

Chapter 14 Residential

14.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The provisions in this chapter give effect to the [Chapter 3 Strategic Direction Objectives](#).
- c. This chapter relates to [residential activities](#), [community activities](#), and where appropriate, small scale [commercial activities](#) that occur within new and existing residential areas throughout the District. Objectives, policies, rules, standards and assessment criteria provide for these activities in each of the residential zones identified in this chapter.
- d. This chapter seeks to manage the scale and character of new development in the residential areas in accordance with the strategic approach to development in Greater Christchurch, including provision for both [greenfields](#) development and intensification, particularly around [Key activity centres](#) and the [Central City](#).

14.2 Objectives and Policies

14.2.1 Objective - Housing supply

- a. An increased supply of housing that will:
 - i. enable a wide range of housing types, sizes, and densities, in a manner consistent with Objectives [3.3.4\(a\)](#) and [3.3.7](#);
 - ii. meet the diverse needs of the community in the immediate recovery period and longer term, including social housing options; and
 - iii. assist in improving housing affordability.

14.2.1.1 Policy - Housing distribution and density

- a. Provide for the following distribution of different areas for residential development, in accordance with the residential zones identified and characterised in Table 14.2.1.1a, in a manner that ensures:
 - i. new urban [residential activities](#) only occur in existing urban areas or in [greenfield](#) priority areas identified in Map A of the [Canterbury Regional Policy Statement](#);
 - ii. high density residential development in the [Central City](#), that achieves an average [net density](#) of at least 50 households per hectare for intensification development;
 - iii. medium density residential development in and near identified [commercial centres](#) in existing urban areas where there is ready access to a wide range of facilities, services, public transport, parks and open spaces, that achieves an average [net density](#) of at least 30 households per hectare for intensification development;
 - iv. a mix of low and medium residential density development in [greenfield](#) neighbourhoods, that achieves a [net density](#) (averaged over the [Outline development plan](#)) of at least 15 households per hectare;
 - v. [greenfield](#) land that is available for further residential development up to 2028;
 - vi. low density residential environments in other existing suburban residential areas and in the residential areas of [Banks Peninsula](#), and in small settlements are maintained, but limited opportunities are provided for smaller [residential units](#) that are compatible with the low density and township suburban environment; and
 - vii. within [Banks Peninsula](#), limited low density residential development adjacent to existing residential townships and

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small settlements, that complements the surrounding environment, is able to be efficiently serviced by public infrastructure and in some limited circumstances private infrastructure; and is in locations not subject to significant risks to life safety and property damage from natural hazards.

Table 14.2.1.1a

Residential Suburban Zone	<p>Provides for the traditional type of housing in Christchurch in the form of predominantly single or two storeyed detached or semi-detached houses, with <u>garage</u>, <u>ancillary buildings</u> and provision for gardens and <u>landscaping</u>.</p> <p>The changing demographic needs and increasing demand for housing in Christchurch are provided for through a range of housing opportunities, including better utilisation of the existing housing stock. A wider range of housing options will enable a typical family home to be retained, but also provide greater housing stock for dependent relatives, rental accommodation, and homes more suitable for smaller households (including <u>older persons</u>).</p>
Residential Suburban Density Transition Zone	<p>Covers some inner suburban residential areas between the Residential Suburban Zone and the Residential Medium Density Zone, and areas <u>adjoining</u> some <u>commercial centres</u>.</p> <p>The zone provides principally for low to medium density residential development. In most areas there is potential for infill and redevelopment at higher densities than for the Residential Suburban Zone.</p>
Residential Medium Density Zone	<p>Located close to the <u>Central City</u> and around other larger <u>commercial centres</u> across the city. The zone provides a range of housing options for people seeking convenient access to services, facilities, employment, <u>retailing</u>, entertainment, parks and public transport.</p> <p>The zone provides for medium scale and density of predominantly two or three storey <u>buildings</u>, including semi-detached and terraced housing and low-rise apartments, with innovative approaches to comprehensively designed, high quality, medium density residential development also encouraged.</p> <p>Residential intensification is anticipated through well-designed redevelopments of existing <u>sites</u>, and more particularly through comprehensive development of multiple adjacent <u>sites</u>. Zone standards and urban design assessments provide for new residential development that is attractive, and delivers safe, secure, private, useable and well landscaped <u>buildings</u> and settings.</p>
Residential <u>Central City</u> Zone	<p>Located within the <u>Central City</u>, the Residential Central City Zone has been developed to contribute to Christchurch's liveable city values. Providing for a range of housing types, including attractive, high density living opportunities, the zone utilises the potential for living, working and playing in close proximity to the commercial centre of the city. The character, scale and intensity of non-residential activities is controlled in order to mitigate effects on the character and amenity of the inner city residential areas.</p>
Residential New Neighbourhood Zone	<p>The Residential New Neighbourhood Zone generally includes new areas of <u>greenfield</u> land where large-scale residential development is planned. The zone will allow a wide range of residential house types and section sizes to provide for a wide spectrum of household sizes and affordable housing. People will therefore be able to remain within the neighbourhood throughout their lifetime as they move to housing types that suit their life stage. These areas are intended to achieve higher overall residential densities than traditionally achieved in suburban developments.</p>

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<p><u>Residential Banks Peninsula Zone</u></p>	<p>Includes urban and suburban living, commuter accommodation and the small harbour settlements.</p> <p>The zone includes the settlements of Lyttelton and Akaroa which each have a distinctive urban character. Lyttelton has a more urban atmosphere and a distinct urban-rural boundary. The residential areas are characterised by small lot sizes and narrow streets. Akaroa is a smaller settlement characterised by its historic colonial form and architecture, relatively narrow streets, distinctive residential <u>buildings</u> and well-treed properties. Akaroa is a focal point for visitors to the region and the district. The character of these two settlements is highly valued and the <u>District Plan</u> provisions seek to retain that character. Opportunities for residential expansion around Lyttelton and Akaroa are constrained by the availability of reticulated services and land suitability. The smaller settlements around Lyttelton harbour provide a variety of residential opportunities. Residential areas at Cass Bay, Corsair Bay, Church Bay and Diamond Harbour offer a lower density residential environment with relatively large lots. Each settlement differs as a reflection of its history, the local topography, the relationship with the coast and the type of residential living offered.</p> <p>Non-residential activities that are not compatible with the character of the <u>Residential Banks Peninsula Zone</u> are controlled in order to mitigate adverse effects on the character and amenity of the area.</p>
<p><u>Residential Hills Zone</u></p>	<p>Covers all the living environments that are located on the slopes of the Port Hills from Westmorland in the west to Scarborough in the east. It provides principally for low density residential development that recognises the landscape values of the Port Hills, including opportunities for planting and <u>landscaping</u>, and control of reflectivity of roof finishes in order to blend <u>buildings</u> into the landscape. Provision is made for a range of housing options that will enable a typical family home to be retained, but also provide greater housing stock for dependent relatives, rental accommodation, and homes more suitable for smaller households (including <u>older persons</u>). Provision is also made for a range of appropriate non-residential activities.</p>
<p><u>Residential Large Lot Zone</u></p>	<p>Covers a number of areas on the Port Hills where there is an existing residential settlement that has a predominantly low density or semi-rural character as well as the Akaroa Hillslopes and rural residential areas of Samarang Bay and Allandale on <u>Banks Peninsula</u>.</p>
<p><u>Residential Small Settlement</u></p>	<p>Covers the many small settlements on <u>Banks Peninsula</u>, as well as the settlements of Kainga and Spencerville to the north of Christchurch. Lot sizes within the settlements are typically larger than urban areas reflecting their existing character and providing a lower density semi-rural living environment, with the exception of Kainga, where smaller lots are provided for. New development is consolidated in and around existing settlements. Control of roof reflectivity seeks to blend <u>buildings</u> into the rural landscape.</p> <p>Non-residential activities that are not compatible with the character of the settlements are controlled in order to mitigate adverse effects on amenity and the environment of the settlements.</p>
<p><u>Residential Guest Accommodation Zone</u></p>	<p>Comprises a number of <u>sites</u> situated in residential locations that were previously either zoned or scheduled for <u>guest accommodation</u> purposes in earlier district plans and continue to be used for <u>guest accommodation</u>. The zone provides for the ongoing operation, intensification or redevelopment of these established activities, compatible with the character and amenity of <u>adjoining</u> residential zones.</p>

14.2.1.2 Policy - Establishment of new medium density residential areas

- a. Support establishment of new residential medium density zones to meet demand for housing in locations where the following amenities are available within 800 metres walkable distance of the area:
 - i. a bus route;
 - ii. a Key activity centre or larger suburban commercial centre;
 - iii. a park or public open space with an area of at least 4000m²; and

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- iv. a public full primary school, or a public primary or intermediate school.
- b. Avoid establishment of new residential medium density development in:
 - i. high hazard areas;
 - ii. areas where the adverse environmental effects of land remediation outweigh the benefits; or
 - iii. areas that are not able to be efficiently serviced by Council-owned stormwater, wastewater and water supply networks.
- c. Encourage comprehensively designed, high quality and innovative, medium density residential development within these areas, in accordance with Objective [14.2.4](#) and its policies.
- d. Provide for medium density residential development in defined arterial locations identified as suitable for larger scale community facilities and guest accommodation.

Note: This policy also implements Objective [14.2.2](#).

14.2.1.3 Policy - Residential development in the Central City

- a. To restore and enhance residential activity in the Central City by:
 - i. providing flexibility for a variety of housing types which are suitable for a range of individual housing needs;
 - ii. providing for a progressive increase in the residential population of the Central City in support of Policy [14.2.1.1.a.ii.](#);
 - iii. assisting in the creation of new inner city residential neighbourhoods and the protection of amenity of inner city residential neighbourhoods; and
 - iv. encourage the comprehensive redevelopment of sites that are no longer required for non-residential purposes.

14.2.1.4 Policy - Residential development in Banks Peninsula

- a. Provide for limited growth and changes to residential townships and small settlements that:
 - i. improves the long term viability of the townships, settlements and their communities;
 - ii. provides new housing opportunities in locations that are not subject to significant risks to life-safety and property damage from natural hazards;
 - iii. integrates with the existing residential settlement and maintains a consolidated urban form; and
 - iv. does not compromise the dominance of the landscape setting, and avoids ribbon residential development along the coastline, on prominent spurs, ridges and skylines.

14.2.1.5 Policy - Needs of Ngāi Tahu whānui

- a. Enable the housing needs of Ngāi Tahu whānui to be met throughout residential areas and in other locations where there is an ongoing relationship with ancestral lands.

Note: This policy also implements Objective [14.2.2](#).

14.2.1.6 Policy - Provision of social housing

- a. Enable small scale, medium density social housing developments throughout residential areas as a permitted activity and social housing developments generally throughout residential areas.

Note: This policy also implements Objective [14.2.2](#).

14.2.1.7 Policy - Non-household residential accommodation

- a. Enable sheltered housing, refuges, and student hostels to locate throughout residential areas, provided that the building scale, massing, and layout is compatible with the anticipated character of any surrounding residential environment.

Note: This policy also implements Objective [14.2.2](#).

14.2.1.8 Policy - Provision of housing for an aging population

- a. Provide for a diverse range of independent housing options that are suitable for the particular needs and characteristics of older persons throughout residential areas.
- b. Provide for comprehensively designed and managed, well-located, higher density accommodation options and accessory services for older persons and those requiring care or assisted living, throughout all residential zones.
- c. Recognise that housing for older persons can require higher densities than typical residential development, in order to be affordable and, where required, to enable efficient provision of assisted living and care services.

Note: This policy also implements Objective [14.2.2](#).

14.2.1.9 Policy - Monitoring

- a. Evaluate the effectiveness of the District Plan's residential provisions by monitoring the supply of additional housing through residential intensification, greenfield and brownfield development (including housing types, sizes and densities), and its contribution to:
 - i. meeting regional growth targets for greater Christchurch in the Land Use Recovery Plan and the Canterbury Regional Policy Statement;
 - ii. achieving an additional 23,700 dwellings by 2028 (Objective [3.3.4\(a\)](#));
 - iii. meeting the diverse and changing population and housing needs for Christchurch residents, in the immediate recovery period and longer term;
 - iv. improving housing affordability; and
 - v. meeting the housing intensification targets specified in Objective [3.3.7\(a\)\(iv\)](#).
- b. Undertake the monitoring and evaluation at such intervals as to inform any other monitoring requirements of other statutory instruments, and make the results publicly available.
- c. Have regard to the information from this monitoring when determining priority areas for residential intensification and provision for new and upgraded infrastructure.

14.2.2 Objective - Short term residential recovery needs

- a. Short-term residential recovery needs are met by providing opportunities for:
 - i. an increased housing supply throughout the lower and medium density residential areas;
 - ii. higher density comprehensive redevelopment of sites within suitable lower and medium density residential areas;
 - iii. medium density comprehensive redevelopment of community housing environments;
 - iv. new neighbourhood areas in greenfield priority area; and
 - v. temporary infringement of built form standards as earthquake repairs are undertaken.

Note: Policies [14.2.1.1](#), [14.2.1.2](#), [14.2.1.3](#), [14.2.1.4](#), [14.2.1.5](#), [14.2.1.6](#), [14.2.1.7](#), and [14.2.1.8](#) also implement Objective [14.2.2](#).

14.2.2.1 Policy - Short term recovery housing

- a. Provide for and incentivise a range of additional housing opportunities to meet short term residential recovery needs through redevelopment and additions to the existing housing stock and/or vacant land, that:
 - i. are appropriately laid out and designed to meet the needs of current and future residents; and
 - ii. avoid significant adverse effects on the character or amenity of existing residential areas.

14.2.2.2 Policy - Recovery housing - higher density comprehensive redevelopment

- a. Enable and incentivise higher density comprehensive development of suitably sized and located sites within existing residential areas, through an Enhanced development mechanism which provides:
 - i. high quality urban design and onsite amenity;
 - ii. appropriate access to local services and facilities;
 - iii. development that is integrated with, and sympathetic to, the amenity of existing neighbourhoods and adjoining sites; and
 - iv. a range of housing types;
 - v. and which does not promote land banking, by being completed in accordance with a plan for the staging of the development.
- b. To avoid comprehensive development under the Enhanced development mechanism in areas that are not suitable for intensification for reasons of:
 - i. vulnerability to natural hazards;
 - ii. inadequate infrastructure capacity;
 - iii. adverse effects on Character Areas; or
 - iv. reverse sensitivity effects on existing heavy industrial areas, Christchurch International Airport, arterial traffic routes, and railway lines.

14.2.2.3 Policy - Redevelopment and recovery of community housing environments

- a. Enable and incentivise comprehensive redevelopment of the existing community housing environments, through a Community housing redevelopment mechanism which:
 - i. provides high quality urban design and on-site amenity;
 - ii. provides development that is integrated with, and sympathetic to, the amenity of adjacent neighbourhoods;
 - iii. maintains or increases the stock of community housing units;
 - iv. provides for an increased residential density; and
 - v. provides for a range of housing types including housing for lower income groups and those with specific needs.

14.2.2.4 Policy - Temporary infringement for earthquake repairs

- a. Enable temporary infringement of built form standards relating to building height and recession planes to facilitate the timely completion of repairs to earthquake damaged houses and ancillary buildings.

14.2.3 Objective - Strategic infrastructure

- a. Development of sensitive activities does not adversely affect the efficient operation, use, and development of Christchurch International Airport and Port of Lyttelton, the rail network, the National Grid and the identified 66kV and 33kV electricity distribution lines and the Heathcote to Lyttelton 11kV electricity distribution line, the state highway network, and other

strategic infrastructure.

14.2.3.1 Policy - Avoidance of adverse effects on strategic infrastructure

- a. Avoid reverse sensitivity effects on strategic infrastructure including:
 - i. Christchurch International Airport;
 - ii. the rail network;
 - iii. the major arterial road and minor arterial road network;
 - iv. the Port of Lyttelton;
 - v. the National Grid and the 66kV and 33kV electricity distribution lines and Heathcote to Lyttelton 11kV electricity distribution line identified on the planning maps.

14.2.4 Objective - High quality residential environments

- a. High quality, sustainable, residential neighbourhoods which are well designed, have a high level of amenity, enhance local character and reflect the Ngāi Tahu heritage of Ōtautahi.

Note: Policies [14.2.6.1](#), [14.2.6.2](#), [14.2.6.3](#), [14.2.6.6](#), and [14.2.6.8](#) also implement Objective [14.2.4](#).

14.2.4.1 Policy - Neighbourhood character, amenity and safety

- a. Facilitate the contribution of individual developments to high quality residential environments in all residential areas (as characterised in Table [14.2.1.1a](#)), through design:
 - i. reflecting the context, character, and scale of building anticipated in the neighbourhood;
 - ii. contributing to a high quality street scene;
 - iii. providing a high level of on-site amenity;
 - iv. minimising noise effects from traffic, railway activity, and other sources where necessary to protect residential amenity;
 - v. providing safe, efficient, and easily accessible movement for pedestrians, cyclists, and vehicles; and
 - vi. incorporating principles of crime prevention through environmental design.

14.2.4.2 Policy - High quality, medium density residential development

- a. Encourage innovative approaches to comprehensively designed, high quality, medium density residential development, which is attractive to residents, responsive to housing demands, and provides a positive contribution to its environment (while acknowledging the need for increased densities and changes in residential character), through:
 - i. consultative planning approaches to identifying particular areas for residential intensification and to defining high quality, built and urban design outcomes for those areas;
 - ii. encouraging and incentivising amalgamation and redevelopment across large-scale residential intensification areas;
 - iii. providing design guidelines to assist developers to achieve high quality, medium density development;
 - iv. considering input from urban design experts into resource consent applications;
 - v. promoting incorporation of low impact urban design elements, energy and water efficiency, and life-stage inclusive and adaptive design; and
 - vi. recognising that built form standards may not always support the best design and efficient use of a site for medium density development, particularly for larger sites.

14.2.4.3 Policy - Scale of home occupations

- a. Ensure home occupation activity is secondary in scale to the residential use of the property.

14.2.4.4 Policy - Character of low and medium density areas

- a. Ensure, consistent with the zone descriptions in Table [14.2.1.1a](#), that:
 - i. low density residential areas are characterised by a low scale open residential environment with predominantly one or two storey detached or semi-detached housing, and significant opportunities for landscaping and good access to sunlight and privacy are maintained; and
 - ii. medium density areas are characterised by medium scale and density of buildings with predominantly two or three storeys, including semi-detached and terraced housing and low rise apartments, and landscaping in publicly visible areas, while accepting that access to sunlight and privacy may be limited by the anticipated density of development and that innovative approaches to comprehensively designed, high quality, medium density residential development are also encouraged in accordance with Policy [14.2.4.2](#).

14.2.4.5 Policy - Character of residential development on the Port Hills

- a. Ensure that residential development on the Port Hills:
 - i. maintains the visual dominance of the Port Hills rural environment as a backdrop to the City;
 - ii. avoids buildings and structures on skylines of significant and outstanding natural landscapes;
 - iii. is of a density that provides opportunity for ample tree and garden planting;
 - iv. integrates with existing residential areas and where possible provides connections to public open space; and
 - v. where practicable, creates and improves connections to recreational, open space, ecological, and mahinga kai areas and recognises Sites of Ngāi Tahu Cultural Significance identified in [Appendix 9.5.6](#).

14.2.4.6 Policy - Character of residential development in Banks Peninsula

- a. Ensure that residential development in Banks Peninsula:
 - i. maintains and complements the rural and coastal character elements that are distinct and unique to the local area and existing residential settlements;
 - ii. maintains the landscape setting and does not visually dominate views from land and water;
 - iii. avoids buildings and structures on skylines of significant and outstanding natural landscapes;
 - iv. encourages innovative design and sustainable land-use development; and
 - v. where practicable, creates and improves connections to recreational, open space, ecological, and mahinga kai areas and recognises Sites of Ngāi Tahu Cultural Significance identified in [Appendix 9.5.6](#).

14.2.4.7 Policy - Residential character areas in Christchurch City, Akaroa and Lyttelton

- a. Maintain and enhance the identified special character values of residential areas arising from the following elements:
 - i. the continuity or coherence of the character;
 - ii. the pattern of subdivision, open space, buildings and streetscape;
 - iii. the landforms or features that contribute to the qualities of the landscape and built form;
 - iv. the scale, form and architectural values of buildings and their landscape setting;
 - v. the qualities of the streetscape; and

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- b. Within the Lyttelton and Akaroa Character Areas:
 - i. maintains and enhances the relationship to historic heritage;
 - ii. retains buildings and settings of high character value;
 - iii. retains important views from public places;
 - iv. reflects the existing small scale of development and integration with the landscape.

14.2.4.8 Policy - Best practice for health, building sustainability, energy and water efficiency

- a. Promote new residential buildings that:
 - i. provide for occupants' health, changing physical needs, and life stages; and
 - ii. are energy and water efficient;
 - iii. through non-regulatory methods including incentives.

14.2.5 Objective - Residential New Neighbourhood Zone

- a. Co-ordinated, sustainable and efficient use and development is enabled in the Residential New Neighbourhood Zone.

14.2.5.1 Policy - Outline development plans

- a. Use and development shall be in accordance with the development requirements in the relevant Outline development plan, or otherwise achieve similar or better outcomes, except as provided for in Clause b. in relation to any interim use and development.
- b. Interim use and development shall not compromise the timely implementation of, or outcomes sought by, the Outline development plan.
- c. Recognise that quarrying activities and other interim activities may be a suitable part of preparing identified greenfield priority areas for urban development, provided that their adverse effects can be adequately mitigated and they do not compromise use of the land for future urban development.

14.2.5.2 Policy - Comprehensive residential development

- a. Encourage comprehensive residential developments that are in accordance with the relevant outline development plan as a means of achieving co-ordinated, sustainable and efficient development outcomes.

14.2.5.3 Policy - Development density

- a. In residential development areas, achieve a minimum net density of 15 households per hectare, when averaged across the whole of the residential development area within the relevant outline development plan, except:
 - i. in the Residential New Neighbourhood (Prestons) Zone where the minimum net density is between 13 and 15 households per hectare; and
 - ii. in areas shown on an Outline development plan as being subject to development constraints.
- b. Except as provided for in (a)(i) and (ii) above, any use and development which results in a net density lower than the required net density shall demonstrate, through the use of legal mechanisms as appropriate, that the net density required across residential development areas of the outline development plan can still be achieved.
- c. Except as provided for in (a) and (b) above, a proposal for use and development which results in a net density lower than the required net density will result in other owners of greenfield (undeveloped) land within the outline development plan.

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area being identified as affected parties (where they have not given written approval).

- d. Encourage higher density housing to be located to support, and have ready access to, commercial centres, community facilities, public transport and open space; and to support well-connected walkable communities.

14.2.5.4 Policy - Neighbourhood quality and design

- a. Ensure that use and development:
 - i. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood;
 - ii. contributes to neighbourhoods that comprise a diversity of housing types;
 - iii. retains and supports the relationship to, and where possible enhances, recreational, heritage and ecological features and values; and
 - iv. achieves a high level of amenity.

14.2.5.5 Policy - Infrastructure servicing for developments

- a. Ensure that developments are serviced with all required infrastructure in an effective and efficient manner.

14.2.5.6 Policy - Integration and connectivity

- a. Ensure effective integration within and between developments and existing areas, including in relation to public open space networks, infrastructure and movement networks.
- b. Ensure that the boundaries between new and existing developments are, where appropriate, managed to avoid or mitigate adverse effects.
- c. Avoid significant adverse effects and remedy or mitigate other adverse effects on existing businesses, rural activities or infrastructure.

14.2.5.7 Policy - Ngā kaupapa / protection and enhancement of sites, values and other taonga of significance to tangata whenua

- a. Ensure:
 - i. protection of Sites of Ngāi Tahu Cultural Significance identified in [Schedule 9.5.6.1](#), and recognition of other Sites of Ngāi Tahu Cultural Significance identified in [Appendix 9.5.6](#) using culturally appropriate methods;
 - ii. identification and utilisation of opportunities to enhance sites, values and other taonga of cultural significance to Ngāi Tahu; and
 - iii. protection of the relationship of tangata whenua with freshwater, including cultural wellbeing and customary use opportunities.

14.2.6 Objective - Non-residential activities

- a. Residential activities remain the dominant activity in residential zones, whilst also recognising the need to:
 - i. provide for community facilities and home occupations which by their nature and character typically need to be located in residential zones; and
 - ii. restrict other non-residential activities, unless the activity has a strategic or operational need to locate within a residential zone or is existing guest accommodation on defined sites.

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Note: this objective and its subsequent policies do not apply to brownfield sites.

14.2.6.1 Policy - Residential coherence character and amenity

- a. Ensure that non-residential activities do not have significant adverse effects on residential coherence, character, and amenity.

Note: This policy also implements Objective [14.2.4](#)

14.2.6.2 Policy - Community activities and community facilities

- a. Enable community activities and community facilities within residential areas to meet community needs and encourage co-location and shared use of community facilities where practicable.
- b. Enable larger scale community activities and community facilities within defined arterial locations that:
 - i. are within walking distance of the Central City and suburban commercial centres;
 - ii. front onto core public transport routes; and
 - iii. are not dominated by residential development.

Note: This policy also implements Objective [14.2.4](#)

14.2.6.3 Policy - Existing non-residential activities

- a. Enable existing non-residential activities to continue and support their redevelopment and expansion provided they do not:
 - i. have a significant adverse effect on the character and amenity of residential zones; or
 - ii. undermine the potential for residential development consistent with the zone descriptions in Table [14.2.1.1a](#).

Note: This policy also implements Objective [14.2.4](#)

14.2.6.4 Policy - Other non-residential activities

- a. Restrict the establishment of other non-residential activities, especially those of a commercial or industrial nature, unless the activity has a strategic or operational need to locate within a residential zone, and the effects of such activities on the character and amenity of residential zones are insignificant.

14.2.6.5 Policy - Retailing in residential zones

- a. Ensure that small scale retailing, except for retailing permitted as part of a home occupation, is limited in type and location to appropriate corner sites on higher order streets in the road hierarchy.

14.2.6.6 Policy - Memorial Avenue and Fendalton Road

- a. Maintain the war memorial and visitor gateway roles of Memorial Avenue and Fendalton Road and their very high amenity values, by limiting the establishment of non-residential activities and associated outdoor advertising and vehicle parking on sites in residential zones with frontage to these roads.

Note: This policy also implements Objective [14.2.4](#)

14.2.6.7 Policy - Guest accommodation

- a. In the Accommodation and Community Facilities Overlay, provide for guest accommodation within defined arterial locations that:
 - i. are within walking distance of the Central City and suburban commercial centres;
 - ii. front onto core public transport routes; and
 - iii. are not dominated by residential development.
- b. In the Residential Guest Accommodation Zone, provide for the ongoing operation, intensification or redevelopment of existing guest accommodation sites, compatible with the character and amenity of adjoining residential zones.

14.2.6.8 Policy - Non-residential activities in Central City residential areas

- a. Within Central City residential areas:
 - i. ensure non-residential activities are of a small scale and compatible with residential activities;
 - ii. ensure non-residential activities are focussed on meeting the needs of the local residential community or depend upon the high level of amenity inherent in the Residential Central City Zone;
 - iii. ensure new non-residential activities do not compromise the role of the Residential Central City Zone, the Central City Business Zone, or the aim of consolidating that area of the Central City or the Central City Mixed Use Zones;
 - iv. enable the on-going operation, use and redevelopment of existing fire service facilities; and
 - v. protect residential amenity by controlling the character, scale and intensity of non-residential activities.

14.2.7 Objective - Redevelopment of brownfield sites

- a. On suitable brownfield sites, provide for new mixed use commercial and residential developments that are comprehensively planned so that they are environmentally and socially sustainable over the long term.

14.2.7.1 Policy - Redevelopment of brownfield sites

- a. To support and incentivise the comprehensive redevelopment of brownfield sites for mixed use residential activities and commercial activities where:
 - i. natural hazards can be mitigated;
 - ii. adequate infrastructure services and capacity are available;
 - iii. reverse sensitivity effects on existing industrial areas are managed;
 - iv. the safety and efficiency of the current and future transport system is not significantly adversely affected;
 - v. there is good walking and cycling access to public transport routes, commercial and community services, and open space;
 - vi. if necessary, contaminated land is remediated in accordance with national and regional standards; and
 - vii. the redevelopment does not impact on the vitality and strategic role of commercial centres.
- b. Ensure the redevelopment is planned and designed to achieve:
 - i. high quality urban design and on-site amenity; and
 - ii. development that is integrated and sympathetic with the amenity of the adjacent neighbourhoods and adjoining sites.

14.2.8 Objective - Central City residential role, built form and amenity

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- a. A predominantly residential environment offering a range of residential opportunities, including medium to high density living, within the Central City to support the restoration and enhancement of a vibrant city centre;
- b. A form of built development in the Residential Central City Zone that enables change to the existing environment, while contributing positively to the amenity and cultural values of the area, and to the health and safety, and quality and enjoyment, for those living within the area.

14.2.8.1 Policy - Building heights

- a. Provide for different maximum building heights in areas of the Residential Central City Zone with some areas requiring a reduced height compatible with the existing predominant character.

14.2.8.2 Policy - Amenity standards

- a. Prescribing minimum standards for residential development which:
 - i. are consistent with higher density living;
 - ii. protect amenity values for residents;
 - iii. integrate development with the adjacent and wider neighbourhood;
 - iv. provide for a range of current and future residential needs; and
 - v. recognise cultural values.

14.3 How to interpret and apply the rules

- a. The rules that apply to activities in the various residential zones are contained in the activity status tables (including activity specific standards) and built form standards in:
 - i. [Rule 14.4](#) – Residential Suburban Zone and Residential Suburban Density Transition Zone;
 - ii. [Rule 14.5](#) – Residential Medium Density Zone;
 - iii. [Rule 14.6](#) – Residential Central City Zone;
 - iv. [Rule 14.7](#) – Residential Hills Zone;
 - v. [Rule 14.8](#) – Residential Banks Peninsula Zone;
 - vi. [Rule 14.9](#) – Residential Large Lot Zone;
 - vii. [Rule 14.10](#) – Residential Small Settlement Zone;
 - viii. [Rule 14.11](#) – Residential Guest Accommodation Zone;
 - ix. [Rule 14.12](#) – Residential New Neighbourhood Zone;
 - x. [Rule 14.15](#) - Rules - Matters of control and discretion.
- b. In relation to the Residential Guest Accommodation Zone, each site has been grouped into Group A, B and C sites in [Appendix 14.16.11](#), depending on its residential context. For any activities (other than guest accommodation (P1) and permitted activities on the YMCA site (P3)), the applicable rules for permitted and restricted discretionary activities are those that apply in the zone listed for that site in [Appendix 14.16.11](#), including activity specific standards, built form standards and matters of discretion.
- c. Rules that apply to the use of the enhanced development mechanism and the community housing redevelopment mechanism are contained in the activity status tables (including activity specific standards) and built form standards in:
 - i. [Rule 14.13](#) – Enhanced development mechanism; and
 - ii. [Rule 14.14](#) – Community housing redevelopment mechanism.
- d. The areas that show where the community housing redevelopment mechanism (CHRM) can be utilised are shown on [Planning Maps 18, 23, 24, 25, 26, 29, 30, 31, 32, 33, 37](#) and [45](#).
- e. The rules that define where the enhanced development mechanism can be used are contained in the qualifying standards in [Rule 14.13.2](#).
- f. The information that is required for resource consent applications utilising the community housing redevelopment mechanism is set out in [Rule 14.14.3](#), and for the enhanced development mechanism, in [Rule 14.13.4](#).
- g. On any particular eligible site, the provisions of the community housing redevelopment mechanism may apply, or the provisions of the zone in which the site is located may apply.
- h. On any particular eligible site, the provisions of the enhanced development mechanism may apply, or the provisions of the zone in which the site is located may apply.
- i. Area specific rules also apply to activities in the following areas:
 - i. Residential Suburban Zone and Residential Suburban Density Transition Zone:
 - A Wigram, within the area of the diagram shown on Figure 6 (generally bounded by RNZAF Bequest Land, Awatea Road, and the Wigram aerodrome and runway);
 - B Peat Ground Condition Constraint Overlay
 - C Prestons Road Retirement Village Overlay;
 - D adjacent to State Highway 73 (Southern Motorway) between Annex and Curletts Roads;
 - E adjacent to State Highway 75 (Curletts Road) between the intersection with State Highway 73 and Lincoln Road;
 - F Existing Rural Hamlet Overlay;

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- G Stormwater Capacity Constraint Overlay;
 - H Residential land abutting the western boundary of the Industrial Park Zone at Russley Road / Memorial Avenue;
 - I Mairehau final development area shown on Figure 5;
 - J Accommodation and Community Facilities Overlay; and
 - K Character Area Overlay.
- ii. Residential Medium Density Zone:
- A Residential Medium Density Zone Higher Height Limit and Site Density Overlay at Deans Avenue;
 - B Residential Medium Density Zone Wigram (Figure 6);
 - C Sumner Master Plan Overlay ([Appendix 14.16.6](#));
 - D Sites with frontage to Bealey Avenue, Fitzgerald Avenue or Deans Avenue (south of Blenheim Road);
 - E Residential Medium Density Zone in the Commercial Local Zone (St Albans) Outline development plan shown as Area A in Chapter 15 [Appendix 15.15.5](#);
 - F Accommodation and Community Facilities Overlay; and
 - G Character Area Overlay.
- iii. Residential Banks Peninsula Zone:
- A Lyttelton Port Influences Overlay; and
 - B Character Area Overlay.
- iv. Residential Hills Zone:
- A Character Area Overlay.
- v. In addition, there may be some areas where area specific rules are provided only under the built form standards.
- j. The Residential New Neighbourhood Zone rules in [14.12](#) do not apply to the Meadowlands Exemplar Overlay in the Residential New Neighbourhood (North Halswell) Zone shown on [Planning Map 45](#). The rules relevant to Meadowlands Exemplar Overlay are contained in Chapter 8, see Rules [8.5.1.3](#) RD15, [8.5.1.4](#) D5 and [8.5.1.5](#) NC8. The Residential New Neighbourhood Zone rules in [14.12](#) do not apply to Areas 1 – 4 in the Residential New Neighbourhood (East Papanui) Zone shown on Planning Maps 24 and 25, other than where specified in Rule 8.5. The rules relevant to Areas 1 - 4 of the East Papanui Outline Development Plan area in [Appendix 8.10.30](#) are contained in Chapter 8, see Rules [8.5.1.3](#) RD17 and RD18, [8.5.1.4](#) D7. The rules in [14.12](#) of this chapter do apply to Area 5 of the East Papanui Outline Development Plan area in [Appendix 8.10.30](#), in addition to the rules in Chapter 8.
- k. The activity status tables and standards in the following chapters also apply to activities in all residential zones:
- [4 Hazardous Substances and Contaminated Land](#);
 - [5 Natural Hazards](#);
 - [6 General Rules and Procedures](#);
 - [7 Transport](#);
 - [8 Subdivision, Development and Earthworks](#);
 - [9 Natural and Cultural Heritage](#);
 - [11 Utilities and Energy](#).

14.4 Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone

14.4.1 Activity status tables

14.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Residential Suburban Zone and Residential Suburban Density Transition Zone if they meet the activity specific standards set out in this table, the built form standards in Rule 14.4.2, and the area specific rules in Rule 14.4.3.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.4.1.2, 14.4.1.3, 14.4.1.4, 14.4.1.5, and 14.4.1.6 or in the area specific rules in Rule 14.4.3

Activity		Activity specific standards
P1	Residential activity, except for residential units containing more than six bedrooms and boarding houses	<ol style="list-style-type: none"> a. No more than one heavy vehicle shall be stored on the site of the residential activity. 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.
P2	Minor residential unit where the minor unit is a detached building and the existing site it is to be built on contains only one residential unit	<ol style="list-style-type: none"> a. The existing site containing both units shall have a minimum net site area of 450m². b. The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area of 80m². c. The parking areas of both units shall be accessed from the same access. d. This requirement replaces the general outdoor living space requirements set out in Rule 14.4.2.5. There shall be a total outdoor living space on the existing site (containing both units) with a minimum area of 90m² and a minimum dimension of 5 metres. This total space can be provided as: <ol style="list-style-type: none"> i. a single continuous area; or ii. 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 in area.
P3	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms	Nil

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Activity		Activity specific standards															
P4	<u>Multi-unit residential complexes within the Residential Suburban Density Transition Zone - up to and including four residential units</u>	a. The minimum <u>net floor area</u> (including toilets and bathrooms, but excluding <u>parking area, garages or balconies</u>) for any <u>residential unit</u> in the complex shall be:															
P5	<u>Social housing complexes - up to and including four residential units</u>	<table border="1"> <thead> <tr> <th></th> <th>Number of bedrooms</th> <th>Minimum net floor area</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio.</td> <td>35m²</td> </tr> <tr> <td>ii.</td> <td>1 Bedroom.</td> <td>45m²</td> </tr> <tr> <td>iii.</td> <td>2 Bedrooms.</td> <td>60m²</td> </tr> <tr> <td>iv.</td> <td>3 or more Bedrooms.</td> <td>90m²</td> </tr> </tbody> </table>		Number of bedrooms	Minimum net floor area	i.	Studio.	35m ²	ii.	1 Bedroom.	45m ²	iii.	2 Bedrooms.	60m ²	iv.	3 or more Bedrooms.	90m ²
			Number of bedrooms	Minimum net floor area													
		i.	Studio.	35m ²													
		ii.	1 Bedroom.	45m ²													
		iii.	2 Bedrooms.	60m ²													
iv.	3 or more Bedrooms.	90m ²															
b. Any <u>residential unit</u> fronting a <u>road</u> or <u>public open space</u> shall have a <u>habitable space</u> located at the ground level, and at least 50% of all <u>residential units</u> within a complex shall have a <u>habitable space</u> located at the ground level.																	
c. Each of these <u>habitable spaces</u> located at the ground level shall have a minimum floor area of 9m ² and a minimum internal dimension of three metres and be internally <u>accessible</u> to the rest of the unit.																	
P6	<u>Older person's housing unit</u>	a. Any <u>older person's housing unit</u> shall have a maximum <u>gross floor area</u> of 120m ² .															
P7	<u>Retirement villages</u>	a. <u>Building</u> façade length - there must be a recess in the façade of a <u>building</u> where it faces a side or rear <u>boundary</u> from the point at which a <u>building</u> exceeds a length of 16 metres. The recess must: <ul style="list-style-type: none"> i. be at least 1 metre in depth, for a length of at least 2 metres; ii. be for the full <u>height</u> of the wall; and iii. include a break in the eave line and roof line of the façade. 															
P8	Conversion of an <u>elderly person's housing unit</u> existing at 6 December 2013, into a <u>residential unit</u> that may be occupied by any person(s) and without the need to be encumbered by a bond or other appropriate legal instrument (P8 only applies until 30 April 2018)	a. There shall be no reduction in the areas and dimensions of the lawfully established <u>outdoor living space</u> associated with each unit.															

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Activity		Activity specific standards
P9	Conversion of a <u>family flat</u> existing at 6 December 2013 into a <u>residential unit</u> that may be occupied by any person(s) and without the need to be encumbered by a legal instrument	<p>a. Each converted flat shall have a minimum <u>gross floor area</u>, excluding terraces, <u>garages</u>, sundecks, and verandahs, of 35m².</p> <p>b. This requirement replaces the general outdoor living space requirements set out in Rule 14.4.2.5. There shall be a total <u>outdoor living space</u> on the existing <u>site</u> (containing the <u>residential unit</u> and the <u>family flat</u>) with a minimum area of 90m² and a minimum dimension of 5 metres. 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 <u>outdoor living space</u> that is directly <u>accessible</u> from that unit and is a minimum of 30m² in area.</p>
P10	Conversion of a <u>residential unit</u> (within, or as an extension to, a <u>residential unit</u>) into two <u>residential units</u>	<p>a. Each <u>residential unit</u> shall have a minimum <u>gross floor area</u>, excluding terraces, <u>garages</u>, sundecks and verandahs, of 35m².</p> <p>b. This requirement replaces the general <u>outdoor living space</u> requirements set out in Rule 14.4.2.5. There shall be a total <u>outdoor living space</u> on the existing <u>site</u> with a minimum area of 90m² and a minimum dimension of 5 metres. 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 <u>outdoor living space</u> that is directly <u>accessible</u> from that unit and is a minimum of 30m² in area.</p> <p>c. The <u>residential unit</u> to be converted shall be outside: <ul style="list-style-type: none"> i. 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"; as shown in Appendix 14.16.5; ii. the Riccarton Wastewater Interceptor Overlay identified on the Planning Maps 38, 37, 31, 30, 23; except after the completion of infrastructure work to enable capacity in the identified lower catchment; and iii. any <u>Flood Management Area</u>. </p>

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Activity		Activity specific standards
P11	Replacement of a <u>residential unit</u> with two <u>residential units</u>	<p>a. The existing <u>site</u> shall be occupied by one <u>residential unit</u> and that <u>residential unit</u> has been, or will be, demolished because the insurer(s) of that unit have determined that the <u>residential unit</u> was uneconomic to repair because of earthquake damage.</p> <p>b. The existing <u>site</u> shall be outside:</p> <ul style="list-style-type: none"> i. 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"; as shown in Appendix 14.16.5; ii. the Riccarton Wastewater Interceptor Overlay identified on the Planning Maps 38, 37, 31, 30, 23; except after the completion of infrastructure work to enable capacity in the identified lower catchment; and iii. any <u>Flood Management Area</u>. <p>c. This requirement replaces the general <u>outdoor living space</u> requirements set out in Rule 14.4.2.5. There shall be a total <u>outdoor living space</u> on the existing <u>site</u> with a minimum area of 90m² and minimum dimension of 5 metres. 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 <u>outdoor living space</u> that is directly <u>accessible</u> from that unit and is a minimum of 30m² in area.</p>
P12	Construction of two <u>residential units</u> on a <u>site</u> that was vacant prior to the Canterbury earthquakes of 2010 and 2011	<p>a. The existing <u>site</u> shall be outside:</p> <ul style="list-style-type: none"> i. 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"; as shown in Appendix 14.16.5; ii. the Riccarton Wastewater Interceptor Overlay identified on the Planning Maps 38, 37, 31, 30, 23; except after the completion of infrastructure work to enable capacity in the identified lower catchment; and iii. any <u>Flood Management Area</u>. <p>b. This requirement replaces the general <u>outdoor living space</u> requirements set out in Rule 14.4.2.5. There shall be a total <u>outdoor living space</u> on the existing <u>site</u> with a minimum area of 90m² and minimum dimension of 6 metres. 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 <u>outdoor living space</u> that is directly <u>accessible</u> from that unit and is a minimum of 30m² in area.</p>

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Activity		Activity specific standards
P13	<u>Home occupation</u>	<ul style="list-style-type: none"> a. The gross floor area of the building, plus the area used for <u>outdoor storage area</u>, occupied by the <u>home occupation</u> shall be less than 40m². b. The maximum number of FTE persons employed in the <u>home occupation</u>, who reside permanently elsewhere than on the <u>site</u>, shall be two. c. Any <u>retailing</u> shall be limited to the sale of goods grown or produced on the site, or internet-based sales where no customer visits occur. d. The hours of operation, when the <u>site</u> is open to visitors, clients, and deliveries, shall be limited to between the hours of: <ul style="list-style-type: none"> i. 07:00 - 21:00 Monday to Friday; and ii. 08:00 - 19:00 Saturday, Sunday and public holidays. e. Visitor or staff <u>parking areas</u> shall be outside the <u>road boundary setback</u>. f. Outdoor advertising shall be limited to a maximum area of 2m², except that where the activity is located on <u>sites</u> with <u>frontage</u> to Memorial Avenue or Fendalton Road there shall be no <u>signage</u>.
P14	Care of non-resident children within a <u>residential unit</u> in return for monetary payment to the carer	<ul style="list-style-type: none"> a. There shall be: <ul style="list-style-type: none"> i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and ii. at least one carer residing permanently within the <u>residential unit</u>.
P15	<u>Bed and breakfast</u>	<ul style="list-style-type: none"> a. There shall be: <ul style="list-style-type: none"> i. a maximum of six guests accommodated at any one time; ii. at least one owner of the <u>residential unit</u> residing permanently on <u>site</u>; and iii. no guest given accommodation for more than 90 consecutive days.
P16	<u>Education activity</u>	<ul style="list-style-type: none"> a. The activity shall: <ul style="list-style-type: none"> i. only locate on <u>sites</u> with <u>frontage</u> and the primary entrance to a <u>minor arterial road</u> or <u>collector road</u> where: <ul style="list-style-type: none"> A a <u>right turn offset</u>, either informal or formal, is available, or; B a solid median prevents right turns into or out of the primary entrance.
P17	<u>Preschools</u> , other than as provided for in Rule 14.4.1.1 P14.	
P18	<u>Health care facility</u>	
P19	<u>Veterinary care facility</u>	
P20	<u>Places of assembly</u>	

Activity	Activity specific standards		
	<ul style="list-style-type: none"> ii. only occupy a <u>gross floor area of building</u> of less than 200m², or in the case of a <u>health care facility</u>, less than 300m²; iii. limit outdoor advertising to a maximum area of 2m²; iv. limit the hours of operation when the <u>site</u> is open to visitors, students, patients, clients, and deliveries to between the hours of: 		
	<table border="1"> <tr> <td data-bbox="670 548 893 622">A. <u>Education activity</u></td> <td data-bbox="893 548 1433 622">I. 07:00 - 21:00 Monday to Saturday; and II. Closed Sunday and public holidays.</td> </tr> </table>	A. <u>Education activity</u>	I. 07:00 - 21:00 Monday to Saturday; and II. Closed Sunday and public holidays.
A. <u>Education activity</u>	I. 07:00 - 21:00 Monday to Saturday; and II. Closed Sunday and public holidays.		
	<table border="1"> <tr> <td data-bbox="670 622 893 734">B. <u>Preschools</u></td> <td data-bbox="893 622 1433 734">I. 07:00 - 21:00 Monday to Friday, and II. 07:00 - 13:00 Saturday, Sunday and public holidays.</td> </tr> </table>	B. <u>Preschools</u>	I. 07:00 - 21:00 Monday to Friday, and II. 07:00 - 13:00 Saturday, Sunday and public holidays.
B. <u>Preschools</u>	I. 07:00 - 21:00 Monday to Friday, and II. 07:00 - 13:00 Saturday, Sunday and public holidays.		
	<table border="1"> <tr> <td data-bbox="670 734 893 808">C. <u>Health care facility</u></td> <td data-bbox="893 734 1433 808">I. 07:00 - 21:00.</td> </tr> </table>	C. <u>Health care facility</u>	I. 07:00 - 21:00.
C. <u>Health care facility</u>	I. 07:00 - 21:00.		
	<table border="1"> <tr> <td data-bbox="670 808 893 882">D. <u>Veterinary care facility</u></td> <td data-bbox="893 808 1433 882"></td> </tr> </table>	D. <u>Veterinary care facility</u>	
D. <u>Veterinary care facility</u>			
	<table border="1"> <tr> <td data-bbox="670 882 893 956">E. <u>Places of assembly</u></td> <td data-bbox="893 882 1433 956"></td> </tr> </table>	E. <u>Places of assembly</u>	
E. <u>Places of assembly</u>			
	<ul style="list-style-type: none"> v. in relation to <u>preschools</u>, limit outdoor play areas and facilities to those that meet the Group 1 acoustic standard for residential zones; vi. in relation to <u>preschools, veterinary care facilities and places of assembly</u> (see Figure 1): <ul style="list-style-type: none"> A only locate on <u>sites</u> where any <u>residential activity</u> on an <u>adjoining front site</u>, or <u>front site</u> separated by an <u>access</u>, with <u>frontage</u> to the same <u>road</u> is left with at least one residential neighbour. That neighbour shall be on an <u>adjoining front site</u>, or <u>front site</u> separated by an <u>access</u>, and have <u>frontage</u> to the same <u>road</u>; and B only locate on residential blocks where there are no more than two non-residential activities already within that block; vii. in relation to <u>veterinary care facilities</u>, limit the boarding of animals on the <u>site</u> to a maximum of four; viii. in relation to <u>places of assembly, entertainment activities</u> shall be closed Sunday and public holidays; ix. in relation to <u>noise sensitive activities</u>, not be located within the 50 dB <u>L_{dn}</u> Air Noise Contour as shown on the planning maps; and x. not include the storage of more than one <u>heavy vehicle</u> on the <u>site</u> of the activity. 		

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Activity		Activity specific standards
P21	<u>Spiritual activities</u>	<p>a. The activity shall:</p> <ul style="list-style-type: none"> i. limit the hours of operation to 07:00-22:00; and ii. not include the storage of more than one <u>heavy vehicle</u> on the <u>site</u> of the activity.
P22	<u>Community corrections facilities</u>	<p>a. The facility shall:</p> <ul style="list-style-type: none"> i. limit the hours of operation when the <u>site</u> is open to clients and deliveries to between the hours of 07:00 - 19:00; and ii. limit <u>signage</u> to a maximum area of 2m².
P23	<u>Community welfare facilities</u>	
P24	<u>Emergency service facilities</u>	Nil
P25	Repair or rebuild of multi-unit residential complexes 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.	<p>a. Where the repair or rebuild of a <u>building</u> will not alter the <u>building</u> footprint, location, or <u>height</u>, the <u>building</u> need not meet the built form standards.</p> <p>b. Where the <u>building</u> footprint, location, or <u>height</u> 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:</p> <ul style="list-style-type: none"> i. the only built form standards that shall apply are those specified in Rules 14.4.2.3 - Building height and 14.4.2.6 - Daylight recession planes; ii. in relation to the <u>road boundary setback</u>, the repaired or rebuilt <u>building</u> shall have a <u>setback</u> of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt <u>building</u> increases the level of non-compliance with the standard(s) compared to the <u>building</u> that existed at the time of the earthquakes. <p>Advice note:</p> <ul style="list-style-type: none"> 1. Examples of regulatory or legal requirement that may apply include the New Zealand Building Code, <u>Council</u> bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5. c. If paragraphs a. and b. do not apply, the relevant built form standards apply. d. Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to <u>adjoining</u> property owners (where the consent authority considers this is required, and absent written approval). e. Any application arising from not meeting standard b.ii. (<u>road boundary setbacks</u>), shall not be limited or publicly notified.

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Activity		Activity specific standards
P26	<p>a. Temporary lifting or moving of earthquake damaged <u>buildings</u> where the activity does not meet one or more of Rules:</p> <ul style="list-style-type: none"> i. 14.4.2.3 - Building height; ii. 14.4.2.4 - Site coverage; iii. 14.4.2.5 - Outdoor living space; iv. 14.4.2.6 - Daylight recession planes; or v. 14.4.2.7 - Minimum building setbacks from internal boundaries and railway lines. 	<p>a. <u>Buildings</u> shall not be:</p> <ul style="list-style-type: none"> i. moved to within 1 metre of an <u>internal boundary</u> and/or within 3 metres of any <u>water body</u>, scheduled tree, listed <u>heritage item</u>, areas listed as Sites of Ecological Significance (in Sub-chapter 9.1), Natural Landscapes, Features or Character (in Sub-chapter 9.2), or Sites of Ngāi Tahu Cultural Significance (in Sub-chapter 9.5), any <u>Council</u> owned structure, <u>archaeological site</u>, or the coastal marine area; or ii. lifted to a <u>height</u> exceeding 3 metres above the applicable recession plane or <u>height</u> control. <p>b. The <u>building</u> must be lowered back or moved back to its original position, or a position compliant with the <u>District Plan</u> 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 <u>building</u> being moved or lifted, the owners/occupiers of land <u>adjoining</u> the <u>sites</u> shall be informed of the work at least seven days prior to the lift or move of the <u>building</u> 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 <u>Council's</u> Resource Consents Manager shall be notified of the lifting or moving the <u>building</u> at least seven days prior to the lift or move of the <u>building</u> occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>
P27	<u>Relocation of a building</u>	Nil
P28	<u>Market gardens, community gardens, and garden allotments</u>	

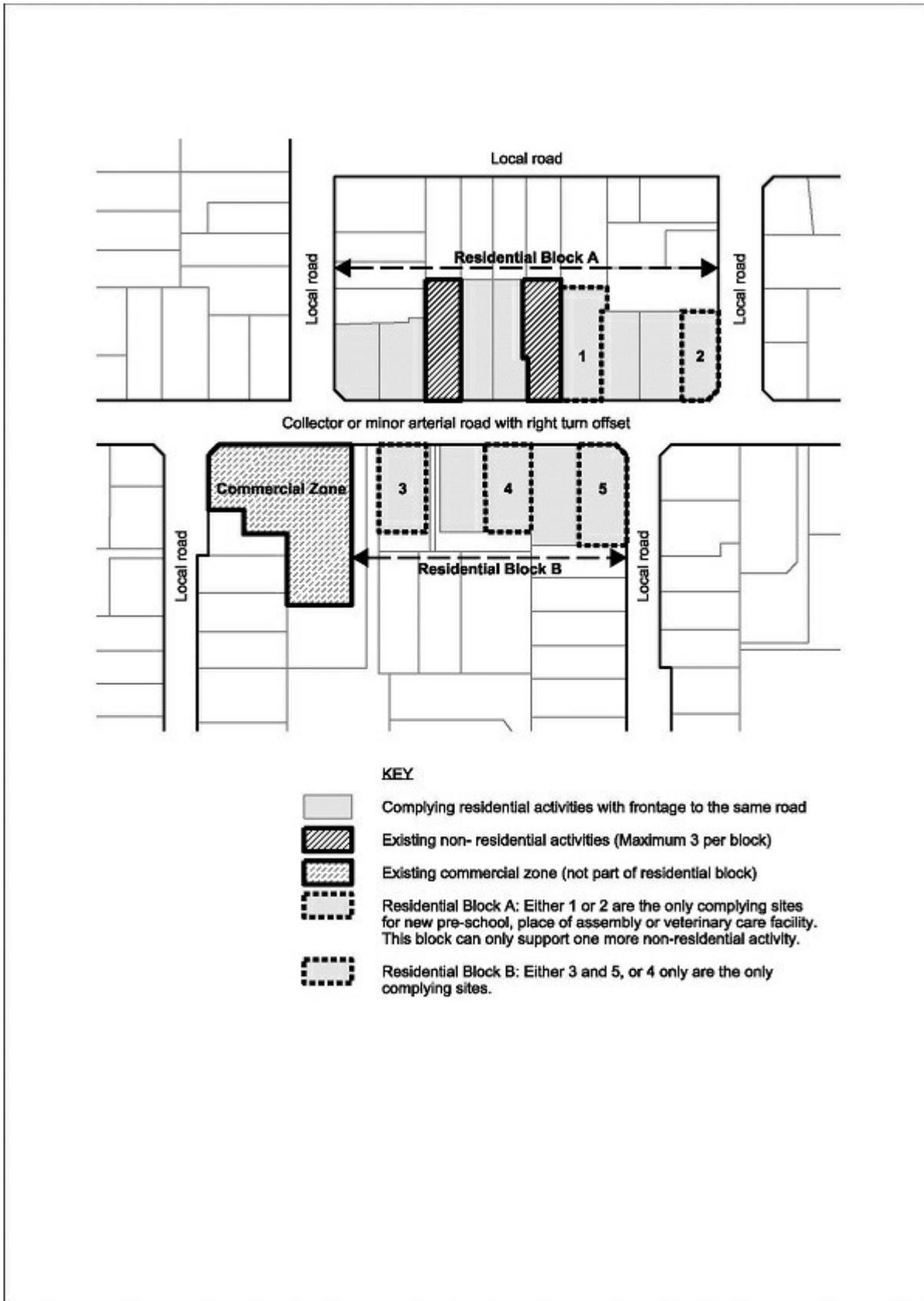


Figure 1: Residential coherence

14.4.1.2 Controlled activities

- a. The activities listed below are controlled activities.

