</li> </ul> </li> </ul>
<b>P14</b>	Emergency services facilities	Nil
<b>P15</b>	Repair or rebuild of <b>multi-unit residential complexes</b> damaged by the Canterbury earthquakes of 2010 and 2011 on properties with cross leases, company leases or unit titles as at the date of the earthquakes	<ul style="list-style-type: none"> <li>a. Where the repair or rebuild of a <b>building</b> will not alter the <b>building</b> footprint, location, or <b>height</b>, the <b>building</b> need not meet the built form standards.</li> <li>b. Where the <b>building</b> footprint, location, or <b>height</b> is to be altered no more than necessary in order to comply with legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer: <ul style="list-style-type: none"> <li>i. the only built form standards that shall apply are those specified in <a href="#">Rules 14A.8.2.3</a> – Building height and <a href="#">14A.8.2.6</a> – Daylight recession planes</li> <li>ii. in relation to the <b>road boundary setback</b>, the repaired or rebuilt <b>building</b> shall have a <b>setback</b> of at least 3 metres;</li> <li>iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt <b>building</b> increases the level of non-compliance with the standard(s) compared to the <b>building</b> that existed at the time of the earthquakes.</li> </ul> <p>Advice note:</p> <ol style="list-style-type: none"> <li>1. Examples of regulatory or legal requirement that may apply include the New Zealand Building Code, <b>Council</b> bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5.</li> </ol> </li> <li>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</li> <li>d. Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to <b>adjoining</b> property owners (where the consent authority considers this is required, and absent written approval). Any application arising from not meeting</li> </ul>

Activity		Activity specific standards
		standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.
<b>P16</b>	<p>Temporary lifting or moving of earthquake damaged <b>buildings</b> where the activity does not meet one or more of Rules:</p> <p>a. <a href="#">Rule 14A.8.2.3</a> – Building height and maximum number of storeys;</p> <p>b. <a href="#">Rule 14A.8.2.4</a> – Site coverage;</p> <p>c. <a href="#">Rule 14A.8.2.5</a> – Outdoor living space;</p> <p>d. <a href="#">Rule 14A.8.2.6</a> – Daylight recession planes; or</p> <p>e. <a href="#">Rule 14A.8.5.2.7</a> – Minimum building setback from internal boundaries and railway lines.</p>	<p>a. <b>Buildings</b> shall not be:</p> <p>i. moved to within 1 metre of an internal <b>boundary</b> and/or within 3 metres of any <b>water body</b>, scheduled tree, listed <b>heritage item</b>, areas listed as Sites of Ecological Significance (in <a href="#">Sub-chapter 9.1</a>), Natural Landscapes, Features or Character (in <a href="#">Sub-chapter 9.2</a>), or Sites of Ngai Tahu Cultural Significance (in <a href="#">Sub-chapter 9.5</a>), any <b>Council</b> owned structure, <b>archaeological site</b>, or the coastal marine area; or</p> <p>ii. lifted to a <b>height</b> exceeding 3 metres above the applicable recession plane or <b>height</b> control.</p> <p>b. The <b>building</b> must be lowered back or moved back to its original position, or a position compliant with the <b>District Plan</b> or consistent with a resource consent, within 12 weeks of the lifting or moving works having first commenced.</p> <p>c. In all cases of a <b>building</b> being moved or lifted, the owners/occupiers of land <b>adjoining</b> the <b>sites</b> shall be informed of the work at least seven days prior to the lift or move of the <b>building</b> occurring. The information provided shall include details of a contact person, details of the lift or move, and the duration of the lift or move.</p> <p>d. The <b>Council's</b> Resource Consents Manager shall be notified of the lifting or moving the <b>building</b> at least seven days prior to the lift or move of the <b>building</b> occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>
<b>P17</b>	<b>Relocation of a building</b>	Nil
<b>P18</b>	<b>Market gardens, community gardens, and garden allotments</b>	
<b>P19</b>	<b>Hosted visitor accommodation</b>	<p>a. A maximum of eight guests shall be accommodated at any one time.</p> <p>b. The <b>Council</b> shall be notified in writing prior to commencement.</p> <p>c. The owner of the unit shall keep records of the number of nights it is used for <b>hosted visitor accommodation</b> per year from the date <b>Council</b> are notified of commencement, and provide those records to the <b>Council</b> on request.</p>

Activity	Activity specific standards
<b>P20</b> Visitor accommodation in a heritage item where a permanent resident or manager / supervisor is in residence on the site for the duration of any visitors' stay.	<ul style="list-style-type: none"> <li>a. A maximum of ten guests shall be accommodated at any one time.</li> <li>b. The Council shall be notified in writing prior to commencement.</li> <li>c. The owner of the heritage item shall keep records of the number of nights it is used for visitor accommodation and provide those records to the Council on request.</li> </ul>
<b>P21</b> Visitor accommodation in a heritage item where a permanent resident or manager / supervisor is not in residence on the site for the duration of any visitors' stay	<ul style="list-style-type: none"> <li>a. A maximum of 10 guests shall be accommodated at any one time.</li> <li>b. The number of nights a site is used for visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement.</li> <li>c. The Council shall be notified in writing prior to commencement.</li> <li>d. The owner of the heritage item shall:             <ul style="list-style-type: none"> <li>i. keep records of the number of nights it is used for visitor accommodation and provide those records to the Council on request;</li> <li>ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and</li> <li>iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit.</li> </ul> </li> <li>e. There shall be a maximum of 16 vehicle movements per day associated with visitor accommodation.</li> <li>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22:00pm and 07:00am.</li> <li>g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.</li> </ul>
<b>P22</b> Unhosted visitor accommodation	<ul style="list-style-type: none"> <li>a. A maximum of eight guests shall be accommodated at any one time.</li> <li>b. The number of nights a site is used for unhosted visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement.</li> <li>c. The Council shall be notified in writing prior to commencement.</li> <li>d. The owner of the unit shall:             <ul style="list-style-type: none"> <li>i. keep records of the number of nights it is used for unhosted visitor accommodation and provide those records to the Council on request;</li> </ul> </li> </ul>

Activity	Activity specific standards
	<ul style="list-style-type: none"> <li>ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and</li> <li>iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit.</li> <li>e. There shall be a maximum of 16 vehicle movements per day associated with <b>unhosted visitor accommodation</b> .</li> <li>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between <b>22:10</b>.00pm and 07:00am.</li> <li>g. Guest activities shall meet daytime and night time noise limits in Rule <b>6.1.5.2.1</b> and Rule <b>6.1.5.2.2</b>.</li> </ul>