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- 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 14.15, as set out in the following table.

Activity		The matters over which Council reserves its control:
C1	Fences that do not meet Rule 14.4.2.10 – Street scene amenity and safety - fences	a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.17
C2	Residential units (including any sleep-outs) containing more than six bedrooms in total	a. Scale of activity – Rule 14.15.5 b. Traffic generation and access safety – Rule 14.15.6
C3	Multi-unit residential complexes and social housing complexes that do not meet Rule 14.4.2.2 – Tree and garden planting	a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.17
C4	Multi-unit residential complexes and social housing complexes that do not meet Rule 14.4.2.12 – Service, storage and waste management spaces	a. Service, storage and waste management spaces – Rule 14.15.19
C5	Social housing complexes, where the complex does not meet one or more of the activity specific standards in Rule 14.4.1.1 P5 c. or d.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.17
C6	Multi-unit residential complexes in the Residential Suburban Density Transition Zone, where the complex does not meet one or more of the activity specific standards in Rule 14.4.1.1 P4 c. or d.	

14.4.1.3 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 14.15, or as specified, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Residential unit in the Residential Suburban Zone contained within its own separate site with a net site area between 400 and 450m ²	a. Site density and site coverage - Rule 14.15.2
RD2	Residential unit in the Residential Suburban Density Transition Zone contained within its own separate site with a net site area between 300m ² and 330m ²	

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Activity	The Council's discretion shall be limited to the following matters:
RD3 Minor residential unit where the minor unit is a detached building and does not meet one or more of the activity specific standards in Rule 14.4.1.1 P2 a., b., c., and d.	a. Minor residential units - Rule 14.15.22
RD4 Conversion of a residential unit (within or as an extension to a residential unit) into two residential units that does not meet one or more of the activity specific standards in Rule 14.4.1.1 P10 a. and b.	
RD5 Social housing complexes, where any residential unit in the complex does not meet activity specific standard Rule 14.4.1.1 P5 b.	a. Minimum unit size and unit mix - Rule 14.15.4
RD6 Multi-unit residential complexes in the Residential Suburban Density Transition Zone, where any residential unit in the complex does not meet activity specific standard Rule 14.4.1.1 P4 b.	
RD7 Social housing complexes - over four residential units	a. Residential design principles - Rule 14.15.1
RD8 Multi-unit residential complexes in Residential Suburban Density Transition Zone - over four residential units	
RD9 Older person's housing units that do not meet activity specific standard in Rule 14.4.1.1 P6 a.	a. Scale of activity - Rule 14.15.5
RD10 Retirement villages that do not meet one or more of the activity specific standards in Rule 14.4.1.1 P7	a. Retirement villages - Rule 14.15.9
RD11 Boarding house	a. Scale of activity - Rule 14.15.5 b. Traffic generation and access safety - Rule 14.15.6
RD12 Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 7 to 9 bedrooms	a. Scale of activity - Rule 14.15.5

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Activity	The Council's discretion shall be limited to the following matters:
<p>RD13</p> <p>a. <u>Convenience activities</u> where:</p> <ul style="list-style-type: none"> i. the <u>site</u> is located on the corner of a <u>minor arterial road</u> that intersects with either a <u>minor arterial road</u> or <u>collector road</u>; ii. the total area occupied by <u>retailing</u> on the <u>site</u> is no more than 50m² <u>public floor area</u>; iii. the activity does not include the sale of alcohol; iv. outdoor advertising is limited to no more than 2m² and shall be within the <u>road boundary setback</u>; v. the hours of operation when the <u>site</u> 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 <u>parking area</u> for visitors or service purposes. 	<ul style="list-style-type: none"> a. Residential design principles - Rule 14.15.1 b. Scale of activity - Rule 14.15.5 c. Non-residential hours of operation - Rule 14.15.21 d. Traffic generation and access safety - Rule 14.15.6
<p>RD14</p> <p>a. <u>Integrated family health centres</u> where:</p> <ul style="list-style-type: none"> i. the centre is located on <u>sites</u> with <u>frontage</u> and the primary entrance to a <u>minor arterial road</u> or <u>collector road</u> where <u>right turn offset</u>, either informal or formal is available; ii. the centre is located on <u>sites adjoining a Neighbourhood centre, District centre or Key activity centre</u>; iii. the centre occupies a <u>gross floor area of building</u> of between 301m² and 700m²; iv. outdoor advertising <u>signage</u> is limited to a maximum area of 2m²; and v. the hours of operation when the <u>site</u> is open to patients, or clients, and deliveries is limited to between the hours of 07:00 - 21:00. 	<ul style="list-style-type: none"> a. Scale of activity - Rule 14.15.5 b. Traffic generation and access safety - Rule 14.15.6 c. Non-residential hours of operation - Rule 14.15.21

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Activity	The Council's discretion shall be limited to the following matters:
RD15 <ul style="list-style-type: none"> a. Animal shelter at 14 and 18 Charlesworth Street. b. Any application arising from this rule shall not be publicly notified and may be limited notified only to directly abutting landowners and occupiers (where the consent authority considers this is required, and absent their written approval). 	<ul style="list-style-type: none"> a. Scale of activity - Rule 14.15.5 b. Traffic generation and access safety - Rule 14.15.6 c. Non-residential hours of operation - Rule 14.15.21
RD16 <ul style="list-style-type: none"> a. <u>Spiritual activities</u> that do not meet the hours of operation in Rule 14.4.1.1 P21. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to directly abutting land owners and occupiers (absent their written approval). 	<ul style="list-style-type: none"> a. Non-residential hours of operation - Rule 14.15.21
RD17 <ul style="list-style-type: none"> a. <u>Community corrections facilities and community welfare facilities</u> that do not meet one or more of the activity specific standards in Rule 14.4.1.1 P22 or P23. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. As relevant to the activity specific standard that is not met: <ul style="list-style-type: none"> i. Scale of activity - Rule 14.15.5 ii. Traffic generation and access safety - Rule 14.15.6 iii. Non-residential hours of operation - Rule 14.15.21
RD18 <ul style="list-style-type: none"> a. Temporary lifting or moving of earthquake damaged <u>buildings</u> that does not meet one or more of the activity specific standards in Rule 14.4.1.1 P26. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Relocation of a buildings and temporary lifting or moving of earthquake damaged buildings - Rule 14.15.16
RD19 <u>Buildings</u> that do not meet Rule 14.4.2.3 - Building height	<ul style="list-style-type: none"> a. Impacts on neighbouring property - Rule 14.15.3
RD20 <u>Buildings</u> that do not meet Rule 14.4.2.6 - Daylight recession planes	
RD21 <ul style="list-style-type: none"> a. Activities and <u>buildings</u> that do not meet Rule 14.4.2.4 - <u>Site coverage</u> where the <u>site coverage</u> is between 35% and 40%. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Site density and site coverage - Rule 14.15.2

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Activity	The Council's discretion shall be limited to the following matters:
RD22 <ul style="list-style-type: none"> a. <u>Multi-unit residential complexes, social housing complexes, and older person's housing units</u> that do not meet Rule 14.4.2.4 - Site coverage, where the site coverage is between 40-45% (calculated over the <u>net site area</u> of the <u>site</u> of the entire complex or group of units). b. Any application arising from this rule shall not be limited or publicly notified. 	
RD23 <ul style="list-style-type: none"> a. <u>Market gardens</u> where the <u>site coverage</u> exceeds 55%. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Site density and site coverage - Rule 14.15.2
RD24 <ul style="list-style-type: none"> a. <u>Residential units</u> that do not meet Rule 14.4.2.5 - Outdoor living space. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Outdoor living space - Rule 14.15.20
RD25 <ul style="list-style-type: none"> a. <u>Buildings</u> that do not meet Rule 14.4.2.9 - Road boundary building setback. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Street scene - road boundary building setback, fencing and planting - Rule 14.15.17
RD26 <u>Buildings</u> that do not meet Rule 14.4.2.7 - Minimum building setbacks from internal boundaries and railway lines, other than Rule 14.4.2.7(vi) (refer to Rule 14.4.1.3 RD28)	<ul style="list-style-type: none"> a. Impacts on neighbouring properties - Rule 14.15.3 b. Minimum building, window and balcony setbacks - Rule 14.15.18
RD27 <u>Buildings</u> that do not meet Rule 14.4.2.8 - Minimum setback and distance to living area <u>windows</u> and balconies and living space <u>windows</u> facing internal boundaries	
RD28 <u>Buildings</u> that do not meet Rule 14.4.2.7(vi) relating to rail corridor boundary <u>setbacks</u>	<ul style="list-style-type: none"> a. Whether the reduced setback from the rail corridor will enable <u>buildings</u> to be maintained without requiring access above, over, or on the rail corridor.
RD29 <ul style="list-style-type: none"> a. <u>Residential units</u> that do not meet Rule 14.4.2.11 - Water supply for firefighting. 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). 	<ul style="list-style-type: none"> a. Water supply for fire fighting - Rule 14.15.7

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Activity	The Council's discretion shall be limited to the following matters:
<p>RD30</p> <p>a. Activities and <u>buildings</u> that do not meet one or more of the activity specific standards in Rule 14.4.1.1 (except for P16 - P18 standard i. relating to noise sensitive activities in the 50 dB Ldn Air Noise Contour, refer to Rule 14.4.1.3 RD33; or P16-P19 standard j. relating to storage of <u>heavy vehicles</u>, refer to Rule 14.4.1.4 D2) for:</p> <ul style="list-style-type: none"> i. P13 <u>Home occupation</u>; ii. P16 <u>Education activity</u> iii. P17 <u>Preschools</u>, other than as provided for in Rule 14.4.1.1 P14 and Rule 14.4.1.4 D2; iv. P18 <u>Health care facility</u>; v. P19 <u>Veterinary care facility</u>. <p>b. Any application arising from this rule 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"> i. Scale of activity - Rule 14.15.5 ii. Traffic generation and access safety - Rule 14.15.6 iii. Non-residential hours of operation - Rule 14.15.21
<p>RD31</p> <p>a. Activities and <u>buildings</u> that do not meet one or more of Rule 14.4.1.1 P10 standard c.iii, or Rule 14.4.1.1 P11 standard b.iii, or Rule 14.4.1.1 P12 standard a.iii.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. The setting of the minimum floor level.</p> <p>b. The frequency at which any proposal is predicted to be flooded and the extent of damage likely to occur in such an event.</p> <p>c. Any proposed mitigation measures, and their effectiveness and environmental impact, including any benefits associated with flood management.</p> <p>d. Any adverse effects on the scale and nature of the <u>building</u> and its location in relation to neighbouring <u>buildings</u>, including effects the privacy of neighbouring properties as a result of the difference between minimum and proposed floor levels, and effects on streetscape.</p>
<p>RD32</p> <p>a. Activities and <u>buildings</u> that do not meet one or more of Rule 14.4.1.1 P10 standard c.ii, or P11 standard b.ii., or P12 standard a.ii.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Whether there is adequate capacity in the wastewater system to provide for the additional <u>residential activity</u>.</p>
<p>RD33 Retirement villages that do not meet Rule 14.4.2.4 - Site coverage, where the site coverage is greater than 45% (calculated over the net site area of the site of the entire village).</p>	<p>a. Retirement villages - 14.15.9.</p>

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Activity	The Council's discretion shall be limited to the following matters:
<p>RD34</p> <p>a. The following activities and facilities located within the 50 dB L_{dn} Air Noise Contour as shown on the planning maps:</p> <ul style="list-style-type: none"> i. Residential activities which are not provided for as a permitted or controlled activity; ii. Education activities (Rule 14.4.1.1 P16); iii. Preschools (Rule 14.4.1.1 P17); or iv. Health care facilities (Rule 14.4.1.1 P18); <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited (absent its written approval).</p>	<p>a. The extent to which effects, as a result of the sensitivity of activities to current and future noise generation from aircraft, are proposed to be managed, including avoidance of any effect that may limit the operation, maintenance or upgrade of Christchurch International Airport.</p> <p>b. The extent to which appropriate indoor noise insulation is provided with regard to Appendix 14.16.4.</p>

14.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, or non-complying activity
D2	<p>a. Activities that do not meet one or more of the activity specific standards in Rule 14.4.1.1 for:</p> <ul style="list-style-type: none"> i. P1 Residential activity; ii. P8 Conversion of an elderly person's housing unit into a residential unit; iii. P14 Care of non-resident children in a residential unit; iv. P15 Bed and breakfast; v. P20 Places of assembly; or vi. Storage of more than one heavy vehicle for P16-P19 and P21.
D3	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 10 or more bedrooms
D4	Show homes
D5	Integrated family health centres which do not meet one of more of the requirements specified in Rule 14.4.1.3 RD14
D6	Multi-unit residential complexes in Residential Suburban Zones

14.4.1.5 Non-complying activities

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

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Activity	
NC1	Any non-residential activity located on a <u>site with frontage</u> to Memorial Avenue or Fendalton Road
NC2	<u>Residential units</u> in the Residential Suburban Zone that do not meet Rule 14.4.2.1, where the <u>residential unit is contained within a site with a net site area of less than 400m² net site area.</u>
NC3	<u>Residential units</u> in the Residential Suburban Density Transition Zone that do not meet Rule 14.4.2.1, where the <u>residential unit is contained within a site with a net site area of less than 300m² net site area</u>
NC4	Activities and <u>buildings</u> that do not meet Rule 14.4.2.4 where the <u>site coverage</u> exceeds 40% (except as provided for in Rule 14.1.1.5 NC5)
NC5	<u>Multi-unit residential complexes, social housing complexes and older person's housing units</u> that do not meet Rule 14.4.2.4, where the <u>site coverage</u> exceeds 45% (calculated over the <u>net site area of the site of the entire complex or group of units</u>)
NC6	<p>a. <u>Sensitive activities and buildings</u> (excluding <u>accessory buildings</u> associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV <u>National Grid transmission line</u> or within 12 metres of the foundation of an associated <u>support structure</u>; or ii. within 10 metres of the centre line of a 66kV <u>National Grid transmission line</u> or within 10 metres of a foundation of an associated <u>support structure</u>; or <p>b. Fences within 5 metres of a <u>National Grid transmission line support structure foundation</u>.</p> <p>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).</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. The <u>National Grid transmission lines</u> are shown on the planning maps. 2. Vegetation to be planted around the <u>National Grid</u> should be selected and/or managed to ensure that it will not result in that vegetation breaching the <u>Electricity (Hazards from Trees) Regulations 2003</u>. 3. <u>The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)</u> contains restrictions on the location of structures and activities in relation to <u>National Grid transmission lines</u>. <u>Buildings and activity in the vicinity of National Grid transmission lines</u> must comply with NZECP 34:2001.

NC7	<p>a. <u>Sensitive activities and buildings</u> (excluding <u>accessory buildings</u> associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV <u>electricity distribution line</u> or within 10 metres of a foundation of an associated <u>support structure</u>; or ii. within 5 metres of the centre line of a 33kV <u>electricity distribution line</u> or within 5 metres of a foundation of an associated <u>support structure</u>; or iii. within 5 metres of the centre line of the 11kV Heathcote to Lyttelton <u>electricity distribution line</u> (except that this shall not apply to any underground section) or within 5 metres of a foundation of an associated <u>support structure</u>. <p>b. Fences within 5 metres of a 66kV or 33kV <u>electricity distribution line support structure</u> foundation.</p> <p>c. Fences within 5 metres of an 11kV Heathcote to Lyttelton <u>electricity distribution line support structure</u> 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 <u>electricity distribution network operator</u> (absent written approval).</p> <p>Advice note:</p> <ul style="list-style-type: none"> 1. The <u>electricity distribution lines</u> are shown on the planning maps. 2. Vegetation to be planted around <u>electricity distribution lines</u> should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to <u>electricity distribution lines</u>. <u>Buildings</u> and activity in the vicinity of <u>electricity distribution lines</u> must comply with NZECP 34:2001.
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14.4.1.6 Prohibited activities

There are no prohibited activities.

14.4.2 Built form standards

14.4.2.1 Site density

- a. Each residential unit shall be contained within its own separate site. The site shall have a minimum net site area as follows:

	Activity	Standard
i.	Residential Suburban Zone (excluding <u>residential units</u> established under Rule 14.4.1.1 P8, P9, P10, P11 and P12)	450m ²
ii.	Residential Suburban Density Transition Zone (excluding <u>residential units</u> established under Rule 14.4.1.1 P8, P9, P10, P11 and P12)	330m ²
iii.	<u>Social housing complexes</u>	There shall be no minimum <u>net site area</u> for any <u>site</u> for any <u>residential unit</u> or <u>older person's housing unit</u>
iv.	<u>Multi-unit residential complexes</u>	
v.	<u>Older person's housing units</u>	
vi.	<u>Retirement village</u>	

14.4.2.2 Tree and garden planting

- a. For multi-unit residential complexes and social housing complexes only, sites shall include the following minimum tree and garden planting:
- i. a minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space), where
 - A at least 50% of the landscaping shall be trees and shrubs, and
 - B a minimum of one tree for every 250m² of gross site area (prior to subdivision), or part thereof, is included within the landscaping, and
 - C at least one tree shall be planted adjacent to the road boundary;
 - ii. all trees required by this rule shall be not less than 1.5 metres high at the time of planting;
 - iii. all trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced; and
 - iv. the minimum tree and garden planting requirements shall be determined over the site of the entire complex.

14.4.2.3 Building height

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

	Activity / area	Standard
i.	All <u>buildings</u> unless specified below.	8 metres
ii.	Minor <u>residential units</u> in the Residential Suburban Zone.	5.5 metres and of a single storey only.
iii.	All <u>buildings</u> on the Woolston Fire Station and Training Centre <u>site</u> at 929 Ferry Road, Lot 1 DP72727.	20 metres

Advice note:

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

14.4.2.4 Site coverage

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

	Zone/activity	Standard
i.	All activities unless specified below.	35%
ii.	<u>Multi-unit residential complexes</u> , <u>social housing complexes</u> , and groups of <u>older person's housing units</u> where all the <u>buildings</u> are single storey. The percentage <u>coverage</u> by <u>buildings</u> shall be calculated over the <u>net site area</u> of the entire complex or group, rather than over the net area of any part of the complex or group	40%
iii.	<u>Market gardens</u> .	55%
iv..	<u>Retirement villages</u> .	45%

- b. For the purposes of this rule this excludes:

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- i. fences, walls and retaining walls;
- ii. eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a building;
- iii. uncovered swimming pools up to 800mm in height above ground level; and
- iv. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - A are no more than 800mm above ground level and are uncovered or unroofed; or
 - B where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site.

14.4.2.5 Outdoor living space

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

	Activity/area	Standard	
		Minimum area	Minimum dimension
i.	Residential Suburban Zone.	90m ²	6 metres
ii.	Residential Suburban Density Transition Zone.	50m ²	4 metres
iii.	<u>Multi-unit residential complexes, social housing complexes and older person's housing units</u>	30m ²	4 metres

- b. The required minimum area shall be readily accessible from a living area of each residential unit.
- c. The required minimum area shall not be occupied by any building, access, or parking space, other than:
- i. an outdoor swimming pool; or
 - ii. accessory building of less than 8m²; or
 - iii. 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.
- d. This rule only applies to structures on the same site.
- e. This rule does not apply to residential units in a retirement village.

14.4.2.6 Daylight recession planes

- a. Buildings shall not project beyond a building envelope constructed by recession planes, as shown in [Appendix 14.16.2 Diagram A and Diagram B](#) as relevant, from points 2.3 metres above:
- i. ground level at the internal boundaries; or
 - ii. 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
 - 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.
- b. Where the building is located in an overlay that has a permitted height of more than 11 metres, 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.

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- 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).

Advice note:

1. Refer to [Appendix 14.16.2](#) for permitted intrusions.

14.4.2.7 Minimum building setbacks from internal boundaries and railway lines

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

	Activity / area	Standard
i.	All <u>buildings</u> not listed in table below	1 metre
ii.	<u>Accessory buildings</u> where the total length of walls or parts of the <u>accessory buildings</u> within 1 metre of each internal <u>boundary</u> does not exceed 10.1 metres in length	Nil
iii.	Decks and terraces at or below ground floor level to a maximum height of 300mm above <u>ground level</u> within 1m of the <u>boundary</u> .	Nil
iv.	<u>Buildings</u> that share a common wall along an internal <u>boundary</u>	Nil
v.	All other <u>buildings</u> where the internal <u>boundary</u> of the <u>site</u> adjoins an <u>access</u> or part of an <u>access</u>	1 metre
vi.	<u>Buildings, balconies</u> and decks on <u>sites</u> adjacent to or abutting a designated rail corridor.	4 metres from the rail corridor boundary
vii.	Except where 14.4.2.7 viii applies, all two storey <u>buildings</u> where the internal <u>boundary</u> of the <u>site</u> adjoins the Avonhead Cemetery (<u>Council</u> landscape buffer)	5 metres
viii.	For two storey <u>buildings</u> adjoining the Avonhead Cemetery (<u>Council</u> landscape buffer) that have high-set <u>windows</u> on the second floor facing the cemetery	3 metres

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

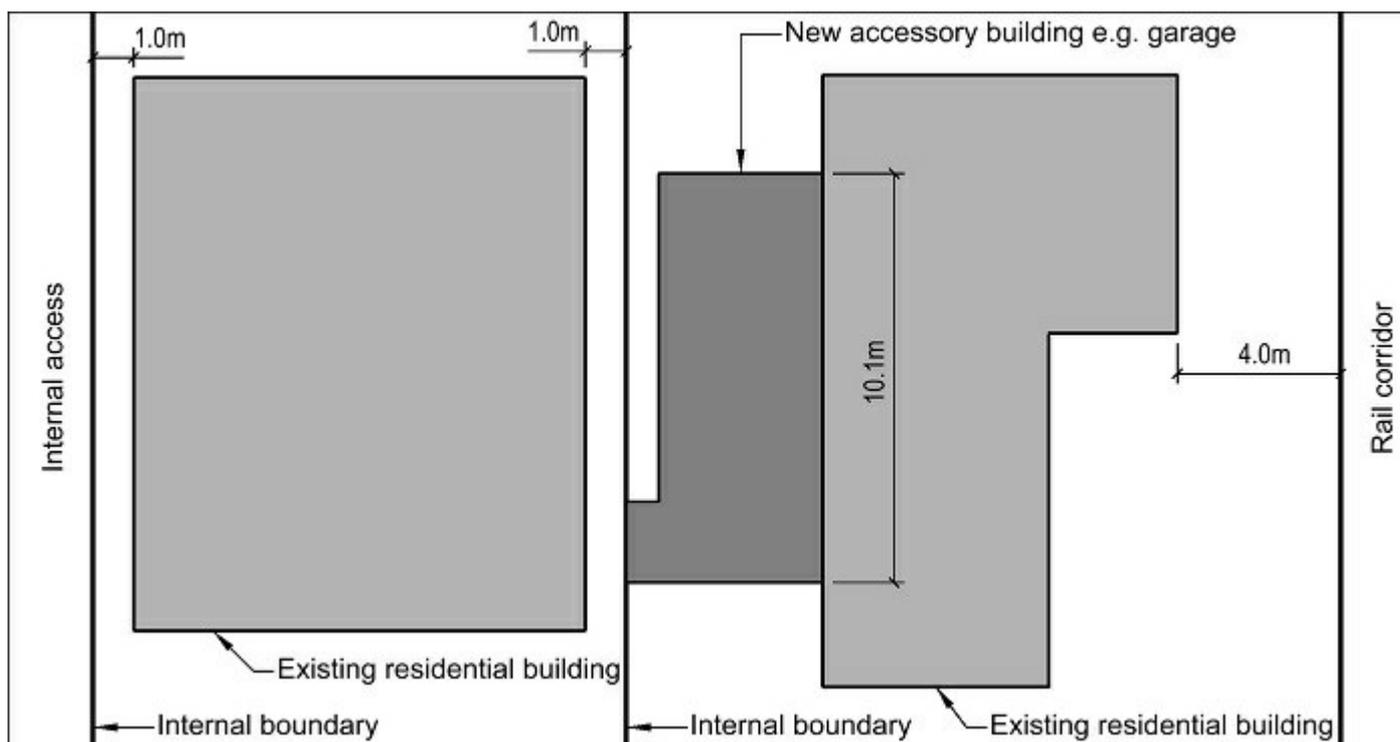


Figure 2: Separation from neighbours

14.4.2.8 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.

14.4.2.9 Road boundary building setback

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

Activity	Standard
i. All <u>buildings</u> and situations not listed below	4.5 metres
ii. Where a <u>garage</u> has a vehicle door that generally faces a <u>road</u> or <u>shared access</u>	5.5 metres from the shared <u>access</u> or <u>road</u> kerb

- b. Rule 14.4.2.9.a applies except for:
 - i. A garage where (See Figure 3):

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- A the side walls are parallel to the road boundary and no more than 6.5 metres in length;
- B the side walls facing the road contain a window with a minimum dimension of at least 0.6 metres (including the window frame);
- C the space between the side wall and the road boundary contains a landscaping strip of at least 2 metres in width that includes a minimum of two trees capable of reaching four metres height at maturity; and
- D where the access to the garage is located adjacent to a side boundary:
 - I. a landscaping strip of at least 0.6 metres width, planted with species capable of reaching 1.5 metres height at maturity, is located along the side boundary up to the line of the residential unit.
- E Where the planting conflicts with required visibility splays the visibility splay rules will prevail and the planting not be required.

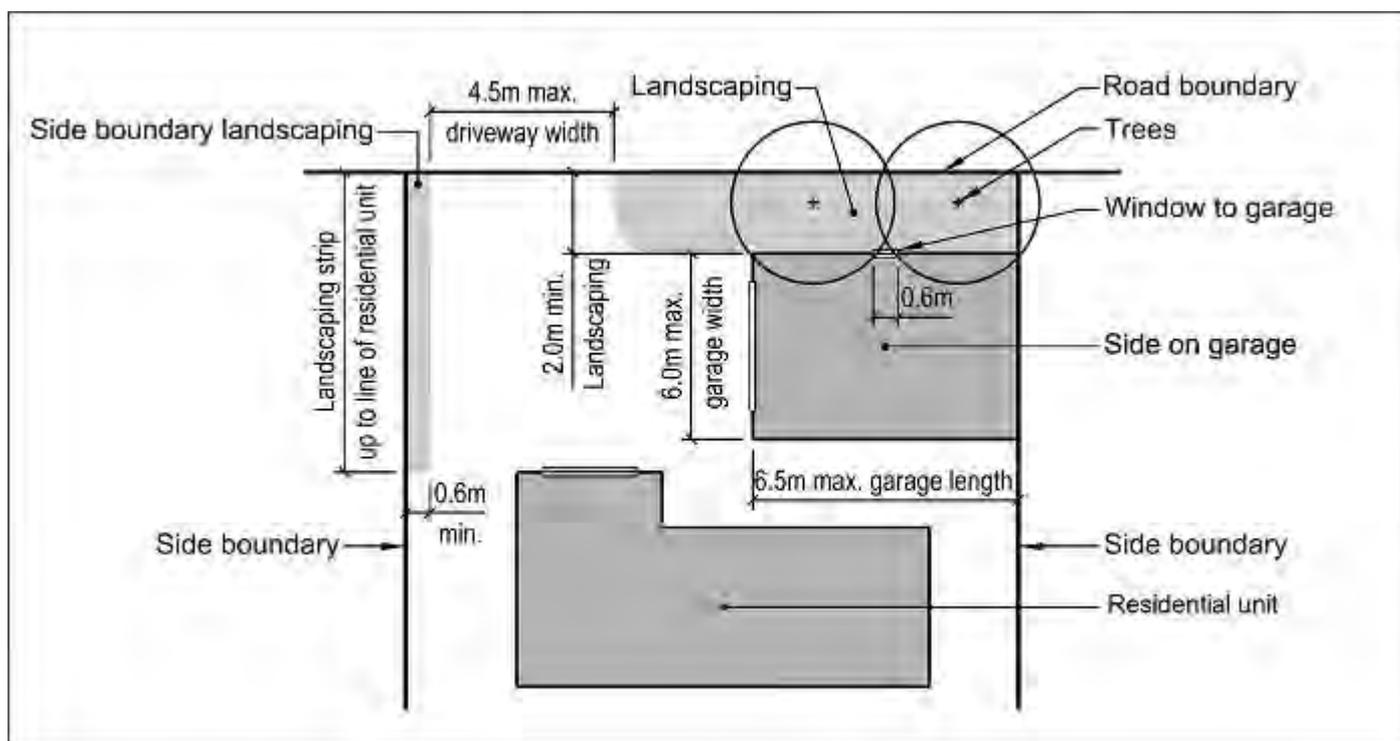


Figure 3: Side extension.

- ii. A garage where (See Figure 4):
 - A the garage is a single garage, with the door facing the road boundary, accessed from a local road;
 - B the garage is a maximum 3.6 metres wide;
 - C the garage is fitted with a sectional door that does not intrude into the driveway when open and can be operated with an automatic opener. Where the garage is more than 3.5 metres from the road boundary, an automatic opener is not required; and
 - D no part of the garage door when opening or shutting extends beyond the site boundary.
- iii. Rule 14.4.2.9 a. and b. above do not apply to garages in the Character Area Overlay.

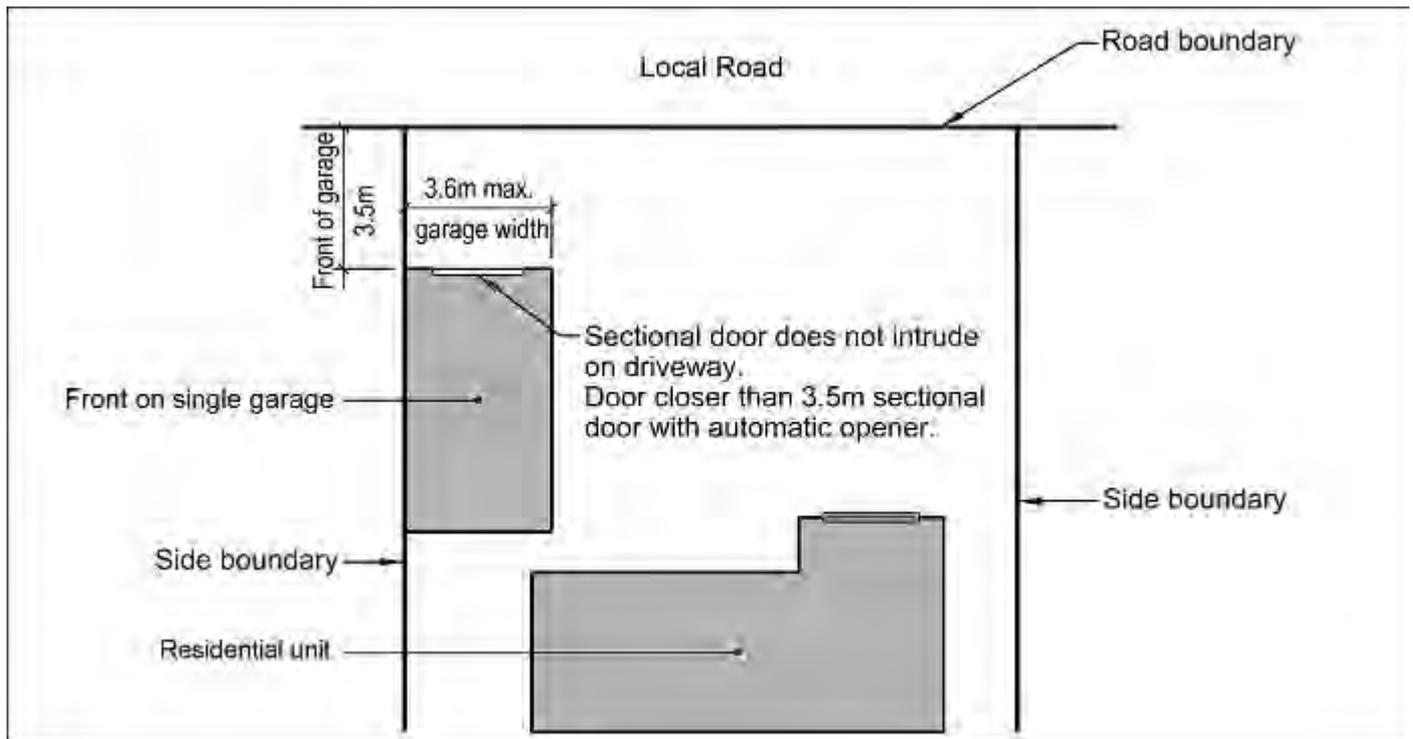


Figure 4: Front extension

14.4.2.10 Street scene amenity and safety - fences

- a. The maximum height of any fence in the required building setback from a road boundary shall be 1.8 metres.
- b. This rule 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.
- c. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

14.4.2.11 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).

14.4.2.12 Service, storage and waste management spaces

- a. For multi-unit residential complexes and social housing complexes only:
 - i. each residential unit shall be provided with at least 2.25m² 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;
 - ii. each residential unit shall be provided with at least 3m² with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and
 - iii. the required spaces in a. and/or b. for each residential unit shall be provided either individually, or within a dedicated shared communal space.

14.4.3 Area-specific rules - Residential Suburban Zone and Residential Suburban Density Transition Zone

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- a. The following rules apply to the areas specified. All activities are also subject to Rules in [14.4.1](#) and [14.4.2](#) unless specified otherwise.

14.4.3.1 Area-specific activities

14.4.3.1.1 Area-specific permitted activities

- a. The activities listed below are permitted activities if they meet the activity specific standards set out in this table; and the built form standards in Rule [14.4.2](#), unless specified otherwise in Rule [14.4.3.2](#)
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [14.4.1.2](#), [14.4.1.3](#), [14.4.1.4](#), [14.4.1.5](#) and [14.4.1.6](#) (unless specified otherwise in area specific rules); and Rules [14.4.3.1.2](#), [14.4.3.1.3](#), [14.4.3.1.4](#), [14.4.3.1.5](#), or [14.4.3.1.6](#).

Activity	Activity specific standards
<p>P1</p> <p>a. The following activities in the Accommodation and Community Facilities Overlay:</p> <ul style="list-style-type: none"> i. <u>Preschools</u>; ii. <u>Health care facility</u>; iii. <u>Veterinary care facility</u>; iv. <u>Education activity</u>; v. <u>Place of assembly</u>; vi. <u>Spiritual activities</u>; vii. <u>Community corrections facilities</u>; viii. <u>Community welfare facilities</u>; ix. <u>Care facility</u>. 	<ul style="list-style-type: none"> a. The activity specific standards in Rule 14.4.1.1 do not apply. b. The facility or activity shall: <ul style="list-style-type: none"> i. comprise less than 500m² <u>gross leasable floor space</u>; and ii. limit the time when the <u>site</u> is open to visitors, students, patients, clients, and deliveries to between 07:00-21:00 Monday to Sunday.
<p>P2 <u>Guest accommodation</u> in the Accommodation and Community Facilities Overlay</p>	<p>Nil</p>

14.4.3.1.2 Area-specific controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved in Rule [14.15](#), as set out in the following table.

	Location	Controlled activity	The matters over which Council reserves its control

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C1	Character Area Overlay	<p>a. The <u>relocation of a building onto the site</u>, erection of new <u>buildings</u> and alterations or additions to existing <u>buildings</u>, <u>accessory buildings</u>, fences and walls associated with that development, where it is:</p> <ul style="list-style-type: none"> i. visible from the street; ii. located in that part of the <u>site</u> between the <u>road boundary</u> and the main <u>residential unit on the site</u>; or iii. involves changes to the front façade of the main <u>residential unit of the site</u>. <p>b. This rule does not apply to:</p> <ul style="list-style-type: none"> i. fences that are 1 metre in <u>height</u> or less ii. <u>accessory buildings</u> that are located to the rear of the main <u>residential unit on the site</u> and are less than 5 metres in height iii. fences that are located on a side or rear <u>boundary</u> of the <u>site</u>, except where that <u>boundary</u> is adjacent to a public space; or iv. <u>rear sites</u> or those located on private lanes in CA4 - Beckenham Loop. <p>c. Activities that do not meet Rule 14.4.3.2.17 Landscape areas.</p> <p>d. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Character Area Overlay - Rule 14.15.23</p>
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14.4.3.1.3 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 [14.15](#), or as specified, as set out in the following table:

	Location	Restricted discretionary activity	The Council's discretion shall be limited to the following matters
RD1	Residential area in Wigram as shown on Figure 6	<ul style="list-style-type: none"> a. Activities that do not comply with Rule 14.4.3.2.9 - <u>Outdoor living space</u> at West Wigram. b. Any application arising from this rule shall not be publicly notified and may be limited notified only to the New Zealand Defence Force (where the consent authority considers this is required and absent its written approval). 	<ul style="list-style-type: none"> a. Development plans - Rule 14.15.15 b. Special <u>setback</u> provision - Residential Suburban Zone Wigram - Rule 14.15.13

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	Location	Restricted discretionary activity	The Council's discretion shall be limited to the following matters
RD2	Mairehau Final Development Area	<ul style="list-style-type: none"> a. Any development of land that is not in accordance with the layout shown in the development plan in Figure 5. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Development plans - Rule 14.15.15
RD3	Prestons Road Retirement Village Overlay	<ul style="list-style-type: none"> a. <u>Residential units</u> that do not comply with Rule 14.4.3.2.4 - <u>Outdoor living space</u>. b. Any application arising from this rule shall not be limited or publicly notified. c. This clause shall cease to have effect on 31st December 2018. 	<ul style="list-style-type: none"> a. <u>Outdoor living space</u> - Rule 14.15.20
RD4	<ul style="list-style-type: none"> a. Peat Ground Condition Constraint Overlay; b. Stormwater Capacity Constraint Overlay; or c. Prestons Road Retirement Village Overlay. 	<ul style="list-style-type: none"> a. Activities and <u>buildings</u> that do not comply with Rule 14.4.3.2.5 - Minimum <u>building setbacks</u> from internal boundaries. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. <u>Minimum building, window and balcony setbacks</u> - Rule 14.15.18

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	Location	Restricted discretionary activity	The <u>Council's</u> discretion shall be limited to the following matters
RD5	<ul style="list-style-type: none"> a. Peat Ground Condition Constraint Overlay; b. Stormwater Capacity Constraint Overlay; c. Existing Rural Hamlet Overlay in the area to the east of the 50 dB Ldn Air Noise Contour shown on Planning Map 18; or d. Existing Rural Hamlet Overlay in the area to the west of the 50 dB Ldn Air Noise Contour shown on Planning Map 18. 	<p><u>Residential units</u> that do not comply with Rule 14.4.3.2.1 - Site density</p>	<ul style="list-style-type: none"> a. Site density and site coverage - Rule 14.15.2 b. Whether the development design adequately mitigates any adverse effects of the additional <u>building coverage</u> on the environmental condition giving rise to the constraint.
RD6	Prestons Road Retirement Village Overlay	<ul style="list-style-type: none"> a. Activities and <u>buildings</u> that do not comply with Rule 14.4.3.2.2 - Building height b. This clause shall cease to have effect on 31st December 2018 in relation to the Prestons Road Retirement village. 	<ul style="list-style-type: none"> a. Impacts on neighbouring property - Rule 14.15.3

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	Location	Restricted discretionary activity	The Council's discretion shall be limited to the following matters
RD7	<ul style="list-style-type: none"> a. Peat Ground Condition Constraint Overlay; b. Stormwater Capacity Constraint Overlay; c. Existing Rural Hamlet Overlay; or d. Prestons Road Retirement Village Overlay. 	Activities and <u>buildings</u> that do not comply with Rule 14.4.3.2.3 - Site coverage	<ul style="list-style-type: none"> a. Site density and site coverage - Rule 14.15.2 b. Whether the development design adequately mitigates any adverse effects of the additional <u>building coverage</u> on the environmental condition giving rise to the constraint.
RD8	Character Area Overlay	<u>Residential units</u> that do not comply with Rule 14.4.3.2.1 – <u>Site</u> density, where the minimum <u>site</u> density is between 400m ² and 600m ²	<ul style="list-style-type: none"> a. Character Area Overlay – Rule 14.15.23
RD9	Accommodation and Community Facilities Overlay	<ul style="list-style-type: none"> a. <u>Service stations</u>. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Scale of activity – Rule 14.15.5 b. Hours of operation – Rule 14.15.21 c. Traffic generation and access safety – Rule 14.15.6
RD10		Activities listed in Rule 14.4.3.1.1 P1 that do not comply with any one or more of the activity specific standards in Rule 14.4.3.1.1 P1.	<ul style="list-style-type: none"> a. Scale of activity – Rule 14.15.5 b. Hours of operation – Rule 14.15.21 c. Traffic generation and access safety – Rule 14.15.6 d. Impacts on neighbouring property - Rule 14.15.3
RD11	<ul style="list-style-type: none"> a. Prestons Road Retirement Village Overlay b. Accommodation and Community Facilities Overlay 	<u>Buildings</u> that do not comply with Rule 14.4.3.2.11 – Daylight recession planes	<ul style="list-style-type: none"> a. Impacts on neighbouring property – Rule 14.15.3
RD12	Accommodation and Community Facilities Overlay	<ul style="list-style-type: none"> a. Activities and <u>buildings</u> that do not comply with Rule 14.4.3.2.3 - Site coverage 	<ul style="list-style-type: none"> a. <u>Site</u> density and <u>site</u> coverage – Rule 14.15.2

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	Location	Restricted discretionary activity	The Council's discretion shall be limited to the following matters
RD13		<ul style="list-style-type: none"> a. <u>Buildings</u> that do not comply with Rule 14.4.3.2.12 – Maximum continuous building length. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Impacts on neighbouring property – Rule 14.15.3 b. Residential design principles – Rule 14.15.1.e only
RD14		<ul style="list-style-type: none"> a. <u>Buildings</u> that do not comply with Rule 14.4.3.2.13 – Building setbacks from road boundaries. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Street scene – <u>road boundary building setback, fencing and planting</u> – Rule 14.15.17
RD15		<ul style="list-style-type: none"> a. <u>Buildings</u> that do not comply with Rule 14.4.3.2.14 – Front entrances and facades. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Residential design principles – Rule 14.15.1
RD16		<ul style="list-style-type: none"> a. <u>Buildings</u> that do not comply with Rule 14.4.3.2.15 – <u>Building overhangs</u>. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Residential design principles – Rule 14.15.1
RD17		<ul style="list-style-type: none"> a. Activities that do not comply with Rule 14.4.3.2.16 – Fences and screening. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Street scene – <u>road boundary building setback, fencing and planting</u> – Rule 14.15.17
RD18		<ul style="list-style-type: none"> a. Activities that do not comply with Rule 14.4.3.2.17 – Landscaped areas b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Street scene – <u>road boundary building setback, fencing and planting</u> – Rule 14.15.17

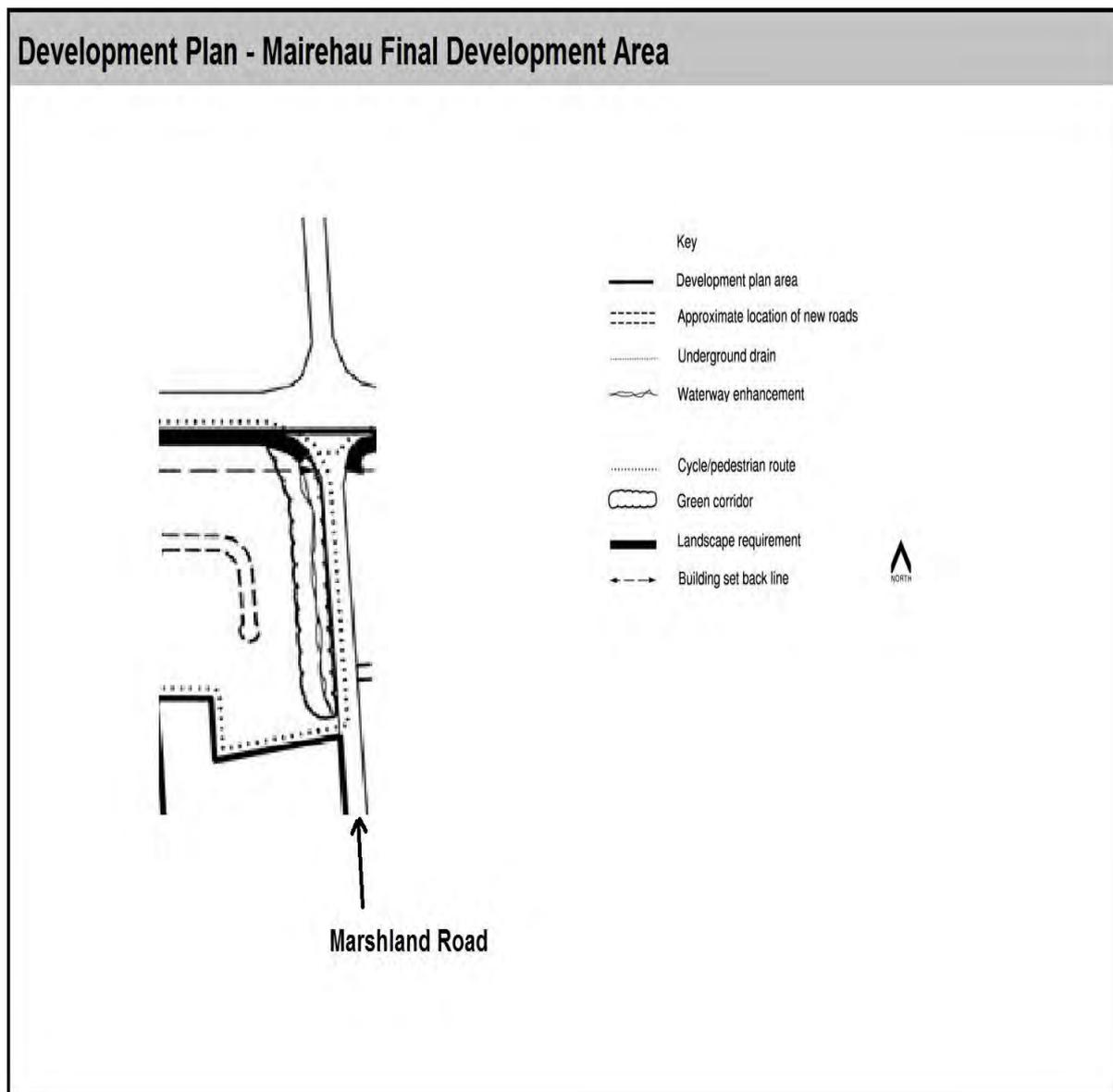


Figure 5 : Mairehau final development area.

14.4.3.1.4 Area-specific discretionary activities

a. The activities listed below are discretionary activities.

Activity	
D1	Activities and <u>buildings</u> that do not comply with Rule 14.4.3.2.10 - Use of site and buildings Prestons Road Retirement Village Overlay. This clause shall cease to have effect on 31st December 2018.
D2	Activities and <u>buildings</u> that do not comply with Rule 14.4.3.2.6 - Minimum building setback from zone boundary Russley Road/Memorial Avenue
D3	Activities and <u>buildings</u> that do not comply with 14.4.3.2.8 - Building types and limits Prestons Road Retirement Village Overlay

14.4.3.1.5 Area-specific non-complying activities

a. The activities listed below are a Non Complying Activity.

Activity	
NC1	Activities and <u>buildings</u> that do not comply with Rule 14.4.3.2.7 - Noise insulation
NC2	Activities and <u>buildings</u> that do not comply with Rule 14.4.3.2.9 - Outdoor living space West Wigram
NC3	<u>Residential units</u> in the Character Area Overlay that do not comply with Rule 14.4.3.2.1, where the <u>residential unit</u> is contained within a <u>site</u> with a <u>net site area</u> of less than 400m ² .

14.4.3.1.6 Area-specific prohibited activities

There are no prohibited activities.

14.4.3.2 Area-specific built form standards

14.4.3.2.1 Site density

- a. This applies to:
 - i. Peat Ground Condition Constraint Overlay;
 - ii. Stormwater Capacity Constraint Overlay;
 - iii. Existing Rural Hamlet Overlay; and
 - iv. Character Area Overlay.
- b. Each residential unit shall be contained within its own separate site. The site shall have a minimum net site area as follows:

	Activity	Standard
i.	Peat Ground Condition Constraint Overlay.	2000m ²
ii.	Stormwater Capacity Constraint Overlay.	1 <u>residential unit</u> for each <u>allotment</u> existing at June 1995.
iii.	Existing Rural Hamlet Overlay	2000m ²
iv.	Residential Suburban Zone within the Character Area Overlay	600m ²
v.	Residential Suburban Density Transition Zone and within the Character Area Overlay (except as specified in 6. Below)	400m ²
vi.	Character Area Overlay – Character Area 27 - Beverley	500m ²

Advice note:

1. Refer also to the subdivision rules in [Chapter 8](#).

14.4.3.2.2 Building height

- a. This applies to:
 - i. Prestons Road Retirement Village Overlay; and
 - ii. Accommodation and Community Facilities Overlay.
- b. Maximum height of any building shall be:

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	Activity/area	Standard
i.	Prestons Road Retirement Village Overlay, except as listed in ii. below. This clause shall cease to have effect on 31st December 2018.	6.5 metres and of a single storey only
ii.	Prestons Road Retirement Village Overlay in the health facility. This clause shall cease to have effect on 31st December 2018.	13 metres
iii.	Activities that are not <u>residential activities</u> in the Accommodation and Community Facilities Overlay	9 metres, or 12 metres for a <u>building</u> with a pitched roof of at least 22 degrees.

- c. For the purposes of determining building height in the Prestons Road Retirement Village Overlay, ground level shall be taken as the level of ground existing when filling or excavation for new buildings on the land has been completed.
- d. Rule 14.4.2.3 - Building height shall not apply in the Prestons Road Retirement Village Overlay until Rule 14.4.3.2.2 ceases to have effect.

Advice note:

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

14.4.3.2.3 Site coverage

- a. This applies to:
- Peat Ground Condition Constraint Overlay;
 - Stormwater Capacity Constraint Overlay;
 - Existing Rural Hamlet Overlay;
 - Prestons Road Retirement Village Overlay; and
 - Accommodation and Community Facilities Overlay.
- b. Rule 14.4.2.4 - Site coverage shall not apply in the Prestons Road Retirement Village Overlay area until Rule 14.4.3.2.3 ceases to have effect.

The maximum percentage of the <u>net site area</u> covered by <u>buildings</u> shall be as follows:	Activity/area	Standard
i.	Peat Ground Condition Constraint, Stormwater Capacity Constraint, and Existing Rural Hamlet.	40% or 300m ² whichever is the lesser
ii.	Prestons Road Retirement Village Overlay, except as stated in iii. below. This clause shall cease to have effect on 31st December 2018.	40% (calculated over the <u>net site area</u> of the entire complex)

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iii.	Prestons Road Retirement Village Overlays: residential activities with garages. This clause shall cease to have effect on 31st December 2018.	40% or 300m ² whichever is the lesser
iv.	Activities that are not residential activities in the Accommodation and Community Facilities Overlay	45%

- c. For the purposes of this rule this excludes:
- i. fences, walls and retaining walls;
 - ii. eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a building;
 - iii. uncovered swimming pools up to 800mm in height above ground level; and
 - iv. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - A are no more than 800mm above ground level and are uncovered or unroofed; or
 - B where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site;

14.4.3.2.4 Outdoor living space Prestons Road Retirement Village Overlay

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

	Activity/area	Standard	
		Minimum Area	Minimum Dimension
i.	Prestons Road Retirement Village Overlay: for any <u>older person's housing unit</u> . This clause shall cease to have effect on 31st December 2018.	30m ²	3 metres

- b. The required minimum area shall be readily accessible from a living area of each residential unit. 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:
- i. an outdoor swimming pool; or
 - ii. accessory building of less than 8m² in area; or
 - iii. any buildings or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, which occupies no more than 30% of the area of the outdoor living space.
- d. Rule 14.4.2.5 Outdoor living space shall not apply to any older person's housing unit in the Prestons Road Retirement Village Overlay until Rule 14.4.3.2.4 ceases to have effect.

14.4.3.2.5 Minimum building setbacks from internal boundaries

- a. This applies to:
- i. Peat ground condition constraint overlay;
 - ii. Stormwater capacity constraint overlay;
 - iii. Prestons Road Retirement Village overlay.

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- b. Rule [14.4.2.7](#) (other than Rule 14.4.2.7(vi)) - Minimum building setbacks to internal boundaries shall not apply in the Prestons Road Retirement Village Overlay areas until Rule [14.4.3.2.5](#) ceases to have effect.
- c. Minimum building setback from boundaries shall be as follows:

	Area	Standard
i.	Peat Ground Condition Constraint and Stormwater Capacity Constraint Overlays	3 metres
ii.	Prestons Road Retirement Village Overlay. This clause shall cease to have effect on 31st December 2018.	A. From Prestons Road – 15 metres B. From internal <u>boundaries</u> – 1.8 metres

14.4.3.2.6 Minimum building setback from zone boundary Russley Road/Memorial Avenue

- a. At Russley Road/Memorial Avenue, where the eastern boundary of the Residential Suburban Zone abuts the western boundary of the Industrial Park Zone, the minimum building setback from the eastern boundary of the zone where it abuts the Industrial Park Zone shall be 5 metres.

14.4.3.2.7 Noise Insulation

- a. This applies to:
 - i. the area adjacent to State Highway 73 (Southern Motorway) between Annex and Curletts Roads;
 - ii. the area adjacent to State Highway 75 (Curletts Road) between the intersection with State Highway 73 and Lincoln Road;
 - iii. Peat Ground Condition Constraint Overlay; and
 - iv. Existing Rural Hamlet Overlay.

	Location	Standard
b.	On that land which is: <ul style="list-style-type: none"> a. adjacent to State Highway 73 (Southern Motorway) between Annex and Curletts Roads; and b. adjacent to State Highway 75 (Curletts Road) between the intersection with State Highway 73 and Lincoln Road. 	<ul style="list-style-type: none"> a. <u>Building setbacks</u>, or <u>building location</u>, or acoustic barriers, or other means, either singly or in combination shall be used such that the following noise insulation standards are met: b. Sound levels attributable to traffic from these roads shall not exceed a level of 57 <u>dBA</u> L10 (18 hour) 54 <u>dBA</u> Leq (24 hour) in any outdoor area of the <u>site</u> and a design level of 60 <u>dBA</u> L10 (18 hour) 57 <u>dBA</u> Leq (24 hour) measured 1 metre from the <u>façade</u> of any <u>residential unit</u>. All measured in accordance with NZS 6801:1991 Assessment of Sound.

	Location	Standard
c.	Mairehau Final Development Area identified in Figure 5 – on land which is on the western side of Marshlands Road between Queen Elizabeth Drive and Briggs Road	<p>a. There shall be no minimum <u>building setback</u> where:</p> <ul style="list-style-type: none"> i. mounding or other physical barrier to noise transmission capable of reducing traffic noise intrusion to all parts of any <u>site</u> by at least 10dBA is provided within 20 metres of the <u>road boundary</u> across the entire width of the <u>site</u>; ii. the mounding in i. is screened from the <u>adjoining road</u> by <u>landscaping</u> with a minimum depth of 1.5 metres and a minimum <u>height</u> of 1.8 metres at time of planting; iii. the minimum <u>building setback</u> from a limited access road shall be 40 metres. <p>b. where a.i. and a.ii. are complied with and all external <u>windows</u> and doors of a <u>residential units</u> including those <u>installed</u> in the roof are acoustically treated to achieve a sound transmission loss of at least 25dBA with <u>windows</u> and doors closed the minimum <u>setback</u> shall be 20 metres.</p> <p>c. Where a. and b. do not apply the minimum <u>building setback</u> shall be 80 metres.</p> <p>d. For the purpose of this rule the minimum <u>building setback</u> shall be measured from the <u>road carriageway</u> to the <u>residential unit</u>.</p>
d.	Peat Ground Condition Constraint Overlay	The minimum <u>building setback</u> from the <u>boundary</u> with the Residential Suburban Zones or the <u>boundary</u> with Lot 1, Lot 2 or Lot 3 DP 49320 shall be 6 metres.
e.	Existing Rural Hamlet Overlay	<p>a. In the Existing Rural Hamlet Overlay west of the 50 dB Ldn Air Noise Contour:</p> <ul style="list-style-type: none"> i. Any new <u>residential units</u>, or additions to existing <u>residential units</u> shall be insulated from aircraft noise so as to meet the provisions of Appendix 14.16.4; and ii. <u>Buildings</u>, other than <u>residential units</u>, shall also be insulated, where applicable, to meet the provisions of Appendix 14.16.4.

14.4.3.2.8 Building types and limits Prestons Road Retirement Village Overlay

- a. There shall be a maximum of 165 independent older person’s housing units.
- b. Where a unit shares a common wall with another unit, there shall be no more than 4 units in any such arrangement.
- c. There shall be a maximum of 45 serviced older person’s housing units contained within the health facility.
- d. There shall be a maximum of one health care facility with ground floor area of 2500m².
- e. The maximum floor area for any one residential unit shall be 165m².

14.4.3.2.9 Outdoor living space West Wigram

- a. On the frontage shown in Figure 6, residential units shall have their primary outdoor living space facing away from the aerodrome site. Windows to living areas which directly face the RNZAF Bequest Land shall be double glazed. In addition, a 2 metre wide landscape strip and a close solid and continuous 1.8 metre high fence shall be placed along the boundary of the RNZAF Bequest Land and be completed before any residential units are built.

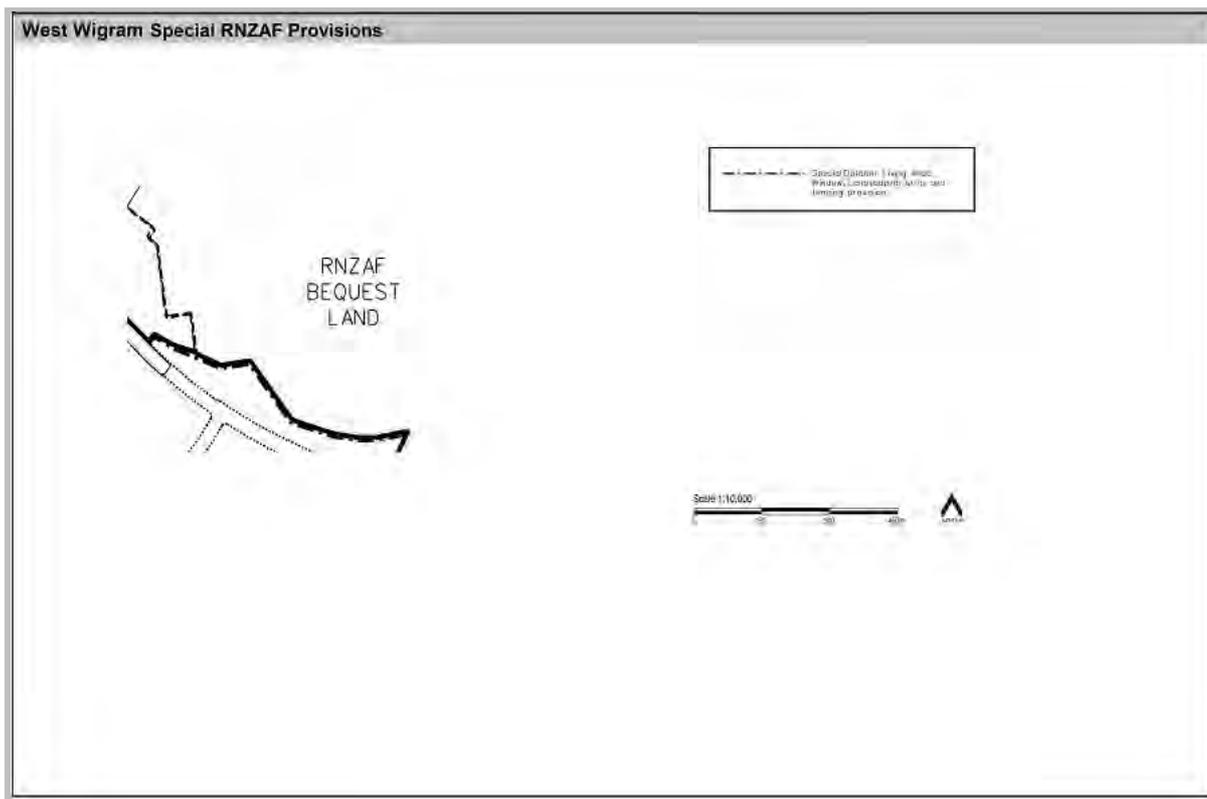


Figure 6 : West Wigram Special RNZAF Provisions

14.4.3.2.10 Use of the site and buildings Prestons Road Retirement Village Overlay

- a. Any site or buildings shall only be used for housing for persons over the age of 55 and ancillary health, managerial, administrative, social and professional and retail activities associated with the provision of services to those over the age of 55 residing on site.

14.4.3.2.11 Daylight recession planes

- a. This applies to:
 - i. Prestons Road Retirement Village Overlay; and
 - ii. Accommodation and Community Facilities Overlay.
- b. Buildings shall not project beyond a building envelope constructed by recession planes, using the applicable recession planes in the following table, from points 2.3 metres above:
 - i. ground level at the internal boundaries; or
 - ii. 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
 - 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.

	Area	Applicable to	Standard
A.	Prestons Road Retirement Village Overlay	All buildings	Diagram A, Appendix 14.16.2

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B.	Accommodation and Community Facilities Overlay	Activities that are not residential activities	Diagram C, Appendix 14.16.2
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14.4.3.2.12 Maximum continuous building length

- a. Within the Accommodation and Community Facilities Overlay the maximum continuous building length shall be applicable to buildings for:

Applicable to	Standard
<ul style="list-style-type: none"> i. Guest accommodation; ii. Community facility; iii. Preschool; iv. Education facility; v. Health care facility; vi. Place of assembly; and vii. Veterinary care facility. 	<ul style="list-style-type: none"> A. New buildings: 15 metres B. Additions to an existing building: 10 metres

14.4.3.2.13 Building setback from road boundaries

- a. Within the Accommodation and Community Facilities Overlay for activities that are not residential activities, the minimum building setback from road boundaries shall be 3 metres.

14.4.3.2.14 Front Entrances and Facades

- a. Within the Accommodation and Community Facilities Overlay, the following front entrance and façade treatment shall be provided and is applicable to buildings for:

Applicable to	Standard
<ul style="list-style-type: none"> i. Guest accommodation; ii. Community facility; iii. Preschool; iv. Education facility; v. Health care facility; vi. Place of assembly; and vii. Veterinary care facility. 	<ul style="list-style-type: none"> A Pedestrian access shall be directly from the road frontage. B A minimum of 30% glazing on the road frontage on ground floor. C A minimum of 20% glazing on the road frontage on elevations above ground level.

14.4.3.2.15 Building Overhangs

- a. Within the Accommodation and Community Facilities Overlay for activities that are not residential activities, no internal floor area located above ground floor level shall project more than 800mm horizontally beyond the gross floor area at

ground level.

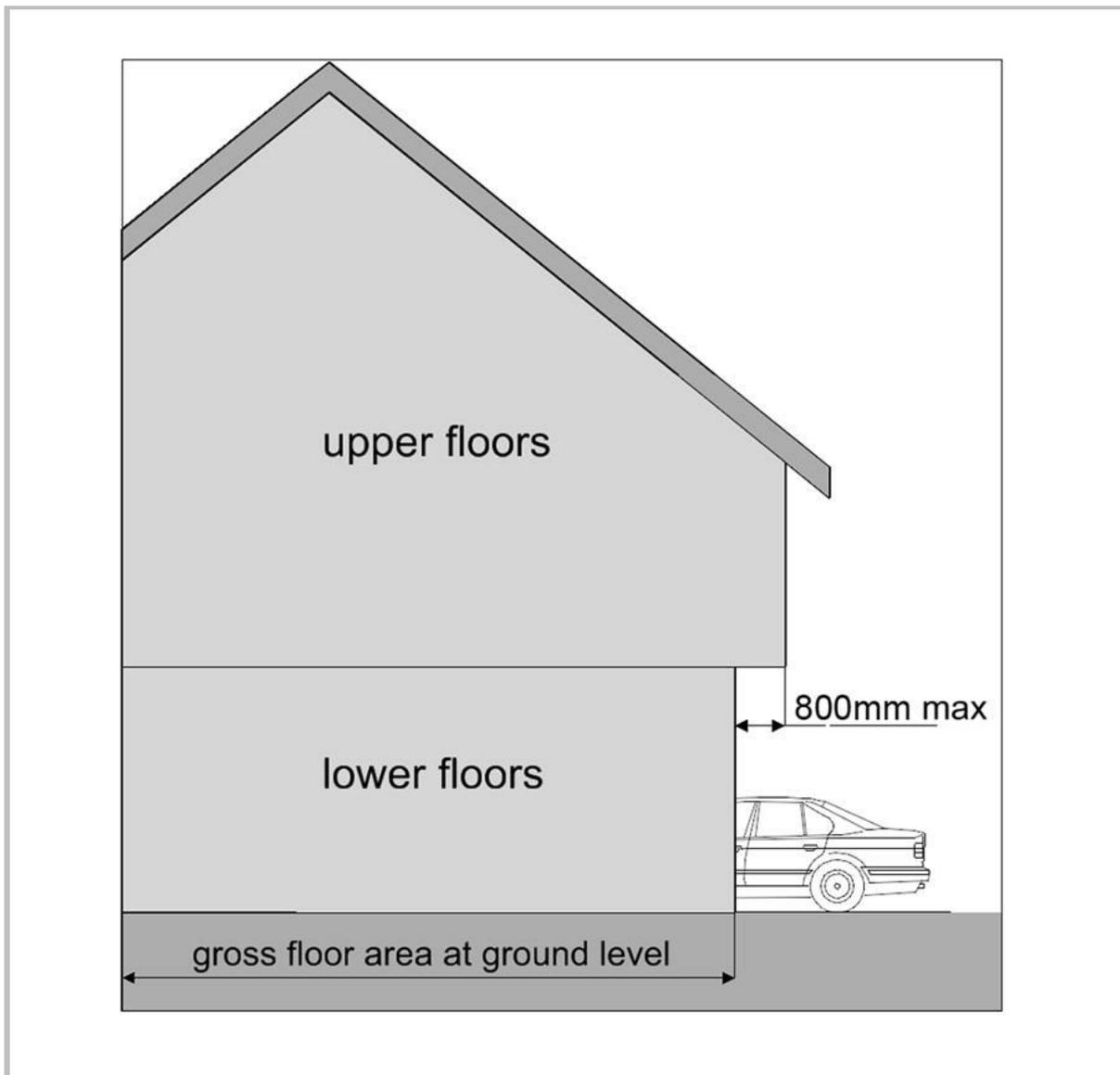


Figure 9: Building overhangs

Advice note:

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

14.4.3.2.16 Fences and Screening

- a. Within the Accommodation and Community Facilities Overlay for activities that are not residential activities, fencing and/or screening shall be provided as follows:
 - i. Screening of outdoor storage areas shall ensure that outdoor storage is not visible from 1.8 metres above ground level on any adjoining road or site, and
 - ii. outdoor storage is not located within any required 2 metre planted strip adjoining the road frontage.

14.4.3.2.17 Landscaped Areas

- a. Within the Accommodation and Community Facilities Overlay for non-residential activities:

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- i. In areas adjoining the road frontage of all sites:
 - A a minimum density of 1 tree per every 10 metres of road frontage or part thereof, distributed across the frontage; and
 - B a minimum 2 metre planted strip.
 - ii. On sites adjoining residential, conservation and open space zones, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary.
- b. Within the Character Area Overlay for all activities, a landscape strip with a minimum width of 3 metres shall be planted:
- i. comprising a combination of tree and garden planting; and
 - ii. along the length of the road boundary excluding that part required for a driveway or pedestrian access.

14.5 Rules - Residential Medium Density Zone

14.5.1 Activity status tables

14.5.1.1 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 14.5.2 and the area specific rules in Rule 14.5.3.
- b. Activities may also be permitted controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.5.1.2, 14.5.1.3, 14.5.1.4, 14.5.1.5 and 14.5.1.6, or in the area specific rules in Rule 14.5.3.

Activity	Activity specific standards
P1 <u>Residential activity</u> , except for residential units containing more than six bedrooms and boarding houses	<ol style="list-style-type: none"> a. No more than one <u>heavy vehicle</u> shall be stored on the <u>site</u> of the <u>residential activity</u>. b. Any motor vehicles and/or boats dismantled, repaired or stored on the <u>site</u> of the <u>residential activity</u>, shall be owned by people who live on the same <u>site</u>. c. On <u>sites</u> located within the Riccarton Wastewater Interceptor Overlay, until (date of completion of infrastructure work): <ol style="list-style-type: none"> i. the minimum <u>site</u> area for any <u>residential unit</u> shall be 330m².
P2 Student hostels owned or operated by a <u>secondary education activity</u> or <u>tertiary education and research activity</u> containing up to 6 bedrooms	Nil
P3 Conversion of an <u>elderly person's housing unit</u> existing at 6 December 2013, into a <u>residential unit</u> that may be occupied by any person(s) and without the need to be encumbered by a bond or other appropriate legal instrument	<ol style="list-style-type: none"> a. Each converted unit shall have: <ol style="list-style-type: none"> i. a minimum <u>gross floor area</u>, excluding terraces, <u>garages</u>, sundecks and verandahs, of 35m²; and ii. a separate <u>outdoor living space</u> readily <u>accessible</u> from its <u>living area</u> that is at least 30m² with a minimum dimension of 3 metres.

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Activity	Activity specific standards
<p>P4 <u>Home occupation</u></p>	<p>a. The <u>gross floor area</u> of the <u>building</u>, plus the area used for <u>outdoor storage area</u>, occupied by the <u>home occupation</u> shall be less than 40m².</p> <p>b. The maximum number of FTE persons employed in the <u>home occupation</u>, who reside permanently elsewhere than on the <u>site</u>, shall be two.</p> <p>c. Any <u>retailing</u> shall be limited to the sale of goods grown or produced on the <u>site</u>, or internet-based sales where no customer visits occur.</p> <p>d. The hours of operation, when the <u>site</u> is open to visitors, clients, and deliveries, shall be limited to between the hours of:</p> <ul style="list-style-type: none"> i. 07:00 - 21:00 Monday to Friday; and ii. 08:00 - 19:00 Saturday, Sunday and public holidays. <p>e. Visitor or staff <u>parking areas</u> shall be outside the <u>road boundary setback</u>.</p> <p>f. Outdoor advertising shall be limited to a maximum area of 2m².</p>
<p>P5 <u>Care of non-resident children within a residential unit in return for monetary payment to the carer</u></p>	<p>a. There shall be:</p> <ul style="list-style-type: none"> i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and ii. at least one carer residing permanently within the <u>residential unit</u>.
<p>P6 <u>Bed and breakfast</u></p>	<p>a. There shall be:</p> <ul style="list-style-type: none"> i. a maximum of six guests accommodated at any one time; ii. at least one owner of the <u>residential unit</u> residing permanently on <u>site</u>; and iii. no guest given accommodation for more than 90 consecutive days.
<p>P7 <u>Education activity</u></p>	<p>a. The activity shall:</p> <ul style="list-style-type: none"> i. only locate on <u>sites with frontage</u> and the primary entrance to a <u>minor arterial road</u> or <u>collector road</u> where <u>right turn offset</u>, either informal or formal, is available; ii. only occupy a <u>gross floor area</u> of <u>building</u> of less than 200m²; or in the case of a <u>health care facility</u>, less than 300m²;
<p>P8 <u>Preschools</u>, other than as provided for in Rule 14.5.1.1 P5.</p>	
<p>P9 <u>Health care facility</u></p>	
<p>P10 <u>Veterinary care facility</u></p>	
<p>P11 <u>Place of assembly</u></p>	

<p>Activity</p>	<p>Activity specific standards</p> <ul style="list-style-type: none"> iii. limit outdoor advertising to a maximum area of 2m²; iv. limit the hours of operation when the <u>site</u> is open to visitors, students, patients, clients, and deliveries to between the hours of: 	
	<p>A. <u>Education activity</u></p>	<ul style="list-style-type: none"> I. 07:00 - 21:00 Monday to Saturday; and II. Closed Sunday and public holidays.
	<p>B. <u>Preschools</u></p>	<ul style="list-style-type: none"> I. 07:00 - 21:00 Monday to Friday, and II. 07:00 - 13:00 Saturday, Sunday and public holidays.
	<p>C. <u>Health care facility</u></p>	<ul style="list-style-type: none"> I. 07:00 - 21:00.
	<p>D. <u>Veterinary care facility</u></p>	
<p>E. <u>Places of assembly</u></p>		
<ul style="list-style-type: none"> v. in relation to <u>preschools</u>, limit outdoor play areas and facilities to those that meet the Group 1 acoustic standard for residential zones; vi. in relation to <u>preschools</u>, <u>veterinary care facilities</u> and <u>places of assembly</u> (See Figure 1): <ul style="list-style-type: none"> A only locate on <u>sites</u> where any <u>residential activity</u> on an <u>adjoining front site</u>, or <u>front site</u> separated by an <u>access</u>, with <u>frontage</u> to the same <u>road</u> is left with at least one residential neighbour. That neighbour shall be on an <u>adjoining front site</u>, or <u>front site</u> separated by an <u>access</u>, and have <u>frontage</u> to the same <u>road</u>; and B only locate on residential blocks where there are no more than two non-residential activities already within that block; vii. in relation to <u>veterinary care facilities</u>, limit the boarding of animals on the <u>site</u> to a maximum of four; viii. in relation to <u>places of assembly</u>, <u>entertainment activities</u> shall be closed Sunday and public holidays; and 		

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Activity	Activity specific standards
P12 <u>Community corrections facilities</u>	ix. not include the storage of more than one <u>heavy vehicle</u> on the <u>site</u> of the activity.
P13 <u>Community welfare facilities</u>	a. The facilities shall: <ul style="list-style-type: none"> i. limit the hours of operation when the <u>site</u> is open to clients and deliveries to between the hours of 07:00 - 19:00; and ii. limit <u>signage</u> to a maximum area of 2m².
P14 <u>Spiritual activities</u>	a. The activity shall: <ul style="list-style-type: none"> i. limit the hours of operation to 07:00-22:00; and ii. not include the storage of more than one <u>heavy vehicle</u> on the <u>site</u> of the activity.
P15 Emergency services facilities	Nil

Activity	Activity specific standards
<p>P16 Repair or rebuild of <u>multi-unit residential complexes</u> 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</p>	<p>a. Where the repair or rebuild of a <u>building</u> will not alter the <u>building footprint</u>, location, or <u>height</u>, the <u>building</u> need not meet the built form standards.</p> <p>b. Where the <u>building footprint</u>, location, or <u>height</u> 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:</p> <ul style="list-style-type: none"> i. the only built form standards that shall apply are those specified in Rules 14.5.2.3 - Building height and 14.5.2.6 - Daylight recession planes; ii. in relation to the <u>road boundary setback</u>, the repaired or rebuilt <u>building</u> shall have a <u>setback</u> of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt <u>building</u> increases the level of non-compliance with the standard(s) compared to the <u>building</u> that existed at the time of the earthquakes. <p>Advice note:</p> <ol style="list-style-type: none"> 1. Examples of regulatory or legal requirement that may apply include the New Zealand Building Code, <u>Council</u> bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5. <p>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</p> <p>d. Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to <u>adjoining</u> property owners (where the consent authority considers this is required, and absent written approval). Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.</p>

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Activity	Activity specific standards
<p>P17 Temporary lifting or moving of earthquake damaged <u>buildings</u> where the activity does not meet one or more of Rules:</p> <ul style="list-style-type: none"> a. Rule 14.5.2.3 - Building height and maximum number of storeys; b. Rule 14.5.2.4 - Site coverage; c. Rule 14.5.2.5 - Outdoor living space; d. Rule 14.5.2.6 - Daylight recession planes; or e. Rule 14.5.2.7 - Minimum building setback from internal boundaries and railway lines. 	<ul style="list-style-type: none"> a. <u>Buildings</u> shall not be: <ul style="list-style-type: none"> i. moved to within 1 metre of an internal <u>boundary</u> and/or within 3 metres of any <u>water body</u>, scheduled tree, listed <u>heritage item</u>, areas listed as Sites of Ecological Significance (in Sub-chapter 9.1), Natural Landscapes, Features or Character (in Sub-chapter 9.2), or Sites of Ngāi Tahu Cultural Significance (in Sub-chapter 9.5), any <u>Council</u> owned structure, <u>archaeological site</u>, or the coastal marine area; or ii. lifted to a <u>height</u> exceeding 3 metres above the applicable recession plane or <u>height</u> control. b. The <u>building</u> must be lowered back or moved back to its original position, or a position compliant with the <u>District Plan</u> or consistent with a resource consent, within 12 weeks of the lifting or moving works having first commenced. c. In all cases of a <u>building</u> being moved or lifted, the owners/occupiers of land <u>adjoining the sites</u> shall be informed of the work at least seven days prior to the lift or move of the <u>building</u> 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. d. The <u>Council's</u> Resource Consents Manager shall be notified of the lifting or moving the <u>building</u> at least seven days prior to the lift or move of the <u>building</u> occurring. The notification must include details of the lift or move, property address, contact details and intended start date.
<p>P18 Salvation Army Addington Overlay</p>	
<p>P18.1 <u>Family store</u></p>	<ul style="list-style-type: none"> a. The activity shall take place in the existing (20 August 2014) <u>Family store</u> within the Salvation Army Addington Overlay.
<p>P18.2 <u>Addiction services</u></p>	<ul style="list-style-type: none"> a. The activity shall: <ul style="list-style-type: none"> i. only locate within the Salvation Army Addington Overlay; ii. provide for a maximum of 19 overnight beds; and iii. take place in the existing (20 August 2014) <u>addiction services buildings</u>, or in upgraded or replacement <u>buildings</u> that meet the built form standards (Rule 14.5.2).

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Activity	Activity specific standards
P18.3 <u>Supportive housing</u>	<p>a. The activity shall:</p> <ul style="list-style-type: none"> i. only locate within the Salvation Army Addington Overlay; ii. provide for a maximum of 85 residents including those on reintegration programmes, which may be in a mixture of individual and shared housing; and iii. take place in the existing (20 August 2014) <u>supportive housing buildings</u>, or in upgraded or replacement <u>buildings</u> that meet the built form standards (Rule 14.5.2).
P18.4 <u>Offices</u> and meeting rooms for administration, counselling, family meetings, budgeting, education or training and worship services on Salvation Army land in Addington (legally described as Rural Section 39449, Lot 23-24 and Part Lot 25 DP 1024, Lot 22 and Part Lot 25 DP 1024, Part Lot 21 DP 1024, and Part Lot 21 and Part Lot 25 DP 1024).	<p>a. The activity shall take place in the existing (20 August 2014) <u>buildings</u>, or in upgraded or replacement <u>buildings</u> that meet the built form standards (Rule 14.5.2).</p>
P19 a. The use of the existing control tower <u>buildings</u> (Lot 357 DP 447629) and hangars 4 and 5 (Lot 315 DP 434068) for the following activities: <ul style="list-style-type: none"> i. <u>Residential activities</u>; ii. <u>Preschools</u>; iii. <u>Health care facility</u>; iv. <u>Education activity</u>; v. <u>Place of assembly</u>; vi. <u>Retail activity</u>; vii. <u>Office</u>; or viii. Warehouse activity. 	<p>a. The maximum <u>gross floor area of retail activity</u> shall be 1500m².</p> <p>b. <u>Heavy vehicle movements</u> associated with any warehouse activity shall be limited to the hours of 07:00 to 19:00.</p>
P20 <u>Relocation of a building</u>	Nil
P21 <u>Market gardens, community gardens, and garden allotments</u>	Nil

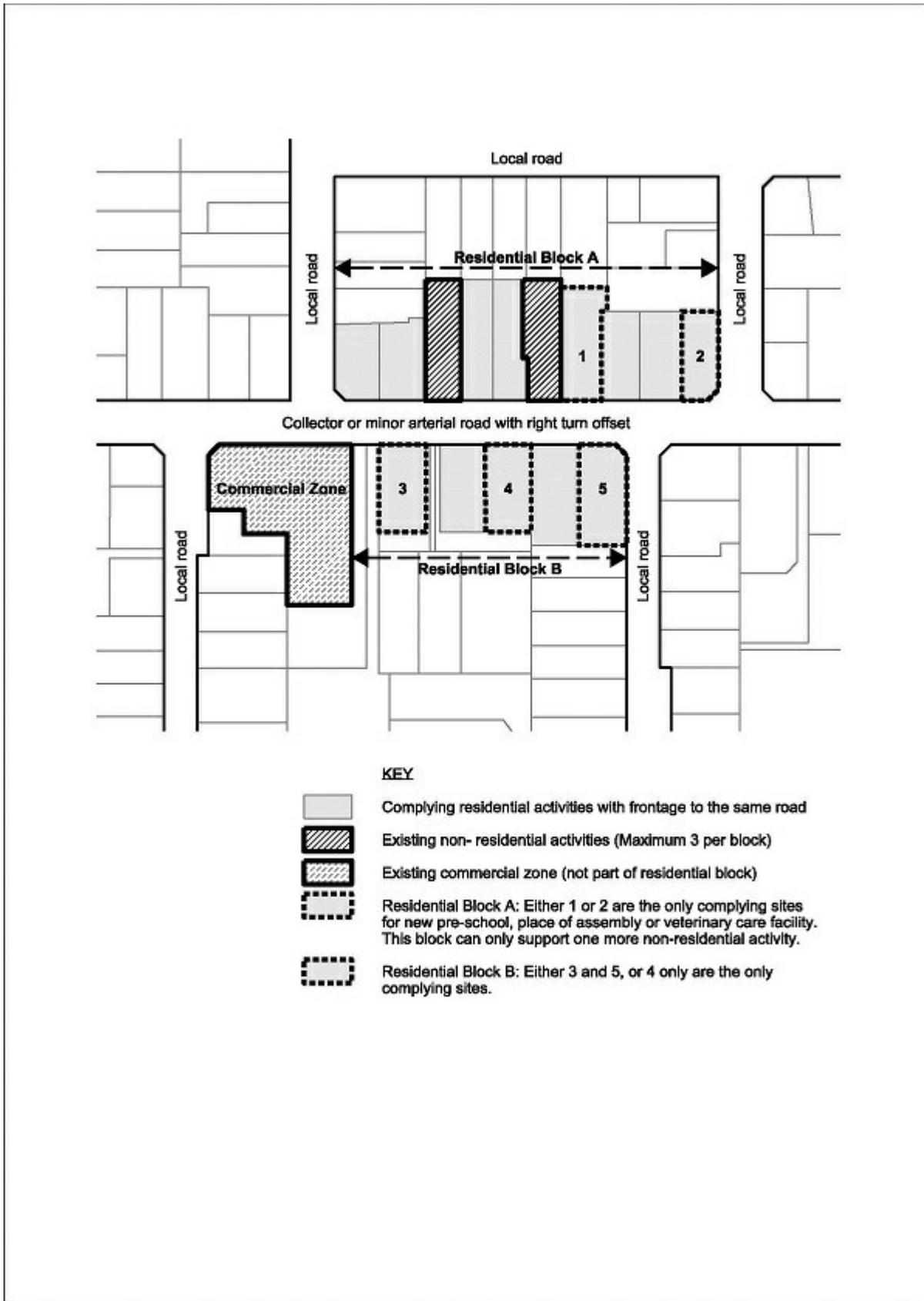


Figure 1: Residential coherence

14.5.1.2 Controlled activities

- a. The activities listed below are controlled activities.

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- 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 14.15, as set out in the following table.

Activity	The matters over which <u>Council reserves its control</u> :
C1 Residential units (including any <u>sleep-outs</u>) containing more than six bedrooms in total	a. Scale of activity - Rule 14.15.5 b. Traffic generation and access safety - Rule 14.15.6
C2 Activities that do not comply with Rule 14.5.2.2 - Tree and garden planting	a. Street scene - road boundary building setback, fencing and planting - Rule 14.15.17
C3 Activities and <u>buildings</u> that do not meet Rule 14.5.2.11 - Building overhangs	a. Residential design principles - Rule 14.15.1 d. and e. only.
C4 Residential units that do not meet Rule 14.5.2.13 - Ground floor habitable space	a. Residential design principles - Rule 14.15.1 d. and e. only
C5 Residential units that do not meet Rule 14.5.2.14 - Service, storage and waste management spaces	a. Service, storage and waste management spaces - Rule 14.15.19

14.5.1.3 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 14.15, or as specified, as set out in the following table.

Activity	The <u>Council's</u> discretion shall be limited to the following matters:

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RD1	<p>a. The erection of new <u>buildings</u> and alterations or additions to existing <u>buildings</u> including all <u>accessory buildings</u>, fences and walls associated with that development, that result in:</p> <ul style="list-style-type: none"> i. three or more <u>residential units</u>; or ii. one or two <u>residential units</u> on a <u>site</u> smaller than 300m² gross <u>site</u> area (prior to <u>subdivision</u>); or iii. one or two <u>residential units</u> resulting in residential floor area greater than 500m²; or iv. over 40m² of a <u>building</u> used for other activities, on a <u>site</u>. <p>b. Except (until date of completion of the infrastructure work) on any <u>site</u> located within the Riccarton Wastewater Interceptor Overlay.</p> <p>c. Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Residential design principles - Rule 14.15.1 b. Minimum unit size and unit mix - Rule 14.15.4
RD2	<u>Retirement villages</u>	<ul style="list-style-type: none"> a. Retirement villages - Rule 14.15.9
RD3	<u>Boarding house</u>	<ul style="list-style-type: none"> a. Scale of activity - Rule 14.15.5 b. Traffic generation and access safety - Rule 14.15.6
RD4	Student hostels owned or operated by a <u>secondary education activity</u> or <u>tertiary education and research activity</u> containing 7 to 9 bedrooms	<ul style="list-style-type: none"> a. Scale of activity - Rule 14.15.5
RD5	<p>a. <u>Convenience activities</u> where:</p> <ul style="list-style-type: none"> i. the <u>site</u> is located on the corner of a <u>minor arterial road</u>; ii. the total area occupied by <u>retailing</u> on the <u>site</u> is no more than 50m² <u>public floor area</u>; iii. the activity does not include the sale of alcohol; iv. outdoor advertising is limited to no more than 2m² and shall be within the <u>road boundary setback</u>; v. the hours of operation when the <u>site</u> 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 <u>parking area</u> for visitors or service purposes. 	<ul style="list-style-type: none"> a. Residential design principles - Rule 14.15.1 b. Scale of activity - Rule 14.15.5 c. Non-residential hours of operation - Rule 14.15.21 d. Traffic generation and access safety - Rule 14.15.6

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Activity	The Council's discretion shall be limited to the following matters:
RD6 <u>Retail activity</u> with frontage only to public access ways identified in Sumner Master plan Overlay (Appendix 14.16.6)	a. Urban design - Rule 15.13.1.a.viii only
RD7 a. <u>Integrated Family Health Centres</u> where: <ul style="list-style-type: none"> i. the centre is located on <u>sites</u> with <u>frontage</u> and the primary entrance to a <u>minor arterial road</u> or <u>collector road</u> where <u>right turn offset</u>, either informal or formal is available; ii. the centre is located on <u>sites</u> adjoining a <u>Neighbourhood centre</u>, <u>District centre</u> or <u>Key activity centre</u>; iii. the centre occupies a <u>gross floor area of building</u> of between 301m² and 700m²; iv. outdoor advertising <u>signage</u> is limited to a maximum area of 2m²; and v. the hours of operation when the <u>site</u> is open to patients, or clients, and deliveries is limited to between the hours of 07:00 - 21:00. 	a. Scale of activity - Rule 14.15.5 b. Traffic generation and access safety - Rule 14.15.6 c. Non-residential hours of operation - Rule 14.15.21
RD8 a. Activities that do not meet one or more of the activity specific standards in Rule 14.5.1.1 (except for P7-P10 standard i., refer to Rule 14.5.1.4 D2) for: <ul style="list-style-type: none"> i. <u>P4 Home occupation</u>; ii. <u>P7 Education activity</u>; iii. <u>P8 Preschools</u>, other than as provided for in Rule 14.5.1.1 P5 and Rule 14.5.1.4 D2; iv. <u>P9 Health care facility</u>; or v. <u>P10 Veterinary care facility</u>. b. Any application arising from these rules shall not be limited or publicly notified.	a. As relevant to the activity specific standard that is not met: <ul style="list-style-type: none"> i. Scale of activity - Rule 14.15.5 ii. Traffic generation and access safety - Rule 14.15.6 iii. Non-residential hours of operation - Rule 14.15.21
RD9 a. <u>Community corrections facilities</u> and <u>community welfare facilities</u> that do not meet one or more of the activity specific standards in Rule 14.5.1.1 P12 or P13. b. Any application arising from these rules shall not be limited or publicly notified.	

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Activity	The Council's discretion shall be limited to the following matters:
<p>RD10</p> <p>a. Within the Salvation Army Addington Overlay:</p> <p>i. Provision for overnight beds for <u>addiction services</u> which exceed the maximum number in activity specific standard Rule 14.5.1.1, P18.2 a ii., up to a maximum total of 25 overnight beds.</p> <p>ii. Provision for <u>supportive housing</u> which exceeds the maximum number of residents in activity specific standard Rule 14.5.1.1 P18.3 a ii., up to a maximum total of 100 residents.</p> <p>iii. Any upgrades (including exterior alterations or additions) to <u>buildings</u> existing on the 20 August 2014, or any replacement <u>buildings</u> for the activities specified in Rule 14.5.1.1 P18.2, P18.3 and P18.4, that do not meet one or more of the relevant built form standards Rule 14.5.2.</p>	<p>a. Scale of activity - Rule 14.15.5</p> <p>b. Traffic generation and access safety - Rule 14.15.6</p>
<p>RD11</p> <p>a. Temporary lifting or moving of earthquake damaged <u>buildings</u> that does not meet the standards in Rule 14.5.1.1 P17.</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 - Rule 14.15.16</p>
<p>RD12</p> <p><u>Buildings</u> that do not meet Rule 14.5.2.7(vi) relating to rail corridor <u>boundary setbacks</u></p>	<p>a. Whether the reduced <u>setback</u> from the rail corridor will enable <u>buildings</u> to be maintained without requiring <u>access</u> above, over, or on the rail corridor.</p>
<p>RD13</p> <p>a. <u>Spiritual activities</u> that do not meet the hours of operation in Rule 14.5.1.1 P14.</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to directly abutting land owners and occupiers (absent written approval).</p>	<p>a. Non-residential hours of operation- Rule 14.15.21</p>
<p>RD14</p> <p><u>Buildings</u> that do not meet Rule 14.5.2.3 up to a maximum <u>height</u> of 14 metres (unless otherwise provided for in that rule)</p>	<p>a. Impacts on neighbouring property - Rule 14.15.3</p>
<p>RD15</p> <p><u>Buildings</u> that do not meet Rule 14.5.2.6 - Daylight recession planes</p>	
<p>RD16</p> <p>Activities and <u>buildings</u> that do not meet Rule 14.5.2.4 - Site coverage</p>	<p>a. Site density and site coverage - Rule 14.15.2</p>

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Activity		The Council's discretion shall be limited to the following matters:
RD17	<u>Buildings</u> that do not meet Rule 14.5.2.7 - Minimum building setback internal boundaries and railway lines (other than 14.5.2.7(vi); refer RD12)	a. Impacts on neighbouring property - Rule 14.15.3 b. Minimum building, window and balcony setbacks - Rule 14.15.18
RD18	<u>Buildings</u> that do not meet Rule 14.5.2.8 - Minimum setback and distance to living area windows	
RD19	a. <u>Residential units</u> that do not meet 14.5.2.5 - Outdoor living space b. Any application arising from this rule shall not be limited or publicly notified.	a. Outdoor living space - Rule 14.15.20
RD20	a. <u>Buildings</u> that do not meet Rule 14.5.2.9 - 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 14.15.17
RD21	a. <u>Buildings</u> that do not meet Rule 14.5.2.10 - Street scene amenity and safety - fences b. Any application arising from this rule shall not be limited or publicly notified.	
RD22	a. <u>Residential units</u> that do not meet Rule 14.5.2.12 - 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 14.15.4
RD23	a. <u>Residential units</u> that do not meet Rule 14.5.2.15 - 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 14.15.7
RD24	<u>Care facility</u>	a. Scale of activity - Rule 14.15.5 b. Traffic generation and access safety - Rule 14.15.6

14.5.1.4 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	<p>a. Activities that do not meet one or more of the activity specific standards in Rule 14.5.1.1 for:</p> <ul style="list-style-type: none"> i. P1 Residential activity; ii. P3 Conversion of an elderly person's housing unit into a residential unit; iii. P5 Care of non-resident children in a residential unit; iv. P6 Bed and breakfast; v. P11 Place of assembly; or vi. Storage of more than one heavy vehicle for activities for P7-P10 and P14. vii. P19 The use of the existing control tower building (Lot 357 DP 447629) and hangars 4 and 5 (Lot 315 DP 434068).
D3	<p>Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 10 or more bedrooms</p>
D4	<p>Show homes</p>
D5	<p>Integrated family health centres which do not meet one or more of the requirements specified in Rule 14.5.1.3 RD7</p>
D6	<p>a. Redevelopment of brownfield areas for mixed commercial and residential activities on the following sites:</p> <ul style="list-style-type: none"> i. 25 Deans Avenue (Former Saleyards)

14.5.1.5 Non-complying activities

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

	Activity
NC1	<p>Activities and buildings that do not meet Rule 14.5.2.3 where the height is over 14 metres (unless otherwise specified in that rule)</p>
NC2	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line or within 12 metres of the foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National Grid transmission line or within 10 metres of a foundation of an associated support structure; or <p>b. Fences within 5 metres of a National Grid transmission line support structure foundation.</p> <p>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).</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines. Buildings and activity in the vicinity of National Grid transmission lines must comply with NZECP 34:2001.

	Activity
NC3	<p>a. <u>Sensitive activities and buildings</u> (excluding <u>accessory buildings</u> associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV <u>electricity distribution line</u> or within 10 metres of a foundation of an associated <u>support structure</u>; or ii. within 5 metres of the centre line of a 33kV <u>electricity distribution line</u> or within 5 metres of a foundation of an associated <u>support structure</u>; or iii. within 5 metres of the centre line of the 11kV Heathcote to Lyttelton <u>electricity distribution line</u> or within 5 metres of a foundation of an associated <u>support structure</u>. <p>b. Fences within 5 metres of a 66kV or 33kV <u>electricity distribution line support structure</u> foundation.</p> <p>c. Fences within 5 metres of an 11kV Heathcote to Lyttelton <u>electricity distribution line support structure</u> 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 <u>electricity distribution network operator</u> (absent written approval).</p> <p>Advice note:</p> <ul style="list-style-type: none"> 1. The <u>electricity distribution lines</u> are shown on the planning maps. 2. Vegetation to be planted around <u>electricity distribution lines</u> should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

14.5.1.6 Prohibited activities

There are no prohibited activities.

14.5.2 Built form standards

14.5.2.1 Site density

Advice Note:

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

14.5.2.2 Tree and garden planting

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

<p>For all activities, except permitted <u>commercial activities</u> in the Sumner Master plan Overlay</p>

i	<p>a. A minimum of 20% of the <u>site</u> shall be provided for <u>landscaping</u> (which may include private or communal open space), where</p> <ul style="list-style-type: none"> i. at least 50% of the landscaping shall be trees and shrubs, and ii. a minimum of one tree for every 250m² of gross <u>site</u> area (prior to <u>subdivision</u>), or part thereof, is included within the landscaping, and iii. at least one tree shall be planted adjacent to the <u>road boundary</u>. <p>b. All trees required by this rule shall be not less than 1.5 metres high at the time of planting.</p> <p>c. All trees and <u>landscaping</u> required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.</p> <p>d. For <u>multi-unit residential complexes</u>, <u>social housing complexes</u>, <u>retirement villages</u>, and groups of <u>older person's housing units</u>, the minimum tree and garden planting requirements shall be determined over the <u>site</u> of the entire complex.</p>
ii	<p>In the Salvation Army Addington Overlay - a landscape and planting plan be prepared with a method of implementation and maintenance for the full <u>site</u> area. This plan shall be implemented within two growing seasons of its approval and thereafter maintained. Attention shall be paid to that area 4 metres from the <u>boundary</u> with each <u>road</u> and around the stream to enhance the area, create restful space and encourage bird life.</p>

14.5.2.3 Building height and maximum number of storeys

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

	Activity	Standard
i.	All <u>buildings</u> in areas not listed below	11 metres provided there is a maximum of 3 storeys
ii.	Residential Medium Density Lower Height Limit Overlay	<p>8 metres</p> <ul style="list-style-type: none"> a. On <u>sites</u> of 1500m² or greater, the maximum <u>height</u> of any <u>building</u> shall be 11 metres, with a maximum of three storeys, except that: <ul style="list-style-type: none"> i. Within 10 metres of a <u>site boundary</u> that directly adjoins the Residential Suburban or Residential Suburban Density Transition Zone, the maximum <u>height</u> shall be 8 metres.
iii.	Residential Medium Density Lower Height Limit Overlay at Central Riccarton	8 metres
iv.	Sumner Residential Medium Density Zone	9.5 metres
v.	Sumner Master plan Overlay, on the two prominent corners identified in Appendix 14.16.6	<ul style="list-style-type: none"> a. 13 metres b. Provided that the area above 9.5 metres is limited to no more than 100m² in <u>gross floor area</u> and is located at the apex of the street corner.
vi.	Within the Residential Medium Density Zone in the Commercial Local Zone (St Albans) Outline development plan shown as Area A in Chapter 15 Appendix 15.15.5 .	14 metres

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	Activity	Standard
vii.	Residential Medium Density Higher Height Limit Overlay at Deans Avenue	20 metres
viii.	Residential Medium Density Higher Height Limit Overlay at Carlton Mill Road	30 metres
ix.	Residential Medium Density Higher Height Limit Overlay at New Brighton and North Beach	a. 14 metres North Beach b. 20 metres Central New Brighton
x.	All Residential Medium Density Height Limit Overlays (other than at Carlton Mill Road)	Any <u>building</u> shall not exceed 5 storeys above <u>ground level</u>
xi.	In the Salvation Army Addington Overlay	11 metres

Advice note:

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

14.5.2.4 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.

14.5.2.5 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 <u>residential unit</u>	30m ²
ii.	Minimum private area	16m ²
iii.	Minimum dimension private area when provided at <u>ground level</u>	4 metres
iv.	Minimum dimension private area when provided by a <u>balcony</u>	1.5 metres
v.	Minimum dimension of communal space	4 metres
vi.	<u>Accessibility</u> of communal space	<u>Accessible</u> by all units
vii.	General <u>accessibility</u> for each <u>residential unit</u>	At least one private <u>outdoor living space</u> shall be <u>accessible</u> from a <u>living area</u> of a <u>residential unit</u>
viii.	Minimum required <u>outdoor living space</u> 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:

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

- d. For one bedroom units or studios 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. <u>Minimum total private area for each residential unit</u>	16m ²
ii. <u>Minimum private balcony dimensions</u>	A. 6m ² area B. 1.5 metres dimension

- e. In the Salvation Army Addington Overlay the outdoor living space shall be communal and shall be based on 10m² per residential unit.
- f. This rule does not apply to residential units in a retirement village.

14.5.2.6 Daylight recession planes

- a. Buildings, shall not project beyond a building envelope constructed by recession planes, as shown in, [Appendix 14.16.2](#) 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:
- In the Residential Medium Density Zone Higher Height Limit Overlay, the recession plane shall be as shown in [Appendix 14.16.2](#) diagram D, unless the height of the building is greater than 11 metres, in which case refer to diagram E.
 - In the Residential Medium Density Lower Height Limit Overlay, the recession plane shall be as shown in [Appendix 14.16.2](#) diagram B.

Advice note:

- Refer to [Appendix 14.16.2](#) for permitted intrusions.

14.5.2.7 Minimum building setbacks from internal boundaries and railway lines

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

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

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

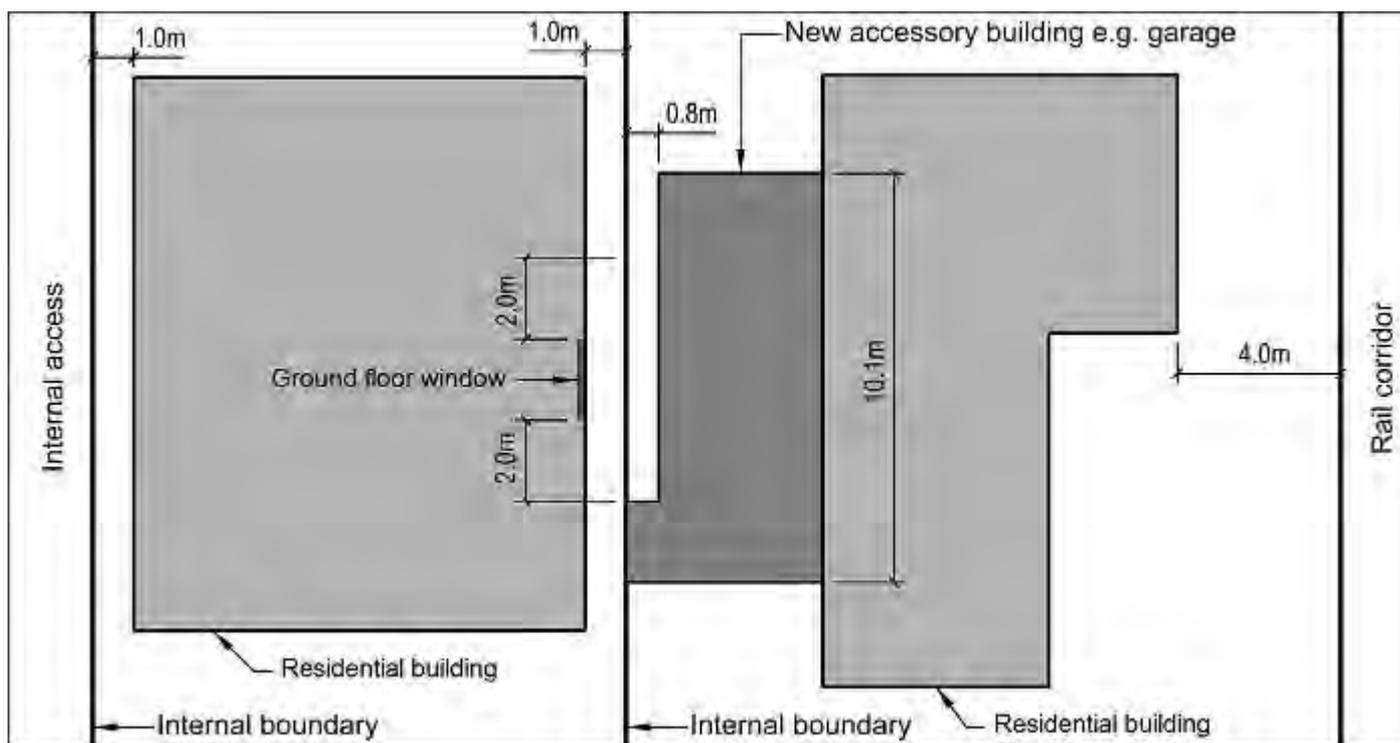


Figure 11: Separation from neighbours

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).

14.5.2.8 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.

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- 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.

14.5.2.9 Road boundary building setback

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

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

- 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.

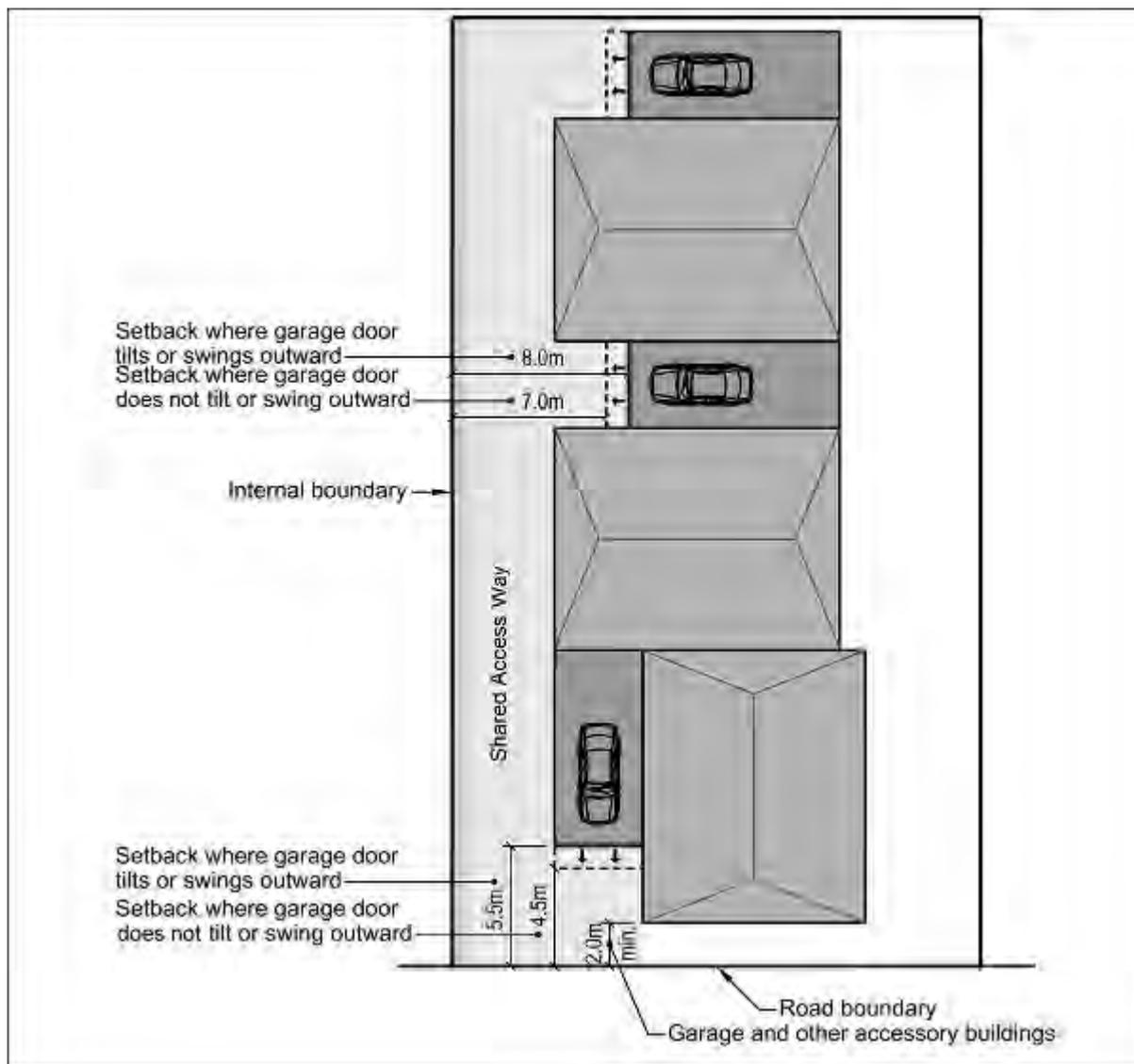


Figure 7: Street scene and access ways

Advice note:

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

14.5.2.10 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
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

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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, conservation, open space, or adjoining residentially zoned sites by fencing that meets the requirements in a. above.