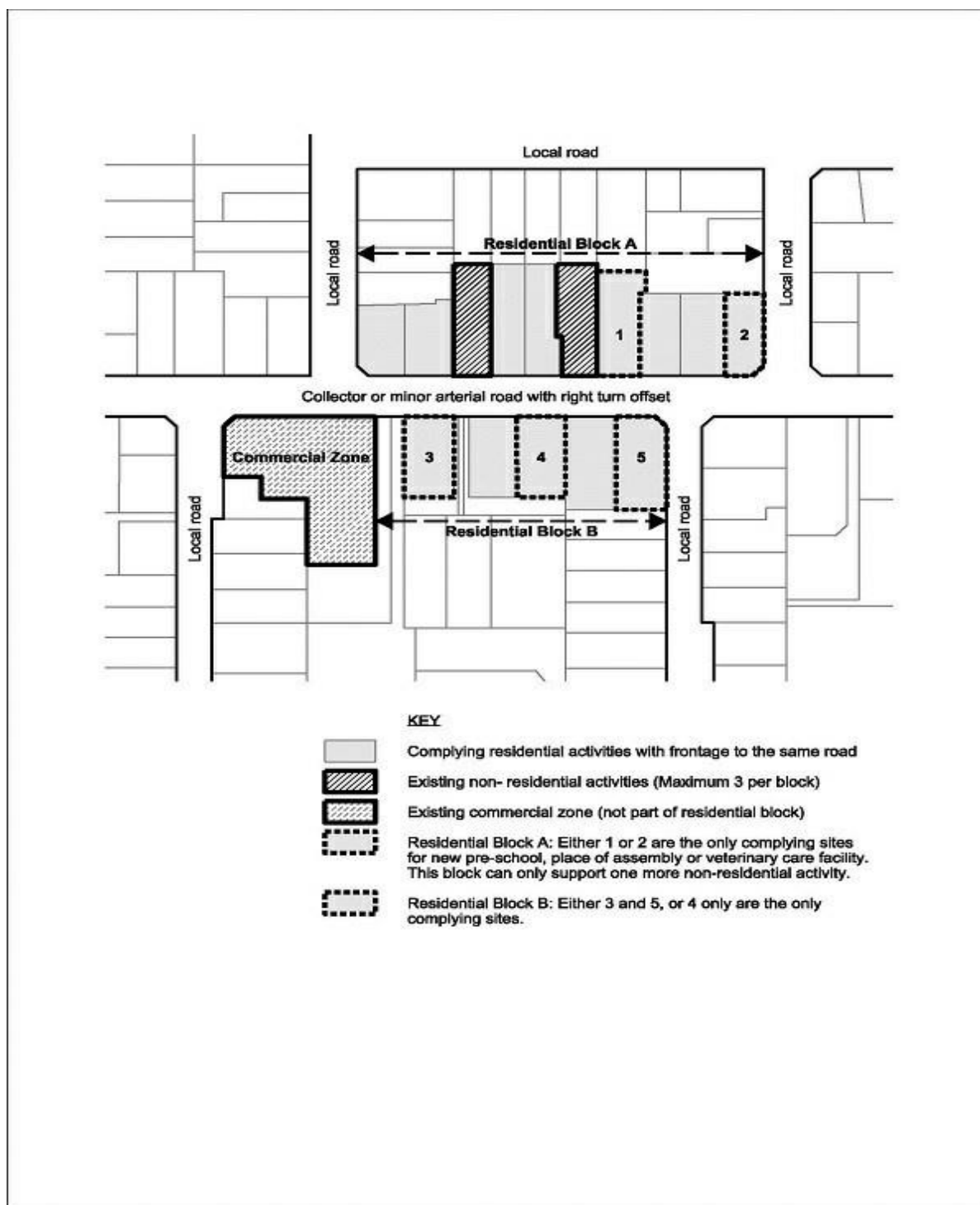


Figure 1: Residential coherence

### 14A.8.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Unless otherwise specified, any application arising from the controlled activity rules listed below shall not be limited or publicly notified.
- c. Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14A.15, as set out in the following table.

Activity		The matters over which Council reserves its control:
<b>C1</b>	Residential units (including any sleep-outs) containing more than six bedrooms in total	a. Scale and nature of activity – Rule 14A.11.6 b. Traffic generation and access safety – Rule 14A.11.7
<b>C2</b>	Activities that do not comply with Rule 14A.8.2.2 – Tree and garden planting	a. Street scene – road boundary building setback, fencing and planting – Rule 14A.11.184
<b>C3</b>	Activities and buildings that do not meet Rule 14A.8.2.11 - Building overhangs	a. Residential design principles – Rule 14A.11.1 f. and g. only.
<b>C4</b>	Residential units that do not meet Rule 14A.5.2.13 - Ground floor habitable space	a. Residential design principles – Rule 14A.11.1 f. and g. only.
<b>C5</b>	Residential units that do not meet Rule 14A.5.2.14 – Service, storage and waste management spaces	a. Service, storage and waste management spaces – Rule 14A.11.2015

### 14A.8.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14A.11, or as specified, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
<b>RD1</b>	a. The erection of new buildings and alterations or additions to existing buildings including all accessory buildings, fences and walls associated with that development, that result in: <ol style="list-style-type: none"> <li>i. three or more residential units; or</li> <li>ii. one or two residential units on a site smaller than 300m<sup>2</sup> gross site area (prior to subdivision); or</li> <li>iii. one or two residential units resulting in residential floor area greater than 500m<sup>2</sup>; or</li> <li>iv. over 40m<sup>2</sup> of a building used for other non-residential activities, on a site.</li> </ol> b. Any application arising from this rule shall not be limited or publicly notified.	a. Residential design principles – Rule 14A.11.1 b. Minimum unit size and unit mix – Rule 14A.11.5

Activity		The Council's discretion shall be limited to the following matters:
RD2	Retirement villages	a. Retirement villages – Rule 14A.11.10
RD3	Boarding house	a. Scale and nature of activity – Rule 14A.11.6 b. Traffic generation and access safety – Rule 14A.11.7
RD4	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 7 to 9 bedrooms	a. Scale and nature of activity – Rule 14A.11.6
RD5	a. Convenience activities where: i. the site is located on the corner of a minor arterial road; ii. the total area occupied by retailing on the site is no more than 50m <sup>2</sup> public floor area; iii. the activity does not include the sale of alcohol; iv. outdoor advertising is limited to no more than 2m <sup>2</sup> and shall be within the road boundary setback; v. the hours of operation when the site is open to business visitors or clients are limited to between the hours of 07:00 – 22:00 Monday to Sunday and public holidays; and vi. there is no provision of on-site parking area for visitors or service purposes.	a. Residential design principles – Rule 14A.11.1 b. Scale and nature of activity – Rule 14A.11.6 c. Non-residential hours of operation – Rule 14A.11.2520 d. Traffic generation and access safety – Rule 14A.11.7
RD6	Retail activity with frontage only to public access ways identified in Sumner Master plan Overlay (Appendix 14A.12.56)	a. Urban design - Rule 15.134.1.a.viii only
RD7	a. Integrated Family Health Centres where: i. the centre is located on sites with frontage and the primary entrance to a minor arterial road or collector road where right turn offset, either informal or formal is available; ii. the centre is located on sites adjoining a Local centre, Town centre or Key activity centre; iii. the centre occupies a gross floor area of building of between 301m <sup>2</sup> and 700m <sup>2</sup> ; iv. outdoor advertising signage is limited to a maximum area of 2m <sup>2</sup> ; and v. the hours of operation when the site is open to patients, or clients, and deliveries is limited to between the hours of 07:00 - 21:00.	a. Scale and nature of activity – Rule 14A.11.6 b. Traffic generation and access safety – Rule 14A.11.7 c. Non-residential hours of operation – Rule 14A.11.2520