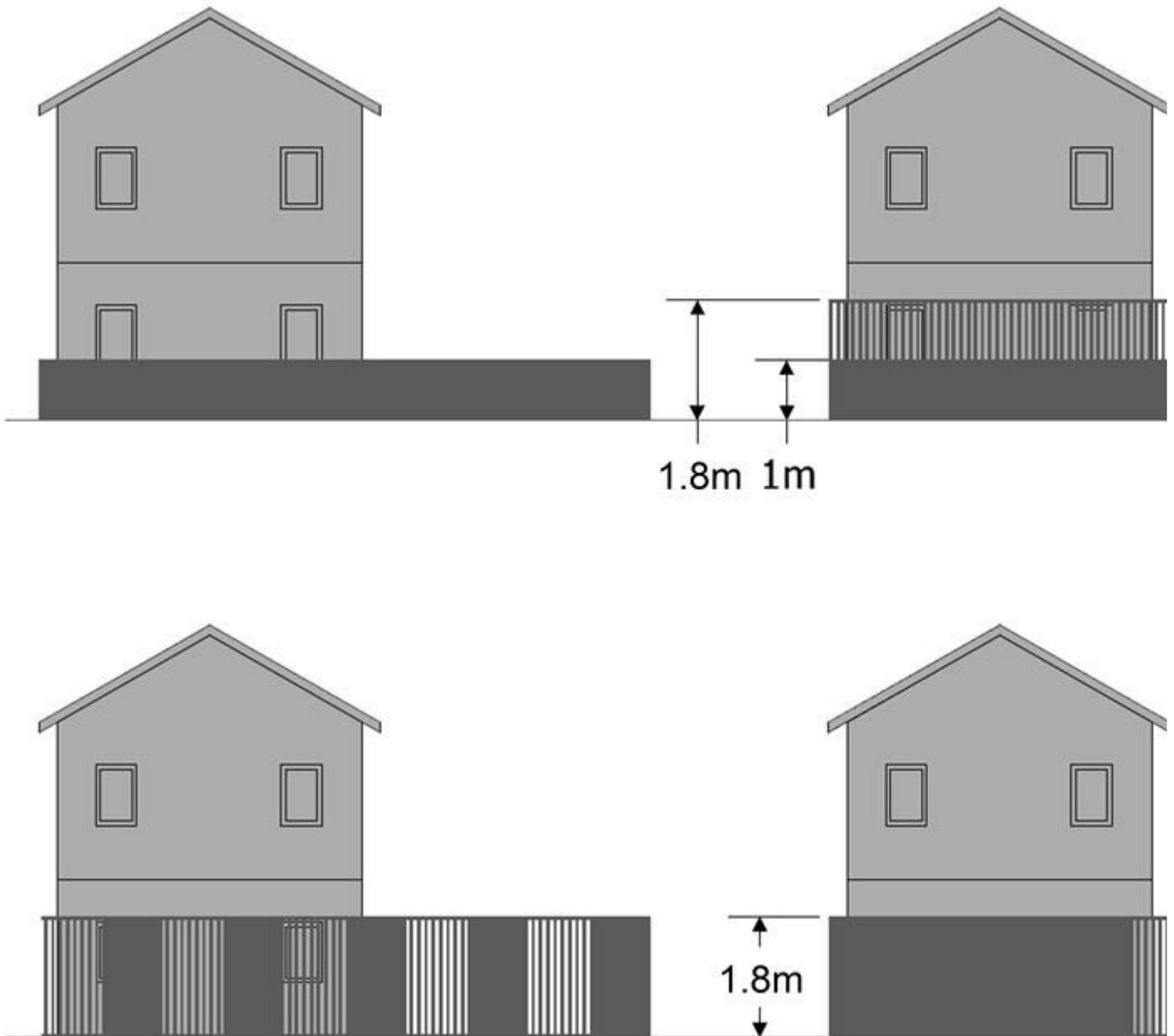


Figure 8: Fencing and screening structures

14.5.2.11 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.

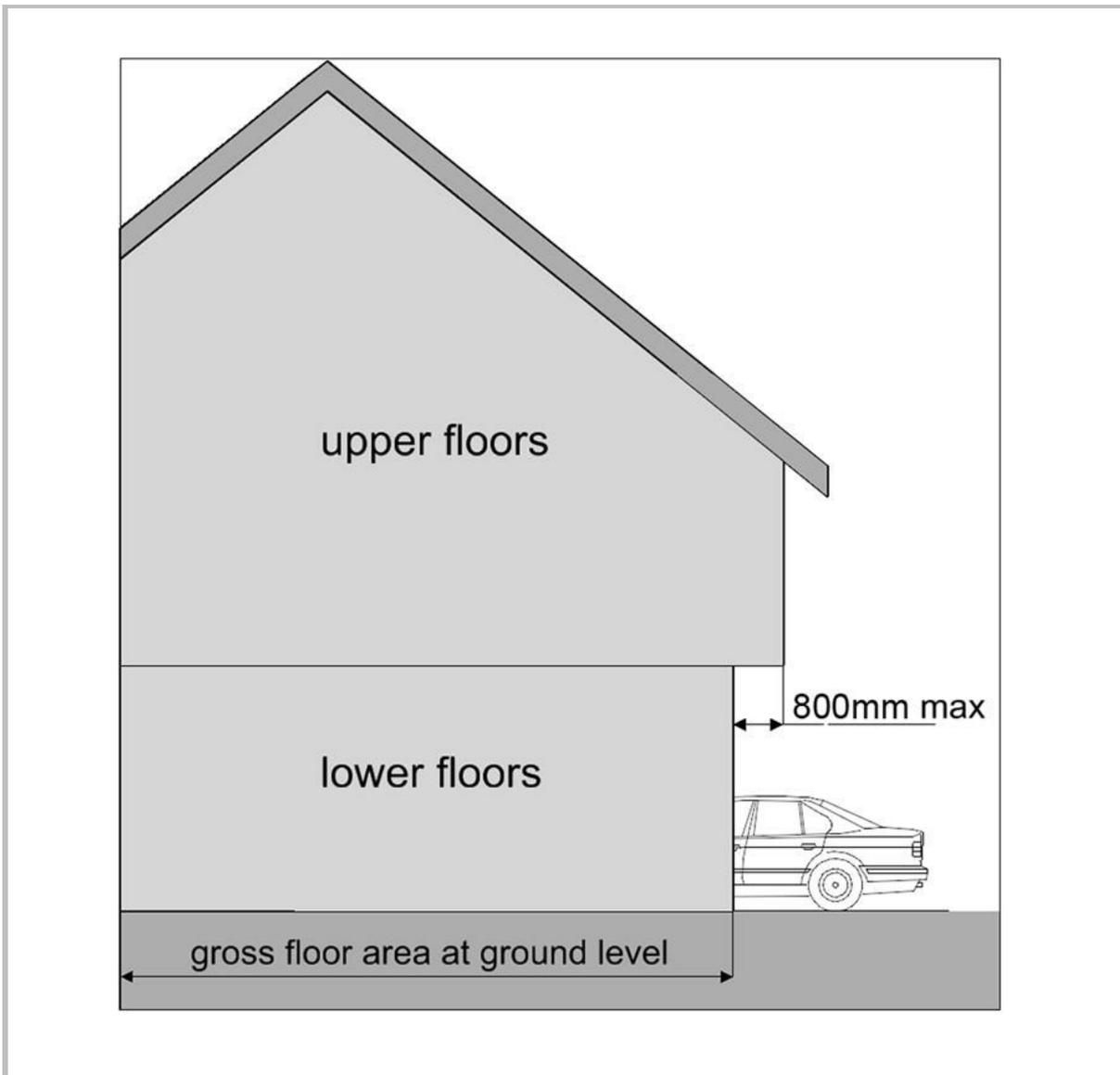


Figure 9: Building overhangs.

Advice note:

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

14.5.2.12 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 ²
ii.	1 bedroom.	45m ²

	Number of Bedrooms	Minimum net floor area
iii.	2 bedrooms.	60m ²
iv.	3 or more bedrooms.	90m ²

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

14.5.2.13 Ground floor habitable space

- a. Where the permitted height is 11 metres or less (refer to Rule 14.5.2.3):
- i. any residential unit fronting a road or public open space shall have a habitable space located at the ground level; and
 - ii. at least 50% of all residential units within a development shall have a habitable space located at the ground level; and
 - iii. for each residential unit, at least one habitable space located at the ground level shall have a minimum floor area of 9m² 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 14.5.2.3), 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.

14.5.2.14 Service, storage, and waste management spaces

- a. For multi-unit residential complexes and social housing complexes only:
- i. each residential unit shall be provided with at least 2.25m² 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;
 - ii. each residential unit shall be provided with at least 3m² with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and
 - iii. the required spaces in a. and/or b. for each residential unit shall be provided either individually, or within a dedicated shared communal space.

14.5.2.15 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 \(SNZ PAS:4509:2008\)](#).

14.5.3 Area-specific rules - Residential Medium Density Zone

- a. The following rules apply to the areas specified. All activities are also subject to Rules 14.5.1 and 14.5.2 unless specified otherwise.

14.5.3.1 Area-specific activities

14.5.3.1.1 Area-specific permitted activities

- a. The activities listed below are permitted activities if they meet the activity specific standards set out in this table; and the built form standards in Rule 14.5.2 unless specified otherwise in Rule 14.5.3.2.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.5.1.2, 14.5.1.3, 14.5.1.4, 14.5.1.5, and 14.5.1.6 (unless specified otherwise in area specific rules); and Rules 14.5.3.1.2, 14.5.3.1.3, 14.5.3.1.4, 14.5.3.1.5 or 14.5.3.1.6.

Activity/area	Activity specific standards
<p>P1</p> <p>a. The following activities in the Accommodation and Community Facilities Overlay:</p> <ul style="list-style-type: none"> i. <u>Preschools</u>; ii. <u>Health care facility</u>; iii. <u>Veterinary care facility</u>; iv. <u>Education activity</u>; v. <u>Place of assembly</u>; vi. <u>Spiritual activities</u>; vii. <u>Community corrections facilities</u>; viii. <u>Community welfare facilities</u>; ix. <u>Care facility</u>. 	<ul style="list-style-type: none"> a. The activity specific standards in Rule 14.5.1.1 do not apply. b. The facility or activity shall: <ul style="list-style-type: none"> i. comprise less than 500m² gross leasable floor space; and ii. limit the hours of operation when the <u>site</u> is open to visitors, students, patients, clients, and deliveries to between the hours of 07:00-21:00 Monday to Sunday.
<p>P2</p> <p><u>Guest accommodation</u> in the Accommodation and Community Facilities Overlay</p>	<p>Nil</p>
<p>P3</p> <p><u>Retirement villages</u> in the Accommodation and Community Facilities Overlay</p>	<ul style="list-style-type: none"> a. The activity shall achieve the following built form standards as follows: <ul style="list-style-type: none"> i. 14.5.2.3 Building height ii. 14.5.2.4 Site coverage iii. 14.5.2.6 Daylight recession planes iv. 14.5.2.7 Minimum building setbacks from internal boundaries v. 14.5.2.9 Road boundary building setback vi. 14.5.2.15 Water supply for fire fighting b. <u>Building</u> façade length - there must be a recess in the façade of a <u>building</u> where it faces a side or rear <u>boundary</u> from the point at which a <u>building</u> exceeds a length of 16 metres. The recess must: <ul style="list-style-type: none"> i. be at least 1 metre in depth, for a length of at least 2 metres; ii. be for the full <u>height</u> of the wall; and iii. include a break in the eave line and roof line of the façade.

14.5.3.1.2 Area-specific controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved in [Rule 14.15](#), as set out in the following table.

	Location	Controlled activity	The matters over which Council reserves its control
C1	Character Area Overlay	<ul style="list-style-type: none"> a. The <u>relocation of a building</u> onto the <u>site</u>, erection of new <u>buildings</u> and alterations or additions to existing <u>buildings</u>, <u>accessory buildings</u>, fences and walls associated with that development, where it is: <ul style="list-style-type: none"> i. visible from the street; ii. located in that part of the <u>site</u> between the <u>road boundary</u> and the main <u>residential unit</u> on the <u>site</u>; or iii. involves changes to the front façade of the main <u>residential unit</u> of the <u>site</u>. b. This rule does not apply to: <ul style="list-style-type: none"> i. fences that are 1 metre in <u>height</u> or less; ii. <u>accessory buildings</u> that are located to the rear of the main <u>residential unit</u> on the <u>site</u> and are less than 5 metres in <u>height</u>; iii. fences that are located on a side or rear <u>boundary</u> of the <u>site</u>, except where that <u>boundary</u> is adjacent to a <u>public open space</u>. c. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Character Area Overlay - 14.15.23

14.5.3.1.3 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 14.15](#), or as specified, as set out in the following table:

Activity/area	The Council's discretion shall be limited to the following matters:
RD1	<ul style="list-style-type: none"> a. Urban design - 15.13.1.a.viii
RD2	<ul style="list-style-type: none"> a. Street scene - road boundary building setback, fencing and planting - Rule 14.15.17

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Activity/area		The Council's discretion shall be limited to the following matters:
RD3	<p>a. Activities that do not meet Rule 14.5.3.2.1 - Area specific development plans, Wigram special RNZAF provisions shown in Figure 6.</p> <p>b. Any application arising from this rule shall not be publicly notified, and may be limited notified only to the New Zealand Defence Force (where the consent authority considers this is required, and absent written approval).</p>	<p>a. Specific setback provisions - Residential Suburban Zone Wigram - Rule 14.15.13</p>
RD4	<p>Development in Areas A, B and C of the Commercial Local Zone / Residential Medium Density Zone in the Commercial Local Zone (St Albans) Outline development plan Chapter 15 Appendix 15.15.5</p>	<p>a. Development plans - Rule 14.15.15</p>
RD5	<p>Activities that do not meet Rule 14.5.3.2.1 - Area specific development plans, Residential Medium Density Higher Height Limit and Site Density Overlay at Deans Avenue, and Sumner Master plan Overlay (Appendix 14.16.6)</p>	<p>a. Development plans - Rule 14.15.15</p>
RD6	<p><u>Residential units</u> in the Character Area Overlay that do not meet Rule 14.5.3.2.7 - Site density</p>	<p>a. Character Area Overlay - Rule 14.15.23</p>
RD7	<p>a. <u>Service stations</u> in the Accommodation and Community Facilities Overlay.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Scale of activity - Rule 14.15.5</p> <p>b. Hours of operation - Rule 14.15.21</p> <p>c. Traffic generation and access safety - Rule 14.15.6</p>
RD8	<p>Activities in the Accommodation and Community Facilities Overlay listed in Rule 14.5.3.1.1 P1 that do not meet one or more of the activity specific standards in Rule 14.5.3.1.1 P1.</p>	<p>a. Scale of activity - Rule 14.15.5</p> <p>b. Hours of operation - Rule 14.15.21</p> <p>c. Impacts on neighbouring property - Rule 14.15.3</p> <p>d. Traffic generation and access safety - Rule 14.15.6</p>
RD9	<p><u>Buildings</u> in the Accommodation and Community Facilities Overlay, and Residential Medium Density Zone in the Commercial Local Zone (St Albans) Outline development plan area that do not meet Rule 14.5.3.2.3 - Building height</p>	<p>a. Impacts on neighbouring property - Rule 14.15.3</p>
RD10	<p>a. <u>Buildings</u> in the Accommodation and Community Facilities Overlay that do not meet Rule 14.5.3.2.4 - Maximum continuous building length.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Impacts on neighbouring property - Rule 14.15.3</p> <p>b. Residential design principles - Rule 14.15.1.c only</p>
RD11	<p>a. <u>Buildings</u> in the Accommodation and Community Facilities Overlay that do not meet Rule 14.5.3.2.5 - Front entrances and facades.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Residential design principles - Rule 14.15.1</p>

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Activity/area		The Council's discretion shall be limited to the following matters:
RD12	<p>a. Activities in the Accommodation and Community Facilities Overlay that do not meet Rule 14.5.3.2.6 - Landscaped areas.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Street scene - road boundary building setback, fencing and planting - Rule 14.15.17</p>

14.5.3.1.4 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 Appendix 14.16.6.

14.5.3.1.5 Area-specific non-complying activities

There are no non-complying activities.

14.5.3.1.6 Area-specific prohibited activities

There are no prohibited activities.

14.5.3.2 Area-specific built form standards

14.5.3.2.1 Area specific development plans

- a. This rule applies to:
- Residential Medium Density Higher Height Limit and Site Density Overlay at Deans Avenue;
 - Residential Medium Density Zone Wigram shown on Figure 6; and
 - Residential Medium Density Zone in Sumner Master plan Overlay in Appendix 14.16.6.

	Area	Standard
b.	Residential Medium Density Higher Height Limit and Site Density Overlay at Deans Avenue	Sites shall not have access to Deans Avenue other than via the proposed road to be located between 100 metres and 110 metres from the intersection of Moorhouse and Deans Avenue. As shown on Appendix 14.16.3 Development plan Addington.
c.	Residential Medium Density Zone Wigram shown on Figure 6	Residential units shall have their primary outdoor living space facing away from the aerodrome site. Windows to living areas which directly face the RNZAF Bequest Land shall be doubled glazed. In addition, a 2 metre wide landscape strip and a close, solid and continuous 1.8 metre high fence shall be placed along the boundary of the RNZAF Bequest Land and be completed before any residential units are built.
d.	Sumner Master plan Overlay (Appendix 14.16.6)	Retail activities and commercial services shall be located along the identified road frontages in accordance with the Sumner Master plan Overlay (Appendix 14.16.6)

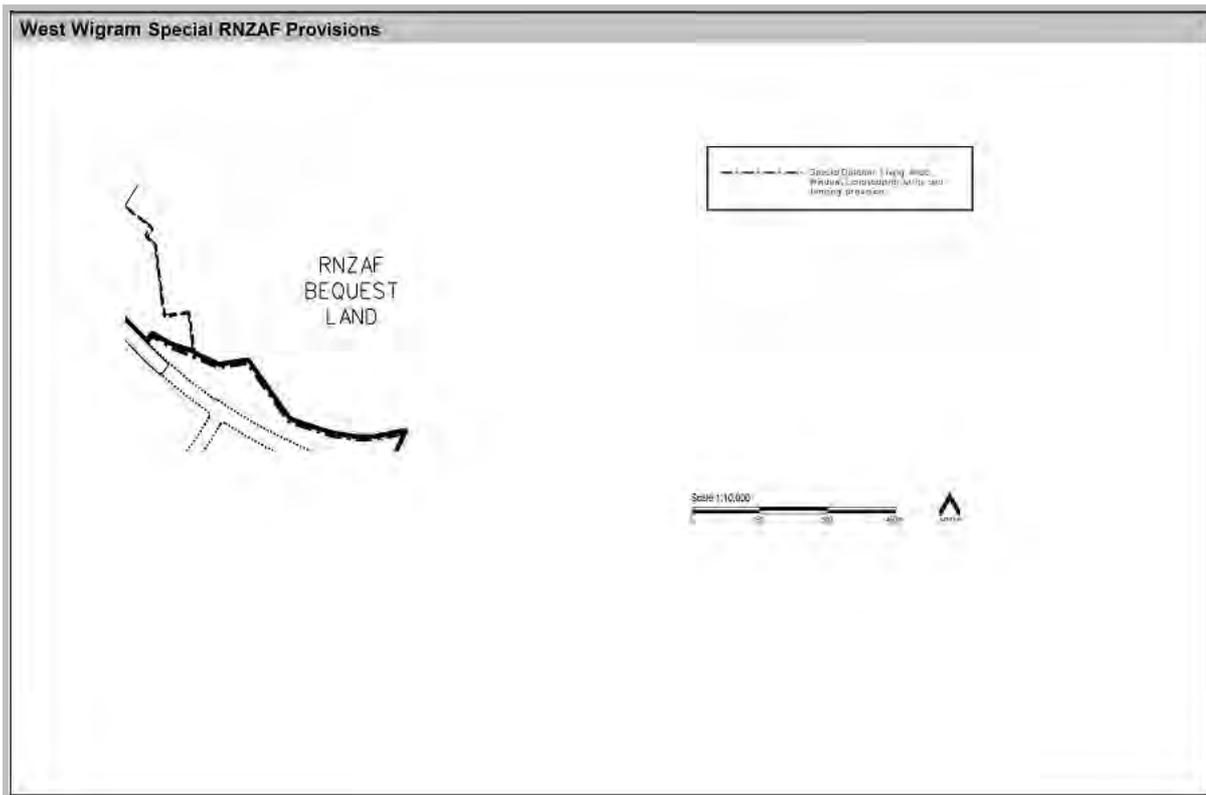


Figure 6 : West Wigram Special RNZAF Provisions.

14.5.3.2.2 Road boundary garage and building setback

- a. This rule applies to sites with frontage to Bealey Avenue, Fitzgerald Avenue, or Deans Avenue (south of Blenheim Road), and within the Sumner Master plan Overlay ([Appendix 14.16.6](#)).
- b. Rule [14.5.2.9 Road boundary garage and building setback](#) shall not apply on the above sites.
 - i. For sites with frontage to Bealey Avenue, Fitzgerald Avenue, or Deans Avenue (south of Blenheim Road), the road boundary setback shall be 6 metres.
 - ii. Sumner Master plan Overlay, shown in [Appendix 14.16.6](#); 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 14.16.6](#); 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.

14.5.3.2.3 Building height

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- a. This applies to:
 - i. Residential Medium Density Zone in the Commercial Local Zone (St Albans) Outline development plan shown as Area A in Chapter 15 [Appendix 15.15.5](#); and
 - ii. Accommodation and Community Facilities Overlay.
- b. The maximum height of any building shall be:

	Area	Standard
i.	Residential Medium Density Zone in the Commercial Local Zone (St Albans) Outline development plan shown as Area A in Chapter 15 Appendix 15.15.5	A. 14 metres B. Rule 14.5.2.3 Building height and maximum number of storeys shall not apply within the above area.
ii.	Accommodation and Community Facilities Overlay	A. 11 metres, or B. 12 metres for that part of the <u>building</u> where a pitched roof of at least 22 degrees is provided.

14.5.3.2.4 Maximum continuous building length

- a. Within the Accommodation and Community Facilities Overlay and in association with the following activities:

	Standards
i. <u>Guest accommodation</u> ; and a	A. For new buildings the maximum length of a building elevation shall not exceed 15 metres (see Figure 10) B. For existing buildings any addition to the building elevation shall not exceed a length of 10 metres
ii. <u>Community facility</u> ;	
iii. <u>Preschool</u> ;	
iv. <u>Education facility</u> ;	
v. <u>Health care facility</u> ;	
vi. <u>Place of assembly</u> ; and	
vii. <u>Veterinary care facility</u> .	

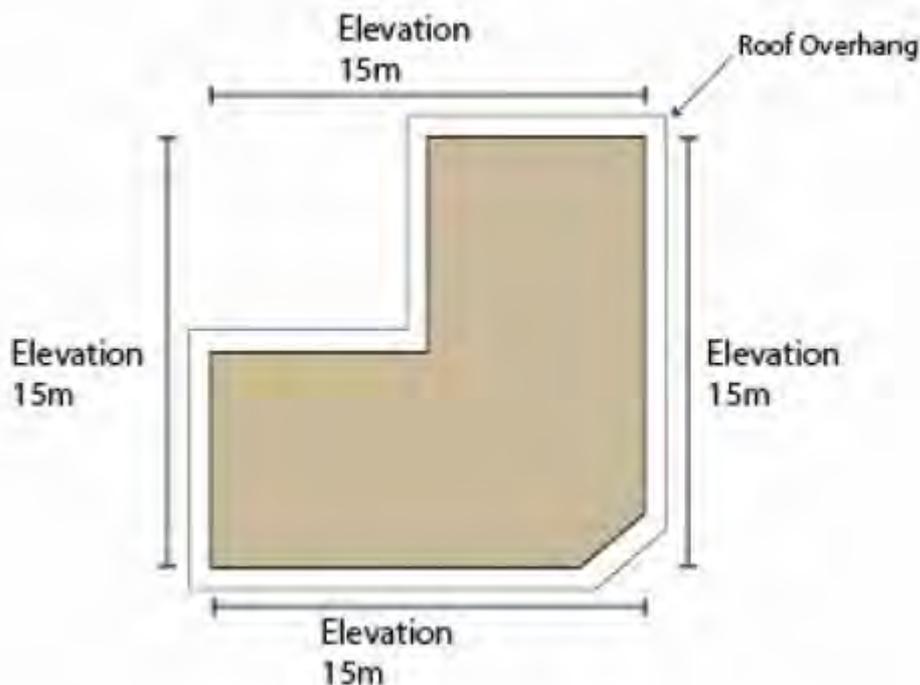


Figure 10: Measurement of a building elevation

14.5.3.2.5 Front entrances and façades

- a. Within the Accommodation and Community Facilities Overlay the following front entrance and façade treatment shall be provided for:

Buidings associated with:	Standards
i. <u>Guest accommodation; and a</u>	A. <u>Pedestrian access shall be directly from the road frontage.</u>
ii. <u>Community facility;</u>	B. A minimum of 30% glazing on the road frontage on ground floor.
iii. <u>Preschool;</u>	C. A minimum of 20% glazing on the road frontage on elevations above ground
iv. <u>Education facility;</u>	level.
v. <u>Health care facility;</u>	
vi. <u>Place of assembly; and</u>	
vii. <u>Veterinary care facility.</u>	

14.5.3.2.6 Landscaped areas

- a. Planting shall be provided as follows:
- i. Within the Accommodation and Community Facilities Overlay for non-residential activities:
 - A In areas areas adjoining the road frontage of all sites:
 - I. a minimum density of 1 tree per every 10 metres of road frontage or part thereof, distributed across the frontage; and
 - II. a minimum 2 metre planted strip.
 - B On sites adjoining residential and open space zones, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, with the trees evenly spaced

along that boundary.

ii. Within the Character Area Overlay for all activities:

- A A landscape strip of a minimum width of 2 metres comprising a combination of tree and garden planting shall be planted along the length of the road boundary, excluding that part required for a driveway or pedestrian access.

14.5.3.2.7 Site density

- a. Within the Character Area Overlay each residential unit shall be contained within its own separate site and the site shall have a minimum net site area as follows:

	Area	Standard
i.	Residential Medium Density Zone within the Character Area Overlay	400m ²
ii.	Character Area Overlay - Character Area 8 - Beverley	500m ²

14.6 Rules - Residential Central City Zone

14.6.1 Activity status tables

14.6.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Residential Central City Zone if they meet the activity specific standards set out in this table and the built form standards in Rule 14.6.2.
- b. Activities may also be controlled, restricted discretionary, discretionary, noncomplying or prohibited as specified in Rules 14.6.1.2, 14.6.1.3, 14.6.1.4, 14.6.1.5 or 14.6.1.6.

Activity		Activity specific standards
P1	<u>Residential activity</u>	<ol style="list-style-type: none"> a. No more than one <u>heavy vehicle</u> shall be stored on the <u>site</u> of the <u>residential activity</u>. b. Any motor vehicles and/or boats built, dismantled, repaired or stored on the <u>site of the residential activity</u> shall be owned by people who live on the same <u>site</u>. c. In relation to the <u>building</u>, dismantling, repair or storage of motor vehicles, the vehicles shall be contained in a <u>building</u>, or, if the vehicles are not contained in a <u>building</u>, there shall be no more than three vehicles involved. d. In relation to the <u>building</u>, dismantling, repair or storage of boats, collectively the boats shall occupy no more than 45m².
P2	<u>Bed and breakfast</u>	<ol style="list-style-type: none"> a. There shall be: <ol style="list-style-type: none"> i. a maximum of six guests accommodated at any one time; ii. at least one owner of the <u>residential unit</u> residing permanently on <u>site</u>; and iii. no guest given accommodation for more than 90 consecutive days.
P3	Relocation of a building	Nil

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Activity		Activity specific standards
P4	Development of Lot 1 DP 475662, for the purposes of <u>residential activities</u> . If the activity specific standards are met then no other provisions apply.	<ul style="list-style-type: none"> a. There shall be not less than 50 <u>residential units</u> and not more than 90 <u>residential units</u> developed on the <u>site</u>. b. The development of these units may proceed in stages of not less than 9 <u>residential units</u> at a time, with the first stage to comprise not less than 10 <u>residential units</u>. c. All <u>residential units</u> shall be completed by 30 June 2020. d. No <u>building</u> shall exceed 15 metres in <u>height</u>. e. The <u>gross floor area</u> of all non-residential activities on the <u>site</u> shall not exceed 525m². f. All non-residential activities shall be situated at ground floor.
P5	<u>Market gardens, community gardens, and garden allotments</u> .	Nil

Activity	Activity specific standards
<p>P6 Repair or rebuild of multi-unit residential complexes 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</p>	<p>a. Where the repair or rebuild of a <u>building</u> will not alter the footprint of the <u>building</u>, location, or <u>height</u>, the <u>building</u> need not meet the built form standards.</p> <p>b. Where the footprint of the <u>building</u>, location, or <u>height</u> 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:</p> <ul style="list-style-type: none"> i. the only built form standards that shall apply are those specified in Rules 14.6.2.1 – Building height and 14.6.2.2 – Daylight recession planes; ii. in relation to the <u>road boundary setback</u>, the repaired or rebuilt <u>building</u> shall have a <u>setback</u> of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt <u>building</u> increases the level of non-compliance with the standard(s) compared to the <u>building</u> that existed at the time of the earthquakes. <p>Advice note:</p> <ul style="list-style-type: none"> 1. Examples of regulatory or legal requirement that may apply include the New Zealand Building Code, <u>Council</u> bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5. <p>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</p> <p>d. Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to <u>adjoining</u> property owners, (where the consent authority considers this is required, and absent written approval).</p> <p>e. Any application arising from not meeting standard b.ii. (<u>road boundary setbacks</u>), shall not be publicly or limited notified.</p>
<p>P7 Care of non-resident children within a <u>residential unit</u> in return for monetary payment to the carer</p>	<p>a. There shall be:</p> <ul style="list-style-type: none"> i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and ii. at least one carer residing permanently within the <u>residential unit</u>.

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Activity	Activity specific standards
<p>P8 Any non-residential activity up to 40m² <u>gross floor area</u> (including any area of outdoor storage) that is otherwise not provided for under Rule 14.13.2.1 P9 and P10.</p>	<ul style="list-style-type: none"> a. Only those persons who reside permanently on the <u>site</u> can be employed in the activity. b. The maximum total number of hours the <u>site</u> shall be open to visitors, clients or deliveries for the activity shall be 40 hours per week, and shall be limited to between the hours of: <ul style="list-style-type: none"> i. 07:00 – 21:00 Monday to Friday, and ii. 08:00 – 19:00 Saturday, Sunday, and public holidays. c. The maximum number of <u>vehicle movements per site</u>, other than for <u>residential activities</u>, shall be: <ul style="list-style-type: none"> i. <u>heavy vehicles</u>: 2 per week; and ii. other vehicles: 16 per day. d. Boarding animals on a <u>site</u> shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only. e. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a <u>building</u>.
<p>P9 Any <u>education facility</u>, <u>spiritual activity</u>, <u>health care facility</u>, <u>preschool</u> (other than as provided for in Rule 14.6.1.1 P7), or <u>guest accommodation</u> up to 40m² <u>gross floor area</u> (including any area of outdoor storage used for activities other than <u>residential activities</u>), except those activities provided for in Rule 14.6.1.1 P10.</p>	<ul style="list-style-type: none"> a. Only those persons who reside permanently on the <u>site</u> can be employed in the activity. b. The maximum total number of hours the <u>site</u> shall be open to visitors, clients or deliveries for the activity, other than for <u>guest accommodation</u> activities, shall be 40 hours per week, and shall be limited to between the hours of: <ul style="list-style-type: none"> i. 07:00 – 21:00 Monday to Friday, and ii. 08:00 – 19:00 Saturday, Sunday, and public holidays. c. The maximum number of <u>vehicle movements per site</u>, other than for <u>residential activities</u>, shall be: <ul style="list-style-type: none"> i. <u>heavy vehicles</u>: 2 per week; and ii. other vehicles: 16 per day.

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Activity	Activity specific standards
<p>P10 Any <u>community facility, preschool</u> (other than as provided for in Rule 14.6.1.1 P7), or <u>guest accommodation</u> on Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Street.</p>	<p>a. The maximum total number of hours the <u>site</u> shall be open to visitors, clients or deliveries for the activity shall be 40 hours per week, and shall be limited to between the hours of:</p> <ul style="list-style-type: none"> i. 0:700 – 21:00 Monday to Friday, and ii. 08:00 – 19:00 Saturday, Sunday, and public holidays. iii. Except that these hours of operation in Rule 14.6.1.1 P10 a.i. and ai.ii. do not apply to <u>guest accommodation</u>. <p>b. The maximum number of <u>vehicle movements</u> per site per day for any activity, other than for <u>residential activities</u>, shall be 200 and:</p> <ul style="list-style-type: none"> i. Vehicles, other than <u>heavy vehicles</u> associated with any <u>residential activity</u> on the site, shall be included in determining the number of <u>vehicle movements</u> to and from any <u>site</u>. Vehicles parking on the street or on any other <u>site</u>, in order that their occupants can visit the <u>site</u>, shall also be included in determining the number of vehicles trips to and from any <u>site</u>.
<p>P11 Fire stations on Lot 1 DP 53863</p>	<p>Nil</p>
<p>P12</p> <ul style="list-style-type: none"> a. Activity associated with a <u>retirement village</u>. b. This activity does not include any new <u>building</u>, or alteration or addition to an existing <u>building</u>, for a <u>retirement village</u> (Refer to Rule 14.6.1.3 RD4 and RD5). c. The built form standards in Rule 14.6.2 do not apply to this activity. 	<p>Nil</p>
<p>P13 Activity associated with a <u>cultural activity</u> at 52 Rolleston Avenue (Lot 2 DP 496200).</p>	<p>a. The hours the <u>site</u> shall be open to visitors, clients or deliveries for any activity other than <u>residential activities</u> shall be limited to between the hours of:</p> <ul style="list-style-type: none"> i. 07:00 - 21:00 Monday to Friday, and ii. 08:00 - 19:00 Saturday, Sunday, and public holidays.

14.6.1.2 Controlled activities

There are no controlled activities.

14.6.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.

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- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.15, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
<p>RD1</p> <ul style="list-style-type: none"> a. Any permitted activity or a <u>cultural activity</u> at 52 Rolleston Avenue Lot 2 DP496200), that does not meet one or more of the built form standards in Rule 14.6.2. b. Any application arising from the following built form standards shall not be limited or publicly notified: <ul style="list-style-type: none"> i. Rule 14.6.2.3 Road boundary building setback ii. Rule 14.6.2.5 Fencing and screening iii. Rule 14.6.2.6 Tree and garden planting iv. Rule 14.6.2.7 Minimum residential unit size v. Rule 14.6.2.8 Ground floor habitable space vi. Rule 14.6.2.9 Outdoor living space vii. Rule 14.6.2.10 Service space viii. Rule 14.6.2.11 Minimum site density from development and redevelopment of residential units c. Any application arising from Rule 14.6.2.12 shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent its written approval). 	<ul style="list-style-type: none"> a. As relevant to the built form standard that is not met: <ul style="list-style-type: none"> i. Building height - Rule 14.15.27. ii. Daylight recession planes – Rule 14.15.28. iii. Street scene and access ways - Rule 14.15.29. iv. Minimum building setbacks from internal boundaries - Rule 14.15.30. v. Fencing and screening – Rule 14.15.31. vi. Landscaping and tree planting – Rule 14.15.32. vii. Minimum unit size - Rule 14.15.4. viii. Ground floor habitable space – Rule 14.15.25. ix. Outdoor living space - Rule 14.15.20. x. Service space – Rule 14.15.26. xi. Minimum site density from development and redevelopment of residential units – Rule 14.15.34. xii. Water supply for firefighting – Rule 14.15.7

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Activity		The Council's discretion shall be limited to the following matters:
RD2	<p>a. Any activity involving the erection of new <u>buildings</u> and alterations or additions to existing <u>buildings</u> including all <u>accessory buildings</u>, fences and walls associated with that development, that result in:</p> <ul style="list-style-type: none"> i. three or more <u>residential units</u>; or ii. one or two <u>residential units</u> on a <u>site</u> smaller than 300m² gross <u>site area</u>; <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Urban design in the Residential Central City Zone – Rule 14.15.33</p>
RD 3	<p>a. <u>Cultural activity</u> at 52 Rolleston Avenue (Lot 2 DP 496200).</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Urban design in the Residential Central City Zone – Rule 14.15.33</p>
RD 4	<p>a. Any new <u>building</u>, or alteration or addition to an existing <u>building</u> for a <u>retirement village</u> that meet the following built form standards:</p> <ul style="list-style-type: none"> i. Rule 14.6.2.1 Building height ii. Rule 14.6.2.2 Daylight recession planes iii. Rule 14.6.2.3 Road boundary building setback iv. Rule 14.6.2.4 Minimum building setbacks from internal boundaries v. Rule 14.6.2.12 Water supply for firefighting <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Retirement villages – Rule 14.15.9</p>
RD 5	<p>a. Any new <u>building</u>, or alteration or addition to an existing <u>building</u> for a <u>retirement village</u> that does not meet one or more of the following built form standards:</p> <ul style="list-style-type: none"> i. 14.6.2.1 Building height ii. 14.6.2.2 Daylight recession planes iii. 14.6.2.3 Road boundary building setback iv. 14.6.2.4 Minimum building setbacks from internal boundaries v. 14.6.2.12 Water supply for firefighting <p>b. Any application arising from Rule 14.6.2.3 shall not be limited or publicly notified.</p> <p>c. Any application arising from Rule 14.6.2.12 shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent its written approval).</p>	<p>a. Retirement villages – Rule 14.15.9</p> <p>And as relevant to the built form standard that is not met:</p> <ul style="list-style-type: none"> b. Building height – Rule 14.15.27. c. Daylight recession planes – Rule 14.15.28. d. Street scene and access ways – Rule 14.15.29. e. Minimum building setbacks from internal boundaries – Rule 14.15.30. f. Water supply for firefighting – Rule 14.15.7

14.6.1.4 Discretionary activities

- a. The activities listed below are discretionary activities

Activity	
D1	Development of Lot 1 DP 475662, for the purposes of <u>residential activities</u> as listed in Rule 14.6.1.1 P4 that does not meet any one or more of the activity specific standards.
D2	<p>a. Any <u>education facility</u>, <u>spiritual activity</u>, <u>health care facility</u>, preschool (other than as provided for in Rule 14.6.1.1 P7 and Rule 14.6.1.4 D3), or <u>guest accommodation</u>, that is over 40m² but less than 201m² in <u>gross floor area</u> (including any area of outdoor storage used for activities), other than:</p> <ol style="list-style-type: none"> i. on a <u>site with frontage</u> to Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Streets; or ii. on a <u>site with frontage to a local road</u>, <p>b. provided that the following standards are met:</p> <ol style="list-style-type: none"> i. For <u>guest accommodation</u>, at least one employee must reside permanently on the <u>site</u>. ii. The maximum total number of hours the <u>site</u> shall be open to visitors, clients or deliveries for the activity shall be 40 hours per week, and shall be limited to between the hours of: <ol style="list-style-type: none"> A 07:00 - 21:00 Monday to Friday, and B 08:00 - 19:00 Saturday, Sunday and public holidays. C Except that these hours of operation in Rule 14.6.1.4 D2 b.ii. do not apply to <u>guest accommodation</u>
D3	<p>a. Activities that do not meet any one or more of the activity specific standards in Rule 14.6.1.1 for:</p> <ol style="list-style-type: none"> i. P1 <u>Residential activity</u> ii. P2 <u>Bed and breakfast</u> iii. P7 Care of non-resident children in a <u>residential unit</u>.
D4	Any other activity that is not listed as a permitted, restricted discretionary, or non-complying.

14.6.1.5 Non-complying activities

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

Activity	
NC1	Any non-residential activity not otherwise provided for as a permitted, restricted discretionary, discretionary or non-complying activity with a <u>gross floor area</u> over 40m ² (including any area of outdoor storage used for that activity).
NC2	Any activity listed in Rule 14.6.1.1 P8 that does not meet any one or more of the activity standards in Rule 14.6.1.1 P8 a.-e.
NC3	Any activity listed in Rule 14.6.1.1 P9 that does not meet any one or more of the activity standards in Rule 14.6.1.1 P9 a.-c.
NC4	Any activity listed in Rule 14.6.1.1 P10 that does not meet any one or more of the activity standards in Rule 14.6.1.1 P10 a.-b.

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NC5	Any <u>education facility, spiritual activity, health care facility, preschool</u> (other than as provided for in Rule 14.6.1.1 P7 and Rule 14.6.1.4 D3), or <u>guest accommodation</u> with a <u>gross floor area</u> over 40m ² (including any area of outdoor storage) with <u>frontage</u> to a <u>local road</u> .
NC6	Any <u>education facility, spiritual activity, health care facility, preschool</u> (other than as provided for in Rule 14.6.1.1 P7 and Rule 14.6.1.4 D3), or <u>guest accommodation</u> , that exceeds a <u>gross floor area</u> of 200m ² (including any area of outdoor storage) other than on a <u>site</u> with <u>frontage</u> to Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Streets.
NC7	Any activity listed in Rule 14.6.1.4 D2 that does not meet any one or more of the standards in Rule 14.6.1.4 D2 i.-ii.

14.6.1.6 Prohibited activities

There are no prohibited activities.

14.6.2 Built form standards

14.6.2.1 Building height

- a. The maximum height of any buildings shall be as shown on the Central City Maximum Building Height planning map, except that the Central City Maximum Building Height planning map does not apply to the following land where a maximum building height of 20 metres shall apply to buildings for a retirement village:
 - i. Lot 1 DP 77997 CT CB46D/74;
 - ii. Town Section 118 DP 3780; and
 - iii. Town Section 119 DP 3780.

14.6.2.2 Daylight recession planes

- a. Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above internal boundaries with other sites as shown in [Appendix 14.16.2C](#), except that:
 - i. Where an internal boundary of a site abuts an access lot, access strip, or access to a rear allotment, the recession plane may be constructed from points 2.3 metres above the furthest boundary of the access lot, access strip, or access to a rear allotment 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. 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).
- c. 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.

14.6.2.3 Road boundary building setback

- a. For sites fronting Bealey Avenue, buildings shall be setback a minimum of 6 metres from the road boundary of Bealey Avenue;
- b. In the locations indicated as Central City Building Setbacks, on the Central City Active Frontages and Verandas and Building Setback planning map, buildings shall be setback a minimum of 4.5 metres from road boundaries;
- c. In all other instances, buildings shall be setback a minimum of 2 metres from road boundaries, except that:
 - i. Where a garage has a vehicle door facing a road, the garage door shall be setback a minimum of 4.5 metres

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unless the garage door projects outward, in which case the garage door shall be setback a minimum of 5.5 metres;

- ii. Where a garage has the vehicle door facing a shared accessway, the garage door shall be setback a minimum of 7 metres 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 setback a minimum of 8 metres;
- iii. For street fronting residential units, garages, carports, and other accessory buildings (excluding basement parking areas and swimming pools) shall be located at least 1.2 metres further from the road boundary than the front facade of any ground level habitable space of that residential unit.

14.6.2.4 Minimum building setbacks from internal boundaries

- a. Buildings that immediately adjoin an access lot, access strip, or access to a rear site shall be setback a minimum of 1 metres from that part of an internal boundary of a site.
- b. Buildings shall be setback a minimum of 1.8 metres from other internal boundaries of a site, except that:
 - i. no setback is required from an access lot or access strip on the same site, provided that any windows on the ground floor facing and within 1 metre of the access lot or access 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 setback is less than 10.1 metres and/or where the accessory building faces the ground floor window of a habitable space on the adjoining site it shall be setback a minimum of 1.8 metres from that neighbouring window for a minimum length of 2 metres either side of the window;
 - iii. no setback is required along that part of an internal boundary where buildings on adjoining sites have a common wall along the internal boundary;
 - iv. no setback is required for basements, provided that any part of a basement located within 1.8 metres 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 4 metres 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 1.2 metres of ground level (such as above a garage which is partly below ground level).
- d. For the purposes of this rule this excludes guttering up to 200mm in width from the wall of a building.

14.6.2.5 Fencing and screening

- a. Parking areas shall be screened on internal boundaries by landscaping, wall(s), fence(s), or a combination of these to a minimum height of 1.5 metres from any adjoining site. Where this screening is by way of landscaping it shall be for a minimum depth of 1.5 metres and the minimum height shall be the minimum height at the time of planting;
- b. Other than for screening of the required area of service space or outdoor living space, fences and other screening structures shall not exceed 1 metre in height where they are located either:
 - i. within 2 metres of the road boundary; or
 - ii. on the boundary with any land zoned Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone, except that the maximum height shall be 2 metres if the whole fence or screening structure is at least 50% transparent.
- c. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

14.6.2.6 Tree and garden planting

- a. A minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space in

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residential developments), where

- i. at least 50% of the landscaping shall be trees and shrubs, and
 - ii. a minimum of one native tree for every 250m² of gross site area (prior to subdivision), or part thereof, is included within the landscaping;
- 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

14.6.2.7 Minimum residential unit size

- a. The minimum net floor area (including toilets and bathrooms) for any residential unit (excluding parking areas, garages, or balconies allocated to each unit) shall be:
- i. Studio 35m²
 - ii. 1 Bedroom 45m²
 - iii. 2 Bedroom 70m²
 - iv. 3 or more Bedrooms 90m².

14.6.2.8 Ground floor habitable space

- a. Any residential unit fronting a road or public open space, unless built over an access way 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. At least one 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 3 metres.

14.6.2.9 Outdoor living space

- a. Each residential unit shall provide on site an outdoor living space of at least 24m².
- 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 areas or access;
 - ii. each private outdoor living space dimension shall be a minimum of 4m when provided at ground level and a minimum of 1.5 metres 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. each outdoor living space provided as a communal space shall be accessible for use by all on site residents and each dimension shall be a minimum of 4 metres;
 - v. 50% of the outdoor living space required across the entire site shall be provided at ground level;
 - vi. 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.

14.6.2.10 Service space

- a. Each residential unit shall be provided with at least 3m² of indoor or outdoor service space at ground floor level for the dedicated storage of waste and recycling bins.
- b. The required service 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.

- c. Service space for the storage of waste and recycling bins shall be fully screened from any site, road and outdoor service space which adjoins the service space.

14.6.2.11 Minimum site density from development and redevelopment of residential units

- a. 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 complete 200m² of site area (e.g. a site area of 399m² requires 1 residential unit, a site area of 400m² requires 2 residential units).

14.6.2.12 Water supply for firefighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via Council's urban reticulated system (where available) in accordance with the [New Zealand Fire Service Firefighting Water Supplies Code of Practice \(SNZ PAS 4509:2008\)](#).

14.7 Rules - Residential Hills Zone

14.7.1 Activity status tables

14.7.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Residential Hills Zone if they meet the activity specific standards set out in this table and the built form standards in Rule 14.7.2 and the area specific rules in Rule 14.7.3.
- b. Activities may also be controlled, restricted discretionary, discretionary, or non-complying as specified in Rules 14.7.1.2, 14.7.1.3, 14.7.1.4, 14.7.1.5 and 14.7.1.6, or in the area specific rules in 14.7.3.

Activity	Activity specific standards															
P1 <u>Residential activity</u> , except for residential units containing more than six bedrooms and <u>boarding houses</u>	a. No more than one <u>heavy vehicle</u> shall be stored on the <u>site</u> of the <u>residential activity</u> . b. Any motor vehicles and/or boats dismantled, repaired or stored on the <u>site</u> of the <u>residential activity</u> , shall be owned by people who live on the same <u>site</u> .															
P2 Minor <u>residential unit</u> where the minor unit is a detached <u>building</u> and the existing <u>site</u> it is to be built on contains only one <u>residential unit</u>	a. The existing <u>site</u> containing both units shall have a minimum <u>net site area</u> of 650m ² . b. The minor <u>residential unit</u> shall have a minimum <u>gross floor area</u> of 35m ² and a maximum <u>gross floor area</u> of 80m ² . c. The <u>parking areas</u> of both units shall be accessed from the same <u>access</u> .															
P3 <u>Social housing complexes</u> - up to and including four residential units	a. The minimum <u>net floor area</u> (including toilets and bathrooms, but excluding <u>parking areas</u> , <u>garages</u> or <u>balconies</u>) for any <u>residential unit</u> in the complex shall be: <table border="1" data-bbox="699 1487 1418 1680"> <thead> <tr> <th></th> <th data-bbox="767 1487 1075 1525">Number of bedrooms</th> <th data-bbox="1075 1487 1418 1525">Minimum <u>net floor area</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="699 1525 762 1563">i.</td> <td data-bbox="762 1525 1075 1563">Studio.</td> <td data-bbox="1075 1525 1418 1563">35m²</td> </tr> <tr> <td data-bbox="699 1563 762 1601">ii.</td> <td data-bbox="762 1563 1075 1601">1 Bedroom.</td> <td data-bbox="1075 1563 1418 1601">45m²</td> </tr> <tr> <td data-bbox="699 1601 762 1639">iii.</td> <td data-bbox="762 1601 1075 1639">2 Bedrooms.</td> <td data-bbox="1075 1601 1418 1639">60m²</td> </tr> <tr> <td data-bbox="699 1639 762 1680">iv.</td> <td data-bbox="762 1639 1075 1680">3 or more Bedrooms.</td> <td data-bbox="1075 1639 1418 1680">90m²</td> </tr> </tbody> </table> b. Any <u>residential unit</u> fronting a <u>road</u> or public space shall have a <u>habitable space</u> located at the ground level, and at least 50% of all <u>residential units</u> within a complex shall have a <u>habitable space</u> located at the ground level. c. Each of these <u>habitable spaces</u> located at the ground level shall have a minimum floor area of 9m ² and a minimum internal dimension of three metres and be internally <u>accessible</u> to the rest of the unit.		Number of bedrooms	Minimum <u>net floor area</u>	i.	Studio.	35m ²	ii.	1 Bedroom.	45m ²	iii.	2 Bedrooms.	60m ²	iv.	3 or more Bedrooms.	90m ²
	Number of bedrooms	Minimum <u>net floor area</u>														
i.	Studio.	35m ²														
ii.	1 Bedroom.	45m ²														
iii.	2 Bedrooms.	60m ²														
iv.	3 or more Bedrooms.	90m ²														

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Activity	Activity specific standards
P4 <u>Older person's housing unit</u>	a. Any <u>older person's housing unit</u> shall have a maximum <u>gross floor area</u> of 120m ² .
P5 Conversion of a <u>family flat</u> existing at 6 December 2013 into a <u>residential unit</u> that may be occupied by any person(s) and without the need to be encumbered by a legal instrument	a. Each converted flat shall have a minimum <u>gross floor area</u> , excluding <u>garages</u> , <u>sundecks</u> , and <u>verandahs</u> , of 35m ² .
P6 Conversion of a <u>residential unit</u> (within, or as an extension to, a <u>residential unit</u>) into two <u>residential units</u>	a. Each <u>residential unit</u> shall have a minimum <u>gross floor area</u> , excluding <u>garages</u> , <u>sundecks</u> and <u>verandahs</u> , of 35m ² .
P7 Replacement of a <u>residential unit</u> with two <u>residential units</u>	a. The existing <u>site</u> shall be occupied by one <u>residential unit</u> and that <u>residential unit</u> has been, or will be, demolished because the insurer(s) of that unit have determined that the <u>residential unit</u> was uneconomic to repair because of earthquake damage.
P8 <u>Home occupation</u>	<p>a. The <u>gross floor area</u> of the <u>building</u>, plus the area used for <u>outdoor storage area</u>, occupied by the <u>home occupation</u> shall be less than 40m².</p> <p>b. The maximum number of FTE persons employed in the <u>home occupation</u>, who reside permanently elsewhere than on the <u>site</u>, shall be two.</p> <p>c. Any <u>retailing</u> shall be limited to the sale of goods grown or produced on the <u>site</u>, or internet-based sales where no customer visits occur.</p> <p>d. The hours of operation, when the <u>site</u> is open to visitors, clients, and deliveries, shall be limited to between the hours of:</p> <ul style="list-style-type: none"> i. 07:00 - 21:00 Monday to Friday; and ii. 08:00 - 19:00 Saturday, Sunday and public holidays. <p>e. Visitor or staff <u>parking areas</u> shall be outside the <u>road boundary setback</u>.</p> <p>f. Outdoor advertising shall be limited to a maximum area of 2m².</p>
P9 Care of non-resident children within a <u>residential unit</u> in return for monetary payment to the carer	<p>a. There shall be:</p> <ul style="list-style-type: none"> i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and ii. at least one carer residing permanently within the <u>residential unit</u>.

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Activity	Activity specific standards										
P10 <u>Bed and breakfast</u>	<p>a. There shall be:</p> <ul style="list-style-type: none"> i. a maximum of six guests accommodated at any one time; ii. at least one owner of the <u>residential unit</u> residing permanently on <u>site</u>; and iii. no guest given accommodation for more than 90 consecutive days. 										
P11 <u>Education activity</u>	<p>a. The activity shall:</p> <ul style="list-style-type: none"> i. only locate on <u>sites</u> with <u>frontage</u> and the primary entrance to a <u>minor arterial road</u> or <u>collector road</u> where <u>right turn offset</u>, either informal or formal, is available; ii. only occupy a <u>gross floor area of building</u> of less than 250m²; iii. limit outdoor advertising to a maximum area of 2m²; iv. limit the hours of operation when the <u>site</u> is open to visitors, students, patients, clients, and deliveries to between the hours of: <table border="1" data-bbox="695 1061 1423 1756"> <tbody> <tr> <td data-bbox="695 1061 912 1279">A. <u>Education activity</u></td> <td data-bbox="912 1061 1423 1279"> <ul style="list-style-type: none"> I. 07:00 - 21:00 Monday to Saturday; and II. Closed Sunday and public holidays. </td> </tr> <tr> <td data-bbox="695 1279 912 1532">B. <u>Preschools</u></td> <td data-bbox="912 1279 1423 1532"> <ul style="list-style-type: none"> I. 07:00 - 21:00 Monday to Friday, and II. 07:00 - 13:00 Saturday, Sunday and public holidays. </td> </tr> <tr> <td data-bbox="695 1532 912 1608">C. <u>Health care facility</u></td> <td data-bbox="912 1532 1423 1608"> <ul style="list-style-type: none"> I. 07:00 - 21:00. </td> </tr> <tr> <td data-bbox="695 1608 912 1684">D. <u>Veterinary care facility</u></td> <td data-bbox="912 1608 1423 1684"></td> </tr> <tr> <td data-bbox="695 1684 912 1756">E. <u>Places of assembly</u></td> <td data-bbox="912 1684 1423 1756"></td> </tr> </tbody> </table> <ul style="list-style-type: none"> v. in relation to <u>preschools</u>, limit outdoor play areas and facilities to those that meet the Group 1 acoustic standard for residential zones; vi. in relation to <u>preschools</u>, <u>health care facilities</u>, <u>veterinary care facilities</u> and <u>places of assembly</u> (See Figure 1): <ul style="list-style-type: none"> A only locate on <u>sites</u> where any <u>residential activity</u> on an <u>adjoining front</u> 	A. <u>Education activity</u>	<ul style="list-style-type: none"> I. 07:00 - 21:00 Monday to Saturday; and II. Closed Sunday and public holidays. 	B. <u>Preschools</u>	<ul style="list-style-type: none"> I. 07:00 - 21:00 Monday to Friday, and II. 07:00 - 13:00 Saturday, Sunday and public holidays. 	C. <u>Health care facility</u>	<ul style="list-style-type: none"> I. 07:00 - 21:00. 	D. <u>Veterinary care facility</u>		E. <u>Places of assembly</u>	
A. <u>Education activity</u>		<ul style="list-style-type: none"> I. 07:00 - 21:00 Monday to Saturday; and II. Closed Sunday and public holidays. 									
B. <u>Preschools</u>		<ul style="list-style-type: none"> I. 07:00 - 21:00 Monday to Friday, and II. 07:00 - 13:00 Saturday, Sunday and public holidays. 									
C. <u>Health care facility</u>		<ul style="list-style-type: none"> I. 07:00 - 21:00. 									
D. <u>Veterinary care facility</u>											
E. <u>Places of assembly</u>											
P12 <u>Preschools</u> , other than as provided for in Rule 14.7.1.1 P9.											
P13 <u>Health care facility</u>											
P14 <u>Veterinary care facility</u>											
P15 <u>Places of assembly</u>											

Activity	Activity specific standards
	<p><u>site</u>, or <u>front site</u> separated by an <u>access</u>, with <u>frontage</u> to the same <u>road</u> is left with at least one residential neighbour. That neighbour shall be on an <u>adjoining front site</u>, or <u>front site</u> separated by an <u>access</u>, and have <u>frontage</u> to the same <u>road</u>; and</p> <p>B only locate on residential blocks where there are no more than two non-residential activities already within that block;</p> <p>vii. in relation to <u>veterinary care facilities</u>, limit the boarding of animals on the <u>site</u> to a maximum of four;</p> <p>viii. in relation to <u>places of assembly, entertainment activities</u> shall be closed Sunday and public holidays; and</p> <p>ix. not include the storage of more than one <u>heavy vehicle</u> on the <u>site</u> of the activity.</p>
P16	<p><u>Spiritual activities</u></p> <p>a. The activity shall:</p> <ul style="list-style-type: none"> i. only locate on <u>sites</u> with <u>frontage</u> and the primary entrance to a <u>minor arterial road</u> or <u>collector road</u> where <u>right turn offset</u>, either informal or formal, is available ii. only occupy a <u>gross floor area</u> of less than 250m²; iii. limit the hours of operation to 07:00-21:00; and iv. not include the storage of more than one <u>heavy vehicle</u> on the <u>site</u> of the activity.
P17	<p><u>Community welfare facilities</u></p> <p>a. The facility shall:</p> <ul style="list-style-type: none"> i. only locate on <u>sites</u> with <u>frontage</u> and the primary entrance to a <u>minor arterial road</u> or <u>collector road</u> where <u>right turn offset</u>, either informal or formal, is available ii. only occupy a <u>gross floor area</u> of less than 250m²; iii. limit the hours of operation to 07:00-21:00; and iv. only locate on <u>sites</u> where any <u>residential activity</u> on an <u>adjoining front site</u>, or <u>front site</u> separated by an <u>access</u>, with <u>frontage</u> to the same <u>road</u> is left with at least one residential neighbour. That neighbour shall be on an <u>adjoining front site</u>, or <u>front site</u> separated by an <u>access</u>, and have <u>frontage</u> to the same <u>road</u>.
P18	<p><u>Emergency services facilities</u></p> <p>Nil</p>

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Activity	Activity specific standards
<p>P19 Repair or rebuild of <u>multi-unit residential complexes</u> 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</p>	<p>a. Where the repair or rebuild of a <u>building</u> will not alter the <u>building footprint</u>, location, or <u>height</u>, the <u>building</u> need not meet the built form standards.</p> <p>b. Where the <u>building footprint</u>, location, or <u>height</u> 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:</p> <ul style="list-style-type: none"> i. the only built form standards that shall apply are those specified in Rules 14.7.2.2 - Building height and 14.7.2.4 - Daylight recession planes; ii. in relation to the <u>road boundary setback</u>, the repaired or rebuilt <u>building</u> shall have a <u>setback</u> of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt <u>building</u> increases the level of non-compliance with the standard(s) compared to the <u>building</u> that existed at the time of the earthquakes. <p>Advice note:</p> <ol style="list-style-type: none"> 1. Examples of regulatory or legal requirement that may apply include the New Zealand Building Code, <u>Council</u> bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5. <p>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</p> <p>d. Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified only to <u>adjoining</u> property owners (where the consent authority considers this is required, and absent written approval).</p> <p>e. Any application arising from not meeting standard b.ii. (<u>road boundary setbacks</u>), shall not be limited or publicly notified.</p>
<p>P20 <u>Relocation of a building</u></p>	<p>Nil</p>
<p>P21 <u>Market gardens, community gardens, and garden allotments</u></p>	<p>Nil</p>

14.7.1.2 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 [14.15](#), as set out in the following table.

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Activity		The matters over which Council reserves its control:
C1	Fences that do not meet Rule 14.7.2.9 – Street scene amenity and safety - fences	a. Street scene - road boundary building setback, fencing and planting - Rule 14.15.17
C2	Residential units (including any sleep-outs) containing more than six bedrooms in total	a. Scale of activity - Rule 14.15.5 b. Traffic generation and access safety - Rule 14.15.6
C3	Social housing complexes that do not meet Rule 14.7.2.12 – Service, storage and waste management spaces	a. Service, storage and waste management spaces - Rule 14.15.19
C4	Social housing complexes, where the complex does not meet one or more of the activity specific standards in Rule 14.7.1.1 P3 c. or d.	a. Street scene - road boundary building setback, fencing and planting - Rule 14.15.17

14.7.1.3 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 14.15, or as specified, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Residential unit contained within its own separate site with a minimum net site area that does not meet the standard specified in Rule 14.7.1.1 - Site density by up to 10%.	a. Site density and site coverage - Rule 14.15.2
RD2	Minor residential unit where the minor unit is a detached building and does not meet one or more of the activity specific standards in Rule 14.7.1.1 P2 a., b., or c.	a. Minor residential units - Rule 14.15.22
RD3	Conversion of a residential unit (within or as an extension to a residential unit) into two residential units that does not meet one or more of the activity specific standards in Rule 14.7.1.1 P6 a.	
RD4	Conversion of a family flat existing at 6 December 2013 into a residential unit that does not meet one or more of the activity specific standards in Rule 14.7.1.1 P5.	
RD5	Social housing complexes, where any residential unit in the complex does not meet activity specific standard Rule 14.7.1.1 P3 b.	a. Minimum unit size and unit mix - Rule 14.15.4

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Activity	The Council's discretion shall be limited to the following matters:
RD6 <u>Social housing complexes</u> - over four residential units	<ul style="list-style-type: none"> a. Residential design principles - Rule 14.15.1 b. Scale of activity - Rule 14.15.5 c. Traffic generation and access safety - Rule 14.15.6
RD7 <u>Older person's housing units</u> that do not meet activity specific standard in Rule 14.7.1.1 P4 a.	<ul style="list-style-type: none"> a. Scale of activity - Rule 14.15.5
RD8 <u>Retirement villages</u>	<ul style="list-style-type: none"> a. Retirement villages - Rule 14.15.9
RD9 <u>Student hostels</u> owned or operated by a secondary <u>education activity</u> or <u>tertiary education</u> and research activity.	<ul style="list-style-type: none"> a. Residential design principles - Rule 14.15.1 b. Scale of activity - Rule 14.15.5 c. Traffic generation and access safety - Rule 14.15.6
RD10 <u>Community welfare facilities</u> that do not meet one or more of the activity specific standards in Rule 14.7.1.1 P17. Any application arising from this rule shall not be limited or publicly notified.	<ul style="list-style-type: none"> a. As relevant to the activity specific standard that is not met: <ul style="list-style-type: none"> i. Scale of activity - Rule 14.15.5 ii. Traffic generation and access safety - Rule 14.15.6 iii. Non-residential hours of operation - Rule 14.15.21
RD11 <u>Buildings</u> that do not meet Rule 14.7.2.2 - <u>Building height</u> up to 9 metres.	<ul style="list-style-type: none"> a. Impacts on neighbouring property - Rule 14.15.3 b. Residential design principles - Rule 14.15.1.g - Hillside and small settlement areas
RD12 Activities and <u>buildings</u> that do not meet Rule 14.7.2.3 - <u>Site coverage</u> where the site coverage is exceeded by 10% or less.	<ul style="list-style-type: none"> a. Site density and site coverage - Rule 14.15.2
RD13 <u>Buildings</u> that do not meet Rule 14.7.2.4 - <u>Daylight recession planes</u>	<ul style="list-style-type: none"> a. Impacts on neighbouring property - Rule 14.15.3
RD14 <u>Buildings</u> that do not meet Rule 14.7.2.6 - <u>Minimum building setback from ridgeline</u> - Montgomery Spur	<ul style="list-style-type: none"> a. The extent to which the proposal minimises adverse visual effects arising from the development on the Montgomery Spur ridgeline, including consideration of alternative built forms or <u>building platforms</u>, and any proposed mitigation. b. Residential design principles - Rule 14.15.1.g - Hillside and small settlement areas
RD15 <u>Buildings</u> that do not meet Rule 14.7.2.5 - <u>Minimum building setbacks from internal boundaries</u>	<ul style="list-style-type: none"> a. Impacts on neighbouring properties - Rule 14.15.3 b. Minimum building, window and balcony setbacks - Rule 14.15.18
RD16 <u>Buildings</u> that do not meet Rule 14.7.2.7 - <u>Minimum setback and distance to living area windows and balconies and living space windows facing internal boundaries</u>	

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Activity	The Council's discretion shall be limited to the following matters:
<p>RD17</p> <p>a. <u>Buildings</u> that do not meet Rule 14.7.2.8 - Road boundary building setback.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Street scene - road boundary building setback, fencing and planting - Rule 14.15.17</p>
<p>RD18</p> <p>a. <u>Residential units</u> that do not meet Rule 14.7.2.11 - Water supply for firefighting.</p> <p>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).</p>	<p>a. Water supply for fire fighting - Rule 14.15.7</p>
<p>RD19</p> <p>a. Activities and <u>buildings</u> that do not meet one or more of the activity specific standards in Rule 14.7.1.1 (except P11-P15 activity standard i. relating to storage of <u>heavy vehicles</u>, (refer to Rule 14.7.1.4 D2)) for:</p> <ul style="list-style-type: none"> i. <u>P8 Home occupation</u>; ii. <u>P11 Education activity</u> iii. <u>P12 Preschools</u>, other than as provided for in Rule 14.7.1.1 P9 and Rule 14.7.1.4 D2; iv. <u>P13 Health care facility</u>; v. <u>P14 Veterinary care facility</u>; vi. <u>P15 Places of assembly</u>; and vii. <u>P16 Spiritual activities</u>. <p>b. Any application arising from this rule 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"> i. Scale of activity - Rule 14.15.5 ii. Traffic generation and access safety - Rule 14.15.6 iii. Non-residential hours of operation - Rule 14.15.21
<p>RD20</p> <p>a. Within the Residential Hills Mixed Density Overlay, any activity that does not meet Rule 14.7.2.1 - Site density.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Scale of activity - Rule 14.15.5</p> <p>b. Traffic generation and access safety - Rule 14.15.6</p> <p>c. Residential design principles - Rule 14.15.1.g - Hillside and small settlement areas</p>
<p>RD21</p> <p>a. Within the Residential Hills Mixed Density Overlay, the creation of any attached <u>residential units</u> where the total floor area is greater than 500m².</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Residential design principles - Rule 14.15.1</p>

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Activity		The Council's discretion shall be limited to the following matters:
RD22	<u>Convenience activities</u>	<ul style="list-style-type: none"> a. Residential design principles - Rule 14.15.1; b. Scale of activity - Rule 14.15.5 c. Traffic generation and access safety - Rule 14.15.6 d. Hours of operation - Rule 14.15.21
RD23	Buildings that do not meet Rule 14.7.2.10 - Building reflectivity	<ul style="list-style-type: none"> a. Residential design principles - Rule 14.15.1.i - Hillside and small settlement areas

14.7.1.4 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"> a. Activities that do not meet one or more of the activity specific standards in Rule 14.7.1.1 for: <ul style="list-style-type: none"> i. <u>P1 Residential activity</u>; ii. <u>P5 Conversion of family flat into a residential unit</u>; iii. <u>P9 Care of non-resident children in a residential unit</u>; iv. <u>P10 Bed and breakfast</u>; or v. Storage of more than one <u>heavy vehicle</u> for P11-P16.
D3	<u>Show homes</u>
D4	<u>Residential unit</u> contained within its own separate site with a minimum <u>net site area</u> that does not meet the standard specified in Rule 14.7.2.1 – Site density by more than 10%
D5	Activities and <u>buildings</u> that do not comply with Rule 14.7.2.3 – Site coverage where the <u>site coverage</u> is exceeded by more than 10%

14.7.1.5 Non-complying activities

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

Activity	
NC1	<u>Buildings over 9 metres in height</u>

Activity	
NC2	<p>a. <u>Sensitive activities and buildings</u> (excluding <u>accessory buildings</u> associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV <u>electricity distribution line</u> or within 10 metres of a foundation of an associated <u>support structure</u>; or ii. within 5 metres of the centre line of a 33kV <u>electricity distribution line</u>, or the 11kV Heathcote to Lyttelton <u>electricity distribution line</u> or within 5 metres of a foundation of an associated <u>support structure</u>. <p>b. Fences within 5 metres of a 66kV <u>electricity distribution line</u>, a 33kV <u>electricity distribution line</u>, or the 11kV Heathcote to Lyttelton <u>electricity distribution line</u>.</p> <p>c. Any application made in relation to this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other <u>electricity distribution</u> network operator (absent written approval).</p> <p>Advice note:</p> <ul style="list-style-type: none"> 1. The <u>electricity distribution lines</u> are shown on the planning maps. 2. Vegetation to be planted around <u>electricity distribution lines</u> should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to <u>electricity distribution lines</u>. <u>Buildings</u> and activity in the vicinity of <u>electricity distribution lines</u> must comply with NZECP 34:2001.

14.7.1.6 Prohibited activities

There are no prohibited activities.

14.7.2 Built form standards

14.7.2.1 Site density

- a. Each residential unit shall be contained within its own separate site. The site shall have a minimum net site area as follows:

	Activity / Area	Standard
i.	In all parts of the Residential Hills Zone except as specified below (excluding residential units established under Rule 14.7.1.1 P5, P6 and P7).	650m ²
ii.	In Moncks Spur/Mt Pleasant Density Overlay, Shalamar Drive Density Overlay, Upper Kennedys Bush Density Overlay (excluding residential units established under Rule 14.7.1.1 P5, P6 and P7).	850m ²
iii.	Within the Residential Mixed Density Overlay - Redmund Spur	<ul style="list-style-type: none"> a. The maximum number of lots shall be 400. b. A minimum of 30% of <u>sites</u> shall have a minimum <u>net site area</u> of 1500m².
iv.	Within the Residential Mixed Density Overlay - 86 Bridle Path Road (Lot 1 DP412440)	The maximum number of lots shall be 9.

v.	<u>Social housing complexes</u>	There shall be no minimum <u>net site area</u> for any <u>site</u> for any <u>residential unit</u> or <u>older person's housing unit</u>
vi.	<u>Older person's housing units</u>	
vii.	<u>Retirement villages</u>	

14.7.2.2 Building height

a. The maximum height of any building shall be:

	Activity / Area	Standard
i.	All <u>buildings</u> unless specified below	8 metres
ii.	Minor <u>residential units</u> in the Residential Hills Zone	5.5 metres and of a single storey only

14.7.2.3 Site coverage

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

	Zone/activity	Standard
i.	All activities in the Residential Hills Zone unless specified below	35%
ii.	<u>Social housing complexes</u> , and groups of <u>older person's housing units</u> where all the <u>buildings</u> are single storey. The percentage coverage by <u>buildings</u> shall be calculated over the net site area of the entire complex or group, rather than over the <u>net site area</u> of any part of the complex or group.	40%
iii.	<u>Market gardens</u>	55%
iv.	Within the Residential Mixed Density Overlay - Redmund Spur	<p>a. For <u>sites</u> greater than 1000m² - 25% or 250m² of <u>ground floor area</u> to a maximum of 350m² in total floor area.</p> <p>b. For <u>sites</u> less than 450m² the maximum <u>site coverage</u> shall be 45%</p>
v.	Within the Residential Mixed Density Overlay - 86 Bridle Path Road	For <u>sites</u> greater than 1000m ² - 25% or 250m ² of <u>ground floor area</u> to a maximum of 350m ² in total floor area

b. For the purposes of this rule this excludes:

- i. fences, walls and retaining walls;
- ii. eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a building;
- iii. uncovered swimming pools up to 800mm in height above ground level; and
- iv. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - A are no more than 800mm above ground level and are uncovered or unroofed; or
 - B where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m² in area

for any one site.

14.7.2.4 Daylight recession planes

- a. Buildings shall not project beyond a building envelope constructed by recession planes, as shown in [Appendix 14.16.2](#) Diagram B as relevant, from points 2.3 metres above:
 - i. ground level at the internal boundaries; or
 - ii. 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
 - 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.
- b. The recession plane shall only apply to the midpoint of each section of wall and roof of a building, as shown in [Appendix 14.16.2B](#)
- 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. For the purpose of this rule, a section of roof means a continuous part of the roof with the same slope.

Advice note:

1. Refer to [Appendix 14.16.2](#) for permitted intrusions.

14.7.2.5 Minimum building setback from internal boundaries

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

	Activity / area	Standard
i.	All <u>buildings</u> not listed in table below	1.8 metres
ii.	<u>Accessory buildings</u> where the total length of walls or parts of the <u>accessory buildings</u> within 1.8 metres of each internal <u>boundary</u> does not exceed 10.1 metres in length	Nil
iii.	Decks and terraces at or below ground floor level to a maximum height of 300mm above ground level within 1m of the boundary.	Nil
iv.	<u>Buildings</u> that share a common wall along an internal <u>boundary</u>	Nil
v.	All other <u>buildings</u> where the internal <u>boundary</u> of the site adjoins an <u>access</u> or part of an <u>access</u>	1 metre

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

14.7.2.6 Minimum building setback from ridgeline – Montgomery Spur

- a. No buildings shall be erected on those parts of sites within a 10 metre elevation setback from the ridgeline as identified on [Appendix 14.16.7](#).

14.7.2.7 Minimum setback for living area windows and balconies facing internal boundaries

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- a. The minimum setback for living area windows and balconies at first floor from an internal boundary shall be 4 metres.
- b. Where the window is adjacent to an access way, the setback shall be measured from the far side of the access way.

14.7.2.8 Road boundary building setback

- a. The minimum road boundary building setback shall be 4 metres; except for:
 - i. a garage where (See Figure 3):
 - A the side walls are parallel to the road boundary and no more than 6.5 metres in length
 - B the side walls facing the road contain a window with a minimum dimension of at least 0.6 metres (including the window frame);
 - C the space between the side wall and the road boundary contains a landscaping strip of at least 2 metres in width that includes a minimum of two trees capable of reaching four metres height at maturity; and
 - D where the access to the garage is located adjacent to a side boundary:
 - I. a landscaping strip of at least 0.6 metres width, planted with species capable of reaching 1.5 metres height at maturity, is located along the side boundary up to the line of the residential unit.
 - E Where the planting conflicts with required visibility splays the visibility splay rules will prevail and the planting not be required.
 - ii. a garage where (See Figure 4.):
 - A the garage is a single garage, with the door facing the road boundary, accessed from a local road;
 - B the garage is a maximum 3.6 metres wide;
 - C the garage is fitted with a sectional door that does not intrude into the driveway when open and can be operated with an automatic opener. Where the garage is more than 3.5 metres from the road boundary an automatic opener is not required; and
 - D no part of the garage door when opening or shutting extends beyond the site boundary.

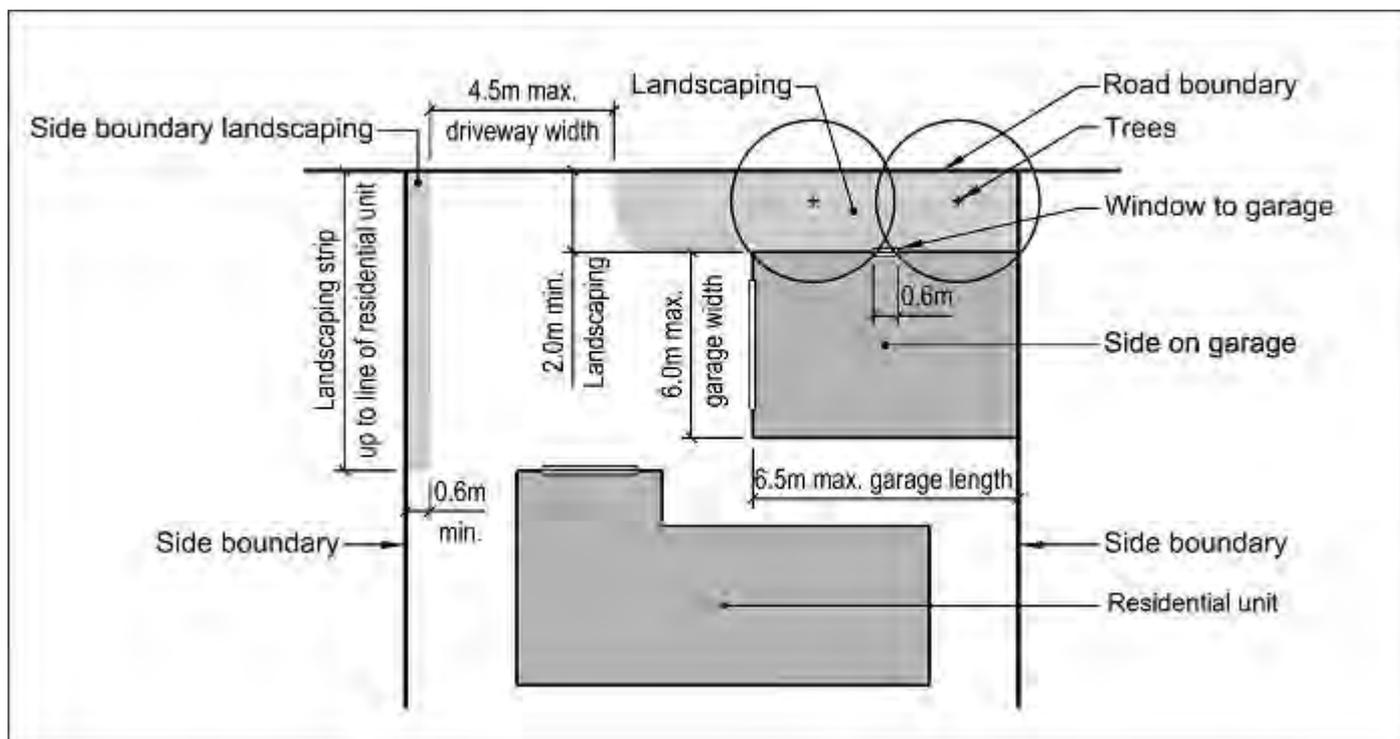


Figure 3: Side extension.

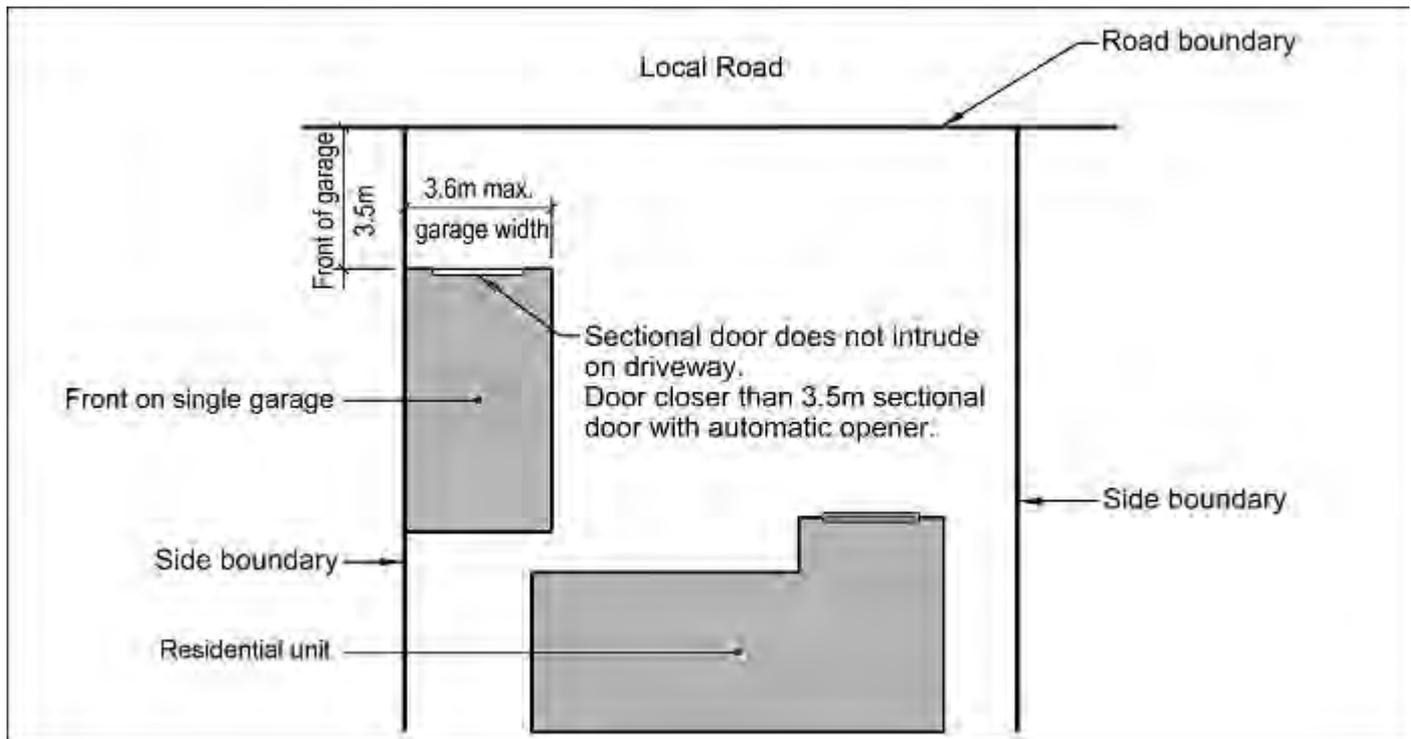


Figure 4: Front extension.

14.7.2.9 Street scene amenity and safety – fences

- a. The maximum height of any fence in the required building setback from a road boundary shall be 1.8 metres.
- b. This rule 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.
- c. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

14.7.2.10 Building reflectivity

- a. All roof finishes are not to exceed 30% light reflectance value (LRV).

14.7.2.11 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 \(SNZ PAS:4509:2008\)](#).
- b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.

14.7.2.12 Service, storage and waste management spaces

- a. For social housing complexes:

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- i. each residential unit shall be provided with at least 2.25m² 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;
- ii. each residential unit shall be provided with at least 3m² with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and
- iii. the required spaces in a. and/or b. for each residential unit shall be provided either individually, or within a dedicated shared communal space.

14.7.3 Area-specific rules - Residential Hills Zone

14.7.3.1 Area-specific activities

- a. The following rules apply to the areas specified. All activities are also subject to the rules in [14.7.1](#) and [14.7.2](#) unless specified otherwise.

14.7.3.1.1 Area-specific permitted activities

There are no permitted activities.

14.7.3.1.2 Area-specific controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved in Rule [14.15](#), as set out in the following table.

	Location	Controlled activity	The matters over which <u>Council</u> reserves its control
C1	Character Area Overlay	<ul style="list-style-type: none"> a. The <u>relocation of a building</u> onto the <u>site</u>, erection of new <u>buildings</u> and alterations or additions to existing <u>buildings</u>, <u>accessory buildings</u>, fences and walls associated with that development, where it is: <ul style="list-style-type: none"> i. visible from the street; ii. located in that part of the <u>site</u> between the <u>road boundary</u> and the main <u>residential unit</u> on the <u>site</u>; or iii. involves changes to the front façade of the main <u>residential unit</u> of the <u>site</u>. b. This rule does not apply to: <ul style="list-style-type: none"> i. fences that are 1 metre in <u>height</u> or less ii. <u>accessory buildings</u> that are located to the rear of the main <u>residential unit</u> on the <u>site</u> and are less than 5 metres in height iii. fences that are located on a side or rear <u>boundary</u> of the <u>site</u>, except where that <u>boundary</u> is adjacent to a public space. c. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Character Area Overlay - 14.15.23

14.7.3.1.3 Area-specific restricted discretionary activities

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There are no restricted discretionary activities.

14.7.3.1.4 Area-specific discretionary activities

There are no discretionary activities.

14.7.3.1.5 Area-specific non-complying activities

There are no non-complying activities.

14.7.3.1.6 Area-specific prohibited activities

There are no prohibited activities.

14.8 Rules - Residential Banks Peninsula Zone

14.8.1 Activity status tables

14.8.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Residential Banks Peninsula Zone if they meet the activity specific standards set out in this table, the built form standards in Rule 14.8.2 and area specific rules in Rule 14.8.3.
- b. Activities may also be controlled, restricted discretionary, discretionary or non-complying or prohibited as specified in Rules 14.8.1.2, 14.8.1.3, 14.8.1.4, 14.8.1.5 or 14.8.1.6, or in the area specific rules in Rule 14.8.3.

Activity	Activity specific standards
P1	<p><u>Residential activity</u>, except for residential units containing more than six bedrooms and <u>boarding houses</u>.</p> <ol style="list-style-type: none"> a. No more than one <u>heavy vehicle</u> shall be stored on the <u>site</u> of the <u>residential activity</u>. b. Any motor vehicles and/or boats dismantled, repaired or stored on the <u>site</u> of the <u>residential activity</u> shall be owned by people who live on the same <u>site</u>. <p>Advice note:</p> <ol style="list-style-type: none"> 1. For <u>residential activities</u> within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.
P2	<p>Minor <u>residential unit</u> where the minor unit is a detached <u>building</u> and the existing <u>site</u> it is to be built on contains only one <u>residential unit</u>.</p> <ol style="list-style-type: none"> a. The existing <u>site</u> containing both units shall have a minimum <u>net site area</u> of 450m². b. The minor <u>residential unit</u> shall have a minimum <u>gross floor area</u> of 35m² and a maximum <u>gross floor area</u> 80m². c. The <u>parking areas</u> of both units shall be accessed from the same <u>access</u>. d. There shall be a total <u>outdoor living space</u> on the existing <u>site</u> (containing both units) with a minimum area of 90m² and a minimum dimension of 5 metres. This total space can be provided as: <ol style="list-style-type: none"> i. a single continuous area; or ii. be divided into two separate spaces, provided that each unit is provided with an <u>outdoor living space</u> that is directly <u>accessible</u> from that unit and is a minimum of 30m² in area. <p>Advice note:</p> <ol style="list-style-type: none"> 1. For minor <u>residential units</u> within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.

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Activity	Activity specific standards
<p>P3 <u>Retirement villages</u></p>	<p>a. <u>Building</u> façade length - there must be a recess in the façade of a <u>building</u> where it faces a side or rear <u>boundary</u> from the point at which a <u>building</u> exceeds a length of 16 metres. The recess must:</p> <ul style="list-style-type: none"> i. be at least 1 metre in depth, for a length of at least 2 metres; ii. be for the full <u>height</u> of the wall; and iii. include a break in the eave line and roof line of the façade. <p>Advice note:</p> <p>1. For <u>retirement villages</u> within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.</p>
<p>P4 Conversion of an <u>elderly person's housing unit</u> existing at 6 December 2013, into a <u>residential unit</u> that may be occupied by any person(s) and without the need to be encumbered by a bond or other appropriate legal instrument</p>	<p>a. Each converted unit shall have:</p> <ul style="list-style-type: none"> i. a minimum <u>gross floor area</u>, excluding <u>terraces</u>, <u>garages</u>, <u>sundecks</u> and <u>verandahs</u>, of 35m²; and ii. a separate <u>outdoor living space</u> readily <u>accessible</u> from its <u>living area</u> that is at least 30m² with a minimum dimension of 3 metres.
<p>P5 <u>Home occupation</u></p>	<p>a. The <u>gross floor area</u> of the <u>building</u>, plus the area used for <u>outdoor storage area</u>, occupied by the <u>home occupation</u> shall be less than 40m².</p> <p>b. The maximum number of FTE persons employed in the <u>home occupation</u>, who reside permanently elsewhere than on the <u>site</u>, shall be two.</p> <p>c. Any <u>retailing</u> shall be limited to the sale of goods grown or produced on the <u>site</u>, or internet-based sales where no customer visits occur.</p> <p>d. The hours of operation, when the <u>site</u> is open to visitors, clients, and deliveries, shall be limited to between the hours of:</p> <ul style="list-style-type: none"> i. 07:00 - 21:00 Monday to Friday; and ii. 08:00 - 19:00 Saturday, Sunday and public holidays. <p>e. Visitor or staff <u>parking areas</u> shall be outside the <u>road boundary setback</u>.</p> <p>f. Outdoor advertising shall be limited to a maximum area of 2m².</p>
<p>P6 Care of non-resident children within a <u>residential unit</u> in return for monetary payment to the carer</p>	<p>a. There shall be:</p> <ul style="list-style-type: none"> i. a maximum of 4 non-resident children being cared for in return for monetary payment to the carer at any one time; and ii. at least one carer residing permanently within the <u>residential unit</u>. <p>Advice Note:</p> <p>1. For P6 activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.</p>

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Activity	Activity specific standards
<p>P7 <u>Bed and breakfast</u></p>	<p>a. There shall be:</p> <ul style="list-style-type: none"> i. a maximum of 6 guests accommodated at any one time; ii. at least one owner of the <u>residential unit</u> residing permanently on <u>site</u>; and iii. no guest given accommodation for more than 90 consecutive days. <p>Advice Note:</p> <ul style="list-style-type: none"> 1. For <u>bed and breakfast</u> within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.

Activity	Activity specific standards						
P8 <u>Education activity</u>	<p>a. The activity shall:</p> <ul style="list-style-type: none"> i. only locate on <u>sites with frontage</u> and the primary entrance to a <u>minor arterial road or collector road</u> where <u>right turn offset</u>, either informal or formal, is available; ii. only occupy a <u>gross floor area of building</u> of less than 200m²; or in the case of a <u>health care facility</u>, less than 300m²; iii. limit outdoor advertising to a maximum area of 2m²; iv. limit the hours of operation when the <u>site</u> is open to visitors, students, patients, clients, and deliveries to between the hours of: <table border="1" data-bbox="582 689 1423 1057"> <tr> <td data-bbox="582 689 837 907">A. <u>Education activity</u></td> <td data-bbox="837 689 1423 907"> <ul style="list-style-type: none"> I. 0700 - 2100 Monday to Saturday; and II. Closed Sunday and public holidays. </td> </tr> <tr> <td data-bbox="582 907 837 952">B. <u>Preschools</u></td> <td data-bbox="837 907 1423 952" rowspan="3"> <ul style="list-style-type: none"> I. 0700 - 2100. </td> </tr> <tr> <td data-bbox="582 952 837 996">C. <u>Health care facility</u></td> </tr> <tr> <td data-bbox="582 996 837 1057">D. <u>Veterinary care facility</u></td> </tr> </table>	A. <u>Education activity</u>	<ul style="list-style-type: none"> I. 0700 - 2100 Monday to Saturday; and II. Closed Sunday and public holidays. 	B. <u>Preschools</u>	<ul style="list-style-type: none"> I. 0700 - 2100. 	C. <u>Health care facility</u>	D. <u>Veterinary care facility</u>
A. <u>Education activity</u>		<ul style="list-style-type: none"> I. 0700 - 2100 Monday to Saturday; and II. Closed Sunday and public holidays. 					
B. <u>Preschools</u>		<ul style="list-style-type: none"> I. 0700 - 2100. 					
C. <u>Health care facility</u>							
D. <u>Veterinary care facility</u>							
P9 <u>Preschools, other than as provided for in Rule 14.8.1.1 P6.</u>							
P10 <u>Health care facility</u>							
P11 <u>Veterinary care facility</u>	<ul style="list-style-type: none"> v. in relation to <u>preschools, veterinary care facilities and places of assembly</u> (See Figure 1): <ul style="list-style-type: none"> A only locate on <u>sites</u> where any <u>residential activity</u> on an <u>adjoining front site</u>, or <u>front site</u> separated by an <u>access</u>, with <u>frontage</u> to the same <u>road</u> is left with at least one residential neighbour. That neighbour shall be on an <u>adjoining front site</u>, or <u>front site</u> separated by an <u>access</u>, and have <u>frontage</u> to the same <u>road</u>; B only locate on residential blocks where there are no more than two non-residential activities already within that block. vi. in relation to <u>preschools</u>, limit outdoor play areas and facilities to those that meet the Group 1 acoustic standard for residential zones; vii. in relation to <u>veterinary care facilities</u>, limit the boarding of animals on the <u>site</u> to a maximum of 4; viii. not include the storage of more than one <u>heavy vehicle</u> on the <u>site</u> of the activity. <p>Advice note:</p> <ol style="list-style-type: none"> 1. For P8, P9, P10 and P11 activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3. 						

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Activity		Activity specific standards
P12	<u>Spiritual activities</u>	<p>a. The activity shall:</p> <ul style="list-style-type: none"> i. limit the hours of operation to 07:00-22:00; and ii. not include the storage of more than one <u>heavy vehicle</u> on the <u>site</u> of the activity. <p>Advice note:</p> <ul style="list-style-type: none"> 1. For P12 activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.
P13	<u>Community corrections facilities</u>	<p>a. The facilities shall:</p> <ul style="list-style-type: none"> i. limit the hours of operation when the <u>site</u> is open to clients and deliveries to between the hours of 07:00 - 19:00; and ii. limit <u>signage</u> to a maximum area of 2m². <p>Advice note:</p> <ul style="list-style-type: none"> 1. For P14 activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.
P14	<u>Community welfare facilities</u>	
P15	<u>Emergency services facilities</u>	Nil

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Activity	Activity specific standards
<p>P16 Repair or rebuild of <u>multi-unit residential complexes</u> 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</p>	<p>a. Where the repair or rebuild of a <u>building</u> will not alter the <u>building footprint</u>, <u>location</u>, or <u>height</u>, the <u>building</u> need not meet the built form standards.</p> <p>b. Where the <u>building footprint</u>, <u>location</u>, or <u>height</u> 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:</p> <ul style="list-style-type: none"> i. the only built form standards that shall apply are those specified in Rules 14.8.2.2 - Building height and 14.8.2.5 - Daylight recession planes; ii. in relation to the <u>road boundary setback</u>, the repaired or rebuilt <u>building</u> shall have a <u>setback</u> of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt <u>building</u> increases the level of non-compliance with the standard(s) compared to the <u>building</u> that existed at the time of the earthquakes. <p>Advice note:</p> <ul style="list-style-type: none"> 1. Examples of regulatory or legal requirement that may apply include the New Zealand Building Code, <u>Council</u> bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5. <p>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</p> <p>d. Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to only <u>adjoining property owners</u> (where the consent authority considers this is required, and absent written approval).</p> <p>e. Any application arising from not meeting standard b.ii. (<u>road boundary setbacks</u>), shall not be limited or publicly notified.</p>

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Activity	Activity specific standards
<p>P17</p> <p>a. Temporary lifting or moving of earthquake damaged <u>buildings</u> where the activity does not meet one or more of:</p> <ul style="list-style-type: none"> i. Rule 14.8.2.2 - Building height; ii. Rule 14.8.2.3 - Site coverage; iii. Rule 14.8.2.4 - Minimum building setback from side and rear internal boundaries and railway lines; or iv. Rule 14.8.2.5 - Daylight recession planes. 	<p>a. <u>Buildings</u> shall not be:</p> <ul style="list-style-type: none"> i. moved to within 1 metre of an internal <u>boundary</u> and/or within 3 metres of any <u>water body</u>, scheduled tree, listed <u>heritage item</u>, areas listed as Sites of Ecological Significance (in Sub-chapter 9.1), Natural Landscapes, Features or Character (in Sub-chapter 9.2), or Sites of Ngāi Tahu Cultural Significance (in Sub-chapter 9.5), any <u>Council</u> owned structure, <u>archaeological site</u>, or the coastal marine area; or ii. lifted to a <u>height</u> exceeding 3 metres above the applicable recession plane or <u>height</u> control. <p>b. The <u>building</u> must be lowered back or moved back to its original position, or a position compliant with the <u>District Plan</u> 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 <u>building</u> being moved or lifted, the owners/occupiers of land <u>adjoining the sites</u> shall be informed of the work at least seven days prior to the lift or move of the <u>building</u> 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 <u>Council's</u> Resource Consents Manager shall be notified of the lifting or moving the <u>building</u> at least 7 days prior to the lift or move of the <u>building</u> occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>
<p>P18</p> <p>Conversion of a <u>residential unit</u> into two <u>residential units</u> within the Akaroa and Lyttelton Character Area Overlays.</p>	<p>a. Each <u>residential unit</u> shall have a minimum <u>gross floor area</u>, excluding terraces, <u>garages</u>, sundecks and verandah of 35m².</p> <p>b. There shall be a minimum of 90m² of total <u>outdoor living space</u> on the <u>site</u>.</p> <p>c. Each unit shall be provided with an <u>outdoor living space</u> that is directly <u>accessible</u> from that unit and a minimum of 30m² in area.</p> <p>d. This rule does not provide for any external alterations or extensions to an existing <u>residential unit</u> - refer to Rule RD 14.8.1.3 RD3 and RD4.</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. For P18 activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.

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Activity		Activity specific standards
P19	<u>Heli-landing areas</u>	<p>a. <u>Sites</u> shall be greater than 3000m² in area.</p> <p>b. The number of flights shall not exceed 12 (24 movements) in any calendar year.</p> <p>c. The flights (movements) shall not take place on more than 5 days in any 1 month period.</p> <p>d. The flights (movements) shall not exceed 3 in any 1 week.</p> <p>e. Any movements shall only occur between 08:00 and 18:00 hours.</p> <p>f. No movements shall take place within 25 metres of any <u>residential unit</u> unless that <u>residential unit</u> is owned or occupied by the applicant.</p> <p>g. A log detailing the time and date of each <u>helicopter movement</u> shall be maintained and made available for inspection by the <u>Council</u> when requested.</p>
P20	<u>Relocation of a building</u>	Nil
P21	<u>Market gardens, community gardens, and garden allotments</u>	

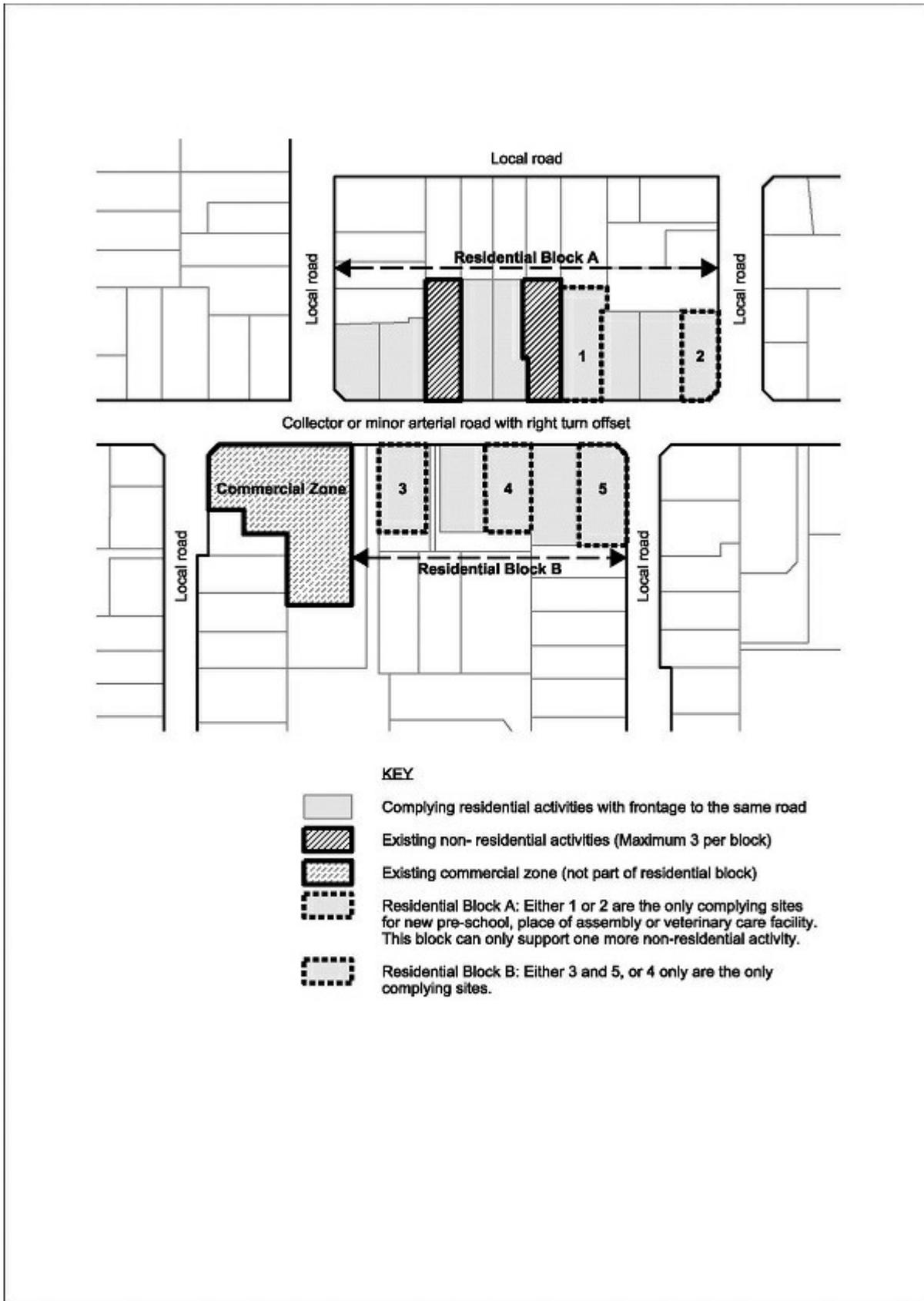


Figure 1: Residential coherence

14.8.1.2 Controlled activities

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- 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 14.15, as set out in the following table.

Activity	The matters over which Council reserves its control:
C1 Residential units (including any sleep-outs) containing more than six bedrooms in total	a. Scale of activity - Rule 14.15.5 b. Traffic generation and access safety - Rule 14.15.6

14.8.1.3 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 14.15, or as specified, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 Minor residential unit where the minor unit is a detached building and does not meet one or more of the activity specific standards in Rule 14.8.1.1 P2 a, b, c, or d. Advice note: 1. For minor residential units within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.	a. Minor residential units - Rule 14.15.22
RD2 a. Temporary lifting or moving of earthquake damaged buildings that does not meet one or more of the activity specific standards in Rule 14.8.1.1 P17. b. Any application arising from this rule shall not be limited or publicly notified.	a. Relocation of a buildings and temporary lifting or moving of earthquake damaged buildings - Rule 14.15.16
RD3 a. Buildings that do not meet Rule 14.8.2.6 - Building setbacks from road boundaries. 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 14.15.17
RD4 Residential units that do not meet Rule 14.8.2.1 - Site density	a. Site density and site coverage - Rule 14.15.2
RD5 Activities and buildings that do not meet Rule 14.8.2.3 - Site coverage	
RD6 Buildings that do not meet Rule 14.8.2.2 - Building height RD7 Buildings that do not meet Rule 14.8.2.5 - Daylight recession planes	
RD8 Buildings that do not meet Rule 14.8.2.4 (other than 14.8.2.4(3); refer to Rule 14.8.1.3 RD16) - Minimum building setback from side and rear internal boundaries and railway lines	a. Impacts on neighbouring property - Rule 14.15.3 b. Minimum building window and balcony setbacks - Rule 14.15.18

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Activity	The Council's discretion shall be limited to the following matters:
<p>RD9</p> <p>a. <u>Residential units</u> that do not meet Rule 14.8.2.7.</p> <p>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).</p>	<p>a. Water supply for fire fighting - Rule 14.15.7</p>
<p>RD10</p> <p><u>Multi-unit residential complexes</u></p> <p>Advice note:</p> <p>1. For <u>multi-unit residential complexes</u> within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.</p>	<p>a. Residential design principles - Rule 14.15.1</p>
<p>RD11</p> <p>a. Activities that do not meet one or more of the activity specific standards in Rule 14.8.1.1 (except for P8-P11 standard i., refer to Rule 14.8.1.4 D2) for:</p> <ul style="list-style-type: none"> i. P5 - <u>Home occupation</u>; ii. P8 - <u>Education activity</u>; iii. P9 - <u>Preschools</u>, other than as provided for in Rule 14.8.1.1 P6 and Rule 14.8.1.4 D2; iv. P10 - <u>Health care facility</u>; or v. P11 - <u>Veterinary care facility</u>. <p>b. Any application arising from these rules shall not be limited or publicly notified.</p> <p>Advice note:</p> <p>1. For Rule 14.8.1.1 P8 - <u>education activity</u>, P9 - <u>preschools</u> and P10 - <u>health care facility</u> within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.</p>	<p>a. As relevant to the activity specific standard that is not met:</p> <ul style="list-style-type: none"> i. Scale of activity - Rule 14.15.5 ii. Traffic generation and access safety - Rule 14.15.6 iii. Non-residential hours of operation - Rule 14.15.21
<p>RD12</p> <p>a. Integrated family health centres where:</p> <ul style="list-style-type: none"> i. the centre is located on <u>sites with frontage</u> and the primary entrance to a <u>minor arterial road</u> or <u>collector road</u> where <u>right turn offset</u>, either informal or formal is available; ii. the centre is located on <u>sites adjoining a Neighbourhood centre, District centre or Key activity centre</u>; iii. the centre occupies a <u>gross floor area of building</u> of between 301m² and 700m²; iv. outdoor advertising is limited to a maximum area of 2m²; and v. the hours of operation when the <u>site</u> is open to patients, or clients, and deliveries, is limited to between the hours of 07:00 - 21:00. 	<ul style="list-style-type: none"> a. Scale of activity - Rule 14.15.5 b. Traffic generation and access safety - Rule 14.15.6 c. Non-residential hours of operation - Rule 14.15.21

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Activity		The Council's discretion shall be limited to the following matters:
RD13	<p>a. <u>Community corrections facilities and community welfare facilities</u> that do not meet one or more of the activity specific standards in Rule 14.8.1.1 P13 or P14.1</p> <p>b. Any application arising from this rule 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"> i. Scale of activity - Rule 14.15.5 ii. Traffic generation and access safety - Rule 14.15.6 iii. Non-residential hours of operation - Rule 14.15.21
RD14	<p><u>Retirement villages</u> that do not meet one or more of the activity specific standards in Rule 14.8.1.1 P3</p> <p>Advice note:</p> <ul style="list-style-type: none"> 1. For <u>retirement villages</u> within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3. 	<p>a. Retirement villages - Rule 14.15.9</p>
RD15	<p><u>Boarding house</u></p> <p>Advice note:</p> <ul style="list-style-type: none"> 1. For <u>boarding houses</u> within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3. 	<ul style="list-style-type: none"> a. Scale of activity - Rule 14.15.5 b. Traffic generation and access safety - Rule 14.15.6
RD16	<p>Activities and <u>buildings</u> that do not meet Rule 14.8.2.4(3) relating to rail corridor boundary setbacks.</p>	<p>a. Whether the reduced <u>setback</u> from the rail corridor will enable <u>buildings</u> to be maintained without requiring access above, over, or on the rail corridor.</p>
RD17	<ul style="list-style-type: none"> a. <u>Spiritual activities</u> that do not meet the hours of operation in Rule 14.8.1.1 P12. b. Any application arising from this rule shall not be publicly notified and shall only be limited notified to directly abutting land owners and occupiers (absent its written approval). 	<p>a. Non-residential hours of operation - Rule 14.15.21</p>

14.8.1.4 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	<p>a. Activities that do not meet one or more of the activity specific standards in Rule 14.8.1.1 for:</p> <ul style="list-style-type: none"> i. P1 <u>Residential activity</u>; ii. P4 Conversion of an <u>elderly person's housing unit</u> into a <u>residential unit</u>; iii. P6 Care of non-resident children in a <u>residential unit</u>; iv. P7 <u>Bed and breakfast</u>; or v. Storage of more than one <u>heavy vehicle</u> for activities for P8-P12.
D3	<u>Show homes</u>
D4	Camping grounds

Activity	
D5	<p>a. <u>Place of assembly</u> (except for a Lyttelton Port Noise <u>Sensitive activity</u> within the Lyttelton Port Influences Overlay) where:</p> <ul style="list-style-type: none"> i. the minimum <u>site</u> area is not less than 30m² per person; ii. all outdoor areas associated with the activity are screened with a 1.8 metres high fence or solid planting which ensures privacy for <u>adjoining sites</u>; iii. the hours of operation are between 07:00 - 22:00 hours Monday to Sunday and public holidays; and iv. there is no use of <u>heavy vehicles</u> associated with the activity.
D6	<p>a. Retail activity where:</p> <ul style="list-style-type: none"> i. all outdoor areas associated with the activity are screened with a 1.8 metre high fence or solid planting which ensures privacy for <u>adjoining sites</u>; ii. the hours of operation are between 07:00 - 22:00 hours Monday to Sunday and public holidays; iii. the maximum floor area used for <u>retail activities</u> on any <u>site</u> does not exceed 50m²; iv. the activity does not include trade or <u>yard-based suppliers</u> or <u>service stations</u>; and v. there is no use of <u>heavy vehicles</u> associated with the activity.
D7	All other non-residential activities not otherwise listed in these tables
D8	<u>Integrated family health centres</u> which do not meet one of more of the requirements specified in Rule 14.8.1.3 RD12

14.8.1.5 Non-complying activities

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

Activity	
NC1	<p>a. <u>Sensitive activities</u> and <u>buildings</u> (excluding <u>accessory buildings</u> associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV <u>National Grid transmission line</u> or within 12 metres of the foundation of an associated <u>support structure</u>; or ii. within 10 metres of the centre line of a 66kV <u>National Grid transmission line</u> or within 10 metres of a foundation of an associated <u>support structure</u>; or <p>b. Fences within 5 metres of a <u>National Grid transmission line support structure</u> foundation.</p> <p>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).</p> <p>Advice note:</p> <ul style="list-style-type: none"> 1. The <u>National Grid transmission lines</u> are shown on the planning maps. 2. Vegetation to be planted around the <u>National Grid</u> should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to <u>National Grid transmission lines</u>. <u>Buildings</u> and activity in the vicinity of <u>National Grid transmission lines</u> must comply with NZECP 34:2001.