Activity	The Council's discretion shall be limited to the following matters:
<p><b>RD8</b></p> <p>a. Activities that do not meet one or more of the activity specific standards in <a href="#">Rule 14A.8.1.1</a> (except for P6-P9 standard ix., refer to <a href="#">Rule 14A.8.1.4 D2</a>) for:</p> <ul style="list-style-type: none"> <li>i. P4 <a href="#">Home occupations</a>: <ul style="list-style-type: none"> <li>A. that do not meet standard a. and occupy a total area, comprising the floor area of the building or part of the building (measured internally) and any <a href="#">outdoor storage area</a>, no greater than 40% of the <a href="#">GFA</a> of the <a href="#">residential unit</a>, with the <a href="#">GFA</a> calculation excluding detached <a href="#">accessory buildings</a>;</li> <li>B. that do not meet one or more of standards b. to h.</li> </ul> </li> <li>ii. P6 <a href="#">Education activity</a>;</li> <li>iii. P7 <a href="#">Preschools</a>, other than as provided for in <a href="#">Rule 14A.8.1.1 P5</a> and <a href="#">Rule 14A.8.1.4 D2</a>;</li> <li>iv. P8 <a href="#">Health care facility</a>; or</li> <li>v. P9 <a href="#">Veterinary care facility</a>.</li> </ul> <p>b. Any application arising from these rules shall not be limited or publicly notified.</p>	<p>a. As relevant to the activity specific standard that is not met:</p> <ul style="list-style-type: none"> <li>i. Scale and nature of activity – <a href="#">Rule 14A.11.6</a></li> <li>ii. Traffic generation and access safety – <a href="#">Rule 14A.11.7</a></li> <li>iii. Non-residential hours of operation – <a href="#">Rule 14A.11.2520</a></li> </ul>
<p><b>RD9</b></p> <p>a. <a href="#">Community corrections facilities</a> and community welfare facilities that do not meet one or more of the activity specific standards in <a href="#">Rule 14A.8.1.1 P11</a> or <a href="#">P12</a>.</p> <p>b. Any application arising from these rules shall not be limited or publicly notified.</p>	
<p><b>RD10</b></p> <p>a. Temporary lifting or moving of earthquake damaged <a href="#">buildings</a> that does not meet the standards in <a href="#">Rule 14A.8.1.1 P16</a>.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Relocation of a buildings and temporary lifting or moving of earthquake damaged buildings – <a href="#">Rule 14A.11.1713</a></p>
<p><b>RD11</b></p> <p><a href="#">Buildings</a> that do not meet <a href="#">Rule 14A.8.2.7(vi)</a> relating to rail corridor <a href="#">boundary setbacks</a></p>	<p>a. Whether the reduced <a href="#">setback</a> from the rail corridor will enable <a href="#">buildings</a> to be maintained without requiring <a href="#">access</a> above, over, or on the rail corridor.</p>
<p><b>RD12</b></p> <p>a. <a href="#">Spiritual activities</a> that do not meet the hours of operation in <a href="#">Rule 14A.8.1.1 P13</a>.</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only</p>	<p>a. Non-residential hours of operation – <a href="#">Rule 14A.11.1713</a></p>

Activity		The Council's discretion shall be limited to the following matters:
	to directly abutting land owners and occupiers (absent written approval).	
<b>RD13</b>	<b>Buildings</b> that do not meet Rule 14A.8.2.3 up to a maximum height of 14 metres (unless otherwise provided for in that rule).	a. Impacts on neighbouring property – Rule 14A.11.3
<b>RD14</b>	<b>Buildings</b> that do not meet Rule 14A.8.2.6 – Daylight recession planes	a. Impacts on neighbouring property – Rule 14A.11.3
<b>RD15</b>	Activities and <b>buildings</b> that do not meet Rule 14A.8.2.4 – Site coverage	a. Site density and site coverage – Rule 14A.11.2
<b>RD16</b>	a. <b>Buildings</b> that do not meet Rule 14A.8.2.7 – Minimum building setback internal boundaries and railway lines (other than 14A.8.2.7(vi); refer RD11).	a. Impacts on neighbouring property – Rule 14A.11.3 b. Minimum building, window and balcony setbacks – Rule 14A.11.38
<b>RD17</b>	<b>Buildings</b> that do not meet Rule 14A.8.2.8 – Minimum setback and distance to living area windows	
<b>RD18</b>	a. <b>Residential units</b> that do not meet 14A.8.2.5 – Outdoor living space. b. Any application arising from this rule shall not be limited or publicly notified.	a. Outdoor living space – Rule 14A.11.2116
<b>RD19</b>	a. <b>Buildings</b> that do not meet Rule 14A.8.2.9 – Road boundary building setback. b. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene – road boundary building setback, fencing and planting Rule 14A.11.184
<b>RD20</b>	a. <b>Buildings</b> that do not meet Rule 14A.8.2.10 – Street scene amenity and safety – fences. b. Any application arising from this rule shall not be limited or publicly notified.	
<b>RD21</b>	a. <b>Residential units</b> that do not meet Rule 14A.8.2.1 – Minimum unit size. b. Any application arising from this rule shall not be limited or publicly notified.	a. Minimum unit size and unit mix – Rule 14A.11.5
<b>RD22</b>	a. <b>Residential units</b> that do not meet Rule 14A.8.2.15 – Water supply for fire fighting. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent its written approval).	a. Water supply for fire fighting – Rule 14A.11.8

Activity		The Council's discretion shall be limited to the following matters:
RD23	Care facility	<ul style="list-style-type: none"> <li>a. Scale and nature of activity – Rule 14A.11.6</li> <li>b. Traffic generation and access safety – Rule 14A.11.7</li> </ul>
RD24	<ul style="list-style-type: none"> <li>a. Hosted visitor accommodation that does not meet activity specific standards in Rule 14A.8.1.1 P19 that does not exceed 12 guests per site at any one time.</li> <li>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. Hosted visitor accommodation, visitor accommodation in a heritage item, unhosted visitor accommodation - Rule 14A.11.3934</li> </ul>
RD25	<ul style="list-style-type: none"> <li>a. Visitor accommodation in a heritage item that does not meet activity specific standards in Rule 14A.8.1.1 P20 or P21 that does not exceed 20 guests per site at any one time.</li> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	
RD26	<ul style="list-style-type: none"> <li>a. Unhosted visitor accommodation that does not meet activity specific standards in Rule 14A.8.1.1 P22 that does not exceed 12 guests per site at any one time.</li> <li>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</li> </ul>	

#### 14A.8.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying, or prohibited activity
D2	<ul style="list-style-type: none"> <li>a. Activities that do not meet one or more of the activity specific standards in Rule 14A.5.1.1 for: <ul style="list-style-type: none"> <li>i. P1 Residential activity;</li> <li>ii. P3 Conversion of an elderly person's housing unit into a residential unit;</li> <li>iii. P5 Care of non-resident children in a residential unit;</li> <li>iv. P10 Place of assembly; or</li> <li>vi. Storage of more than one heavy vehicle for activities for P6-P7 and P13.</li> </ul> </li> </ul>