NC2	<p>a. <u>Sensitive activities and buildings</u> (excluding <u>accessory buildings</u> associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV <u>electricity distribution line</u> or within 10 metres of a foundation of an associated <u>support structure</u>; or ii. within 5 metres of the centre line of a 33kV <u>electricity distribution line</u> or within 5 metres of a foundation of an associated <u>support structure</u>; or iii. within 5 metres of the centre line of the 11kV Heathcote to Lyttelton <u>electricity distribution line</u> of within 5 metres of a foundation of an associated <u>support structure</u>. <p>b. Fences within 5 metres of a 66kV or 33kV <u>electricity distribution line support structure</u> foundation.</p> <p>c. Fences within 5 metres of an 11kV Heathcote to Lyttelton <u>electricity distribution line support structure</u> 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 <u>electricity distribution</u> network operator (absent written approval).</p> <p>Advice note:</p> <ul style="list-style-type: none"> 1. The <u>electricity distribution lines</u> are shown on the planning maps. 2. Vegetation to be planted around <u>electricity distribution lines</u> should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to <u>electricity distribution lines</u>. <u>Buildings</u> and activity in the vicinity of <u>electricity distribution lines</u> must comply with NZECP 34:2001.
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14.8.1.6 Prohibited activities

There are no prohibited activities.

14.8.2 Built form standards

14.8.2.1 Site density

- a. Each residential unit shall be contained within its own separate site. The site shall have a minimum net site area as follows:

	Area/Location	Standard
i.	Residential Banks Peninsula Zone (excluding <u>residential units</u> established under Rule 14.8.1.1 P4 and P18)	400m ²
ii.	Residential Banks Peninsula Zone - Diamond Harbour Density Overlay (excluding <u>residential units</u> established under rule 14.8.1.1 P4 and P18)	600m ²
iii.	10 Pages Road, Lyttelton (described as Lot 2 DP 52500)	5 or fewer <u>residential units</u> in total may be erected on the <u>site</u>
iv.	10 Harmans Road, Lyttelton (described as Lot 1 DP 71436)	5000m ²
v.	<u>Multi-unit residential complexes</u>	There shall be no minimum <u>net site area</u> for any <u>residential unit</u>
vi.	<u>Retirement villages</u>	

14.8.2.2 Building height

- a. The maximum height of any building shall be 7 metres.
- b. The maximum height of any accessory buildings shall be 4.5 metres.

Advice note:

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

14.8.2.3 Site coverage

- a. The maximum percentage of the net site area of any site covered by buildings shall be 35%:
- b. For the purposes of this rule this excludes:
 - i. fences, walls and retaining walls;
 - ii. eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a building;
 - iii. uncovered swimming pools up to 800mm in height above ground level; and
 - iv. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - A are no more than 800mm above ground level and are uncovered or unroofed; or
 - B where greater than 800mm above ground level and are covered or roofed, are in total no more than 6m² in area for any one site.

14.8.2.4 Minimum building setback from side and rear internal boundaries and railway lines

- a. The minimum building setback from side and rear internal boundaries shall be:

	Applicable to	Standard
i.	Side internal <u>boundaries</u>	One of 1.5 metres and one of 2 metres
ii.	Rear internal <u>boundaries</u>	2 metres
iii.	<u>Buildings, balconies</u> and decks on sites adjacent to or abutting a designated rail corridor.	4 metres from the rail corridor boundary

- b. There shall be no minimum setback from internal boundaries for accessory buildings where the length of any wall within the setbacks specified in a. is less than 6 metres.
- c. For the purposes of this rule this excludes guttering up to 200mm in width from the wall of a building.

14.8.2.5 Daylight recession planes

- a. No part of any building shall project beyond a building envelope contained by a 45 degree recession plane measured at any point 2 metres above ground level at any adjoining site boundary, that is not a road boundary.
- b. 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).

14.8.2.6 Building setbacks from road boundaries

- a. Minimum building setback from road boundaries shall be:

	Applicable to	Standard
i.	Where a <u>garage</u> contains a vehicle entrance way which generally faces a <u>road</u>	5 metres
ii.	All other <u>buildings</u>	3 metres

14.8.2.7 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 reticulated system (where available) in accordance with the [New Zealand Fire Service Fire Fighting Water Supplies Code of Practice \(SNZ PAS: 4509:2008\)](#).
- b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008 water supply and access to water supplies for fire fighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.

14.8.3 Area-specific rules - Residential Banks Peninsula Zone

- a. The following rules apply to the areas specified. All activities are also subject to Rules [14.8.1](#) and [14.8.2](#), unless specified otherwise.

14.8.3.1 Area-specific activities

14.8.3.1.1 Area-specific permitted activities

- a. The activities listed below are permitted activities if they meet the activity specific standards set out in this table; and the built form standards in Rule [14.8.2](#), unless specified otherwise.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [14.8.1.2](#), [14.8.1.3](#), [14.8.1.4](#), [14.8.1.5](#), or [14.8.1.6](#) (unless specified otherwise in area specific rules); and Rule [14.8.3.1.2](#), [14.8.3.1.3](#), [14.8.3.1.4](#), [14.8.3.1.5](#), or [14.8.3.1.6](#).

	Activity/area	Area specific standards
P1.	Extension to an existing <u>habitable space</u> or the erection of a new <u>habitable space</u> associated with an existing <u>residential unit</u> in the Lyttelton Port Influences Overlay where the combined <u>gross floor area of the habitable space</u> does not exceed 40m ² within a 10 year continuous period	a. Compliance with Rule 14.8.3.2.1 .
P2.	Replacement for an existing <u>residential unit</u> in the Lyttelton Port Influences Overlay where the combined <u>gross floor area of the habitable space</u> does not exceed the combined <u>gross floor area of the habitable spaces</u> contained in the previous <u>residential unit</u> by more than 40m ² within a 10 year continuous period	a. Compliance with Rule 14.8.3.2.1 .

14.8.3.1.2 Area-specific controlled activities

There are no controlled activities.

14.8.3.1.3 Area-specific restricted discretionary activities

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- 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 [14.15.5](#), or as specified, as set out in the following table:

	Activity/area	The Council's discretion shall be limited to the following matters
RD1	<ol style="list-style-type: none"> a. Extension to an existing <u>habitable space</u> or the erection of a new <u>habitable space</u> associated with an existing <u>residential unit</u> in the Lyttelton Port Influences Overlay where the combined <u>gross floor area of the habitable space</u> exceeds 40m² within a 10 year continuous period with a <u>no complaints covenant</u>, provided that the works meet Rule 14.8.3.2.1. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval). 	<ol style="list-style-type: none"> a. Lyttelton Port Influences Overlay - Rule 14.15.14
RD2	<ol style="list-style-type: none"> a. Replacement <u>residential unit</u> for an existing <u>residential unit</u> in the Lyttelton Port Influences Overlay where the combined <u>gross floor area of the habitable space</u> exceeds the combined <u>gross floor area of the habitable space</u> contained in the previous <u>residential unit</u> by more than 40m² within a 10 year continuous period with a <u>no complaints covenant</u>, provided that the works meet Rule 14.8.3.2.1. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval). 	
RD3	<ol style="list-style-type: none"> a. Within the Lyttelton Character Area Overlay; <ol style="list-style-type: none"> i. external alterations or additions to, or demolition of existing <u>buildings</u> on a <u>site</u>, except for the demolition of <u>accessory buildings</u>; and/or ii. the erection of a <u>building</u> and <u>accessory buildings</u>, except for new <u>buildings</u> within the Lyttelton Port Influences Overlay Area; and/or iii. the <u>relocation of a building</u> onto the <u>site</u>. 	<ol style="list-style-type: none"> a. Character Area Overlay – Rule 14.15.23
RD4	<ol style="list-style-type: none"> a. Within the Akaroa Character Area Overlay; <ol style="list-style-type: none"> i. external alterations or additions to, or demolition of existing <u>buildings</u> on a <u>site</u>, except for the demolition of <u>accessory buildings</u>; and/or ii. the erection of a <u>building</u> and <u>accessory buildings</u>; and/or iii. the <u>relocation of a building</u> onto the <u>site</u>. 	<ol style="list-style-type: none"> a. Character Area Overlay – Rule 14.15.23
RD5	<u>Residential units</u> in the Lyttelton Character Area Overlay that do not meet Rule 14.8.3.2.2 – Site density	<ol style="list-style-type: none"> a. Site density and site coverage - Rule 14.15.2
RD6	<u>Buildings</u> in the Lyttelton Character Area Overlay that do not meet Rule 14.8.3.2.3 – Site coverage	

	Activity/area	The Council's discretion shall be limited to the following matters
RD7	Activities in the Akaroa Character Area Overlay that do not meet Rule 14.8.3.2.6 – Landscaping	a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.17

14.8.3.1.4 Area-specific discretionary activities

There are no discretionary activities.

14.8.3.1.5 Area-specific non-complying activities

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

NC1	<ul style="list-style-type: none"> a. Extension under Rule 14.8.3.1.1 (P1) in the Lyttelton Port Influences Overlay that does not meet Rule 14.8.3.2.1. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval).
NC2	<ul style="list-style-type: none"> a. Replacement under Rule 14.8.3.1.1 (P2) in the Lyttelton Port Influences Overlay that does not meet Rule 14.8.3.2.1. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval).
NC3	<ul style="list-style-type: none"> a. Extension to an existing <u>habitable space</u> or the erection of a new <u>habitable space</u> associated with an existing <u>residential unit</u> in the Lyttelton Port Influences Overlay where the combined <u>gross floor area of the habitable space</u> exceeds 40m² within a 10 year continuous period that: <ul style="list-style-type: none"> i. does not have a <u>no complaints covenant</u>; and/or ii. does not meet Rule 14.8.3.2.1. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval).
NC4	<ul style="list-style-type: none"> a. Replacement <u>residential unit</u> for an existing <u>residential unit</u> in the Lyttelton Port Influences Overlay where the combined <u>gross floor area of the habitable space</u> exceeds the combined <u>gross floor area of the habitable space</u> contained in the previous <u>residential unit</u> by more than 40m² within a 10 year continuous period that: <ul style="list-style-type: none"> i. does not have a <u>no complaints covenant</u>; and/or ii. does not meet Rule 14.8.3.2.1. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval).

NC5	<ul style="list-style-type: none">a. New noise <u>sensitive activities</u> in the Lyttelton Port Influences Overlay.b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval).
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14.8.3.1.6 Area-specific prohibited activities

There are no prohibited activities.

14.8.3.2 Area-specific built form standards

14.8.3.2.1 Internal sound design level in the Lyttelton Port Influences Overlay

- a. New habitable space or extensions to existing habitable space in the Lyttelton Port Influences Overlay shall have an internal sound design level of 40dB L_{dn} (5 day) with ventilating windows or with windows and doors closed and mechanical ventilation installed and operating.
- b. For the purposes of this rule, the design shall achieve an internal design sound level of a habitable room, the external noise environment will be the modelled level of port noise taken from the predicted dB L_{dn} (5 day) contour closest to the habitable room, in accordance with the methodology of NZS 6809:1999 Port Noise Management and Land Use Planning.

14.8.3.2.2 Site density

- a. Within the Character Area Overlay in Lyttelton, each residential unit (excluding residential units established under Rule [14.8.1.1](#) P4 and P18) shall be contained within its own separate site and the site shall have a minimum net site area of 250m².

14.8.3.2.3 Site coverage

- a. Within the Character Area Overlay in Lyttelton the maximum percentage of the net site area covered by buildings shall be 60%.
- b. For the purpose of this rule this excludes:
 - i. fences, walls and retaining walls;
 - ii. eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a building;
 - iii. uncovered swimming pools up to 800mm in height above ground level; and
 - iv. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - A are no more than 800mm above ground level and are uncovered or unroofed; or
 - B where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site.

14.8.3.2.4 Minimum building setbacks from internal boundaries

- a. Within the Character Area Overlay the minimum building setbacks from boundaries may be reduced to nil on one side internal boundary where written approval has been obtained from the owner and occupier of the site adjoining the boundary, otherwise Rule [14.8.2.4](#) shall apply.

14.8.3.2.5 Minimum building setbacks from road boundaries

- a. Within the Character Area Overlay the minimum building setbacks from road boundaries shall be nil.

14.8.3.2.6 Landscaping

- a. Within the Character Area Overlay in Akaroa a landscaping strip with a minimum width of 3 metres shall be provided and comprise a combination of tree and garden planting along the length of the road boundary, excluding that part required for buildings, driveways or pedestrian access.

14.9 Rules - Residential Large Lot Zone

14.9.1 Activity status tables

14.9.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Residential Large Lot Zone if they meet the activity specific standards set out in this table and the built form standards in Rule [14.9.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [14.9.1.2](#), [14.9.1.3](#), [14.9.1.4](#), [14.9.1.5](#) or [14.9.1.6](#).

Activity	Activity specific standards
P1 <u>Residential activity, except for boarding houses</u>	<ol style="list-style-type: none"> a. No more than one <u>heavy vehicle</u> shall be stored on the <u>site</u> of the <u>residential activity</u>. b. Any motor vehicles and/or boats dismantled, repaired or stored on the <u>site</u> of the <u>residential activity</u> shall be owned by people who live on the same <u>site</u>.
P2 <u>Minor residential unit where the existing site it is to be built on contains only one residential unit</u>	<ol style="list-style-type: none"> a. The existing <u>site</u> containing both units shall have a minimum <u>net site area</u> as specified in Rule 14.9.2.1 - Site density. b. The minor <u>residential unit</u> shall have a minimum <u>gross floor area</u> of 35m² and a maximum <u>gross floor area</u> of 80m². c. The <u>parking areas</u> of both units shall be accessed from the same <u>access</u>.
P3 <u>The erection of one residential unit on 12A, 12B and 12D Vangioni Lane, Akaroa, as shown in Appendix 14.16.10</u>	<ol style="list-style-type: none"> a. No more than one <u>heavy vehicle</u> shall be stored on the <u>site</u> of the <u>residential activity</u>. b. Any motor vehicles and/or boats dismantled, repaired or stored on the <u>site</u> of the <u>residential activity</u> shall be owned by people who live on the same <u>site</u>.
P4 <u>Older person's housing unit</u>	<ol style="list-style-type: none"> a. Any <u>older person's housing unit</u> shall have a maximum <u>gross floor area</u> of 120m².

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Activity	Activity specific standards
<p>P5 <u>Home occupation</u></p>	<ul style="list-style-type: none"> a. The <u>gross floor area of the building</u>, plus the area used for <u>outdoor storage area</u>, occupied by the <u>home occupation</u> shall be less than 40m². b. The maximum number of FTE persons employed in the <u>home occupation</u>, who reside permanently elsewhere than on the <u>site</u>, shall be two. c. Any <u>retailing</u> shall be limited to the sale of goods grown or produced on the <u>site</u>, or internet-based sales where no customer visits occur. d. The hours of operation, when the <u>site</u> is open to visitors, clients, and deliveries, shall be limited to between the hours of: <ul style="list-style-type: none"> i. 07:00 - 21:00 Monday to Friday; and ii. 08:00 - 19:00 Saturday, Sunday and public holidays. e. Visitor or staff <u>parking areas</u> shall be outside the <u>road boundary setback</u>. f. Outdoor advertising shall be limited to a maximum area of 2m².
<p>P6 Care of non-resident children within a <u>residential unit</u> in return for monetary payment to the carer</p>	<ul style="list-style-type: none"> a. There shall be: <ul style="list-style-type: none"> i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and ii. at least one carer residing permanently within the <u>residential unit</u>.
<p>P7 <u>Bed and breakfast</u></p>	<ul style="list-style-type: none"> a. There shall be: <ul style="list-style-type: none"> i. a maximum of six guests accommodated at any one time; ii. at least one owner of the <u>residential unit</u> residing permanently on <u>site</u>; and iii. no guest given accommodation for more than 90 consecutive days.

Activity	Activity specific standards								
P8 <u>Education activity</u>	<p>a. The activity shall:</p> <ul style="list-style-type: none"> i. only locate on <u>sites</u> with <u>frontage</u> and the primary entrance to a <u>minor arterial road or collector road</u> where <u>right turn offset</u>, either informal or formal, is available; ii. only occupy a <u>gross floor area of building</u> of less than 250m²; iii. limit outdoor advertising to a maximum area of 2m²; iv. limit the hours of operation when the <u>site</u> is open to visitors, students, patients, clients, and deliveries to between the hours of: <table border="1" data-bbox="561 577 1423 1205"> <tr> <td data-bbox="561 577 820 801">A. <u>Education activity</u></td> <td data-bbox="820 577 1423 801"> <ul style="list-style-type: none"> I. 07:00 - 21:00 Monday to Saturday; and II. Closed Sunday and public holidays. </td> </tr> <tr> <td data-bbox="561 801 820 1025">B. <u>Preschools</u></td> <td data-bbox="820 801 1423 1025"> <ul style="list-style-type: none"> I. 07:00 - 21:00 Monday to Friday, and II. 07:00 - 13:00 Saturday, Sunday and public holidays. </td> </tr> <tr> <td data-bbox="561 1025 820 1137">C. <u>Health care facility</u></td> <td data-bbox="820 1025 1423 1137" rowspan="3"> <ul style="list-style-type: none"> I. 07:00 - 21:00. </td> </tr> <tr> <td data-bbox="561 1025 820 1137">D. <u>Veterinary care facility</u></td> </tr> <tr> <td data-bbox="561 1025 820 1137">E. <u>Places of assembly</u></td> </tr> </table>	A. <u>Education activity</u>	<ul style="list-style-type: none"> I. 07:00 - 21:00 Monday to Saturday; and II. Closed Sunday and public holidays. 	B. <u>Preschools</u>	<ul style="list-style-type: none"> I. 07:00 - 21:00 Monday to Friday, and II. 07:00 - 13:00 Saturday, Sunday and public holidays. 	C. <u>Health care facility</u>	<ul style="list-style-type: none"> I. 07:00 - 21:00. 	D. <u>Veterinary care facility</u>	E. <u>Places of assembly</u>
A. <u>Education activity</u>		<ul style="list-style-type: none"> I. 07:00 - 21:00 Monday to Saturday; and II. Closed Sunday and public holidays. 							
B. <u>Preschools</u>		<ul style="list-style-type: none"> I. 07:00 - 21:00 Monday to Friday, and II. 07:00 - 13:00 Saturday, Sunday and public holidays. 							
C. <u>Health care facility</u>		<ul style="list-style-type: none"> I. 07:00 - 21:00. 							
D. <u>Veterinary care facility</u>									
E. <u>Places of assembly</u>									
P9 <u>Preschools</u> , other than as provided for in Rule 14.9.1.1 P6									
P10 <u>Health care facility</u>									
P11 <u>Veterinary care facility</u>									
P12 <u>Places of assembly</u>	<ul style="list-style-type: none"> v. in relation to <u>preschools</u>, limit outdoor play areas and facilities to those that meet the Group 1 acoustic standard for residential zones; vi. in relation to <u>preschools</u>, <u>veterinary care facilities</u>, <u>health care facilities</u> and <u>places of assembly</u> (See Figure 1): <ul style="list-style-type: none"> A only locate on <u>sites</u> where any <u>residential activity</u> on an <u>adjoining front site</u>, or <u>front site</u> separated by an <u>access</u>, with <u>frontage</u> to the same <u>road</u> is left with at least one residential neighbour. That neighbour shall be on an <u>adjoining front site</u>, or <u>front site</u> separated by an <u>access</u>, and have <u>frontage</u> to the same <u>road</u>; and B only locate on residential blocks where there are no more than two non-residential activities already within that block; vii. in relation to <u>veterinary care facilities</u>, limit the boarding of animals on the <u>site</u> to a maximum of four; viii. in relation to <u>places of assembly</u>, <u>entertainment activities</u> shall be closed Sunday and public holidays; and ix. not include the storage of more than one <u>heavy vehicle</u> on the <u>site</u> of the activity. 								

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Activity	Activity specific standards
P13 <u>Spiritual activities</u>	<p>a. The activity shall:</p> <ul style="list-style-type: none"> i. only locate on <u>sites</u> with <u>frontage</u> and the primary entrance to a <u>minor arterial road or collector road</u> where <u>right turn offset</u>, either formal or informal, is available; ii. only occupy a <u>gross floor area of building</u> of less than 250m²; iii. limit the hours of operation to 0700-2100; and iv. not include the storage of more than one <u>heavy vehicle</u> on the <u>site</u> of the activity.
P14 <u>Community welfare facilities</u>	<p>a. The facility shall:</p> <ul style="list-style-type: none"> i. only locate on <u>sites</u> with <u>frontage</u> and the primary entrance to a <u>minor arterial road or collector road</u> where <u>right turn offset</u>, either formal or informal, is available; ii. only occupy a <u>gross floor area of building</u> of less than 250m²; iii. limit the hours of operation when the <u>site</u> is open to patients or clients and deliveries to between the hours of 07:00 - 21:00; iv. only locate on <u>sites</u> where any <u>residential activity</u> on an <u>adjoining front site</u>, or <u>front site</u> separated by an <u>access</u>, with <u>frontage</u> to the same <u>road</u> is left with at least one residential neighbour. That neighbour shall be on an <u>adjoining front site</u>, or <u>front site</u> separated by an <u>access</u>, and have <u>frontage</u> to the same <u>road</u>; and v. not include the storage of more than one <u>heavy vehicle</u> on the <u>site</u> of the activity.
P15 <u>Emergency services facilities</u>	Nil
P16 <u>Conservation activity</u>	
P17 <u>Farming activity</u>	
P18 <u>Passive recreation activity</u>	
P19 <u>Indigenous vegetation clearance in the Akaroa Hillslopes Density Overlay</u>	<p>a. Any <u>indigenous vegetation clearance</u> undertaken in any continuous period of five years shall not exceed:</p> <ul style="list-style-type: none"> i. 300m² per <u>site</u>, provided that where a <u>site</u> is already partially cleared, the total amount of land cleared on the <u>site</u> over the period shall not exceed 300m²; or ii. 300m² where a <u>site</u> is greater than 1 hectare in area.

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Activity	Activity specific standards
<p>P20 Repair or rebuild of <u>multi-unit residential complexes</u> 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</p>	<p>a. Where the repair or rebuild of a <u>building</u> will not alter the <u>building</u> footprint, location, or <u>height</u>, the <u>building</u> need not meet the built form standards.</p> <p>b. Where the <u>building</u> footprint, location, or <u>height</u> 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:</p> <ul style="list-style-type: none"> i. the only built form standards that shall apply are those specified in Rules 14.9.2.2 - Building height and 14.9.2.4 - Daylight recession planes; ii. in relation to the <u>road boundary setback</u>, the repaired or rebuilt <u>building</u> shall have a <u>setback</u> of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt <u>building</u> increases the level of non-compliance with the standard(s) compared to the <u>building</u> that existed at the time of the earthquakes. <p>Advice note:</p> <ul style="list-style-type: none"> 1. Examples of regulatory or legal requirement that may apply include the New Zealand Building Code, <u>Council</u> bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5. <p>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</p> <p>d. Any application arising not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified only to <u>adjoining</u> property owners (where the consent authority considers this is required, and absent written approval).</p> <p>e. Any application arising from not meeting standard b.ii. (<u>road boundary setbacks</u>), shall not be limited or publicly notified.</p>
<p>P21 <u>Relocation of a building</u></p>	<p>Nil</p>
<p>P22 <u>Market gardens, community gardens, and garden allotments</u></p>	

14.9.1.2 Controlled activities

There are no controlled activities.

14.9.1.3 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 [14.15](#), or as specified, as set out in the following table.

Activity	The <u>Council's</u> discretion shall be limited to the following matters:
<p>RD1 Any new <u>building</u>, and associated activity, within the Akaroa Hillslopes Density Overlay with a <u>gross floor area</u> greater than 100m².</p>	<ul style="list-style-type: none"> a. Residential design principles - Rule 14.15.1

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Activity	The Council's discretion shall be limited to the following matters:
<p>RD2</p> <p>a. <u>Residential unit</u> contained within its own separate <u>site</u> with a minimum <u>net site area</u> that does not meet the standard specified in Rule 14.9.2.1 - Site density by up to 10%.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Site density and site coverage - Rule 14.15.2</p>
<p>RD3</p> <p>Minor <u>residential unit</u> where the minor unit does not meet the activity specific standards in Rule 14.9.1.1 P2 a., b., c., or d.</p>	<p>a. Minor residential units - Rule 14.15.22</p>
<p>RD4</p> <p><u>Older person's housing units</u> that do not meet one or more of the activity specific standard in Rule 14.9.1.1 P4 a.</p>	<p>a. Scale of activity - Rule 14.15.5</p>
<p>RD5</p> <p><u>Retirement villages</u></p>	<p>a. Retirement villages - Rule 14.15.9</p>
<p>RD6</p> <p>a. Activities and <u>buildings</u> that do not meet one or more of the activity specific standards in Rule 14.9.1.1 (except P8-P12 activity standard i. relating to storage of <u>heavy vehicles</u>, (refer to Rule 14.9.1.4 D2)) for:</p> <ul style="list-style-type: none"> i. <u>P8 Education activity</u> ii. <u>P9 Preschools</u>, other than as provided for in Rule 14.9.1.1 P6 and Rule 14.9.1.3 RD7; iii. <u>P10 Health care facility</u>; iv. <u>P11 Veterinary care facility</u>; v. <u>P12 Places of assembly</u>; vi. <u>P13 Spiritual activities</u>; and vii. <u>P14 Community welfare facilities</u> <p>b. Any application arising from this rule 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"> i. Scale of activity - Rule 14.15.5 ii. Traffic generation and access safety - Rule 14.15.6 iii. Non-residential hours of operation - Rule 14.15.21

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Activity	The Council's discretion shall be limited to the following matters:
<p>RD7 a. Activities and <u>buildings</u> that do not meet one or more of the activity specific standards in Rule 14.9.1.1 for:</p> <ul style="list-style-type: none"> i. <u>P5 Home occupation</u> ii. <u>P6 Care of non-resident children within a residential unit</u> in return for monetary payment to the carer; and iii. <u>P7 Bed and breakfast.</u> 	<p>a. As relevant to the activity specific standard that is not met:</p> <ul style="list-style-type: none"> i. Scale of activity - Rule 14.15.5 ii. Traffic generation and access safety - Rule 14.15.6 iii. Non-residential hours of operation - Rule 14.15.21
<p>RD8 Clearance of vegetation that does not meet activity specific standard in Rule 14.9.1.1 P19</p>	<p>a. Indigenous vegetation clearance in Akaroa Hillslopes Density Overlay - Rule 14.15.24</p>
<p>RD9 <u>Buildings</u> that do not meet Rule 14.9.2.2 - <u>Building height</u> up to 9 metres.</p>	<ul style="list-style-type: none"> a. Impacts on neighbouring property - Rule 14.15.3 b. Residential design principles - Rule 14.15.1.g - Hillside and small settlement areas
<p>RD10 Activities and <u>buildings</u> that do not meet Rule 14.9.2.3 - Site coverage where the <u>site coverage</u> is exceeded by 10% or less.</p>	<p>a. Site density and site coverage - Rule 14.15.2</p>
<p>RD11 <u>Buildings</u> that do not meet Rule 14.9.2.4 - Daylight recession planes</p>	<p>a. Impacts on neighbouring property - Rule 14.15.3</p>
<p>RD12 <u>Buildings</u> that do not meet Rule 14.9.2.5 - Minimum building setbacks from internal boundaries</p>	<ul style="list-style-type: none"> a. Impacts on neighbouring properties - Rule 14.15.3 b. Minimum building, window and balcony setbacks - Rule 14.15.18
<p>RD13</p> <ul style="list-style-type: none"> a. <u>Buildings</u> that do not meet Rule 14.9.2.6 - Road boundary building setback. 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 - Rule 14.15.17</p>
<p>RD14</p> <ul style="list-style-type: none"> a. Buildings that do not meet Rule 14.9.2.7 - Building reflectivity and colour. b. Any application arising from this rule shall not be limited or publicly notified. 	<p>a. Residential design principles - Rule 14.15.1.g</p>

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Activity		The Council's discretion shall be limited to the following matters:
RD15	<ul style="list-style-type: none"> a. <u>Residential units</u> that do not meet Rule 14.9.2.8 - Water supply for firefighting. 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). 	<ul style="list-style-type: none"> a. Water supply for fire fighting - Rule 14.15.7
RD16	<ul style="list-style-type: none"> a. Activities that do not meet Rule 14.9.2.9 - Landscaped areas - Worsleys Road. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Street scene - road boundary building setback, fencing and planting - Rule 14.15.17

14.9.1.4 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"> a. Activities that do not meet one or more of the activity specific standards in Rule 14.9.1.1 for: <ul style="list-style-type: none"> i. P1 <u>Residential activity</u>; ii. Storage of more than one <u>heavy vehicle</u> for P8-P12, P13 or P14.
D3	<u>Show homes</u>
D4	<u>Residential unit</u> contained within its own separate <u>site</u> with a minimum <u>net site area</u> that does not meet the standard specified in Rule 14.9.2.1 – Site density by more than 10%
D5	Activities and <u>buildings</u> that do not comply with Rule 14.9.2.3 – Site coverage where the <u>site coverage</u> is exceeded by more than 10%

14.9.1.5 Non-complying activities

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

Activity	
NC1	<u>Buildings</u> over 9 metres in <u>height</u>

Activity	
NC2	<p>a. <u>Sensitive activities and buildings</u> (excluding <u>accessory buildings</u> associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV <u>electricity distribution line</u> or within 10 metres of a foundation of an associated <u>support structure</u>; or ii. within 5 metres of the centre line of a 33kV <u>electricity distribution line</u>, or the 11kV Heathcote to Lyttelton <u>electricity distribution line</u> or within 5 metres of a foundation of an associated <u>support structure</u>. <p>b. Fences within 5 metres of a 66kV <u>electricity distribution line</u>, a 33kV <u>electricity distribution line</u>, or the 11kV Heathcote to Lyttelton <u>electricity distribution line</u>.</p> <p>c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other <u>electricity distribution network operator</u> (absent written approval).</p> <p>Advice note:</p> <ul style="list-style-type: none"> 1. The <u>electricity distribution lines</u> are shown on the planning maps. 2. Vegetation to be planted around <u>electricity distribution lines</u> should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to <u>electricity distribution lines</u>. <u>Buildings and activity in the vicinity of electricity distribution lines</u> must comply with NZECP 34:2001.

14.9.1.6 Prohibited activities

There are no prohibited activities.

14.9.2 Built form standards

14.9.2.1 Site density

- a. Each residential unit shall be contained within its own separate site. The site shall have a minimum net site area as follows:

	Area	Standard
i.	In all parts of the Residential Large Lot Zone except as specified below	1500m ²
ii.	Residential Large Lot Density Overlay	3000m ²
iii.	Akaroa Hillslopes Density Overlay	5000m ²
iv.	Allandale Density Overlay	In accordance with the Development Plan in Appendix 8.10.13
v.	Samarang Bay Density Overlay	In accordance with the Development Plan in Appendix 8.10.12
vi.	<u>Older person's housing units Retirement village</u>	There shall be no minimum <u>net site area</u> for any <u>site</u> for any <u>residential unit</u> or <u>older person's housing unit</u>

14.9.2.2 Building height

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

	Activity	Standard
i.	All <u>buildings</u> unless specified below	8 metres
ii.	Minor <u>residential units</u> in the Residential Large Lot Zone	5.5 metres and of a single storey only

14.9.2.3 Site coverage

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

	Zone/activity	Standard
i.	All activities in the Residential Large Lot Zone unless specified below	40% or 300m ² , whichever is the lesser
ii.	All activities in the Akaroa Hillslopes Density Overlay, and Worsleys Road as shown in Appendix 14.16.8A	10% or 250m ² whichever is the lesser
iii.	All activities in the Samarang Bay Density Overlay	
iv.	All activities in the Allandale Density Overlay	10% or 500m ² whichever is the lesser
v.	<u>Market gardens</u>	55%

- b. For the purposes of this rule this excludes:

- i. fences, walls and retaining walls;
- ii. eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a building;
- iii. uncovered swimming pools up to 800mm in height above ground level; and
- iv. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - A are no more than 800mm above ground level and are uncovered or unroofed; or
 - B where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site;

14.9.2.4 Daylight recession planes

- a. Buildings shall not project beyond a building envelope constructed by recession planes, as shown in [Appendix 14.16.2](#) Diagram F, from points 2.3 metres above:
- i. ground level at the internal boundaries; or
 - ii. 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
 - 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.
- b. The recession plane shall only apply to the midpoint of each section of wall and roof of a building, as shown in [Appendix 14.16.2B](#).
- c. Except in Worsleys Road where the recession planes shall commence from points 2.3 metres above a line at ground

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level 5 metres inside internal boundaries.

- d. 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).
- e. For the purpose of this rule, a section of roof means a continuous part of the roof with the same slope.

Advice note:

- 1. Refer to Appendix 14.16.2 for permitted intrusions.

14.9.2.5 Minimum building setbacks from internal boundaries

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

	Activity / area	Standard
i.	All buildings not listed in table below	3 metres
ii.	All buildings in the Allandale Density Overlay and Samarang Bay Density Overlay	15 metres
iii.	All buildings in the Akaroa Hillslopes Density Overlay, and Worsleys Road as shown in Appendix 14.16.8.A	5 metres
iv.	Accessory buildings where the total length of walls or parts of the accessory buildings within 1.8 metres of each internal boundary does not exceed 10.1 metres in length	Nil
v.	Decks and terraces at or below ground floor level to a maximum height of 300mm above ground level within 1m of the boundary.	Nil
vi.	Buildings that share a common wall along an internal boundary	Nil
vii.	All other buildings where the internal boundary of the site adjoins an access or part of an access	1 metre

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

14.9.2.6 Road boundary building setback

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

	Activity / area	Standard
i.	Any buildings with a garage vehicle door facing the road	5.5 metres
ii.	Buildings without a garage vehicle door facing the road	5 metres
iii.	All buildings in the Akaroa Hillslopes Density Overlay, and Worsleys Road as shown in Appendix 14.16.8	5 metres
iv.	All buildings in the Allandale Density Overlay and Samarang Bay Density Overlay	15 metres

14.9.2.7 Building reflectivity and colour

- a. All roof finishes are not to exceed 30% light reflectance value (LRV).
- b. Within the Worsleys Road area as shown in Appendix 14.16.8B:

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- i. 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 2.2 metre, or guttering), shall be limited to a colour and reflectivity as specified in [Appendix 14.16.8B](#); and
 - ii. any trim or guttering not exceeding 200mm in more than one dimension, or door which does not exceed 1.2 x 2.2 metre is not required to comply with the colour requirements specified in Rule [14.9.2.7.b.i.](#) above provided that its reflectivity is less than 70%.
- c. Within the Samarang Bay Density Overlay and the Allandale Density Overlay, all buildings shall be finished in colours complying with the colour palette described in [Appendix 14.16.9](#).

14.9.2.8 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 \(SNZ PAS:4509:2008\)](#).
- b. Where a reticulated water supply compliant with [SNZ PAS:4509:2008](#) is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with [SNZ PAS:4509:2008](#), water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of [SNZ PAS 4509:2008](#).

14.9.2.9 Landscaped Areas - Worsleys Road

- a. A minimum of 6 trees shall be planted within 20 metres of each residential unit located in the Worsleys Road shown in [Appendix 14.16.8](#).
- b. All landscaping /trees required by this rule shall be in accordance with the provisions in [Appendix 6.11.6](#) (Rules and guidance for landscaping and tree planting)
- c. In addition to 14.7.3.9b. above the following trees shall not be planted:
 - i. *Fraxinus excelsior* 'Aurea' (Golden Ash) (or similar yellow ash species)
 - ii. *Gleditsia tricanthos* 'Sunburst' (Honey Locust) (or similar yellow varieties of the honey locust)
 - iii. *Robinia pseudoacacia* 'Frisia' (Black Locust) (or similar yellow varieties of the black locust)
 - iv. *Ulmus procera* 'Louis van Houtte' (Golden Elm) (or similar yellow elm varieties)
 - v. *Arucaria heterophylla* (Norfolk Pine)
 - vi. 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.

14.10 Rules - Residential Small Settlement Zone

14.10.1 Activity status tables

14.10.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Residential Small Settlement Zone, if they meet the activity specific standards set out in this table and the built form standards in Rule 14.10.2.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.10.1.2, 14.10.1.3, 14.10.1.4, 14.10.1.5 or 14.10.1.6.

Activity	Activity specific standards
P1 <u>Residential activity, except for residential units containing more than six bedrooms and boarding houses</u>	<ol style="list-style-type: none"> a. No more than one <u>heavy vehicle</u> shall be stored on the <u>site</u> of the <u>residential activity</u>. b. Any motor vehicles and/or boats dismantled, repaired or stored on the <u>site</u> of the <u>residential activity</u> shall be owned by people who live on the same <u>site</u>.
P2 <u>Minor residential unit where the existing site it is to be built on contains only one residential unit</u>	<ol style="list-style-type: none"> a. The existing <u>site</u> containing both units shall have a minimum <u>net site area</u> of 1000m². b. The minor <u>residential unit</u> shall have a minimum <u>gross floor area</u> of 35m² and a maximum <u>gross floor area</u> of 80m². c. The <u>parking areas</u> of both units shall be accessed from the same <u>access</u>.
P3 <u>Older person's housing unit</u>	<ol style="list-style-type: none"> a. Any <u>older person's housing unit</u> shall have a maximum <u>gross floor area</u> of 120m².
P4 <u>Home occupation</u>	<ol style="list-style-type: none"> a. The <u>gross floor area</u> of the <u>building</u>, plus the area used for <u>outdoor storage area</u>, occupied by the <u>home occupation</u> shall be less than 40m². b. The maximum number of <u>FTE</u> persons employed in the <u>home occupation</u>, who reside permanently elsewhere than on the <u>site</u>, shall be two. c. Any <u>retailing</u> shall be limited to the sale of goods grown or produced on the <u>site</u>, or internet-based sales where no customer visits occur. d. The hours of operation, when the <u>site</u> is open to visitors, clients, and deliveries, shall be limited to between the hours of: <ol style="list-style-type: none"> i. 07:00 - 21:00 Monday to Friday; and ii. 08:00 - 19:00 Saturday, Sunday and public holidays. e. Visitor or staff <u>parking areas</u> shall be outside the <u>road boundary setback</u>. f. Outdoor advertising shall be limited to a maximum area of 2m².

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Activity	Activity specific standards
P5 Care of non-resident children within a residential unit in return for monetary payment to the carer	a. There shall be: <ul style="list-style-type: none"> i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and ii. at least one carer residing permanently within the residential unit.
P6 <u>Bed and breakfast</u>	a. There shall be: <ul style="list-style-type: none"> i. a maximum of six guests accommodated at any one time; ii. at least one owner of the residential unit residing permanently on site; and iii. no guest given accommodation for more than 90 consecutive days.

Activity	Activity specific standards								
P7 <u>Education activity</u>	<p>a. The activity shall:</p> <ul style="list-style-type: none"> i. only locate on <u>sites</u> with <u>frontage</u> and the primary entrance to a <u>minor arterial road</u> or <u>collector road</u> where <u>right turn offset</u>, either informal or formal, is available; ii. only occupy a <u>gross floor area of building</u> of less than 200m², or in the case of <u>veterinary care facility</u> 250m²; iii. limit outdoor advertising to a maximum area of 2m²; iv. limit the hours of operation when the <u>site</u> is open to visitors, students, patients, clients, and deliveries to between the hours of: <table border="1" data-bbox="561 613 1423 1167"> <tr> <td data-bbox="561 613 737 763">A. <u>Education activity</u></td> <td data-bbox="737 613 1423 763"> <ul style="list-style-type: none"> I. 07:00 - 21:00 Monday to Saturday; and II. Closed Sunday and public holidays. </td> </tr> <tr> <td data-bbox="561 763 737 943">B. <u>Preschools</u></td> <td data-bbox="737 763 1423 943"> <ul style="list-style-type: none"> I. 07:00 - 21:00 Monday to Friday, and II. 07:00 - 13:00 Saturday, Sunday and public holidays. </td> </tr> <tr> <td data-bbox="561 943 737 1021">C. <u>Health care facility</u></td> <td data-bbox="737 943 1423 1021" rowspan="3"> <ul style="list-style-type: none"> I. 07:00 - 21:00. </td> </tr> <tr> <td data-bbox="561 1021 737 1099">D. <u>Veterinary care facility</u></td> </tr> <tr> <td data-bbox="561 1099 737 1167">E. <u>Places of assembly</u></td> </tr> </table>	A. <u>Education activity</u>	<ul style="list-style-type: none"> I. 07:00 - 21:00 Monday to Saturday; and II. Closed Sunday and public holidays. 	B. <u>Preschools</u>	<ul style="list-style-type: none"> I. 07:00 - 21:00 Monday to Friday, and II. 07:00 - 13:00 Saturday, Sunday and public holidays. 	C. <u>Health care facility</u>	<ul style="list-style-type: none"> I. 07:00 - 21:00. 	D. <u>Veterinary care facility</u>	E. <u>Places of assembly</u>
A. <u>Education activity</u>		<ul style="list-style-type: none"> I. 07:00 - 21:00 Monday to Saturday; and II. Closed Sunday and public holidays. 							
B. <u>Preschools</u>		<ul style="list-style-type: none"> I. 07:00 - 21:00 Monday to Friday, and II. 07:00 - 13:00 Saturday, Sunday and public holidays. 							
C. <u>Health care facility</u>		<ul style="list-style-type: none"> I. 07:00 - 21:00. 							
D. <u>Veterinary care facility</u>									
E. <u>Places of assembly</u>									
P8 <u>Preschools</u> , other than as provided for in Rule 14.10.1.1 P5.									
P9 <u>Health care facility</u>									
P10 <u>Veterinary care facility</u>									
P11 <u>Places of assembly</u>	<ul style="list-style-type: none"> v. in relation to <u>preschools</u>, limit outdoor play areas and facilities to those that meet the Group 1 acoustic standard for residential zones; vi. in relation to <u>preschools</u>, <u>veterinary care facilities</u>, <u>health care facilities</u> and <u>places of assembly</u> (See Figure 1): <ul style="list-style-type: none"> A only locate on <u>sites</u> where any <u>residential activity</u> on an <u>adjoining front site</u>, or <u>front site</u> separated by an <u>access</u>, with <u>frontage</u> to the same <u>road</u> is left with at least one residential neighbour. That neighbour shall be on an <u>adjoining front site</u>, or <u>front site</u> separated by an <u>access</u>, and have <u>frontage</u> to the same <u>road</u>; and B only locate on residential blocks where there are no more than two non-residential activities already within that block; vii. in relation to <u>veterinary care facilities</u>, limit the boarding of animals on the <u>site</u> to a maximum of four; viii. in relation to <u>places of assembly</u>, <u>entertainment activities</u> shall be closed Sunday and public holidays; and ix. not include the storage of more than one <u>heavy vehicle</u> on the <u>site</u> of the activity. 								

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Activity	Activity specific standards
P12 <u>Spiritual activities</u>	<p>a. The activity shall:</p> <ul style="list-style-type: none"> i. only locate on <u>sites</u> with <u>frontage</u> and the primary entrance to a <u>minor arterial road or collector road</u> where <u>right turn offset</u>, either formal or informal, is available; ii. only occupy a <u>gross floor area of building</u> of less than 250m²; iii. limit the hours of operation to 07:00-21:00; and iv. not include the storage of more than one <u>heavy vehicle</u> on the <u>site</u> of the activity.
P13 <u>Community welfare facilities</u>	<p>a. The facility shall:</p> <ul style="list-style-type: none"> i. only locate on <u>sites</u> with <u>frontage</u> and the primary entrance to a <u>minor arterial road or collector road</u> where <u>right turn offset</u>, either formal or informal, is available; ii. only occupy a <u>gross floor area of building</u> of less than 250m²; iii. limit the hours of operation when the <u>site</u> is open to patients and clients and deliveries to between the hours of 07:00 - 21:00; iv. only locate on <u>sites</u> where any <u>residential activity</u> on an <u>adjoining front site</u>, or <u>front site</u> separated by an <u>access</u>, with <u>frontage</u> to the same <u>road</u> is left with at least one residential neighbour. That neighbour shall be on an <u>adjoining front site</u>, or <u>front site</u> separated by an <u>access</u>, and have <u>frontage</u> to the same <u>road</u>; and v. not include the storage of more than one <u>heavy vehicle</u> on the <u>site</u> of the activity.
P14 <u>Emergency services facilities</u>	Nil
P15 <u>Reserves</u>	
P16 <u>Heli-landing areas</u>	<ul style="list-style-type: none"> a. <u>Sites</u> shall be greater than 3000m² in area. b. The number of flights shall not exceed 12 (24 movements) in any calendar year. c. The flights shall not take place on more than five days in any one month period. d. The flights shall not exceed three in any one week. e. Any movements shall only occur between 08:00 and 18:00hrs. f. No movements shall take within 25 metres of any <u>residential unit</u> unless that <u>residential unit</u> is owned and occupied by the helicopter user. g. A log detailing the time and date of each <u>helicopter movement</u> shall be maintained and made available for inspection by the <u>Council</u> when requested.

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Activity	Activity specific standards
<p>P17 Repair or rebuild of <u>multi-unit residential complexes</u> 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</p>	<p>a. Where the repair or rebuild of a <u>building</u> will not alter the <u>building</u> footprint, location, or <u>height</u>, the <u>building</u> need not meet the built form standards.</p> <p>b. Where the <u>building</u> footprint, location, or <u>height</u> 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:</p> <ul style="list-style-type: none"> i. the only built form standards that shall apply are those specified in Rules 14.10.2.2 - Building height and 14.10.2.4 - Daylight recession planes; ii. in relation to the <u>road boundary setback</u>, the repaired or rebuilt <u>building</u> shall have a <u>setback</u> of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt <u>building</u> increases the level of non-compliance with the standard(s) compared to the <u>building</u> that existed at the time of the earthquakes. <p>Advice note:</p> <ul style="list-style-type: none"> 1. Examples of regulatory or legal requirement that may apply include the New Zealand Building Code, <u>Council</u> bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5. <p>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</p> <p>d. Any application arising from non-compliance with standards a. and b.i. shall not be publicly notified, and may be limited notified only to <u>adjoining</u> property owners (where the consent authority considers this is required, and absent written approval).</p> <p>e. Any application arising from not meeting standard b.ii. (<u>road boundary setbacks</u>), shall not be limited or publicly notified.</p>
<p>P18 <u>Relocation of a building</u></p>	<p>Nil</p>
<p>P19 <u>Market gardens, community gardens, and garden allotments</u></p>	

14.10.1.2 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 [14.15](#), as set out in the following table.

Activity	The <u>Council's</u> control is reserved to the following matters:

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C1	<u>Residential units</u> (including any <u>sleep-outs</u>) containing more than six bedrooms in total	<ul style="list-style-type: none"> a. Scale of activity - 14.15.5 b. Traffic generation and access safety - 14.15.6
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14.10.1.3 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 [14.15](#), or as specified, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	<u>Residential unit</u> contained within its own separate <u>site</u> with a minimum <u>net site area</u> that does not meet the standard specified in Rule 14.10.2.1 - Site density.	<ul style="list-style-type: none"> a. Site density and site coverage - Rule 14.15.2
RD2	Minor <u>residential unit</u> that does not meet one or more of the activity specific standards in Rule 14.10.1.1 P2 a., b., or c.	<ul style="list-style-type: none"> a. Minor residential units - Rule 14.15.22
RD3	<u>Older person's housing units</u> that do not meet activity specific standard in Rule 14.10.1.1 P3 a.	<ul style="list-style-type: none"> a. Scale of activity - Rule 14.15.5
RD4	<u>Retirement villages</u> able to provide a legal on-site treatment and disposal system or be able to be serviced by the <u>Council's</u> wastewater system while ensuring there is adequate capacity within the <u>Council's</u> system to service the existing zoned land. Advice note: <ul style="list-style-type: none"> 1. Geriatric hospice and hospital care are subject to health care facility provisions. 	<ul style="list-style-type: none"> a. Retirement villages - Rule 14.15.9
RD5	<ul style="list-style-type: none"> a. <u>Residential units</u> within the Takamatua Overlay Area and Robinsons Bay Overlay Area. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Layout in accordance with the Development Plan in Appendix 8.10.10 and Appendix 8.10.11
RD6	<u>Convenience activities</u>	<ul style="list-style-type: none"> a. Scale of activity - Rule 14.15.5 b. Traffic generation and access safety - Rule 14.15.6 c. Non-residential hours of operation - Rule 14.15.21 d. Residential design principles - Rule 14.15.1
RD7	Camping grounds	<ul style="list-style-type: none"> a. Scale of activity - Rule 14.15.5 b. Traffic generation and access safety - Rule 14.15.6 c. Non-residential hours of operation - Rule 14.15.21

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Activity	The Council's discretion shall be limited to the following matters:
<p>RD8</p> <p>a. Activities and <u>buildings</u> that do not meet one or more of the activity specific standards in Rule 14.10.1.1 (except P7-P11 activity standard i. relating to storage of <u>heavy vehicles</u>, (refer to Rule 14.10.1.4 D2)) for:</p> <ul style="list-style-type: none"> i. P7 Education activity ii. P8 Preschools, other than as provided for in Rule 14.10.1.1 P5 and Rule 14.10.1.3 RD9; iii. P9 Health care facility; iv. P10 Veterinary care facility; v. P11 Places of assembly; vi. P12 Spiritual activities; and vii. P13 Community welfare facilities. <p>b. Any application arising from this rule 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"> i. Scale of activity - Rule 14.15.5 ii. Traffic generation and access safety - Rule 14.15.6 iii. Non-residential hours of operation - Rule 14.15.21
<p>RD9</p> <p>a. Activities and <u>buildings</u> that do not meet one or more of the activity specific standards in Rule 14.10.1.1 for:</p> <ul style="list-style-type: none"> i. P4 Home occupation ii. P5 Care of non-resident children within a residential unit in return for monetary payment to the carer; and iii. P6 Bed and breakfast. <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified to affected persons.</p>	<p>a. As relevant to the activity specific standard that is not met:</p> <ul style="list-style-type: none"> i. Scale of activity - Rule 14.15.5 ii. Traffic generation and access safety - Rule 14.15.6 iii. Non-residential hours of operation - Rule 14.15.21
<p>RD10 <u>Buildings</u> that do not meet Rule 14.10.2.2 - <u>Building height</u> up to 9 metres.</p>	<p>a. Impacts on neighbouring property - Rule 14.15.3</p> <p>b. Residential design principles - Rule 14.15.1.g - Hillside and small settlement areas</p>
<p>RD11 Activities and <u>buildings</u> that do not meet Rule 14.10.2.3 - Site coverage</p>	<p>a. Site density and site coverage - Rule 14.15.2</p>
<p>RD12 <u>Buildings</u> that do not meet Rule 14.10.2.4 - Daylight recession planes</p>	<p>a. Impacts on neighbouring property - Rule 14.15.3</p>
<p>RD13 <u>Buildings</u> that do not meet Rule 14.10.2.5 - Minimum building setbacks from internal boundaries</p>	<p>a. Impacts on neighbouring properties - Rule 14.15.3</p> <p>b. Minimum building, window and balcony setbacks - Rule 14.15.18</p>

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Activity		The Council's discretion shall be limited to the following matters:
RD14	<ul style="list-style-type: none"> a. <u>Buildings</u> that do not meet Rule 14.10.2.6 - Road boundary building setback. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Street scene - road boundary building setback, fencing and planting - Rule 14.15.17
RD15	<u>Buildings</u> that do not meet Rule 14.10.2.7 - Building reflectivity and colour	<ul style="list-style-type: none"> a. Residential design principles - Rule 14.15.1.i
RD16	<ul style="list-style-type: none"> a. <u>Residential units</u> that do not meet Rule 14.10.2.8 - Water supply for firefighting. 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). 	<ul style="list-style-type: none"> a. Water supply for fire fighting - Rule 14.15.7

14.10.1.4 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"> a. Activities that do not meet one or more of the activity specific standards in Rule 14.10.1.1 for: <ul style="list-style-type: none"> i. P1 Residential activity; ii. Storage of more than one heavy vehicle for P7- P13.
D3	<u>Heli-landing areas</u> that do not meet one or more of the activity specific standards in Rule 14.10.1.1 P16.

14.10.1.5 Non-complying activities

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

Activity	
NC1	<u>Buildings</u> over 9 metres in <u>height</u>

NC2	<p>a. <u>Sensitive activities and buildings</u> (excluding <u>accessory buildings</u> associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV <u>electricity distribution line</u> or within 10 metres of a foundation of an associated <u>support structure</u>; or ii. within 5 metres of the centre line of a 33kV <u>electricity distribution line</u>, or the 11kV Heathcote to Lyttelton <u>electricity distribution line</u> or within 5 metres of a foundation of an associated <u>support structure</u>. <p>b. Fences within 5 metres of a 66kV <u>electricity distribution line</u>, a 33kV <u>electricity distribution line</u>, or the 11kV Heathcote to Lyttelton <u>electricity distribution line</u>.</p> <p>c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other <u>electricity distribution network operator</u> (absent written approval).</p> <p>Advice note:</p> <ul style="list-style-type: none"> 1. The <u>electricity distribution lines</u> are shown on the planning maps. 2. Vegetation to be planted around <u>electricity distribution lines</u> should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to <u>electricity distribution lines</u>. <u>Buildings and activity in the vicinity of electricity distribution lines</u> must comply with NZECP 34:2001.
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14.10.1.6 Prohibited activities

There are no prohibited activities.