Activity	
<b>D3</b>	Student hostels owned or operated by a secondary <b>education activity</b> or <b>tertiary education and research activity</b> containing 10 or more bedrooms
<b>D4</b>	<b>Show homes</b>
<b>D5</b>	<b>Integrated family health centres</b> which do not meet one of more of the requirements specified in Rule <b>14A.8.1.3</b> RD7
<b>D6</b>	a. <b>Hosted visitor accommodation</b> that exceeds 12 guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified.
<b>D7</b>	a. <b>Visitor accommodation</b> in a <b>heritage item</b> that exceeds 20 guests per <b>site</b> at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified
<b>D8</b>	a. <b>Unhosted visitor accommodation</b> that exceeds 12 guests per <b>site</b> at any one time; and b. Any application arising from this rule shall not be publicly notified but may be limited notified.
<b>D9</b>	<b>Home occupation</b> with a total area, comprising the floor area of the building or part of the building (measured internally) and any <b>outdoor storage area</b> occupied, greater than 40% of the <b>GFA</b> of the <b>residential unit</b> , with the <b>GFA</b> calculation excluding detached accessory buildings.

### 14A.8.1.5 Non-complying activities

- a. The activities listed below are non-complying activities.

	Activity
<b>NC1</b>	Activities and <b>buildings</b> that do not meet Rule <b>14A.8.2.3</b> where the <b>height</b> is over 14 metres (unless otherwise specified in that rule)
<b>NC2</b>	a. <b>Sensitive activities</b> and <b>buildings</b> (excluding <b>accessory buildings</b> associated with an existing activity): <ol style="list-style-type: none"> <li>within 12 metres of the centre line of a 110kV or 220kV <b>National Grid transmission line</b> or within 12 metres of the foundation of an associated <b>support structure</b>; or</li> <li>within 10 metres of the centre line of a 66kV <b>National Grid transmission line</b> or within 10 metres of a foundation of an associated <b>support structure</b>; or</li> </ol> b. Fences within 5 metres of a <b>National Grid transmission line support structure</b> foundation. c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited (absent its written approval). Advice note: <ol style="list-style-type: none"> <li>The <b>National Grid transmission lines</b> are shown on the planning maps.</li> <li>Vegetation to be planted around the <b>National Grid</b> should be selected and/or managed</li> </ol>

	Activity
	<p>to ensure that it will not result in that vegetation breaching the <a href="#">Electricity (Hazards from Trees) Regulations 2003</a>.</p> <p>3. <a href="#">The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)</a> contains restrictions on the location of structures and activities in relation to <a href="#">National Grid transmission lines</a>. Buildings and activity in the vicinity of <a href="#">National Grid transmission lines</a> must comply with <a href="#">NZECP 34:2001</a>.</p>
<b>NC3</b>	<p>a. <a href="#">Sensitive activities</a> and <a href="#">buildings</a> (excluding <a href="#">accessory buildings</a> associated with an existing activity):</p> <ol style="list-style-type: none"> <li>within 10 metres of the centre line of a 66kV <a href="#">electricity distribution line</a> or within 10 metres of a foundation of an associated <a href="#">support structure</a>; or</li> <li>within 5 metres of the centre line of a 33kV <a href="#">electricity distribution line</a> or within 5 metres of a foundation of an associated <a href="#">support structure</a>; or</li> <li>within 5 metres of the centre line of the 11kV Heathcote to Lyttelton <a href="#">electricity distribution line</a> or within 5 metres of a foundation of an associated <a href="#">support structure</a>.</li> </ol> <p>b. Fences within 5 metres of a 66kV or 33kV <a href="#">electricity distribution line support structure</a> foundation.</p> <p>c. Fences within 5 metres of an 11kV Heathcote to Lyttelton <a href="#">electricity distribution line support structure</a> foundation.</p> <p>d. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other <a href="#">electricity distribution</a> network operator (absent written approval).</p> <p>Advice note:</p> <ol style="list-style-type: none"> <li>The <a href="#">electricity distribution lines</a> are shown on the planning maps.</li> <li>Vegetation to be planted around <a href="#">electricity distribution lines</a> should be selected and/or managed to ensure that it will not result in that vegetation breaching the <a href="#">Electricity (Hazards from Trees) Regulations 2003</a>.</li> </ol>
<b>NC4</b>	<p>a. <a href="#">Visitor accommodation</a> that is not <a href="#">hosted visitor accommodation</a>, <a href="#">unhosted visitor accommodation</a> or <a href="#">visitor accommodation</a> in a <a href="#">heritage item</a>;</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

### 14A.8.1.6 Prohibited activities

There are no prohibited activities.



## 14A.8.2 Built form standards

### Advice Note:

1. There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council's reticulated infrastructure is available or will be approved. Connection to the Council's reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer's cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council's Three Waters Unit. Please contact the Council's Three Waters Unit at [WastewaterCapacity@ccc.govt.nz](mailto:WastewaterCapacity@ccc.govt.nz), [WaterCapacity@ccc.govt.nz](mailto:WaterCapacity@ccc.govt.nz) and [Stormwater.Approvals@ccc.govt.nz](mailto:Stormwater.Approvals@ccc.govt.nz).

### 14A.8.2.1 Site density

#### Advice Note:

1. There is no **site** density standard in the Residential Medium Density Zone.

### 14A.8.2.2 Tree and garden planting

- a. **Sites** shall include the minimum tree and garden planting as set out in the below table:

	For all activities, except permitted <b>commercial activities</b> in the Sumner Master plan Overlay
i.	<ol style="list-style-type: none"><li>a. A minimum of 20% of the <b>site</b> shall be provided for <b>landscaping</b> (which may include private or communal open space), where:<ol style="list-style-type: none"><li>i. at least 50% of the <b>landscaping</b> shall be trees and shrubs, and</li><li>ii. a minimum of one tree for every 250m<sup>2</sup> of gross <b>site</b> area (prior to <b>subdivision</b>), or part thereof, is included within the landscaping, and</li><li>iii. at least one tree shall be planted adjacent to the <b>road boundary</b>.</li></ol></li><li>b. All trees required by this rule shall be not less than 1.5 metres high at the time of planting.</li><li>c. All trees and <b>landscaping</b> required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.</li><li>d. For <b>multi-unit residential complexes</b>, <b>social housing complexes</b>, <b>retirement villages</b>, and groups of <b>older person's housing units</b>, the minimum tree and garden planting requirements shall be determined over the <b>site</b> of the entire complex.</li></ol>

### 14A.8.2.3 Building height and maximum number of storeys

- a. The maximum height of any building shall be:

	Activity	Standard
i.	All buildings in areas not listed below	11 metres provided there is a maximum of 3 storeys
ii.	Sumner Master plan Overlay, on the two prominent corners identified in Appendix 14A.126.56	a. 13 metres b. Provided that the area above 9.5 metres is limited to no more than 100m <sup>2</sup> in gross floor area and is located at the apex of the street corner.
iii.	Residential Medium Density Higher Height Limit Overlay at New Brighton and North Beach	a. 14 metres North Beach (area bounded by Marine Parade, Pacific Road, Jutland Street, Cygnet Street, Tonks Street, and Bowhill Road) b. 20 metres Central New Brighton
iv.	All Residential Medium Density Height Limit Overlays	Any building shall not exceed 5 storeys above ground level

Advice note:

1. See the permitted height exceptions contained within the definition of height.

### 14A.8.2.4 Site coverage

- a. The maximum percentage of the net site area covered by buildings shall be 50%.
- b. For multi-unit residential complexes, social housing complexes, retirement villages and groups of older person's housing units, the percentage coverage by buildings shall be calculated over the net site area of the entire complex or group, rather than over the net area of any part of the complex or group.