14.10.2 Built form standards

14.10.2.1 Site density

- a. Each residential unit shall be contained within its own separate site. The site shall have a minimum net site area as follows:

	Area	Standard
i.	Residential Small Settlement Zone except as specified below.	1000m ²
ii.	<u>Allotments</u> created before October 2014 and less than 1000m ² but greater than 500m ²	No more than 1 <u>residential unit per site</u>
iii.	For that part of the Residential Small Settlement Zone identified in Appendix 8.10.10 Takamatua development plan	No more than 1 <u>residential unit per site</u>
iv.	For that part of the Residential Small Settlement Zone identified in Appendix 8.10.10 Takamatua development plan on those properties located at 1 Lushingtons Road and 6 Kotare Lane	No more than 1 <u>residential unit per site</u>
v.	Within the Kainga Density Overlay Area 1 and 2	450m ²
vi.	<u>Older person's housing units</u> <u>Retirement village</u>	There shall be no minimum <u>net site area</u> for any <u>site</u> for any <u>residential unit</u> or <u>older person's housing unit</u>

14.10.2.2 Building height

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

	Activity	Standard
i.	All <u>buildings</u> unless specified below	8 metres
ii.	<u>Accessory buildings</u>	4.5 metres
iii.	<u>Buildings</u> in the Kainga Overlay Area 2	5 metres

14.10.2.3 Site coverage

- a. The maximum percentage of the net site area covered by buildings shall be as follows: fences, walls and retaining walls;

	Zone/activity	Standard
i.	All activities in the Residential Small Settlement Zone unless specified below	25%, or 250m ² <u>ground floor area</u> to a total maximum of 350m ² total floor areas, whichever is the lesser
ii.	Kainga Overlay Area 2	40%

- b. For the purposes of this rule this excludes:
- i. fences, walls and retaining walls;
 - ii. eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a building;
 - iii. uncovered swimming pools up to 800mm in height above ground level; and
 - iv. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - A are no more than 800mm above ground level and are uncovered or unroofed; or
 - B where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site;

14.10.2.4 Daylight recession planes

- a. No part of any building shall project beyond a building envelope contained by a 45 degree recession plane measured at any point 2 metres above any adjoining site boundary that is not a road boundary.
- b. Within the Kainga Overlay Area 1 and 2 and the Spencerville Overlay Area, buildings shall not project beyond a building envelope constructed by recession planes, as shown in [Appendix 14.16.2](#) Diagram A, from points 2.3 metres above:
 - i. ground level at the internal boundaries; or
 - ii. 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
 - 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.
- c. Where the building is located in a Flood Management Area, the exemptions below apply:
 - i. In the Flood Management Area, Rule [5.4.1.3](#) (for activities P1-P4 in Table 5.4.1.1b); or

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- ii. In the Te Waihora/Lake Ellesmere and Wairewa/Lake Forsyth Flood Management Areas, Rule [5.4.2.3](#) (for activities P1-P5 in Table 5.4.2.1).

14.10.2.5 Minimum building setbacks from internal boundaries

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

	Activity / area	Standard
i.	Side and rear internal <u>boundaries</u>	3 metres
ii.	Side and rear internal <u>boundaries</u> in the Spencerville Overlay Area and the Kainga Overlay Areas 1 and 2	2 metres

- b. There shall be no minimum setback from internal boundaries for accessory buildings where the length of any wall located within the setbacks specified in clause a. above is less than 6 metres.

14.10.2.6 Road boundary building setback

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

	Activity / area	Standard
i.	Any <u>buildings</u> with a <u>garage</u> vehicle door facing the <u>road</u>	5 metres
ii.	<u>Buildings</u> without a <u>garage</u> vehicle door facing the <u>road</u>	4.5 metres
iii.	In the Kainga Overlay Area 2	3 metres from the common <u>boundary</u> of the leased land and the internal <u>road</u>

14.10.2.7 Building reflectivity and colour

- a. All roof finishes are not to exceed 30% light reflectance value (LRV).

14.10.2.8 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 \(SNZ PAS:4509:2008\)](#).
- b. Where a reticulated water supply compliant with [SNZ PAS:4509:2008](#) is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with [SNZ PAS:4509:2008](#), water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of [SNZ PAS 4509:2008](#).

14.11 Rules - Residential Guest Accommodation Zone

14.11.1 Activity status tables

14.11.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Residential Guest Accommodation Zone if they meet the activity specific standards set out in this table, and in relation to Rule [14.11.1.1](#) P1 and P3 the built form standards in Rule [14.11.2](#).
- b. Activities may also be controlled restricted discretionary discretionary, non-complying or prohibited activities as specified in Rules [14.11.1.2](#), [14.11.1.3](#), [14.11.1.4](#), [14.11.1.5](#) or [14.11.1.6](#).

Activity	Activity specific standards
<p>P1 <u>Guest accommodation</u></p>	<ol style="list-style-type: none"> a. <u>Guest accommodation</u> located in the 50 dB L_{dn} Air Noise Contour shall be designed and constructed to meet the indoor design sound levels contained in Appendix 14.16.4. b. Any <u>ancillary retail activity</u> (excluding food and drink for on-site consumption) shall occupy no more than 250m², or 25% of the GFA of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser.
<p>P2 Any activity or facility (other than an activity listed in Rule 14.11.1.1 P1 or P3) permitted in the zone listed for that <u>site</u> in Appendix 14.16.11.</p>	<ol style="list-style-type: none"> a. The activity or facility shall meet the activity specific standards and built form standards applicable in the zone listed for that <u>site</u> in Appendix 14.16.11.
<p>P3</p> <ol style="list-style-type: none"> a. On the <u>YMCA site</u> listed as GA18 in Appendix 14.16.11: <ol style="list-style-type: none"> i. <u>Recreation activities</u>, and any of the following activities which are <u>ancillary to guest accommodation and/or recreation activities</u> on the <u>site</u>: <ol style="list-style-type: none"> A <u>Education activities</u>; B <u>Health care facility</u>; C <u>Offices and administration facilities</u>; D <u>Parking areas</u>; E <u>Retail activity</u>; and F Public meeting rooms and conference facilities. 	<p>Nil</p>

14.11.1.2 Controlled activities

There are no controlled activities.

14.11.1.3 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 [14.15](#), or as specified, as set out in the following table.

Activity	The <u>Council's</u> discretion shall be limited to the following matters:
RD1 Any activity listed in Rule 14.11.1.1 P1 that does not meet activity specific standard a.	a. Acoustic insulation - Rule 14.15.8
RD2 Any activity listed in Rule 14.11.1.1 P1 that does not meet activity specific standard b.	a. Retail activity in the Residential Guest Accommodation Zone - Rule 14.15.38
RD3 Any activity or facility (other than an activity listed in Rule 14.11.1.1 P1 or P3) listed as a restricted discretionary activity in the zone listed for that site in Appendix 14.16.11 .	a. The matters of discretion for the activity or facility as set out in the zone listed for that site in Appendix 14.16.11 .
RD4 New <u>buildings</u> , or additions to existing <u>buildings</u> , for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.1 - Urban design	a. Residential design principles - Rule 14.15.1
RD5 a. <u>Buildings</u> for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.2 - Maximum site coverage b. Any application arising from this rule shall not be limited or publicly notified.	a. Site density and site coverage - Rule 14.15.2 and for the Commodore Hotel site only: b. Scale of activity - Rule 14.15.5 (h) .
RD6 <u>Buildings</u> for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.3 - Maximum building height	a. Impacts on neighbouring property - Rule 14.15.3
RD7 a. <u>Buildings</u> for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.4 - Minimum building setback from road boundaries 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 14.15.17
RD8 <u>Buildings</u> for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.5 - Minimum internal boundary setbacks	a. Impacts on neighbouring property - Rule 14.15.3 b. Minimum building, window and balcony setbacks - Rule 14.15.18

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RD9	<u>Buildings</u> for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.6 - Daylight recession planes	a. Impacts on neighbouring property - Rule 14.15.3
RD10	<p>a. <u>Buildings</u> for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.7 - Fences and screening</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 - Rule 14.15.17
RD11	<u>Buildings</u> for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.8 - Landscaped areas and trees	a. Tree and garden planting in the Residential Guest Accommodation Zone - Rule 14.15.37
RD12	Any activity listed in Rule 14.11.1.1 P1 or P3 that does not meet the built form standard in Rule 14.11.2.9 - Vehicle access restrictions	a. Traffic generation and access safety - Rule 14.15.6
RD13	<p>a. Any activity listed in Rule 14.11.1.1 P1 or P3 that does not meet the built form standard in Rule 14.11.2.10 - Water supply for firefighting</p> <p>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).</p>	a. Water supply for firefighting - Rule 14.15.7

14.11.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity
D1 Any activity not provided for as a permitted or restricted discretionary activity.

14.11.1.5 Non-complying activities

There are no non-complying activities.

14.11.1.6 Prohibited activities

There are no prohibited activities.

14.11.2 Built form standards

14.11.2.1 Urban design

- a. For all sites, new buildings and additions to existing buildings including all accessory buildings, fences and walls associated with that development, shall not result in:
- i. any new building with a GFA greater than 500m²; or

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- ii. any new building with a building length greater than 15 metres which is located within 30 metres of a site boundary; or
- iii. any addition to an existing building with a building length greater than 10 metres which is located within 30 metres of a site boundary.

14.11.2.2 Maximum site coverage

- a. The maximum percentage of the net site area covered by buildings on the following sites as identified in [Appendix 14.16.11](#) shall be:

Applicable to:	Standard
i. Group A and B sites	45%
ii. Group C sites	55%

14.11.2.3 Maximum building height

- a. The maximum height of any building on the following sites as identified in [Appendix 14.16.11](#) shall be:

Applicable to:	Standard
i. Group A sites (excluding the Commodore Hotel)	9 metres, or 11 metres provided the roof has a pitch of more than 22 degrees
ii. Group A (Commodore Hotel)	15 metres
iii. Group B sites	11 metres
iv. Group C sites	As shown on the Central City Maximum Building Height planning map.

14.11.2.4 Minimum building setback from road boundaries

- a. The minimum building setback from road boundaries on the following sites as identified in [Appendix 14.16.11](#) shall be:

Applicable to:	Standard
i. Group A and B sites	4.5 metres
ii. Group C - All sites except as specified below.	2 metres
iii. Group C - Peterborough, Montreal and Latimer sites	4.5 metres
iv. Group C - Avon site	2 metres for all <u>road frontages</u> , except on Hurley Street where 4.5 metres is required.

14.11.2.5 Minimum internal boundary setbacks

- a. The minimum building setback from an internal boundary on the following sites as identified in [Appendix 14.16.11](#) shall be:

Applicable to:	Standard
i. Group A sites	A. 6 metres from a residential or open space zone boundary. B. 3 metres from all other <u>zone boundaries</u> .
ii. Group B and C sites	3 metres from any <u>zone boundary</u>

- b. For all sites, the minimum setback for any balcony or living area window at first floor level or above from an internal boundary shall be 4 metres from any zone boundary

14.11.2.6 Daylight recession planes

- a. Where an internal site boundary adjoins a residential zone, buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above ground level at the internal boundaries on the following sites as identified in [Appendix 14.16.11](#), in accordance with the following:

Applicable to:	Applicable provisions
i. Group A sites	Rule 14.4.2.6 (Residential Suburban Zone) and Diagram A in Appendix 14.16.2
ii. Group B sites	Rule 14.5.2.6 (Residential Medium Density Zone) and Diagram C in Appendix 14.16.2
iii. Group C sites	Rule 14.6.2.2 (Residential Central City Zone) and the diagram in Appendix 14.16.2C

- b. 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).

Advice note:

1. Refer to [Appendix 14.16.2](#) for permitted intrusions.

14.11.2.7 Fences and screening

- 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 is visually transparent	1.8 metres
ii.	Where less than 50% of the fence is visually transparent	1.0 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. above 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 residential zones by fencing or landscaping that meets the requirements in a. above. Where landscaping is used, it shall have a minimum depth of 1.5 metres.
- f. Any space designated for outdoor storage shall be fully screened by buildings, fencing or landscaping from adjoining sites or open space zones, roads and adjoining outdoor living spaces to a height of 1.8 metres, and shall not be located within the road boundary and internal boundary setbacks specified in Rules [14.11.2.4](#) and [14.11.2.5](#).

14.11.2.8 Landscaped areas and trees

- a. Planting shall be provided as follows:

Applicable to:	Standard
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<p>i. Area <u>adjoining the road frontage of all sites.</u></p>	<p>A Minimum density of one tree for every 10 metres of <u>road frontage</u> or part thereof, distributed across the frontage.</p> <p>B Trees to be planted within a 2 metre wide landscape strip.</p> <p>C All <u>landscaping</u> and trees shall accord with the provisions in Appendix 6.11.6.</p>
<p>ii. Area <u>adjoining residential and open space zones of any site.</u></p>	<p>A Minimum density of one tree for every 10 metres of the shared <u>boundary</u> or part thereof, distributed across the <u>boundary</u>.</p> <p>B All <u>landscaping</u> and trees shall accord with the provisions in Appendix 6.11.6.</p>

Advice note:

1. Screening provisions in Rule [14.11.2.7](#) also provide for landscaping.

14.11.2.9 Vehicle access restrictions

- a. There shall be no vehicle access in the following locations as identified in [Appendix 14.16.11](#):
 - i. Group C (Avon only) - no vehicle access to Hurley Street or Bangor Street.
 - ii. Group B (Chateau on the Park only) - no vehicle access to Deans Avenue.

14.11.2.10 Water supply for firefighting

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

14.12 Rules - Residential New Neighbourhood Zone

Advice note:

1. The rules relevant to the Meadowlands Exemplar Overlay in the Residential New Neighbourhood (North Halswell) Zone shown on [Planning Map 45](#) are contained in Chapter 8, see Rules [8.5.1.3](#) RD15, [8.5.1.4](#) D5 and [8.5.1.5](#) NC8.

14.12.1 Activity status table

14.12.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Residential New Neighbourhood Zone if they meet the activity specific standards set out in this table and the built form standards in Rule [14.12.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [14.12.1.2](#), [14.12.1.3](#), [14.12.1.4](#), [14.12.1.5](#) and [14.12.1.6](#).

Activity		Activity specific standards
P1	<u>Residential activity, except for residential units containing more than six bedrooms and boarding houses</u>	<ol style="list-style-type: none"> a. No more than one <u>heavy vehicle</u> shall be stored on the <u>site</u> of the <u>residential activity</u>. b. Any motor vehicles and/or boats dismantled, repaired or stored on the <u>site</u> of the <u>residential activity</u> shall be owned by people who live on the same <u>site</u>.
P2	<u>Minor residential unit where the minor unit is a detached building and the existing site it is to be built on contains only one residential unit</u>	<ol style="list-style-type: none"> a. The existing <u>site</u> containing both units shall have a minimum <u>net site area</u> of 450m². b. The minor <u>residential unit</u> shall have a minimum <u>gross floor area</u> of 35m² and a maximum <u>gross floor area</u> of 80m². c. The <u>parking areas</u> of both units shall be accessed from the same <u>access</u>. d. There shall be a total <u>outdoor living space</u> on the existing <u>site</u> (containing both units) with a minimum area of 90m² and a minimum dimension of 6 metres. This total space can be provided as: <ol style="list-style-type: none"> i. a single continuous area; or ii. be divided into two separate spaces, provided that each unit is provided with an <u>outdoor living space</u> that is directly <u>accessible</u> from that unit and is a minimum of 30m² in area. iii. This requirement replaces the general <u>outdoor living space</u> requirements set out in Rule 14.12.2.3
P3	<u>Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms</u>	<ol style="list-style-type: none"> a. Nil
P4	<u>Older person's housing unit</u>	<ol style="list-style-type: none"> a. A maximum <u>gross floor area</u> of 120m².

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Activity		Activity specific standards
P5	<u>Home occupation.</u>	<ul style="list-style-type: none"> a. The <u>gross floor area</u> of the <u>building</u> plus the area used for <u>outdoor storage area</u>, occupied by the <u>home occupation</u> shall be less than 40m². b. The maximum number of <u>FTE</u> persons employed in the <u>home occupation</u>, who reside permanently elsewhere than on the <u>site</u>, shall be two. c. Any <u>retailing</u> shall be limited to the sale of goods grown or produced on the <u>site</u>, or internet-based sales where no customer visits occur. d. The hours of operation when the <u>site</u> is open to visitors, clients, and deliveries, shall be limited to to between the hours of: <ul style="list-style-type: none"> i. 07:00 – 21:00 Monday to Friday; and ii. 08:00 – 19:00 Saturday, Sunday and public holidays. e. Visitor or staff <u>parking areas</u> shall be outside the <u>road boundary setback</u>. f. Outdoor advertising shall be limited to a maximum area of 2m².
P6	Care of non-resident children within a <u>residential unit</u> in return for monetary payment to the carer	<ul style="list-style-type: none"> a. There shall be: <ul style="list-style-type: none"> i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and ii. at least one carer residing permanently within the <u>residential unit</u>.
P7	<u>Bed and breakfast</u>	<ul style="list-style-type: none"> a. There shall be: <ul style="list-style-type: none"> i. a maximum of six guests accommodated at any one time; ii. at least one owner of the <u>residential unit</u> residing permanently on <u>site</u>; and iii. no guest given accommodation for more than 90 consecutive days.
P8	<u>Education activity</u>	<ul style="list-style-type: none"> a. The activity shall: <ul style="list-style-type: none"> i. only locate on <u>sites with frontage</u> and the primary entrance to a <u>minor arterial road</u> or <u>collector road</u> where <u>right turn offset</u>, either informal or formal is available; ii. only occupy a <u>gross floor area</u> of <u>building</u> of less than 200m² or in the case of a <u>health care facility</u>, less than 300m²; iii. limit outdoor advertising to a maximum area of 2m²;
P9	<u>Preschools</u> , other than as provided for in rule 14.12.1.1 P6.	
P10	<u>Health care facility</u>	
P11	<u>Veterinary care facility</u>	

Activity	Activity specific standards								
<p>P12 <u>Places of assembly</u></p>	<p>iv. limit the hours of operation when the <u>site</u> is open to visitors, students, patients, clients, and deliveries to between the hours of:</p> <table border="1" data-bbox="513 387 1412 1043"> <tbody> <tr> <td data-bbox="513 387 769 580"> <p>A. <u>Education activity</u></p> </td> <td data-bbox="769 387 1412 580"> <p>I. 07:00-21:00 Monday to Saturday; and II. Closed Sunday and public holidays.</p> </td> </tr> <tr> <td data-bbox="513 580 769 772"> <p>B. <u>Preschool</u></p> </td> <td data-bbox="769 580 1412 772"> <p>I. 07:00-21:00 Monday to Friday; and II. 07:00-13:00 Saturday, Sunday and public holidays.</p> </td> </tr> <tr> <td data-bbox="513 772 769 864"> <p>C. <u>Health care facility</u></p> </td> <td data-bbox="769 772 1412 1043" rowspan="3"> <p>I. 07:00-21:00</p> </td> </tr> <tr> <td data-bbox="513 864 769 956"> <p>D. <u>Veterinary care facility</u></p> </td> </tr> <tr> <td data-bbox="513 956 769 1043"> <p>E. <u>Places of assembly</u></p> </td> </tr> </tbody> </table> <p>v. in relation to a <u>preschool</u>, limit outdoor play areas and facilities to those that meet the Group 1 acoustic standard for residential zones;</p> <p>vi. in relation to a <u>preschool</u>, <u>veterinary care facilities</u> and <u>places of assembly</u> (See Figure 1):</p> <p style="margin-left: 40px;">A only locate on <u>sites</u> where any <u>residential activity</u> on an <u>adjoining front site</u>, or <u>front site</u> separated by an access, with <u>frontage</u> to the same <u>road</u> is left with at least one residential neighbour. That neighbour shall be on an <u>adjoining front site</u>, or <u>front site</u> separated by an access, and have <u>frontage</u> to the same <u>road</u>; and</p> <p style="margin-left: 40px;">B only locate on residential blocks where there are no more than two non-residential activities already within that block;</p> <p>vii. in relation to <u>veterinary care facilities</u>, limit the boarding of animals on the <u>site</u> to a maximum of four;</p> <p>viii. in relation to <u>places of assembly</u>, <u>entertainment activities</u> shall be closed Sunday and public holidays;</p> <p>ix. in relation to noise <u>sensitive activities</u>, not be located within the 50 dB <u>L_{dn}</u> Air Noise Contour as shown on the planning maps; and</p> <p>x. not include the storage of more than one <u>heavy vehicle</u> on the <u>site</u> of the activity.</p>	<p>A. <u>Education activity</u></p>	<p>I. 07:00-21:00 Monday to Saturday; and II. Closed Sunday and public holidays.</p>	<p>B. <u>Preschool</u></p>	<p>I. 07:00-21:00 Monday to Friday; and II. 07:00-13:00 Saturday, Sunday and public holidays.</p>	<p>C. <u>Health care facility</u></p>	<p>I. 07:00-21:00</p>	<p>D. <u>Veterinary care facility</u></p>	<p>E. <u>Places of assembly</u></p>
<p>A. <u>Education activity</u></p>	<p>I. 07:00-21:00 Monday to Saturday; and II. Closed Sunday and public holidays.</p>								
<p>B. <u>Preschool</u></p>	<p>I. 07:00-21:00 Monday to Friday; and II. 07:00-13:00 Saturday, Sunday and public holidays.</p>								
<p>C. <u>Health care facility</u></p>	<p>I. 07:00-21:00</p>								
<p>D. <u>Veterinary care facility</u></p>									
<p>E. <u>Places of assembly</u></p>									

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Activity		Activity specific standards
P13	<u>Spiritual activities</u>	<p>a. The activity shall:</p> <ul style="list-style-type: none"> i. limit the hours of operation to 07:00-22:00; and ii. not include the storage of more than one <u>heavy vehicle</u> on the <u>site</u> of the activity.
P14	<u>Community corrections facilities</u>	<p>a. The facility shall:</p> <ul style="list-style-type: none"> i. limit the hours of operation when the <u>site</u> is open to clients and deliveries to between the hours of 07:00-19:00; and ii. limit <u>signage</u> to a maximum area of 2m²
P15	<u>Community welfare facilities</u>	
P16	<u>Emergency services facilities</u>	<p>a. Nil</p>
P17	<p>Temporary lifting or moving of earthquake damaged <u>buildings</u> where the activity does not meet one or more of Rules:</p> <ul style="list-style-type: none"> a. Rule 14.12.2.1 – Building height; b. Rule 14.12.2.2 – Site coverage; c. Rule 14.12.2.3 – Outdoor living space; d. Rule 14.12.2.4 – Daylight recession planes; or e. Rule 14.12.2.5 – Minimum building setbacks from internal boundaries and railway lines. 	<p>a. <u>Buildings</u> shall not be:</p> <ul style="list-style-type: none"> i. moved to within 1 metre of an internal <u>boundary</u> and/or within 3 metres of any <u>water body</u>, scheduled tree, listed <u>heritage item</u>, areas listed as Sites of Ecological Significance (in Sub-chapter 9.1), Natural Landscapes, Features or Character (in Sub-chapter 9.2), or Sites of Ngāi Tahu Cultural Significance (in Sub-chapter 9.5), any <u>Council</u> owned structure, <u>archaeological site</u>, or the coastal marine area; or ii. lifted to a <u>height</u> exceeding 3 metres above the applicable recession plane or <u>height</u> control. <p>b. The <u>building</u> must be moved or lowered back to its original position, or a position compliant with the <u>District Plan</u> or consistent with a resource consent, within 12 weeks of the moving or lifting works having first commenced.</p> <p>c. In all cases of a <u>building</u> being moved or lifted, the owners/occupiers of land <u>adjoining</u> the <u>sites</u> shall be informed of the work at least seven days prior to the move or lift of the <u>building</u> occurring. The information provided shall include details of a contact person, details of the move or lift, and the duration of the move or lift.</p> <p>d. The <u>Council's</u> Resource Consents Manager shall be notified of the moving or lifting of the <u>building</u> at least seven days prior to the move or lift of the <u>building</u> occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>
P18	<u>Relocation of a building</u>	<p>a. Nil</p>
P19	<u>Market gardens, community gardens, and garden allotments</u>	

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Activity	Activity specific standards
<p>P20 All permitted activities in the Commercial Local Zone - Rule 15.5.1.1, within an area identified for this purpose on an approved <u>subdivision consent plan</u>.</p>	<p>a. The area identified for commercial activities shall not exceed 2,000m² in <u>gross floor area</u>.</p> <p>b. Activities shall meet the following standards of the Commercial Local Zone:</p> <ul style="list-style-type: none"> i. Rule 15.5.2.1 Maximum building height ii. Rule 15.5.2.2 Building setback from road boundaries iii. Rule 15.5.2.3 Minimum building setback from residential zones iv. Rule 15.5.2.4 Sunlight and outlook with a residential zone v. Rule 15.5.2.5 Outdoor storage areas vi. Rule 15.5.2.6 Landscaping and trees vii. Rule 15.5.2.7 Water supply for fire fighting viii. Rule 15.5.2.8 Minimum building setback from railway corridor <p>The built form standards in Rule 14.12.2 do not apply</p>
<p>P21 All permitted activities in the Rural Urban Fringe Zone - Rule 17.5.1.1 Permitted activities</p>	<p>a. Activities shall meet the following standards of the Rural Urban Fringe Zone:</p> <ul style="list-style-type: none"> i. Rule 17.5.2.2 Maximum building height ii. Rule 17.5.2.3 Minimum building setback from road boundaries iii. Rule 17.5.2.4 Minimum building setback from internal boundaries iv. Rule 17.5.2.6 Maximum site coverage <p>The built form standards in Rule 14.12.2 do not apply.</p>
<p>P22 <u>Show homes</u></p>	<p>a. The hours of operation, when the <u>site</u> is open to visitors, clients, and deliveries, shall be limited to between the hours of:</p> <ul style="list-style-type: none"> i. 07:00 – 21:00 Monday to Friday; and ii. 08:00 – 19:00 Saturday, Sunday and public holidays.
<p>P23 <u>Reserves</u></p>	<p>Nil.</p>

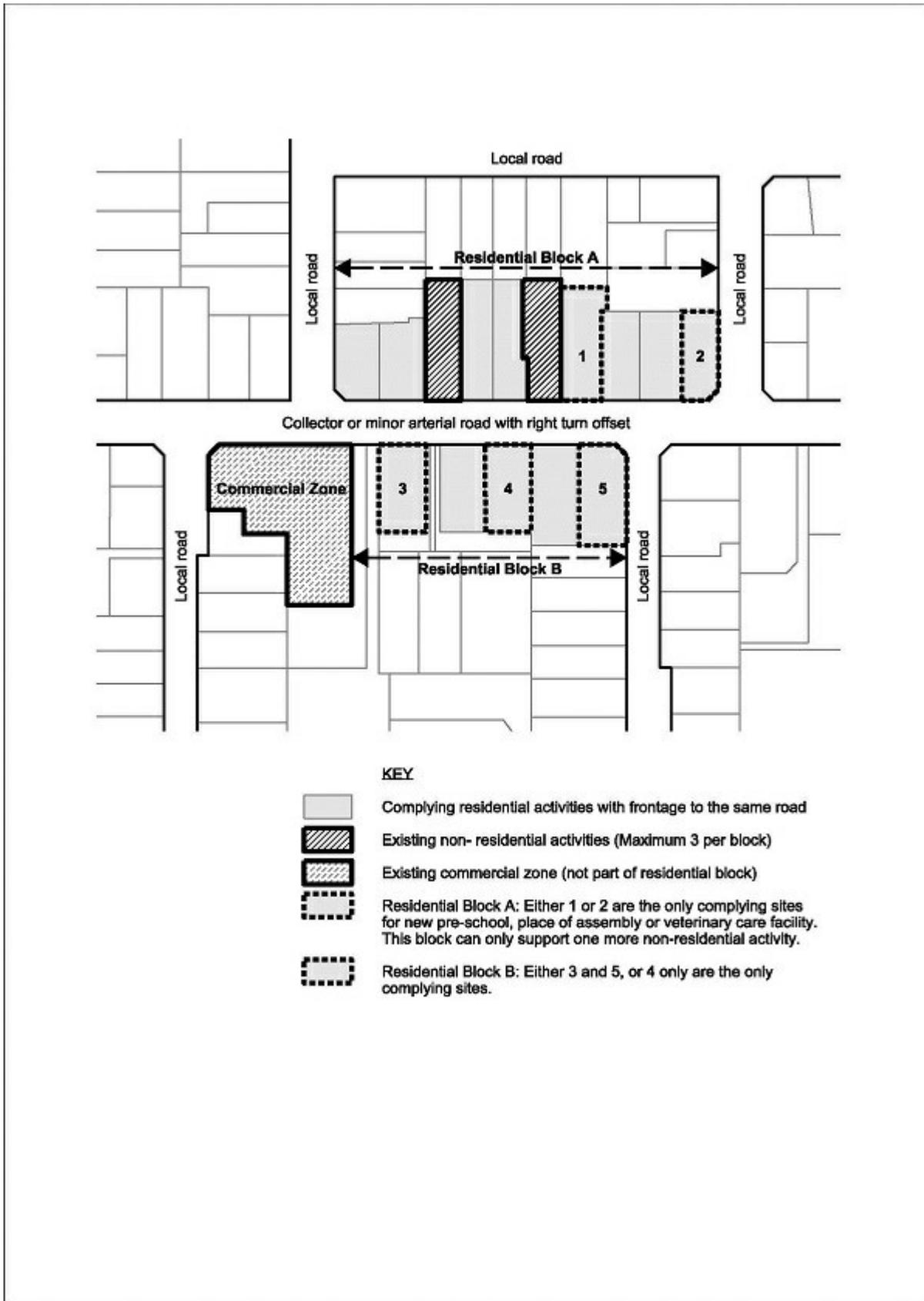


Figure 1 : Residential coherence.

14.12.1.2 Controlled activities

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- 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 of control set out in Rule 14.15, as set out in the following table.

Activity		The matters over which Council reserves its control:
C1	<u>Retirement villages</u> that meet all applicable built form standards in Rule 14.12.2	<ol style="list-style-type: none"> a. Retirement villages - Rule 14.15.9 b. Within Area 5 in Appendix 8.10.30 East Papanui Outline Development Plan, Retirement villages shall also be subject to matters of control b. and c. specified under Rule 14.12.1.2 C7.
C2	<u>Comprehensive residential development</u> that meet all applicable built form standards in Rule 14.12.2	<ol style="list-style-type: none"> a. <u>Comprehensive residential development</u> in the Residential New Neighbourhood Zone - Rule 14.15.36 b. Within Area 5 in Appendix 8.10.30 East Papanui Outline Development Plan, Comprehensive residential development shall also be subject to matters of control b. and c. specified under Rule 14.12.1.2 C7.
C3	<ol style="list-style-type: none"> a. Development of the <u>sites</u> marked as controlled within the Awatea Outline Development Plan area in Appendix 8.10.14 - Tangata whenua layer where: <ol style="list-style-type: none"> i. a cultural assessment has been supplied with a resource consent application; and ii. the development meets all built form standards in Rule 14.12.2 	<ol style="list-style-type: none"> a. Matters arising from consultation undertaken with tangata whenua representatives in the design phase of works and preparation of the cultural assessment b. The means of incorporating the findings of the cultural assessment in the design and implementation of the works c. The development requirements set out in the Awatea Outline Development Plan in Appendix 8.10.14.
C4	<u>Residential units</u> (including any <u>sleep-outs</u>) containing more than six bedrooms in total.	<ol style="list-style-type: none"> a. Scale of activity - Rule 14.15.5 b. Traffic generation and access safety - Rule 14.15.6 c. Within Area 5 in Appendix 8.10.30 East Papanui Outline Development Plan, the activity shall also be subject to the matters of control specified under Rule 14.12.1.2 C7.

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C5	<p>a. Activities and <u>buildings</u> that do not meet any one or more of the following Rules in 14.12.2:</p> <ul style="list-style-type: none"> i. Rule 14.12.2.7 - Landscaping ii. Rule 14.12.2.8 - Fencing in the road boundary setback iii. Rule 14.12.2.12 - Ground floor habitable space and overlooking of street 	<p>a. Street scene - road boundary, building setback, fencing and planting - Rule 14.15.17</p>
C6	<p>Activities and <u>buildings</u> that do not meet Rule 14.12.2.13 - Service, storage and waste management space.</p>	<p>a. Service, storage and waste management spaces - Rule 14.15.19</p>
C7	<p>a. Any activity listed in Rule 14.12.1.1 that meets all applicable built form standards in Rule 14.12.2 and is located within Area 5 in Appendix 8.10.30 East Papanui Outline Development Plan, other than the following activities:</p> <ul style="list-style-type: none"> i. P5 (<u>Home occupation</u>); ii. P6 (Care of non-resident children); iii. P7 (<u>Bed and breakfast</u>); iv. P17 (Temporary lifting or moving of earthquake damaged buildings); v. P19 (<u>Market gardens, community gardens and garden allotments</u>); and vi. P21 (limited to <u>rural productive activities</u>, other than new <u>buildings</u> or additions to existing <u>buildings</u>, which are permitted activities in the Rural Urban Fringe Zone) – Rule 17.5.1.1). 	<p>a. As they relate to the activity and associated development:</p> <ul style="list-style-type: none"> i. Residential Design Principles – Rule 14.15.1; ii. The matters set out in Appendix 8.10.30.C; iii. Whether the development is exemplary including whether it: <ul style="list-style-type: none"> A provides for neighbourhood design that supports the principles of universal access; and B results in Lifemark 3© as a minimum standard for residential <u>buildings</u> or is of a proven equivalent; and C results in Homestar 6© as a minimum standard for residential <u>buildings</u> or is of a proven equivalent; and D demonstrates diversity in <u>building</u> and unit typology as well as providing for affordable housing and E demonstrates innovation in the neighbourhood layout, <u>building</u> design and technologies utilised.

14.12.1.3 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 [14.15](#), or as otherwise specified, as set out in the following table.
- c. Within Area 5 in [Appendix 8.10.30](#) East Papanui Outline Development Plan, any restricted discretionary activity shall also be subject to the matters of discretion specified under Rule [14.12.1.2](#) C7 (matters of control to be treated as matters of discretion).

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Activity	The Council's discretion shall be limited to the following matters:
RD1 Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 7 to 9 bedrooms.	a. Scale of activity - Rule 14.15.5
RD2 Activities and buildings that do not meet Rule 14.12.2.16 - Outline development plan	a. Outline development plan - Rule 14.15.35
RD3 Retirement villages that do not meet any one or more of the built form standards in Rule 14.12.2	a. Retirement villages - Rule 14.15.9
RD4 a. Convenience activities where: <ul style="list-style-type: none"> i. the site is located on the corner of a minor arterial road that intersects with either a minor arterial road or collector road; ii. the total area occupied by retailing on the site is no more than 50m² public floor area; iii. the activity does not include the sale of alcohol; iv. signage is limited to no more than 2m² 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 14.15.1 b. Scale of activity - Rule 14.15.5 c. Non-residential hours of operation - Rule 14.15.21 d. Traffic generation and access safety - Rule 14.15.6
RD5 a. Comprehensive residential development that does not meet any one or more of the built form standards in Rule 14.12.2 . b. Any application arising from this rule shall not be publicly notified.	a. Comprehensive residential development in the Residential New Neighbourhood Zone - Rule 14.15.36
RD6 Buildings that do not meet Rule 14.12.2.1 - Building height.	a. Impacts on neighbouring property - Rule 14.15.3
RD7 Buildings that do not meet Rule 14.12.2.4 - Daylight recession plane.	a. Impacts on neighbouring property - Rule 14.15.3
RD8 a. Activities and buildings that do not meet Rule 14.12.2.2 - Site coverage. b. Any application arising from this rule shall not be publicly notified.	a. Site density and coverage - Rule 14.15.2

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Activity	The Council's discretion shall be limited to the following matters:
RD9 a. <u>Residential units</u> that do not meet Rule 14.12.2.3 - Outdoor living space. b. Any application arising from this rule shall not be publicly or limited notified.	a. Outdoor living space - Rule 14.15.20
RD10 a. Activities and <u>buildings</u> that do not meet any one or more of the following Rules in 14.12.2 : i. Rule 14.12.2.9 - Parking areas ii. Rule 14.12.2.10 - Garages b. Any application arising from this rule shall not be publicly or limited notified.	a. Street scene - road boundary, building <u>setback</u> , fencing and planting - Rule 14.15.17
RD11 Activities and <u>buildings</u> that do not meet Rule 14.12.2.14 - minimum unit size Any application arising from this rule shall not be publicly or limited notified.	a. Minimum unit size - Rule 14.15.4
RD12 <u>Buildings</u> that do not meet Rule 14.12.2.5 - Setback from internal boundaries and railway lines (other than Rule 14.12.2.5(vi) - refer to Rule 14.12.1.3 RD13)	a. Impacts on neighbouring property - Rule 14.15.3 b. Minimum building window and balcony setbacks - Rule 14.15.18
RD13 <u>Buildings</u> that do not meet Rule 14.12.2.5(vi) relating to rail corridor boundary setbacks.	a. Whether the reduced <u>setback</u> from the rail corridor will enable <u>buildings</u> to be maintained without requiring access above, over or on the rail corridor.
RD14 a. <u>Buildings</u> that do not meet Rule 14.12.2.11 - Road boundary building setback. b. Any application arising from this rule shall not be publicly or limited notified.	a. Street scene - road boundary, building setback, fencing and planting - Rule 14.15.17
RD15 a. <u>Residential units</u> that do not meet Rule 14.12.2.15 - Water supply for firefighting. 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 14.15.7

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Activity	The Council's discretion shall be limited to the following matters:
<p>RD16</p> <p>a. Activities and <u>buildings</u> that do not meet any one or more of the activity specific standards in Rule 14.12.1.1 (except for P8 to P10 activity standard ix. relating to noise <u>sensitive activities</u> in the 50 dB Ldn Air Noise Contour refer to RD26; or P8 to P12 activity standard x. relating to storage of <u>heavy vehicles</u> refer to Rule 14.12.1.4 D2) for:</p> <ul style="list-style-type: none"> i. P5 Home occupation; ii. P8 Education activity iii. P9 Preschool, other than as provided for in Rule 14.12.1.1 P6 and Rule 14.12.1.4 D2; iv. P10 Health care facility; v. P11 Veterinary care facility. <p>b. Any application arising from this rule shall not be publicly or limited notified.</p>	<p>a. As relevant to the activity specific standard that is not met:</p> <ul style="list-style-type: none"> i. Scale of activity - Rule 14.15.5 ii. Traffic generation and access safety - Rule 14.15.6 iii. Non-residential hours of operation - Rule 14.15.21
<p>RD17</p> <p>a. Integrated family health centres where:</p> <ul style="list-style-type: none"> i. the centre is located on <u>sites</u> with <u>frontage</u> and the primary entrance to a <u>minor arterial road or collector road</u> where <u>right turn offset</u>, either informal or formal is available; ii. the centre is located on <u>sites adjoining a Neighbourhood centre, District centre or Key activity centre</u>; iii. the centre occupies a <u>gross floor area of building</u> of between 301m² and 700m²; iv. <u>signage</u> is limited to a maximum area of 2m²; and v. the hours of operation when the <u>site</u> is open to patients, or clients, and deliveries is limited to between the hours of 07:00-21:00. 	<p>a. Scale of activity - Rule 14.15.5</p> <p>b. Traffic generation and access safety - Rule 14.15.6</p> <p>c. Non-residential hours of operation - Rule 14.15.21</p>
<p>RD18</p> <p>a. <u>Community corrections facility and community welfare facilities</u> that do not meet any one or more of the activity specific standards in Rule 14.12.1.1 P14 or P15.</p> <p>b. Any application arising from this rule shall not be publicly or limited notified.</p>	<p>a. As relevant to the activity specific standard that is not met:</p> <ul style="list-style-type: none"> i. Scale of activity - Rule 14.15.5 ii. Traffic generation and access safety - Rule 14.15.6 iii. Non-residential hours of operation - Rule 14.15.21

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Activity	The Council's discretion shall be limited to the following matters:
RD19 <u>Boarding house</u>	<ul style="list-style-type: none"> a. Scale of activity - Rule 14.15.5 b. Traffic generation and access safety - Rule 14.15.6
RD20 <ul style="list-style-type: none"> a. <u>Spiritual activities</u> that do not meet the hours of operation in Rule 14.12.1.1 P13. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to directly abutting land owners and occupiers (absent written approval). 	<ul style="list-style-type: none"> a. Non-residential hours of operation - Rule 14.15.21
RD21 Development of the <u>sites</u> marked as controlled within the Awatea Outline Development Plan - Tangata Whenua layer diagram, where no cultural assessment has been supplied with resource consent application.	<ul style="list-style-type: none"> a. Matters arising from consultation undertaken with tangata whenua representatives and any written approval obtained in the design phase of the works. b. Whether appropriate recognition has been given to the development requirements set out in the Awatea Outline Development Plan.
RD22 In locations to which Rule 14.12.1.1 P20 applies, activities and <u>buildings</u> that are permitted activities in the Local Commercial Zone but do not meet any one or more of the activity specific standards specified in Rule 14.12.1.1 P20.	<ul style="list-style-type: none"> a. Impacts on neighbouring property - Rule 14.15.3 b. Scale of activity - Rule 14.15.5 c. Traffic generation and access safety - Rule 14.15.6 d. Non-residential hours of operation - Rule 14.15.21
RD23 Activities and <u>buildings</u> that are permitted activities in the Rural Urban Fringe Zone but do not meet any one or more of the activity specific standards specified in Rule 14.12.1.1 P21	<ul style="list-style-type: none"> a. Whether appropriate recognition has been given to the development requirements set out in the relevant <u>Outline development plan</u> and adverse effect of the rural activity on achieving the development requirements in the future.
RD24 <u>Show homes</u> that do not meet Rule 14.12.1.1 P22	<ul style="list-style-type: none"> a. Non-residential hours of operation - Rule 14.15.21
RD25 <u>Older person's housing units</u> that do not meet the activity specific standard in Rule 14.12.1.1 P4	<ul style="list-style-type: none"> a. Scale of activity - Rule 14.15.5

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Activity		The Council's discretion shall be limited to the following matters:
RD26	<p>a. The following activities located within the 50 dB Ldn Air Noise Contour as shown on the planning maps:</p> <ul style="list-style-type: none"> i. <u>Residential activities</u> which are not provided for as a permitted or controlled activity; ii. <u>Education activities</u> (Rule 14.12.1.1 P8); iii. <u>Preschool</u> (Rule 14.12.1.1 P9); or iv. <u>Health care facilities</u> (Rule 14.12.1.1 P10); <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited (absent its written approval).</p>	<p>a. The extent to which effects, as a result of the sensitivity of activities to current and future noise generation from aircraft, are proposed to be managed, including avoidance of any effect that may limit the operation, maintenance or upgrade of Christchurch International Airport.</p>
RD27	<p><u>Buildings</u> that do not meet Rule 14.12.2.6 - Minimum setback and distance to living area windows and balconies.</p>	<p>a. Impacts of neighbouring property - Rule 14.15.3.</p>

14.12.1.4 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	<p>a. Activities that do not meet any one or more of the activity specific standards in Rule 14.12.1.1 for:</p> <ul style="list-style-type: none"> i. P1 Residential activity; ii. P6 Care of non-resident children in a residential unit; iii. P7 Bed and breakfast; iv. P12 Places of assembly; or v. Storage of more than one heavy vehicle for P8 - P11 and P13
D3	Student hostels owned or operated by a secondary <u>education activity</u> or <u>tertiary education and research activity</u> containing more than 10 bedrooms
D4	<u>Integrated family health centres</u> which do not meet any one or more of the requirements specified in Rule 14.12.1.3 RD17.

14.12.1.5 Non-complying activities

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

Activity

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<p>NC1</p>	<p>a. <u>Sensitive activities and buildings</u> (excluding <u>accessory buildings</u> associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV <u>National Grid transmission line</u> or within 12 metres of the foundation of an associated <u>support structure</u>; or ii. within 10 metres of the centre line of a 66kV <u>National Grid transmission line</u> or within 10 metres of a foundation of an associated <u>support structure</u>; or <p>b. Fences within 5 metres of a <u>National Grid transmission line support structure</u> foundation.</p> <p>c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited (absent written approval).</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. The <u>National Grid transmission lines</u> are shown on the planning maps. 2. Vegetation to be planted around the <u>National Grid</u> should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to <u>National Grid transmission lines</u>. <u>Buildings</u> and activity in the vicinity of <u>National Grid transmission lines</u> must comply with NZECP 34:2001.
<p>NC2</p>	<p>a. <u>Sensitive activities and buildings</u> (excluding <u>accessory buildings</u> associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV <u>electricity distribution line</u> or within 10 metres of a foundation of an associated <u>support structure</u>; ii. within 5 metres of the centre line of a 33kV <u>electricity distribution line</u> or within 5 metres of a foundation of an associated <u>support structure</u>; or iii. within 5 metres of the centre line of the 11kV Heathcote to Lyttelton <u>electricity distribution line</u> (except that this shall not apply to any underground sections) or within 5 metres of a foundation of an associated <u>support structure</u>. <p>b. Fences within 5 metres of a 66kV, 33kV and the 11kV Heathcote to Lyttelton <u>electricity distribution line support structure</u> foundation.</p> <p>c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other <u>electricity distribution</u> network operator (absent written approval).</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. The <u>electricity distribution lines</u> are shown on the planning maps. 2. Vegetation to be planted around <u>electricity distribution lines</u> should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to <u>electricity distribution lines</u>. <u>Buildings</u> and activity in the vicinity of <u>electricity distribution lines</u> must comply with NZECP 34:2001.
<p>NC3</p>	<p>Within the Awatea Outline Development Plan Area 2, <u>residential activity</u> and <u>residential units</u> whilst the Christchurch Kart Club operates from its current Carrs Road location as illustrated on the Awatea Outline Development Plan</p>
<p>NC4</p>	<p><u>Quarrying activity</u></p>

14.12.1.6 Prohibited activities

There are no prohibited activities.

14.12.2 Built form standards

14.12.2.1 Building height

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

	Applicable to:	Standard:
i.	All <u>buildings</u> except as specified below.	8 metres
ii.	<u>Comprehensive residential development</u> on any <u>site</u> that meets Rule 14.12.2.17, except where a different maximum <u>height</u> is specified in the areas in (4) or (5) below and within Area 5 in the East Papanui Outline Development Plan area (Appendix 8.10.30).	11 metres
iii.	<u>Retirement villages</u> , except where a different maximum <u>height</u> is specified in the areas in (4) or (5) below and within Area 5 in the East Papanui Outline Development Plan area (Appendix 8.10.30).	11 metres
iv.	Within the Prestons Outline Development Plan area (Appendix 8.10.25), in Density A and B areas defined in the outline development plan or on an approved <u>subdivision</u> consent granted before 15 July 2016: A. Density A B. Density B	11 metres 10 metres
v.	Within the Wigram Outline Development Plan area (Appendix 8.10.29), in Density A and B areas defined in the outline development plan or on an approved <u>subdivision</u> consent granted before 15 July 2016. A. Density A B. Density B	13 metres 9 metres
vi.	Within the Yaldhurst Outline Development Plan area (Appendix 8.10.28) on an approved <u>subdivision</u> consent granted before 15 July 2016.	11 metres

14.12.2.2 Site coverage

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

	Applicable to:	Standard
i.	<u>Sites</u> with a <u>net site area</u> of 300m ² and over, except as specified below.	40%
ii.	<u>Sites</u> with a <u>net site area</u> of under 300m ² , except as specified below.	45%
iii.	<u>Comprehensive residential development</u> on any <u>site</u> that does not meet Rule 14.12.2.17 <u>Comprehensive residential development</u> – development site area.	45%
iv.	<u>Comprehensive residential development</u> on any <u>site</u> that meets Rule 14.12.2.17 <u>Comprehensive residential development</u> – development site area. The percentage <u>coverage</u> by <u>buildings</u> is to be calculated over the <u>net site area</u> of the entire development, rather than over the net area of any part of the development.	50%
v.	<u>Retirement villages</u> The percentage <u>coverage</u> by <u>buildings</u> is to be calculated over the <u>net site area</u> of the entire development, rather than over the net area of any part of the development.	50%

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vi.	Within the Prestons Outline Development Plan area (Appendix 8.10.25), in Density A and B areas defined in the outline development plan:	
	A. Density A	80%
	B. Density B	60%
vii.	Within the Wigram Outline Development Plan area (Appendix 8.10.29), in Density A and B areas defined in the outline development plan:	
	A. Density A	80%
	B. Density B	60%
viii.	Within the Yaldhurst Outline Development Plan area (Appendix 8.10.28), in Density A and B areas as shown on an approved <u>subdivision</u> consent plan granted before 15 July 2016.	60%
ix.	Within the Yaldhurst Outline Development Plan area (Appendix 8.10.28), in medium density areas as shown on an approved <u>subdivision</u> consent plan granted before 15 July 2016.	45%

b. For the purpose of this rule, this excludes:

- i. Fences walls and retaining walls;
- ii. Eaves and roof overhangs up to 600 millimetres in width and guttering up to 200mm in width from the wall of a building;
- iii. Uncovered swimming pools up to 800 millimetres in height above ground level; and/or
- iv. Decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - A are no more than 800 millimetres above ground level and are uncovered or unroofed; or
 - B where greater than 800 millimetres above ground level and are covered or roofed, are in total no more than 6m² in area for any one site;

14.12.2.3 Outdoor living space

- a. Accessible outdoor living space shall be provided on site for each residential unit, and can be a mix of private and communal areas, at ground level or provided by way of above ground balconies, and shall meet the following areas and dimensions:

	Activity/Area	Standard		
		Minimum total area	Minimum private area	Minimum dimension
i.	<u>Residential units</u> (two bedrooms or more).	30m ²	16m ²	4 metres for a private ground floor space or communal space
ii.	One bedroom or studio units on the ground floor	16m ²	16m ²	4 metres for a private ground floor space or communal space

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iii.	One bedroom or studio units on the first floor or above	16m ²	6m ²	1.5 metres for <u>balconies</u> 4 metres for a private ground floor space or communal space
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- b. Outdoor living space shall not be encumbered by parking areas or access arrangements.
- c. At least one private outdoor living space shall be accessible from a living area of the residential unit.
- d. This rule does not apply to a retirement village or a comprehensive residential development.

14.12.2.4 Daylight recession plane

- a. Buildings shall not project beyond a building envelope constructed by recession planes (as shown in [Appendix 14.16.2](#) Diagram C), from points 2.3 metres above:
 - i. internal boundaries; or
 - ii. where an internal boundary of a site abuts an access allotment or access strip the recession plane may be constructed from points 2.3 metres above the furthest boundary of the access allotment or access strip or any combination of these areas; or
 - iii. where buildings on adjoining sites have a common wall along an internal boundary the recession planes will not apply along that part of the boundary covered by such a wall.
 - iv. Except; buildings on sites in the Density A and B area shown on an approved subdivision consent plan granted before 15 July 2016 in the Yaldhurst Outline Development Plan [Appendix 8.10.28](#) is to calculate recession planes as shown in [Appendix 14.16.2](#) Diagram D.
- b. Where the building is located in an overlay that has a permitted height of more than 11 metres, the recession plane measurement shall commence from points 2.3 metres above 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 in P1-P4 in Table 5.4.1.1b).

Advice note:

- 1. Refer to [Appendix 14.16.2](#) for permitted intrusions

14.12.2.5 Minimum building setbacks from internal boundaries and railway lines

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

	Activity / area	Standard
i.	All <u>buildings</u> not listed below	1 metre
ii.	Where residential <u>buildings</u> on <u>adjoining sites</u> have a ground floor <u>window</u> of a <u>habitable space</u> located within 1.8 metres of the common <u>internal boundary</u> . Except for Density A and B <u>sites</u> shown on an approved <u>subdivision</u> consent plan granted before 15 July 2016 in the Yaldhurst Outline Development Plan Appendix 8.10.28 .	1.8 metre from neighbouring <u>window</u> for a minimum length of 2 metres either side of the <u>window</u> . This rule also applies to <u>accessory buildings</u> .
iii.	All other <u>accessory buildings</u> where the total length of walls or parts of the <u>accessory buildings</u> within 1 metre of each <u>internal boundary</u> does not exceed 10.1 metres in length	Nil

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iv.	<u>Buildings that share a common wall along an internal boundary.</u>	Nil
v.	<u>All other buildings where the internal boundary of the site adjoins an access or part of an access.</u>	1 metre
vi.	<u>Buildings, balconies and decks on sites adjacent or abutting a designated rail corridor.</u>	4 metres from the rail corridor boundary
vii.	<u>Additional setbacks are required from specified internal boundaries in the Prestons Outline Development Plan.</u>	Refer to Prestons Outline Development Plan

- b. The above setbacks do not apply to the sites shown on an approved subdivision consent plan granted before 15 July 2016 in the Yaldhurst Outline Development Plan [Appendix 8.10.28](#), unless a residential unit constructed on these sites is demolished and rebuilt.
- c. For a retirement village or a comprehensive residential development, this rule applies only to the internal boundaries on the perimeter of the entire development.
- d. For the purposes of this rule this excludes guttering up to 200mm in width from the wall of a building.

14.12.2.6 Minimum setback and distance to living area windows and balconies

- a. The minimum setback from an internal boundary for a living area window, including studio units, shall be 3 metres (and 4 metres for living area windows and balconies on floors above ground level).
- b. For a retirement village or a comprehensive residential development, this rule applies only to the internal boundaries on the perimeter of the entire development.

14.12.2.7 Landscaping

- a. The full length of the road frontage not used as vehicle or pedestrian access, shall be landscaped to a minimum depth of 2 metres measured from the road frontage.
- b. Landscaping shall be provided in specified areas within the:
 - i. Prestons Outline Development Plan area in accordance with [Appendix 8.10.25](#) narrative section 1; and
 - ii. Highfield Outline Development Plan area in accordance with [Appendix 8.10.26](#) narrative section 8.
- c. This rule does not apply to a comprehensive residential development.

14.12.2.8 Fencing in the road boundary setback

- a. The maximum height of any fence in the required building setback from a road boundary shall be 1.2 metres.
- b. This rule does not apply to fences or other screening structures located on an internal boundary between two properties zoned residential, or residential and commercial or industrial.
- c. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.
- d. Within the Prestons Outline Development Plan area ([Appendix 8.10.25](#)), clause (a) shall apply except that the maximum height of any fence shall not exceed 2 metres where the fence is at least 50% transparent.
- e. Additional fencing requirements in the Prestons Outline Development Plan area are specified in [Appendix 8.10.25](#) narrative section 1.
- f. This rule does not apply to a comprehensive residential development.

14.12.2.9 Parking areas

- a. Parking areas shall be separated from adjoining roads by either planting, fences, or a combination thereof. The standards in Rules [14.12.2.7](#) (Landscaping) and [14.12.2.8](#) (Fencing in the road boundary setback) apply.
- b. This rule does not apply to a retirement village or a comprehensive residential development.