### 14A.8.2.5 Outdoor living space

- a. For residential units with two or more bedrooms outdoor living space shall be provided on site for each residential unit, and shall not be occupied by parking areas or access. The required outdoor living space shall be within the following dimensions:

i.	Minimum total area for each residential unit	30m <sup>2</sup>
ii.	Minimum private area	16m <sup>2</sup>
iii.	Minimum dimension private area when provided at ground level	4 metres
iv.	Minimum dimension private area when provided by a balcony	1.5 metres
v.	Minimum dimension of communal space	4 metres
vi.	Accessibility of communal space	Accessible by all units

vii.	General accessibility for each residential unit	At least one private outdoor living space shall be accessible from a living area of a residential unit
viii.	Minimum required outdoor living space at ground level for entire site	50%

- b. The outdoor living space can be in a mix of private or communal areas at the ground level or in balconies.
- c. For one bedroom units or studios on the ground floor outdoor living space shall be provided, and shall not be occupied by parking areas or access, within the following dimensions:

i.	Minimum total private area for each residential unit	16m <sup>2</sup>
ii.	Minimum dimension private area when provided at ground level	4 metres

- d. For one bedroom units entirely at an upper level, outdoor living space shall be provided within the following dimensions. The required outdoor living space can be in a mix of private and communal areas, at the ground level or in balconies within the following dimensions:

i.	Minimum total private area for each residential unit	16m <sup>2</sup>
ii.	Minimum private balcony dimensions	A. 6m <sup>2</sup> area B. 1.5 metres dimension

- e. This rule does not apply to residential units in a retirement village.

### 14A.8.2.6 Daylight recession planes

- a. Buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14A.12.2 diagram C, from points 2.3 metres above:
- ground level at the internal boundaries; or
  - where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3 metres above ground level at the furthest boundary of the access lot or access strip or any combination of these areas; or
  - 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. Where the building is located in an overlay that has a permitted height of 11 metres or more, the recession plane measurement shall commence from points 2.3 metres above ground level at the internal boundaries and continue on the appropriate angle to points 11 metres above ground level, at which point the recession plane becomes vertical.

- c. Where the **building** is located in a **Flood Management Area**, the exemptions in Rule 5.4.1.3 apply (for activities P1-P4 in Table 5.4.1.1b).
- d. Except that:
  - i. In the Residential Medium Density Zone Higher Height Limit Overlay, the recession plane shall be as shown in **Appendix 14A.12.2** diagram **HD**, unless the height of the **building** is greater than 11 metres, in which case refer to diagram E.

Advice note:

- 1. Refer to **Appendix 14A.16.2** for permitted intrusions.

### 14A.8.2.7 Minimum building setbacks from internal boundaries and railway lines

- a. The minimum **building setback** from internal **boundaries** shall be:

	Activity / area	Standard
i.	All <b>buildings</b> not listed below	1 metre
ii.	Where residential <b>buildings</b> on <b>adjoining</b> sites have a ground floor <b>window</b> of a <b>habitable space</b> located within 1 metre of the common internal <b>boundary</b>	1.8 metres from that neighbouring <b>window</b> for a minimum length of 2 metres either side of the <b>window</b> – refer diagram below.  This rule also applies to <b>accessory buildings</b> .
iii.	All other <b>accessory buildings</b> where the total length of walls or parts of the <b>accessory buildings</b> within 1 metre of each internal <b>boundary</b> does not exceed 10.1 metres in length.	Nil
iv.	<b>Buildings</b> that share a common wall along an internal <b>boundary</b>	Nil
v.	All other <b>buildings</b> where the internal <b>boundary</b> of the <b>site</b> adjoins an <b>access</b> or part of an <b>access</b>	1 metre
vi.	<b>Buildings, balconies</b> and decks on <b>sites</b> adjacent to or abutting a designated rail corridor	4 metres from the rail corridor <b>boundary</b>

- b. For the purposes of this rule this excludes guttering up to 200mm in width from the wall of a **building**.

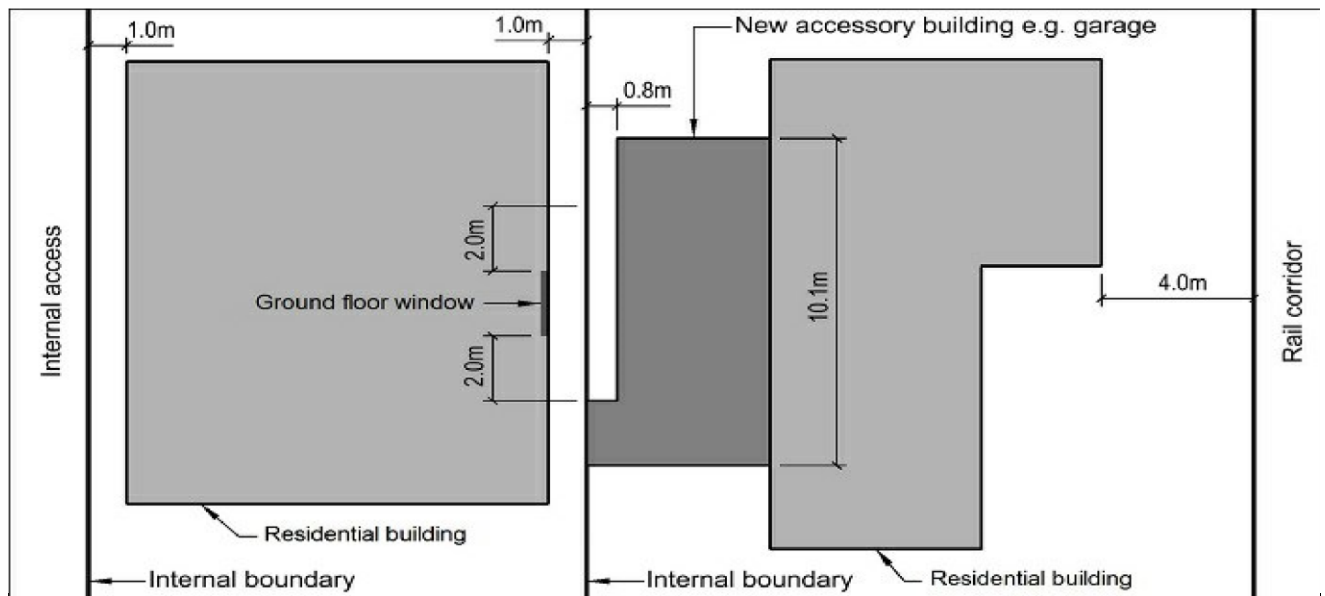


Figure 11: Separation from neighbours

Advice note:

1. This diagram is an illustrative example only, showing one way the rule may be applied (Refer to full rule for application of 1.8 metres separation).

#### 14A.8.2.8 Minimum setback for balconies and living space windows from internal boundaries

- a. The minimum setback from an internal boundary for balconies shall be 4 metres.
- b. Where a wall of a residential unit is located between 1 metre and 4 metres from an internal boundary, any living space window located on this wall at first floor level and above shall only contain glazing that is permanently obscured.
- c. For a retirement village, this rule only applies to the internal boundaries of the site of the entire retirement village.
- d. This rule shall not apply to a window at an angle of 90 degrees or greater to the boundary.
- e. For the purposes of this rule, permanently obscured glazing does not include glazing obscured by applied means such as film or paint.

Advice note:

1. See sill height in the definition of window.

#### 14A.8.2.9 Road boundary building setback

- a. The minimum road boundary garage and building setback shall be:

	<b>Building type and situations</b>	<b>Standard</b>
i.	For all <b>buildings</b> and situations not listed below	2 metres
ii.	Where a <b>garage</b> has a vehicle door that does not tilt or swing outwards facing a <b>road</b>	4.5 metres
iii.	Where a <b>garage</b> has a vehicle door that tilts or swings outward facing a <b>road</b>	5.5 metres
iv.	Where a <b>garage</b> has a vehicle door that does not tilt or swing outward facing a shared <b>access way</b>	7 metres measured from the <b>garage</b> door to the furthest formed edge of the adjacent shared <b>access</b> .
v.	Where a <b>garage</b> has a vehicle door that tilts or swings outward facing a shared <b>access way</b>	8 metres measured from the <b>garage</b> door the furthest formed edge of the adjacent shared <b>access</b> .

b. Habitable space front façade

- i. For **residential units** fronting **roads; garages**, and other **accessory buildings** (excluding basement **parking area** and swimming pools) shall be located at least 1.2 metres further from the **road boundary** than the front façade of any ground level **habitable space** of that **residential unit**.
- ii. These **setback** distances apply where **garage** doors do not tilt or swing outwards.

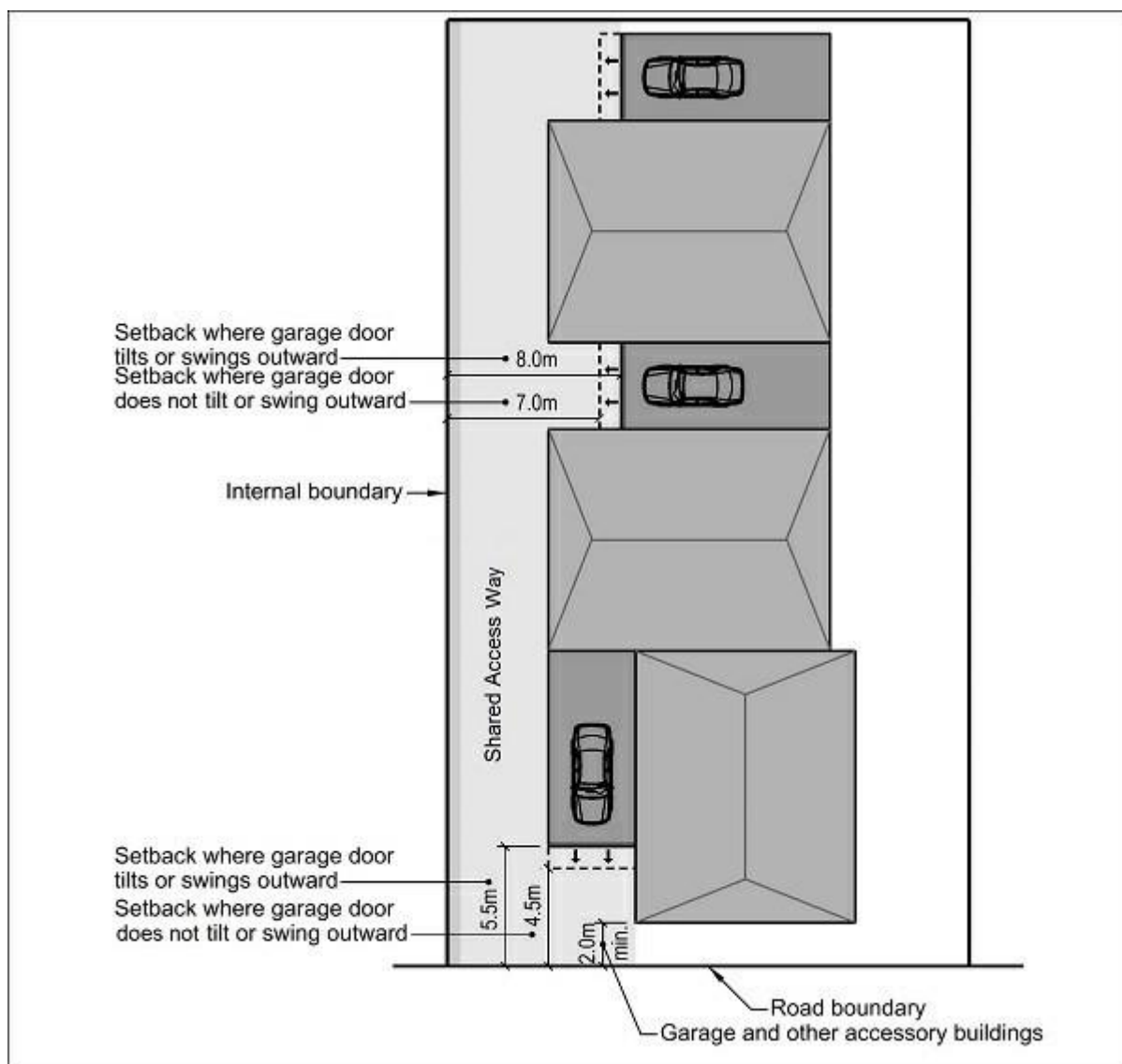


Figure 7: Street scene and **access ways**

Advice note:

1. This diagram is an illustrative example only, showing one way the rule may be applied in the Residential Medium Density Zone.

#### 14A.8.2.10 Street scene amenity and safety - fences

- a. The maximum **height** of any fence in the **setback** from a **road boundary** on a **local road** shall be:

	Fence type	Standard
i.	Where at least 50% of the fence structure is visually transparent.	1.8 metres

	Fence type	Standard
ii.	Where less than 50% of the fence structure is visually transparent.	1 metre

- b. The maximum height of any fence in the setback from a road boundary on any collector road, or arterial road shall be 1.8 metres.
- c. a. and b. shall not apply to fences or other screening structures located on an internal boundary between two properties zoned residential; or residential and commercial or industrial.
- d. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.
- e. Parking areas shall be separated from road boundaries, open space, or adjoining residentially zoned sites by fencing that meets the requirements in a. above.



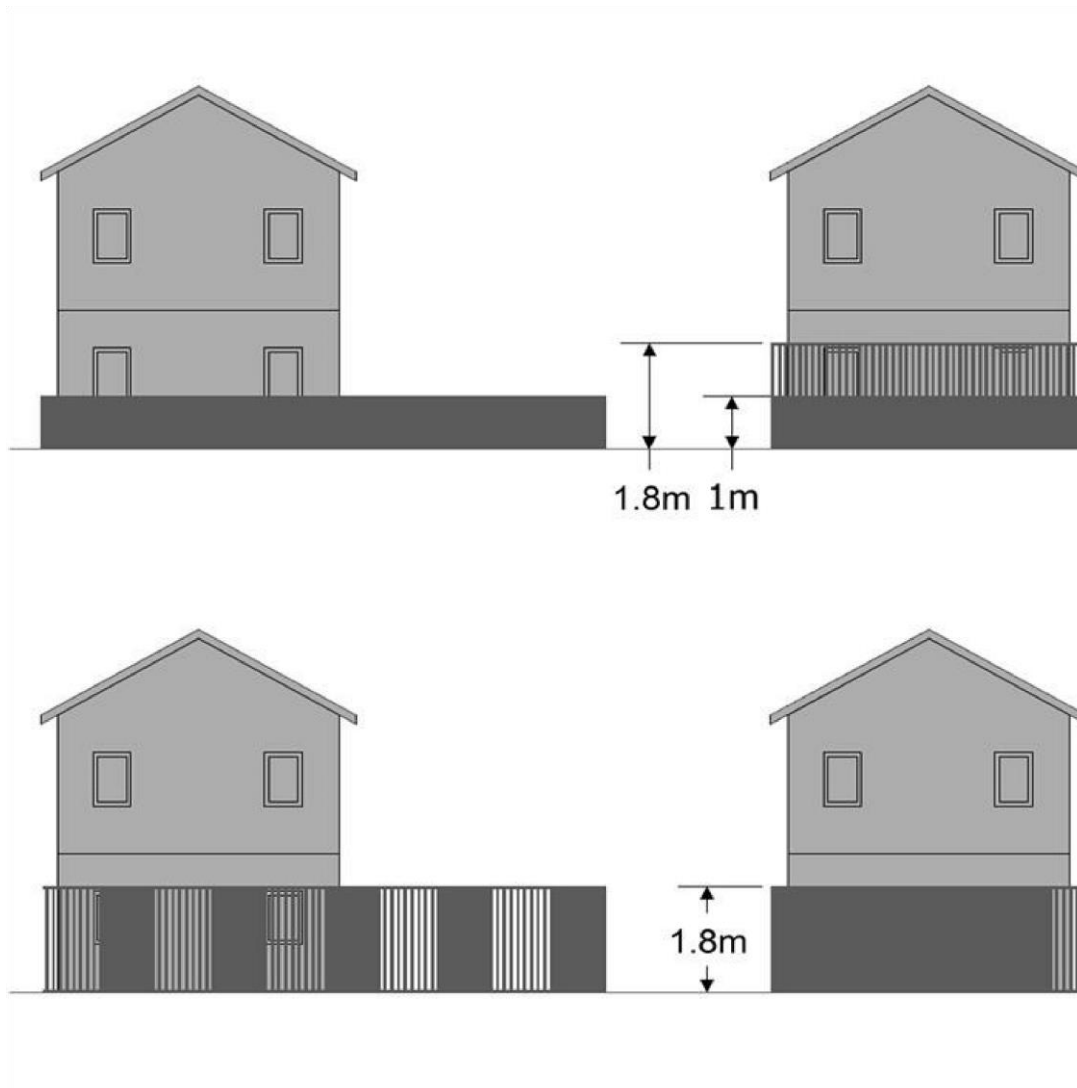


Figure 8: Examples of acceptable fencing and screening structures

#### 14A.8.2.11 Building overhangs

- a. No internal floor area located above ground floor level shall project more than 800mm horizontally beyond the **gross floor area** at ground level.

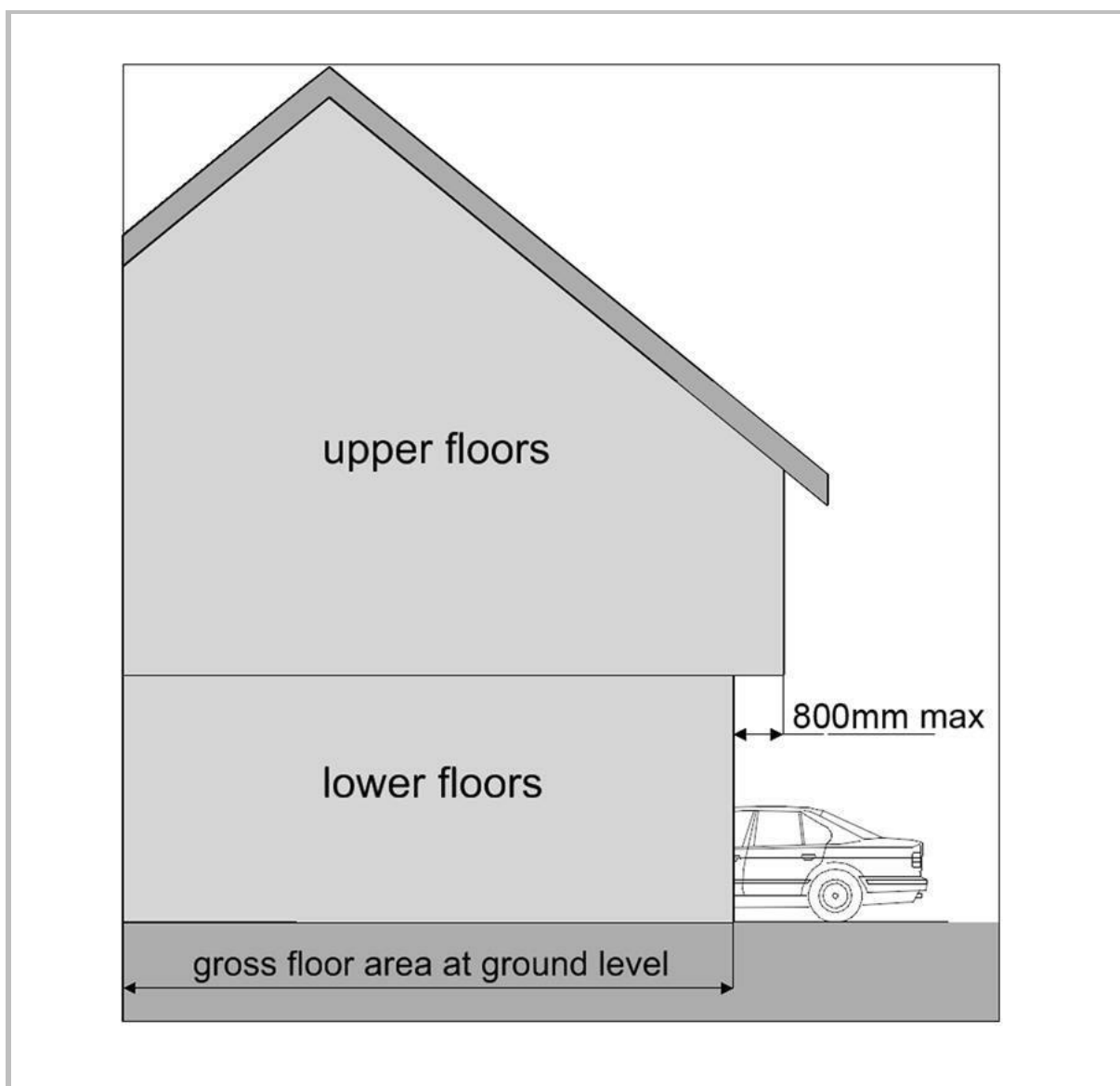


Figure 9: Building overhangs

Advice note:

1. This diagram is an illustrative example only, showing a way the rule may be applied.

#### 14A.8.2.12 Minimum unit size

- a. The minimum **net floor area** (including toilets and bathrooms, but excluding **parking areas**, **garages** or **balconies**) for any **residential unit** shall be:

	Number of bedrooms	Minimum net floor area
i.	Studio	35m <sup>2</sup>
ii.	1 bedroom	45m <sup>2</sup>
iii.	2 bedrooms	60m <sup>2</sup>

	Number of bedrooms	Minimum net floor area
iv.	3 or more bedrooms	90m <sup>2</sup>

- b. This rule does not apply to **residential units** in a **retirement village**.

#### **14A.8.2.13 Ground floor habitable space**

- a. Where the permitted **height** is 11 metres or less (refer to Rule [14A.8.2.3](#)):
- any **residential unit** fronting a road or **public open space** shall have a **habitable space** located at the ground level; and
  - at least 50% of all **residential units** within a development shall have a **habitable space** located at the ground level; and
  - for each residential unit, at least one **habitable space** located at the ground level shall have a minimum floor area of 9m<sup>2</sup> and a minimum internal dimension of 3 metres and be internally **accessible** to the rest of the unit.
- b. Where the permitted **height** limit is over 11 metres (refer to Rule [14A.8.2.3](#)), 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.
- c. This rule does not apply to **residential units** in a **retirement village**.

#### **14A.8.2.14 Service, storage, and waste management spaces**

- a. For multi-unit residential complexes and social housing complexes only:
- each **residential unit** shall be provided with at least 2.25m<sup>2</sup> with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;
  - each **residential unit** shall be provided with at least 3m<sup>2</sup> with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and
  - the required spaces in [a.i.](#) and/or [b.ii.](#) for each **residential unit** shall be provided either individually, or within a dedicated shared communal space.

#### **14A.8.2.15 Water supply for fire fighting**

- a. Sufficient water supply and access to water supplies for fire fighting shall be made available to all **residential units** via **Council's** urban fully reticulated system and in accordance with the [New Zealand Fire Service Fire Fighting Water Supplies Code of Practice \(SNZ PAS:4509:2008\)](#).

### 14A.8.3 Area -specific rules - Residential Medium Density Zone

- a. The following rules apply to the areas specified. All activities are also subject to [Rules 14A.8.1](#) and [14A.8.2](#) unless specified otherwise.

#### 14A.8.3.1 Area- specific activities

##### 14A.8.3.1.1 Area -specific permitted activities

- a. There are no permitted activities.

##### 14A.8.3.1.2 Area-specific controlled activities

- a. There are no controlled activities.

##### 14A.8.3.1.3 Area- specific restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rule 14A.11](#), or as specified, as set out in the following table:

Activity/area		The Council's discretion shall be limited to the following matters:
RD1	Retail activity with frontage only to public access ways identified in Sumner Master plan Overlay in <a href="#">Appendix 14A.126.56</a>	a. Urban design - <a href="#">15.14.1.a.viii</a>
RD2	<p>a. Activities and buildings that do not meet <a href="#">Rule 14A.8.3.2.2</a> road boundary garage and building setback, for sites within the Sumner Master plan Overlay (<a href="#">Appendix 14A.126.56</a>)</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	a. Street scene - road boundary building setback, fencing and planting – <a href="#">Rule 14A.11.14</a>
RD3	Activities that do not meet <a href="#">Rule 14A.8.3.2.1</a> – Area specific development plans and Sumner Master plan Overlay ( <a href="#">Appendix 14A. 126.56</a> )	a. Development plans - <a href="#">Rule 14A.11.12</a>

##### 14A.8.3.1.4 Area-specific discretionary activities

- a. The activity listed below is a discretionary activity.

Activity/area	
D1	Retail activity and commercial activity in the Sumner Master plan Overlay that does not have frontage to public access ways identified in the Sumner Master plan Overlay in <a href="#">Appendix 14A. 126.56</a>

#### 14A.8.3.1.5 Area- specific non-complying activities

There are no non-complying activities.

#### 14A.8.3.1.6 Area- specific prohibited activities

There are no prohibited activities.

### 14A.5.3.2 Area- specific built form standards

#### 14A.8.3.2.1 Area specific development plans

- a. This rule applies to:
  - i. Residential Medium Density Zone in Sumner Master plan Overlay in [Appendix 14A.126.56](#).

	Area	Standard
a.	Sumner Master plan Overlay ( <a href="#">Appendix 14A.126.56</a> )	Retail activities and commercial services shall be located along the identified road frontages in accordance with the Sumner Master plan Overlay ( <a href="#">Appendix 14A.126.56</a> )

#### 14A.8.3.2.2 Road boundary garage and building setback

- a. This rule applies to sites within the Sumner Master plan Overlay ([Appendix 14A.126.56](#)).
- b. Rule [14A.8.2.9 Road boundary garage](#) and [building setback](#) shall not apply on the above sites.
  - i. Sumner Master plan Overlay, shown in [Appendix 14A.126.56](#); for retail activities and commercial services with road frontage buildings; buildings shall:
    - A. be built up to the road frontage with buildings occupying all frontage not needed for vehicle access to the rear of the site;
    - B. provide a minimum of 60% and a maximum of 90% visually transparent glazing at the ground floor and a minimum of 20% and a maximum of 90% visually transparent glazing at each floor above the ground floor;
    - C. provide pedestrian access directly from the road boundary; and
    - D. provide veranda or other means of weather protection along the full width of the building where it has frontage to a road.
- c. Sumner Master plan Overlay, shown in [Appendix 14A.126.56](#); for retail activity and commercial services with frontage only to public access ways; buildings shall:
  - i. occupy the full public access way frontage of the site;
  - ii. provide a minimum of 60% and a maximum of 90% of visually transparent glazing at the ground floor and a minimum of 20% and a maximum of 90% visually transparent glazing at each floor above the ground floor; and
  - iii. provide pedestrian access directly from the public access way.