14.12.2.10 Garages

- a. Garages shall not comprise more than 50% of the ground floor elevation viewed from any one road boundary on any one site and shall not be more than 6.5 metres wide (excluding eaves up to 600mm in width). For garages with the vehicle door generally facing a shared access or road boundary the minimum garage setback shall be 5.5 metres from the shared access (not including access allotments) or road boundary.
- b. This rule does not apply to sites shown on subdivision approval plans RMA92029514 in the Yaldhurst Outline Development Plan [Appendix 8.10.28](#), unless a residential unit constructed on these sites is demolished and rebuilt.
- c. This rule does not apply to a retirement village or a comprehensive residential development.

14.12.2.11 Road boundary building setback

- a. The minimum building setback from road boundaries shall be 4 metres except where b or c applies.
- b. The minimum building setback from road boundaries shall be 3 metres on any site within the Prestons Outline Development Plan area ([Appendix 8.10.25](#)) or Yaldhurst Outline Development Plan ([Appendix 8.10.28](#)).
- c. The minimum building setback from road boundaries shall be 2 metres on any site in Density A areas within the Wigram Outline Development Plan area ([Appendix 8.10.29](#)).
- d. This rule does not apply to a comprehensive residential development.

14.12.2.12 Ground floor habitable space and overlooking of street

- a. The ground floor of a residential unit shall have a habitable space with a window area of at least 2m² facing the road boundary.
- b. This rule does not apply to a retirement village or a comprehensive residential development.

14.12.2.13 Service, storage and waste management spaces

- a. For multi-unit residential complexes and social housing complexes only:
 - i. each residential unit shall be provided with at least 2.25 m², 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;
 - ii. each residential unit shall be provided with at least 3 m², with a minimum dimension of 1.5 metres, of outdoor space at ground floor level for washing lines; and
 - iii. the required spaces in i. and/or ii. for each residential unit shall be provided either individually, or within a dedicated shared communal space.
- b. This rule does not apply to a retirement village, a comprehensive residential development or to a residential unit constructed as at 15 July 2016.

14.12.2.14 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 as follows:

	Number of bedrooms	Minimum net floor area
i.	Studio	35m ²
ii.	1 bedroom.	45m ²
iii.	2 bedrooms.	60m ²
iv.	3 or more bedrooms.	90m ²

- b. This rule does not apply to residential units in a retirement village or a comprehensive residential development.

14.12.2.15 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 \(SNZ PAS:4509:2008\)](#).

14.12.2.16 Outline development plan

- a. Any activity shall be in accordance with the development requirements in a relevant Outline development plan.

14.12.2.17 Comprehensive residential developments - development site area

- a. The minimum area of any comprehensive residential development site shall be 6000m².

14.13 Rules - Enhanced Development Mechanism

14.13.1 Qualifying standards

- a. Qualifying sites shall meet the following qualifying standards.

14.13.1.1 Zoning qualifying standards

- a. Qualifying sites shall be located in the Residential Suburban Density Transition Zone, or the Residential Medium Density Zone, or the Specific Purpose (School) Zone or the Residential Banks Peninsula Zone.

14.13.1.2 Site size qualifying standards

- a. Qualifying sites shall be:
 - i. of a size greater than 1500m² and less than 10,000m²; and
 - ii. in one continuous block of land.

14.13.1.3 Housing yield qualifying standards

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

14.13.1.4 Location qualifying standards

- a. Accessibility criteria
 - i. Qualifying sites shall lie fully within all of the following four criteria:
 - A 800 metres EDM walking distance of:
 - I. A Commercial Central City Business Zone, or Commercial Central City Mixed use Zone, or a Commercial Core Zone; or the Commercial Banks Peninsula Zone in Lyttelton; or
 - II. A supermarket of not less than 1000m² gross floor area - except that B does not apply to EDM in the Residential Banks Peninsula Zone;
 - B 800 metres EDM walking distance of either a primary or intermediate school;
 - C 400 metres EDM walking distance of an Open Space 2 Zone or an Open Space 1 Zone that has an area greater than 4000m²; and
 - D 600 metres EDM walking distance of an EDM core public transport route – except that iv. does not apply to EDM in the Residential Banks Peninsula Zone.
 - E For B. – D. above where the walking route is bisected by an arterial road in Chapter 7 Transport [Appendix 7.5.12](#), the EDM walking distance shall be measured at a formal pedestrian crossing point.
- b. Constraint criteria
 - i. No part of a qualifying site shall lie within:
 - A a Special Amenity Area identified in the City Plan as at 6 December 2013; or
 - B 400 metres of the boundary of an Industrial – Heavy Zone; or

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- C the tsunami inundation area as shown in [Appendix 14.16.5](#); or
- D the Riccarton Wastewater interceptor catchment. In the identified lower catchment this standard only applies until infrastructure work creating capacity has been completed.

14.13.2 Activity status tables

14.13.2.1 Permitted activities

There are no permitted activities.

14.13.2.2 Controlled activities

There are no controlled activities.

14.13.2.3 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 [14.15](#), or as specified, as set out in the following table.
- c. Until 31 December 2018, any application arising from these rules shall not be limited or publicly notified, except as specified in RD3 and RD4 below.

Activity		The <u>Council's</u> discretion shall be limited to the following matters:
RD1	<u>Residential activities</u> utilising the Enhanced development mechanism that meet all qualifying standards in Rule 14.13.1 and are not in breach of the built form standards in Rule 14.13.3 .	a. Residential design principles – Rule 14.15.1

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Activity		The Council's discretion shall be limited to the following matters:
RD2	<p><u>Residential activities</u> utilising the Enhanced development mechanism that meet all qualifying standards in Rule 14.13.1 but do not meet one or more of the built form standards in Rule Rule 14.13.3 (except 14.13.3.13 and 14.13.3.14; refer to RD3 and RD4 below).</p>	<ul style="list-style-type: none"> a. Residential design principles – Rule 14.15.1 b. As relevant to the breached built form standard: <ul style="list-style-type: none"> i. Site density and site coverage - Rule 14.15.2 ii. Impacts on neighbouring property - Rule 14.15.3 iii. Street scene – road boundary building setback, fencing and planting – Rule 14.15.17 iv. Minimum building, window and balcony setbacks - Rule 14.15.18 v. Outdoor living space - Rule 14.15.20 vi. Minimum unit size and unit mix - Rule 14.15.4 vii. Service, storage and waste management spaces - Rule 14.15.19 viii. Acoustic insulation - Rule 14.15.8 ix. Traffic generation and access safety - Rule 14.15.6
RD3	<ul style="list-style-type: none"> a. <u>Residential activities</u> utilising the Enhanced development mechanism that meet all qualifying standards in Rule 14.13.1 but do not meet Rule 14.13.3.14. b. Until 31 December 2018, 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). 	<ul style="list-style-type: none"> a. Residential design principles – Rule 14.15.1 b. Water supply for fire fighting - Rule 14.15.7
RD4	<ul style="list-style-type: none"> a. <u>Residential activities</u> utilising the Enhanced development mechanism that meet all qualifying standards in Rule 14.13.1 but do not meet Rule 14.13.3.14 relating to rail corridor boundary setbacks. b. Until 31 December 2018, any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval). 	<ul style="list-style-type: none"> a. Residential design principles – Rule 14.15.1 b. Whether the reduced <u>setback</u> from the rail corridor will enable <u>buildings</u> to be maintained without requiring access above, over, or on the rail corridor.

14.13.2.4 Discretionary activities

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- a. The activities listed below are discretionary activities.

Activity	
D1	<u>Residential activities</u> utilising the Enhanced development mechanism where part of the <u>site</u> , but not all of the <u>site</u> , complies with all of the location qualifying standards in Rule 14.13.1.4, and complies with all other qualifying standards in Rule 14.13.1

14.13.2.5 Non-complying activities

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

Activity	
NC1	<u>Residential activities</u> utilising the Enhanced development mechanism that do not meet zoning qualifying standards in Rule 14.13.1.1
NC2	<u>Residential activities</u> utilising the Enhanced development mechanism that do not meet site size qualifying standards in Rule 14.13.1.2
NC3	<u>Residential activities</u> utilising the Enhanced development mechanism that do not meet housing yield qualifying standards in Rule 14.13.1.3
NC4	<u>Residential activities</u> utilising the Enhanced development mechanism where no part of the site complies with the location qualifying standards in Rule 14.13.1.4

14.13.2.6 Prohibited activities

There are no prohibited activities.

14.13.3 Built form standards

- a. For the purpose of this rule, site refers to the entire site area being utilised for the Enhanced development mechanism, which may include a number of titles.

14.13.3.1 Building Height

- a. Within 15 metres of the site boundary, the maximum height of any building shall be 8 metres where the site adjoins the Residential Suburban Zone. Across the rest of the site area the maximum building height shall be 11 metres.

14.13.3.2 Daylight recession planes

- a. Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above boundaries with other sites as shown in Appendix 14.16.2, diagram C except that:
- 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 2.3 metres above the furthest boundary of the access lot, access strip, or access to a rear lot or any combination of these areas;
 - 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.
 - Where the building is located in a Flood Management Area, the exemptions in Rule 5.4.1.3 apply (for activities P1-

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P4 in Table 5.4.1.1b).

- 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.

14.13.3.3 Street Scene

- a. Buildings shall be setback a minimum of 4.5 metres from road boundaries, other than where a site has a road boundary that is subject to another standard in this Plan, except that:
 - i. where a garage has a vehicle door facing a road the garage door shall be setback a minimum of 4.5 metres unless the garage door(s) provided tilt or swing outwards, in which case the garage door shall be setback a minimum of 5.5 metres;
 - ii. where a garage has the vehicle door facing a shared access way, the garage door shall be setback a minimum of seven metres 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 setback a minimum of eight metres; and
 - iii. for residential units fronting the road; garages, and other accessory buildings (excluding basement parking areas and swimming pools) shall be located at least 1.2 metres further from the road boundary than the front facade of any ground level habitable space of that unit.

14.13.3.4 Separation from neighbours

- a. Buildings that adjoin an access lot, access strip, or access to a rear site shall be setback a minimum of 1 metre from that part of an internal boundary of a site.
- b. Accessory buildings which face the ground floor window of a habitable space on an adjoining site shall be setback a minimum of 1.8 metres from that neighbouring window for a minimum length of two metres either side of the window.
- c. In all other instances buildings shall be setback a minimum of 1.8 metres from internal boundaries of a site, except that:
 - i. no setback is required from an access lot or access strip on the same site, provided that any windows on the ground floor facing and within one metre of the access lot or access 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 setback is less than nine metres;
 - iii. no setback is required along that part of an internal boundary where buildings on adjoining sites have a common wall along the internal boundary; and
 - iv. no setback is required for basements, provided that any part of a basement located within 1.8 metres 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 4 metres of an internal boundary of a site, except that this shall not apply to a window at an angle of 90 degrees or greater to boundary, or a window or balcony which begins within 1.2 metres of ground level (such as above a garage which is partly below ground level).

14.13.3.5 Minimum unit size, and mix of units

- 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	Standard
i.	Studio	35m ²
ii.	1 bedroom	45m ²

iii.	2 bedrooms	60m ²
iv.	3 or more bedrooms	90m ²

- b. Where the residential activities utilising the Enhanced development mechanism include six or more residential units as part of a social housing complex or a multi-unit residential complex, there shall be a mix of at least 2 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.

14.13.3.6 Ground floor habitable space

- a. Any residential unit facing a road or public space, unless built over an access way, 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 9m² and a minimum internal dimension of 3 metres.

14.13.3.7 Outdoor living space

- 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 areas 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:
- 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;
 - private outdoor living space shall have a minimum dimension of 4 metres when provided at ground level and a minimum dimension of 1.5 metres when provided by a balcony;
 - at least one private outdoor living space shall 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 4 metres; and
 - 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 4 metres shall be provided on site for each residential unit, and shall not be occupied by parking areas 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:
- one space can be a private balcony with a minimum area of 6m² and a minimum dimension of 1.5 metres;
 - the balance 10m² can be provided in a communal space.

14.13.3.8 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 2.25m² 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 3m² with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and
 - the required spaces in a. and/or b. for each residential unit shall be provided either individually, or within a dedicated shared communal space.

14.13.3.9 Landscaping and tree planting

- a. A minimum of 20% of the site utilising the Enhanced development mechanism shall be provided for landscaping (which may include private or communal open space), where
 - i. at least 50% of the landscaping shall be trees and shrubs, and
 - ii. a minimum of one tree for every 250m² of gross site area (prior to subdivision), or part thereof, is included within the landscaping, and
 - iii. at least one tree shall be planted adjacent to the road boundary.
- 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.

14.13.3.10 Acoustic Insulation

- a. Any habitable space within a residential unit which is within:
 - i. 40 metres of the edge of the nearest marked traffic lane of an 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 Chapter 7 Transportation [Appendix 7.5.12](#);
- b. shall achieve a minimum internal to external noise reduction of 30dBA (Dtr, 2m, nT)
- c. Where no traffic lane is marked, the distances stated shall be measured from 2 metres on the road ward side of the formed kerb.

Advice note:

1. Compliance with this rule may be achieved by ensuring any construction is in accordance with the acceptable solutions listed in [Appendix 14.16.1](#) Measurement and Assessment of Noise. 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.

14.13.3.11 Parking space numbers

- a. A minimum of one 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 1.5 metres from any adjoining site. Where this screening is by way of landscaping it shall be for a minimum depth of 1.5 metres.
- c. A minimum of one cycle space shall be provided at ground level for each residential unit except where parking for that unit is provided in a garage.

Advice note:

1. This development standard applies in place of any equivalent minimum or maximum car or cycle parking requirement for the underlying zone in [Chapter 7](#) Transportation of this Plan.

14.13.3.12 Maximum building coverage within Enhanced development mechanism areas

- a. The maximum percentage of the gross area covered by buildings within developments using the Enhanced development mechanism shall be 40%.

14.13.3.13 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 \(SNZ PAS:4509:2008\)](#).

14.13.3.14 Minimum building setbacks from railway lines

- a. For buildings, balconies and decks on sites adjacent to or abutting a designated rail corridor, the minimum building setback shall be 4 metres from the rail corridor boundary

14.13.3.15 Information requirements for applications

- a. Any application for resource consent using the Community housing redevelopment mechanism must include a detailed 'design statement' (prepared by an expert suitably qualified in architecture or urban design).

14.14 Rules - Community Housing Redevelopment Mechanism

14.14.1 Activity status tables

14.14.1.1 Permitted activities

There are no permitted activities.

14.14.1.2 Controlled activities

There are no controlled activities.

14.14.1.3 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 [14.15](#), or as specified, as set out in the following table.
- c. Until 31 December 2018, resource consent applications in relation to these rules shall not be limited or publicly notified, except as specified in RD3 and RD4 below.

Activity	The <u>Council's</u> discretion shall be limited to the following matters:
RD1 <u>Residential activities</u> utilising the Community housing redevelopment mechanism on <u>sites</u> located within the CHRM areas shown on Planning Maps 18 , 23 , 24 , 25 , 26 , 29 , 30 , 31 , 32 , 33 , 37 and 45 that are not in breach of the built form standards in Rule 14.14.2	a. Residential design principles - Rule 14.15.1

<p>RD2</p>	<p><u>Residential activities</u> utilising the Community housing redevelopment mechanism on sites located within the CHRM areas shown on Planning Maps 18, 23, 24, 25, 26, 29, 30, 31, 32, 33, 37 and 45 but do not meet one or more of the built form standards in Rule 14.14.2 (except Rules 14.14.2.15 and 14.14.2.16, refer to Rule 14.14.1.3 RD3 and RD4 below; and Rules 14.14.2.13 and 14.14.2.14; refer to Rule 14.14.1.5 NC2 and NC3)</p>	<ul style="list-style-type: none"> a. Residential design principles - Rule 14.15.1 b. As relevant to the built form standard that is not met: <ul style="list-style-type: none"> i. Site density and site coverage - Rule 14.15.2 ii. Impacts on neighbouring property - Rule 14.15.3 iii. Street scene - road boundary building setback, fencing and planting - Rule 14.15.17 iv. Minimum building, window and balcony setbacks - Rule 14.15.18 v. Outdoor living space - Rule 14.15.20 vi. Minimum unit size and unit mix - Rule 14.15.4 vii. Service, storage and waste management spaces - Rule 14.15.19 viii. Acoustic insulation - Rule 14.15.8 ix. Traffic generation and access safety - Rule 14.15.6
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RD3	<p>a. <u>Residential activities</u> utilising the Community housing redevelopment mechanism on <u>sites</u> located within the CHRM areas shown on Planning Maps 18, 23, 24, 25, 26, 29, 30, 31, 32, 33, 37 and 45 that do not meet Rule 14.14.2.15.</p> <p>b. Until 31 December 2018, 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).</p>	<p>a. Residential design principles - Rule 14.15.1</p> <p>b. Water supply for fire fighting - Rule 14.15.7</p>
RD4	<p>a. <u>Residential activities</u> utilising the Community housing redevelopment mechanism on <u>sites</u> located within the CHRM areas shown on Planning Maps 18, 23, 24, 25, 26, 29, 30, 31, 32, 33, 37 and 45 that do not meet Rule 14.14.2.16 relating to rail corridor boundary <u>setbacks</u>.</p> <p>b. Until 31 December 2018, any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).</p>	<p>a. Residential design principles – Rule 14.15.1</p> <p>b. Whether the reduced <u>setback</u> from the rail corridor will enable <u>buildings</u> to be maintained without requiring access above, over, or on the rail corridor</p>

14.14.1.4 Discretionary activities

There are no discretionary activities.

14.14.1.5 Non-complying activities

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

Activity	
NC1	<u>Residential activities</u> utilising the Community housing redevelopment mechanism on <u>sites</u> not located within the CHRM areas shown on the planning maps
NC2	<u>Residential activities</u> utilising the Community housing redevelopment mechanism that do not meet Rule 14.14.2.13 - Community housing <u>site</u> size
NC3	<u>Residential activities</u> utilising the Community housing redevelopment mechanism that do not meet Rule 14.14.2.14 - Community housing unit proportion and yield

14.14.1.6 Prohibited activities

There are no prohibited activities.

14.14.2 Built form standards

- a. For the purpose of this rule, site refers to the entire site area being utilised for the Community Housing Development Mechanism, which may include a number of titles.

14.14.2.1 Building height

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- a. Within 15 metres of the site boundary, the maximum height of any building shall not exceed 8m where the site adjoins the Residential Suburban Zone and the Residential Suburban Density Transition Zone. Across the rest of the entire site of the Community House Redevelopment Mechanism area the maximum building height shall not exceed 11 metres.

14.14.2.2 Daylight recession planes

- a. Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above boundaries with other sites as shown in [Appendix 14.16.2](#), diagram C, 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 2.3 metres above the furthest boundary of the access lot, access strip, or access to a rear lot or any combination of these areas; and
 - 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 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).
 - iv. 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.

14.14.2.3 Street scene

- a. Buildings shall be setback a minimum of 4.5 metres from road boundaries, other than where a site has a road boundary that is subject to another standard in this Plan, except that:
 - i. where a garage has a vehicle door facing a road the garage door shall be setback a minimum of 4.5 metres unless the garage door(s) provided tilt or swing outwards, in which case the garage door shall be setback a minimum of 5.5 metres;
 - ii. where a garage has the vehicle door facing a shared access way, the garage door shall be setback a minimum of 7 metres 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 setback a minimum of 8 metres;
 - iii. for residential units fronting the street; garages and other accessory buildings (excluding basement car parking and swimming pools) shall be located at least 1.2 metres further from the road boundary than the front facade of any ground level habitable space of that unit; and
 - iv. on properties fronting Emmet Street the setback shall be 6.5 metres.

14.14.2.4 Separation from neighbours

- a. Buildings that adjoin an access lot, access strip, or access to a rear site shall be setback a minimum of 1 metre from that part of an internal boundary of a site.
- b. Accessory buildings which face the ground floor window of a habitable space on an adjoining site shall be setback a minimum of 1.8 metres from that neighbouring window for a minimum length of two metres either side of the window.
- c. In all other instances buildings shall be setback a minimum of 1.8 metres from internal boundaries of a site, except that:
 - i. no setback is required from an access lot or access strip on the same site, provided that any windows on the ground floor facing and within one metre of the access lot or access 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 setback is less than 9 metres;
 - iii. no setback is required along that part of an internal boundary where buildings on adjoining sites have a common wall along the internal boundary; and

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- iv. no setback is required for basements, provided that any part of a basement located within 1.8 metres 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 four metres of an internal boundary of a site, except that this shall not apply to a window at an angle of 90 degrees or greater to the boundary, or a window or balcony which begins within 1.2 metres of ground level (such as above a garage which is partly below ground level).

14.14.2.5 Minimum unit size, and mix of units

- 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 ²
ii.	1 bedroom	45m ²
iii.	2 bedrooms	60m ²
iv.	3 or more bedrooms	90m ²

14.14.2.6 Ground floor habitable space

- a. Any residential unit facing a road or public space, unless built over an access way, 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 9m² and a minimum internal dimension of 3 metres.

14.14.2.7 Outdoor living space

- a. For residential units with two 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 areas 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 4 metres when provided at ground level and a minimum dimension of 1.5 metres 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 4 metres; and
 - 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 4 metres shall be provided on site for each residential unit, and shall not be occupied by parking areas 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 1.5 metres; and

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- ii. the balance 10m² can be provided in a communal space.

14.14.2.8 Service, storage, and waste management spaces

- a. For multi-unit residential complexes and social housing complexes only:
 - i. each residential unit shall be provided with at least 2.25m² 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;
 - ii. each residential unit shall be provided with at least 3m² with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and
 - iii. the required spaces in a. and/or b. for each residential unit shall be provided either individually, or within a dedicated shared communal space.

14.14.2.9 Landscaping and tree planting

- a. A minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space), where
 - i. at least 50% of the landscaping shall be trees and shrubs, and
 - ii. a minimum of one tree for every 250m² of gross site area (prior to subdivision), or part thereof, is included within the landscaping, and
 - iii. at least one tree shall be planted adjacent to the road boundary.
- b. All trees required by this rule 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.

14.14.2.10 Acoustic insulation

- a. 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 road, 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 Chapter 7 Transportation [Appendix 7.5.12](#).shall achieve a minimum internal to external noise reduction of 30 dBA (Dtr, 2m, nT).
- b. Where no traffic lane is marked, the distances stated shall be measured from 2 metres on the road ward side of the formed kerb.

Advice note:

- 1. Compliance with this rule may be achieved by ensuring any construction is in accordance with the acceptable solutions listed in [Appendix 14.16.1](#). 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.

14.14.2.11 Parking space numbers

- a. A minimum of one 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

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minimum height of 1.5 metres from any adjoining site. Where this screening is by way of landscaping it shall be for a minimum depth of 1.5 metres.

- c. A minimum of one cycle space shall be provided at ground level for each residential unit. Except where parking for that unit is provided in a garage.

Advice note:

1. This development standard applies in place of any equivalent minimum or maximum car or cycle parking requirement for the underlying zone in [Chapter 7](#) Transportation of this Plan.

14.14.2.12 Maximum building coverage within Community House Redevelopment Mechanism Areas

- a. The maximum percentage of the gross area covered by buildings within developments using the Community housing redevelopment mechanism shall be 40%.

14.14.2.13 Community housing site size

- a. Sites utilising the Community housing redevelopment mechanism shall be:
 - i. of a size greater than 1500m² and less than 10,000m²; and
 - ii. in one continuous block of land.

14.14.2.14 Community housing unit proportion and yield

- a. Residential activity utilising the Community housing redevelopment mechanism shall 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;

whichever is the greater.

- b. Residential activity utilising the Community housing redevelopment mechanism shall deliver a minimum density of 30 households per hectare (one unit per 330m²), and a maximum density of 65 households per hectare (one unit per 150m²).

14.14.2.15 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 \(SNZ PAS:4509:2008\)](#).

14.14.2.16 Minimum building setbacks from railway lines

- a. For buildings, balconies and decks on sites adjacent to or abutting a designated rail corridor, the minimum building setback shall be 4 metres from the rail corridor boundary.

14.15 Rules - Matters of control and discretion

- a. When considering applications for controlled activities, the Council's power to impose conditions on the consent is restricted to the matters over which control is reserved in the relevant rule and as set out for that matter below.

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- b. When considering applications for restricted discretionary activities, the Council's power to decline consent, or to grant consent and impose conditions, is restricted to the matters over which discretion is restricted in the relevant rule and as set out for that matter below.

14.15.1 Residential design principles

- a. New developments shall be assessed against the seven residential design principles a.-g. set out below. Each residential design principle is accompanied by relevant considerations which are a guide to applicants and consent officers when considering an application against the residential design principles themselves.
- b. The relevance of the considerations under each residential design principle will vary from site to site and, in some circumstances, some of the considerations may not be relevant at all. For example, a.ii. is likely to be highly relevant to a development adjacent to heritage items; whereas a.ii. might be less relevant to a development in an area void of heritage items.
- c. **City context and character:**
 - i. Whether the design of the development is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features.
 - ii. The relevant considerations are the extent to which the development:
 - A includes, where relevant, reference to the patterns of development in and/or anticipated for the surrounding area such as building dimensions, forms, setbacks and alignments, and secondarily materials, design features and tree plantings; and
 - B retains or adapts features of the site that contribute significantly to local neighbourhood character, potentially including existing heritage items, Sites of Ngāi Tahu Cultural Significance identified in [Appendix 9.5.6](#), site contours and mature trees.
- d. **Relationship to the street and public open spaces**
 - i. Whether the development engages with and contributes to adjacent streets, and any other adjacent public open spaces to contribute to them being lively, safe and attractive.
 - ii. The relevant considerations are the extent to which the development:
 - A orientates building frontages including entrances and windows to habitable rooms toward the street and adjacent public open spaces;
 - B designs buildings on corner sites to emphasise the corner; and
 - C avoids street facades that are blank or dominated by garages.
- e. **Built form and appearance**
 - i. Whether the development is designed to minimise the visual bulk of the buildings and provide visual interest.
 - ii. The relevant considerations are the extent to which the development:
 - A subdivides or otherwise separates unusually long or bulky building forms and limits the length of continuous rooflines;
 - B utilises variety of building form and/or variation in the alignment and placement of buildings to avoid monotony;
 - C avoids blank elevations and facades dominated by garage doors; and
 - D achieves visual interest and a sense of human scale through the use of architectural detailing, glazing and variation of materials.
- f. **Residential amenity**
 - i. In relation to the built form and residential amenity of the development on the site (i.e. the overall site prior to the development), whether the development provides a high level of internal and external residential amenity for occupants and neighbours.

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- ii. The relevant considerations are the extent to which the development:
 - A provides for outlook, sunlight and privacy through the site layout, and orientation and internal layout of residential units;
 - B directly connects private outdoor spaces to the living spaces within the residential units;
 - C ensures any communal private open spaces are accessible, usable and attractive for the residents of the residential units; and
 - D includes tree and garden planting particularly relating to the street frontage, boundaries, access ways, and parking areas.
- g. **Access, parking and servicing**
 - i. Whether the development provides for good access and integration of space for parking and servicing.
 - ii. The relevant considerations are the extent to which the development:
 - A integrates access in a way that is safe for all users, and offers convenient access for pedestrians to the street, any nearby parks or other public recreation spaces;
 - B provides for parking areas and garages in a way that does not dominate the development, particularly when viewed from the street or other public open spaces; and
 - C provides for suitable storage and service spaces which are conveniently accessible, safe and/or secure, and located and/or designed to minimise adverse effects on occupants, neighbours and public spaces.
- h. **Safety**
 - i. Whether the development incorporates Crime Prevention Through Environmental Design (CPTED) principles as required to achieve a safe, secure environment.
 - ii. The relevant considerations are the extent to which the development:
 - A provides for views over, and passive surveillance of, adjacent public and publicly accessible private open spaces;
 - B clearly demarcates boundaries of public and private space;
 - C makes pedestrian entrances and routes readily recognisable; and
 - D provides for good visibility with clear sightlines and effective lighting.
- i. **Hillside and small settlement areas**
 - i. Whether the development maintains or enhances the context and amenity of the area.
 - ii. The relevant considerations are the extent to which the development:
 - A maintains significant and distinctive landforms, geological features, water bodies and courses, indigenous and exotic vegetation, coastal margins and the habitat of indigenous fauna;
 - B has regard to and protects historic heritage from inappropriate subdivision use and development, and recognizes the relationship of Ngāi Tahu mana whenua with their ancestral lands, water and other taonga, including Sites of Ngāi Tahu Cultural Significance identified in [Appendix 9.5.6](#) and access to those sites and to mahinga kai;
 - C is designed and located in a way that reduces dominance of buildings and structures;
 - D incorporates environmentally sustainable and low impact subdivision, site and building design;
 - E responds to the qualities that are distinct and unique to each small settlement; and
 - F where appropriate and possible, maintains views from properties.

14.15.2 Site density and site coverage

- a. Whether the non-compliance is appropriate to its context taking into account:

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- i. whether the balance of open space and buildings will maintain the character anticipated for the zone;
 - ii. any visual dominance of the street resulting from a proposed building's incompatible scale;
 - iii. any loss of opportunities for views in the Residential Banks Peninsula Zone; and
 - iv. the proportion of the building scale in relation to the proportion of the site.
- b. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.

14.15.3 Impacts on neighbouring property

- a. Whether the increased height, reduced setbacks, or recession plane intrusion would result in buildings that do not compromise the amenity of adjacent properties taking into account:
- i. overshadowing of adjoining sites resulting in reduced sunlight and daylight admission to internal living spaces and external living spaces beyond that anticipated by the recession plane, and where applicable the horizontal containment requirements for the zone;
 - ii. any loss of privacy through being overlooked from neighbouring buildings;
 - iii. whether 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;
 - iv. the ability to mitigate any adverse effects of increased height or recession plane breaches through increased separation distances between the building and adjoining sites, the provision of screening or any other methods; and
 - v. within a Flood Management Area, whether the recession plane infringement is the minimum necessary in order to achieve the required minimum floor level.
- b. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.

14.15.4 Minimum unit size and unit mix

- a. When considering under sized units, whether the reduced unit size is appropriate taking into account:
- i. the floorspace available and the internal layout and their ability to support the amenity of current and future occupants;
 - ii. other on-site factors that would compensate for a reduction in unit sizes e.g. communal facilities;
 - iii. scale of adverse effects associated with a minor reduction in size in the context of the overall residential complex on the site; and
 - iv. needs of any social housing tenants.

14.15.5 Scale of activity

- a. Whether the scale of activities and their impact on residential character and amenity are appropriate, taking into account:
- i. the compatibility of the scale of the activity and the proposed use of the buildings with the scale of other buildings and activities in the surrounding area;
 - ii. the ability for the locality to remain a predominantly residential one; and
 - iii. the appropriateness of the use in meeting needs of residents principally within the surrounding living environment.
- b. The adverse effects of additional staff, pedestrian and traffic movements during the intended hours of operation on:
- i. the character of the surrounding living environment; and

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- ii. noise, disturbance and loss of privacy of nearby residents.
- c. For home occupations, whether the non-compliance is an integral and necessary part of the home occupation.
- d. For residential units with more than six bedrooms, whether there should be a limit on the number of bedrooms over six bedrooms based on the impact on the surrounding neighbourhood and residential character.
- e. The ability to avoid, remedy or appropriately 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.
- f. The opportunity the activity provides to support an existing nearby commercial centre.
- g. The opportunity the activity provides to support and compliment any existing health-related activities and/or community activities in the surrounding area.
- h. For Residential Guest Accommodation Zone sites only, the extent to which any additional bedrooms and quantum of floorspace proposed avoids adverse effects on the function and recovery of the Central City.

14.15.6 Traffic generation and access safety

- a. Whether the traffic generated is appropriate to the residential character, amenity, safety and efficient functioning of the access and road network taking into account:
 - i. in the case of effects on residential character and amenity:
 - A any adverse effects in terms of noise and vibration from vehicles entering and leaving the site or adjoining road, and their incompatibility 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 on residents or occupants of adjoining residential sites;
 - C any reduction in the availability of on-street parking for residents, occupants or visitors to adjoining residential sites to the point that it becomes a nuisance;
 - D any adverse effects in terms of fumes from vehicles entering or leaving the site, on residents or occupiers of adjoining residential sites; and
 - E the ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking areas and loading areas or through the provision of screening and other factors that will reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur; and
 - ii. in the case of the safe and efficient functioning of the road network:
 - A any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity;
 - B adverse effects of the proposed traffic generation on activities in the surrounding living environment;
 - C consistency of levels of traffic congestion or reduction in levels of traffic safety with the classification of the adjoining road;
 - D the variance in the rate of vehicle movements throughout the week and coincidence of peak times with peak traffic movements on the wider network; and
 - E the location of the proposed access points in terms of road and intersection efficiency and safety, and the adequacy of existing or alternative access points.

14.15.7 Water supply for fire fighting

- a. Whether sufficient fire fighting water supply provision to ensure the health and safety of the community, including neighbouring properties, is provided.

14.15.8 Acoustic insulation

- a. Whether a reduction in acoustic insulation is appropriate taking into account:
 - i. 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;
 - ii. there is an ability to meet the appropriate levels of acoustic insulation through alternative technologies or materials; and
 - iii. the provision of a report from an acoustic specialist provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the site.

14.15.9 Retirement villages

- a. Whether the developments, while bringing change to existing environments, is appropriate to its context taking into account:
 - i. engagement with, and contribution to, adjacent streets and public open spaces, with regard to:
 - A fencing and boundary treatments;
 - B sightlines;
 - C building orientation and setback;
 - D configuration of pedestrian entrances;
 - E windows and internal living areas within buildings; and
 - F if on a corner site is designed to emphasise the corner;
 - ii. integration of access, parking areas and garages in a way that is safe for pedestrians and cyclists, and that does not visually dominate the development, particularly when viewed from the street or other public spaces;
 - iii. retention or response to existing character buildings or established landscape features on the site, particularly mature trees, which contribute to the amenity of the area;
 - iv. appropriate response to context with respect to subdivision patterns, visible scale of buildings, degree of openness, building materials and design styles;
 - v. incorporation of Crime Prevention Through Environmental Design (CPTED) principles, including effective lighting, passive surveillance, management of common areas and clear demarcation of boundaries and legible entranceways;
 - vi. residential amenity for neighbours, in respect of outlook, privacy, noise, odour, light spill, and access to sunlight, through site design, building, outdoor living space and service/storage space location and orientation, internal layouts, landscaping and use of screening;
 - vii. creation of 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; and
 - viii. where practicable, incorporation of environmental efficiency measures in the design, including passive solar design principles that provide for adequate levels of internal natural light and ventilation.
- b. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.
- c. For the avoidance of doubt, this is the only matter of discretion that applies to retirement villages.

14.15.10 Use of site and buildings - Prestons Road Retirement village Overlay

- a. Whether the use of site and buildings is appropriate taking into account:

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- i. enhancement of services of value to the older person's housing complex, or assistance in retaining the viability of the complex;
- ii. the likely effect of any additional activities on traffic generation, and the safety and efficiency of traffic movement within the older person's housing complex and the wider road network; and
- iii. the effect of additional activities on residential amenities in the vicinity, particularly noise, traffic safety, parking congestion and visual amenity.

14.15.11 Concept plan - Prestons Road Retirement Village Overlay

- a. Whether the concept plan for the whole site is appropriate taking into account:
 - i. coordination and integration of road and pedestrian access with adjoining road networks;
 - ii. provision for landscaping, outdoor living space, passive recreational facilities, and stormwater systems, swales for stormwater soakage, wetlands and retention basins. These must be planted with native species (not left as grass) that are appropriate to the specific use, recognising the ability of particular species to absorb water and filter waste for 165 independent units and a multi storey health facility including 45 serviced apartments;
 - iii. the provision, and design and layout of pedestrian circulation and connectivity of pedestrian access to Snellings Drain reserve;
 - iv. the efficient design and layout of parking areas, vehicle manoeuvring areas, and garages;
 - v. the incorporation and enhancement of existing landscape and water features;
 - vi. the external appearance of the health facility and how it 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;
 - vii. adequacy of provision of planting for amenity and screening, enhancement of ecological and habitat values, and interface with surrounding areas. The incorporation of a minimum of 60% indigenous endemic species into new plantings;
 - viii. the effectiveness, environmental sensitivity of the stormwater management systems; and
 - ix. the integration of the stormwater management systems with the Council's drainage network.

14.15.12 Vehicular access - Prestons Road Retirement Village Overlay

- a. Whether vehicle access for the whole site is appropriate taking into account:
 - i. the actual or potential level of vehicle and pedestrian traffic likely to be generated from the proposed access;
 - ii. adverse effects on the traffic use of the access on the traffic function or safety of Prestons Road or both;
 - iii. adequate mitigation for the adverse effects of additional vehicle movements on the access; and
 - iv. safe ingress and egress in relation to sight distances at the access from Prestons Road with reference to the Austroads Guide.

14.15.13 Special setback provision – Residential Suburban Zone Wigram

- a. Whether the location, form and function of the outdoor living space is appropriate taking into account:
 - i. adverse effects on the outdoor living needs of the likely future residents of the site;
 - ii. 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;
 - iii. adequacy of mitigation of potential adverse reverse sensitivity effects on current Royal New Zealand Air Force functions and operations through the location of outdoor living space, windows and the provision of fencing and/or

landscaping;

- iv. adequacy of mitigation of adverse effects from current Royal New Zealand Air Force functions and operations through the location of outdoor living space, windows and the provision of fencing and/or landscaping; and
- v. adequacy of glazing, window design and location in mitigating the potential adverse effects form current Royal New Zealand Air Force functions and operations.

14.15.14 Lyttelton Port Influences Overlay

- a. Whether the development is appropriate taking into account:
 - i. increased potential for reverse sensitivity effects, including complaints, on the port activities resulting from residential outdoor living area activities; and
 - ii. any other methods to reduce the potential for reverse sensitivity effects on the port operator, other than the required acoustic insulation, that have been or can be incorporated into the design of the proposal.

14.15.15 Development plans

- a. Whether the development need be in accordance with the development plan taking into account:
 - i. coordination of development, particularly roading access and cycle linkages, with adjoining land;
 - ii. the adequacy and location, of open space areas within the development;
 - iii. any adverse effects on the visual appearance of development in the zone as seen from outside the zone, particularly where the land is highly visible;
 - iv. adverse effects on the strength of definition of the rural urban boundary;
 - v. any potential adverse effects on the surrounding road network;
 - vi. any adverse effects on Christchurch International Airport and its approach path, including any reverse sensitivity complaints;
 - vii. any adverse effects on the visual amenity of residents in adjoining areas;
 - viii. any adverse effects in terms of the enhancement of waterways within the development;
 - ix. effective, efficient and economically viable provision of services; and
 - x. any adverse effects on Sites of Ngāi Tahu Cultural Significance identified in [Appendix 9.5.6](#).

14.15.16 Relocation of a buildings and temporary lifting or moving of earthquake damaged buildings

- a. Whether the relocation of the building is appropriate taking into account:
 - i. the likely appearance of the building upon restoration or alteration;
 - ii. the compatibility of the building with buildings on adjoining properties and in the vicinity;
 - iii. the exterior materials used, and their condition and quality;
 - iv. the period required for restoration work to be undertaken; and
 - v. any requirements to impose a bond or other condition to ensure completion of restoration work to an acceptable standard.
- b. Whether the temporary lifting or moving of the earthquake damaged building is appropriate taking into account:
 - i. the effect of reduced proximity on the amenity and/or operation of any neighbouring sites, water way, coastal marine area, archaeological site, or protected tree;

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- ii. the duration of time that the building will intrude upon the recession plane;
- iii. any adverse effects on adjoining owners or occupiers relating to shading and building dominance; and
- iv. occupancy of the neighbouring properties of the duration of the works, the extent to which neighbouring properties are occupied for the duration of the works.

14.15.17 Street scene – road boundary building setback, fencing and planting

- a. The extent to which the proposed building will detract from the coherence, openness and attractiveness of the site as viewed from the street.
- b. The ability to provide adequate opportunity for garden and tree planting in the vicinity of road boundaries.
- c. The ability to provide passive surveillance of the street.
- d. The extent to which the breach is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site, or the long term protection of Sites of Ngāi Tahu Cultural Significance identified in [Schedule 9.5.6.1](#), significant trees listed in [Appendix 9.4.7.1](#), or natural features on the site.
- e. For fencing, whether solid fencing is appropriate to provide acoustic insulation of living spaces where the road carries high volumes of traffic.
- f. The ability to provide adequate parking areas and manoeuvring areas for vehicles clear of the road or shared access to ensure traffic and pedestrian safety.
- g. The effectiveness of other factors in the surrounding environment in reducing the adverse effects.
- h. Where the site is within the Akaroa Heritage Area, the matters set out in Rule [9.3.6.3](#).

14.15.18 Minimum building, window and balcony setbacks

- a. Any effect of proximity of the building on the amenity of neighbouring properties through loss of privacy, outlook, overshadowing or visual dominance of the buildings.
- b. Any adverse 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.
- e. Where the site is within the Akaroa Heritage Area, the matters set out in Rule [9.3.6.3](#).

14.15.19 Service, storage and waste management spaces

- a. The convenience and accessibility of the spaces for building occupiers.
- b. The adequacy of the space to meet the expected requirements of building occupiers.
- c. The adverse effects of the location, or lack of screening, of the space on visual amenity from the street or adjoining sites.

14.15.20 Outdoor living space

- a. The extent to which outdoor living spaces 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. Whether the size and quality of communal outdoor living space or other open space amenity compensates 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.

14.15.21 Non-residential hours of operation

- a. Whether the hours of operation are appropriate in the context of the surrounding residential environment taking into account:
 - i. traffic or pedestrian movements which are incompatible with the character of the surrounding residential area;
 - ii. 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;
 - iii. 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; and
 - iv. the ability to avoid, remedy or appropriately 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.

14.15.22 Minor residential units

- a. Whether the minor residential unit is appropriate to its context taking into account:
 - i. location of the minor residential unit so that it is visually hidden from the road leaving the site with a similar street scene to that of a single residential unit;
 - ii. the adverse visual effects associated with parking areas and access of any additional driveway to accommodate the minor residential unit on the street-scene;
 - iii. the size and visual appearance of the minor residential unit and its keeping with the existing level of buildings in rear gardens or rear sections surrounding the site;
 - iv. the consistency of the number of bedrooms and level of occupancy with a single large residential unit;
 - v. the convenience of the location of outdoor living space in relation the respective residential units; and
 - vi. the adequacy of size and dimension of the outdoor living space to provide for the amenity needs of future occupants.
- b. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.

14.15.23 Character Area Overlay

- a. **Area context**
 - i. Whether development recognises the distinctive landforms, landscape setting and development patterns of the character area in respect to:
 - A retaining and enhancing the areas' natural features;
 - B integrating with the existing pattern and grain of subdivision and building;
 - C the extent and scale of vegetation retained and/or provided;
 - D the relationship with adjoining sites and buildings, including any recorded historic heritage values;
 - E the visual coherence of the area.
- b. **Site character and street interface**
 - i. Whether the development complements the residential character and enhances the amenity of the character area by:
 - A providing a balance of open space to buildings across the site consistent with the surrounding sites within

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the block, and to a lesser extent, the wider area;

- B providing a front yard building setback which is consistent with the overall depth and pattern of the character area, and in particular with other sites within the street;
- C retaining the front yard for outdoor living, open space, tree and garden planting
- D avoiding the location of vehicle access, parking areas and garaging within the front yard, or where it visually dominates the streetscene;
- E having low height or no fencing on the street frontage; and
- F orientating the building on the site to face the street.

c. **Built character**

- i. Whether the development supports the residential built character values of the character area in regard to:
 - A the scale and form of the building, including the roof form;
 - B architectural detailing including features such as verandas, materials, window and front entry design and placement;
 - C complementary and compatible building design;
 - D the recognition of recorded historic heritage values of adjacent buildings.

d. **Akaroa and Lyttelton**

- i. In addition to the matters listed above, in respect to Akaroa and Lyttelton character areas, whether the development:
 - A retains important views from public places;
 - B reduces the potential for visual dominance of the development when viewed from elsewhere within the viewing catchment;
 - C responding through the use of the landscape at the street interface to the existing informality or formality of the streetscape;
 - D retains residential buildings, including accessory buildings, that were built prior to 1945 and/or that contribute to the architectural traditions and character values;
 - E reflects the small scale and simple forms of residential building; and
 - F recognises any recorded historic heritage values adjacent and opposite to the development.
- ii. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.

14.15.24 Indigenous vegetation clearance in Akaroa Hillslopes Density Overlay

- a. Whether it is necessary to remove indigenous vegetation, including whether the vegetation is removed to manage disease or plant pathogens.
- b. The relationship with other areas of vegetation and whether the proposed removal or alteration would negatively impact on that relationship, including in relation to habitat fragmentation and the effectiveness of any ecological corridor.
- c. Whether the vegetation has a positive effect in managing erosion, slope stability or other hazard.
- d. The extent to which existing vegetation will continue to contain and define the edge of Akaroa township, providing it with a distinct edge.
- e. The degree to which alteration or removal of vegetation will adversely affect soil conservation, water quality or the hydrological function of the catchment and the efficacy of mitigating measures.
- f. The extent of any revegetation proposed and its efficacy in mitigating any adverse effects.

14.15.25 Ground floor habitable space in the Residential Central City Zone

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- 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.

14.15.26 Service space in the Residential Central City Zone

- a. The convenience and accessibility of the spaces for building occupiers.
- b. The adequacy of the space to meet the expected requirements of building occupiers.
- c. The adverse effects of the location, or lack of screening, of the space on visual amenity from the street or adjoining sites.

14.15.27 Building height in the Residential Central City Zone

- 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.

14.15.28 Daylight recession planes in the Residential Central City Zone

- 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.

14.15.29 Street scene and access ways in the Residential Central City Zone

- 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.

14.15.30 Minimum building setbacks from internal boundaries in the Residential Central City Zone

- 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.

14.15.31 Fencing and screening in the Residential Central City Zone

- 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 or compromises CPTED principles. 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 blank façades to the street or to an Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone.

14.15.32 Landscaping and tree planting in the Residential Central City Zone

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

14.15.33 Urban design in the Residential Central City Zone

- a. The extent to which the development, while bringing change to existing environments:
 - i. engages with and contributes to adjacent streets, lanes and public open spaces.
 - ii. integrates access, parking areas and garages in a way that is safe for pedestrians and cyclists, and that does not dominate the development.
 - iii. has appropriate regard to:
 - A residential amenity for occupants, neighbours and the public, in respect of outlook, privacy, and incorporation of Crime Prevention Through Environmental Design principles; and
 - B neighbourhood context, existing design styles and established landscape features on the site or adjacent sites.
 - iv. provides for human scale and creates sufficient visual quality and interest.

14.15.34 Minimum site density from development and redevelopment of residential units in the Residential Central City Zone

- a. In considering the reduction in the number of residential units to be constructed on a site, the extent to which the opportunity for future development of the site, in accordance with the density standard, is maintained, and
- b. The extent to which accommodating further residential unit(s) to meet the density standard would adversely affect amenity outcomes for occupants of the residential units and/or the adjacent properties, given the size of the site or its configuration.
- c. Whether the minimum development intensification target of an average net density of 50 households per hectare within the Central City is being achieved; and
- d. The extent to which residential activity in the Central City is restored and enhanced through a variety of housing types suitable for a range of individual housing needs, while providing for a progressive increase in residential population

14.15.35 Outline development plan

- a. The appropriateness of the proposal taking into account the outcomes sought by the outline development plan and relevant environmental effects with respect to those outcomes.

14.15.36 Comprehensive residential development in the Residential New Neighbourhood Zone

For the avoidance of doubt, these are the only matters of discretion that apply to comprehensive residential development in the Residential New Neighbourhood Zone.

- a. Whether the comprehensive residential development is consistent with the relevant outline development plan.
- b. Whether the comprehensive residential development demonstrates that every site or residential unit will experience appropriate levels of sunlight, daylight, privacy, outlook and access to outdoor open space and overall a high level of amenity for the development.
- c. Whether sites proposed to exceed the maximum site coverage in Rule 14.12.2.2 are internal to the application site and will not compromise the achievement of a high level of amenity within or beyond the development.
- d. Whether buildings proposed to exceed the maximum permitted height in Rule 14.12.2.1 will contribute positively to the overall coherence, design, layout and density of the development and surrounding sites.
- e. Whether the development engages with and contributes to adjacent streets, lanes and public open spaces, through the building orientation and setback, boundary and landscape treatment, pedestrian entrances, and provision of glazing from living areas.
- f. Whether the development, in terms of its built form and design, generates visual interest through the separation of buildings, variety in building form and in the use of architectural detailing, glazing, materials, and colour;
- g. Whether the development integrates access, parking areas and garages to provide for pedestrian and cyclist safety and the quality of the pedestrian environment, and the access, parking areas and garages does not dominate the development, particularly when viewed from the street or other public spaces;
- h. Whether there is sufficient infrastructure provision to service the development and ensure the health and safety of residents, visitors and neighbouring properties, including water supply for fire fighting purposes; and
- i. In relation to the built form standards that do not apply to comprehensive residential developments, consideration of these standards as a flexible guideline to achieve good design and residential amenity.

14.15.37 Tree and garden planting in the Residential Guest Accommodation Zone

- a. Whether there is sufficient tree and garden planting to provide a balance between buildings and hard surfacing, taking into account:
 - i. the effect of any reduced tree planting in terms of the scale and visual appearance or dominance of the buildings on the site;
 - ii. visibility of the site from adjoining sites and the likely effect of any reduction in tree planting standards for the amenity of neighbouring sites;
 - iii. any compensating factors for reduced tree planting, including the nature of planting proposed, or the location of activities (including heritage items) on the site;
 - iv. the use of indigenous species endemic to the area;
 - v. the visual appearance of the site in terms of the length of road boundary or any unusual characteristics of the site;
 - vi. the adverse effect of the reduced tree planting on the Garden City image and the quality of the amenity of the site and neighbourhood;

- vii. the ability to retain large existing trees 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; and
- viii. the tree planting provided is evenly distributed across the site.

14.15.38 Retail activity in the Residential Guest Accommodation Zone

- a. Whether any retail activity would have significant adverse effects on any adjoining residential properties, particularly in terms of traffic generation.
- b. Whether the scale of retail activity proposed would adversely affect existing suburban commercial centres or the Central City.
- c. The likely impacts of additional retail activity on access and the safety and efficiency of the road network.
- d. The potential for general retail activity to become a dominant activity on the site.

14.16 Appendices

Appendix 14.16.1 Measurement and assessment of noise

- a. The measurement of noise shall be in accordance with [NZS 6801:1991, 'Measurement of Sound'](#) and assessed in accordance with [NZS 6802:1991, 'Assessment of Environmental Sound'](#).
- b. For the purposes of administering these rules the following meanings shall apply:
 - i. dBA means the A-frequency weighted sound pressure level in decibels relative to a reference sound pressure of 20 micro pascals.
 - ii. L10 means the L10 exceedance level set in A-weighted decibels which is equalled or exceeded 10% of the measurement time.
 - iii. Lmax means the period of time between 22:00 and 07:00 the following day.
 - iv. Night-time means the period of time between 22:00 and 07:00 the next day.
 - v. Long-term average sound level shall be the time-average sound level (day-night level) Ldn and shall be determined from the inverse-logarithmic mean of the measured Ldn level for each day over any five day period in a week.
 - vi. The 'notional boundary' of any boundary shall be 20 metres from the façade of that dwelling, or the legal boundary of the site where this is closer to the boundary.

Minimum construction requirements for all Central City zones

	<u>Building Element</u>	<u>Minimum Construction Requirement</u>
1.	<u>External walls of habitable spaces</u>	<p>a. Walls with cladding: Minimum not to be less than 25kg/m¹ being the combined mass of external and internal linings excluding structural elements (e.g. <u>window</u> frames or wall studs).</p> <p>Assumes minimum 100mm wall cavity. Minimum exterior cladding to be 20mm timber or 9mm compressed fibre cement sheet over timber frame (100mm x 200mm). Fibrous acoustic blanket (Batts or similar) required in cavity for all exterior walls. Interior: One layer of 13mm gypsum plasterboard.</p> <p>Mass walls²: 190mm concrete block, strapped and lined internally with 9.5mm gypsum plaster board OR 150mm concrete wall.</p> <p>Note: 1 (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard. 2 Where exterior wall cladding has a mass of greater than 25kg/m.</p>
2.	<u>Windows of habitable spaces</u>	<p>a. <u>Windows</u> of up to 35% of floor area: 10/12/6 double glazing or 14mm laminate glass or glazing systems of equivalent acoustic performance.</p> <p>b. <u>Window</u> areas greater than 35% of floor area will require a specialist acoustic report to show conformance with the insulation rule.</p> <p>c. Frames to be new aluminium <u>window</u> frames with compression seals or equivalent.</p>

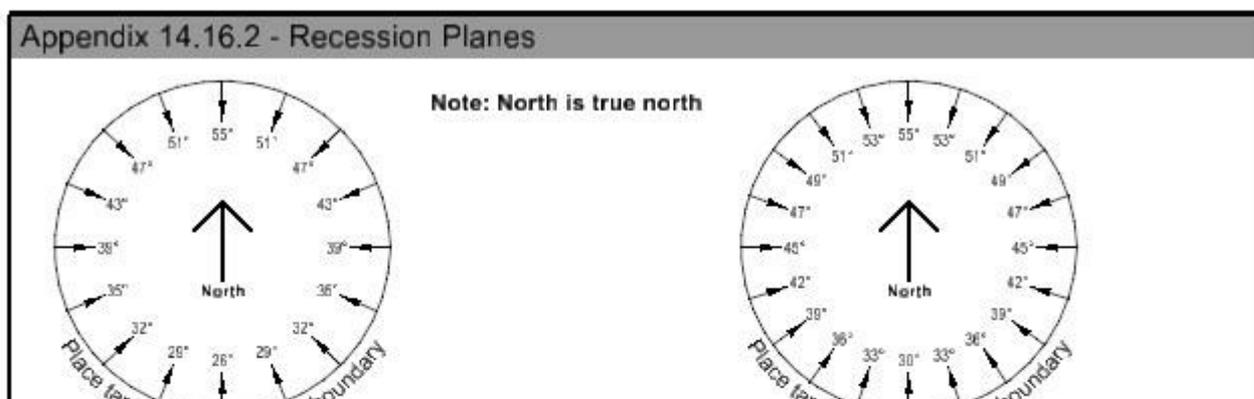
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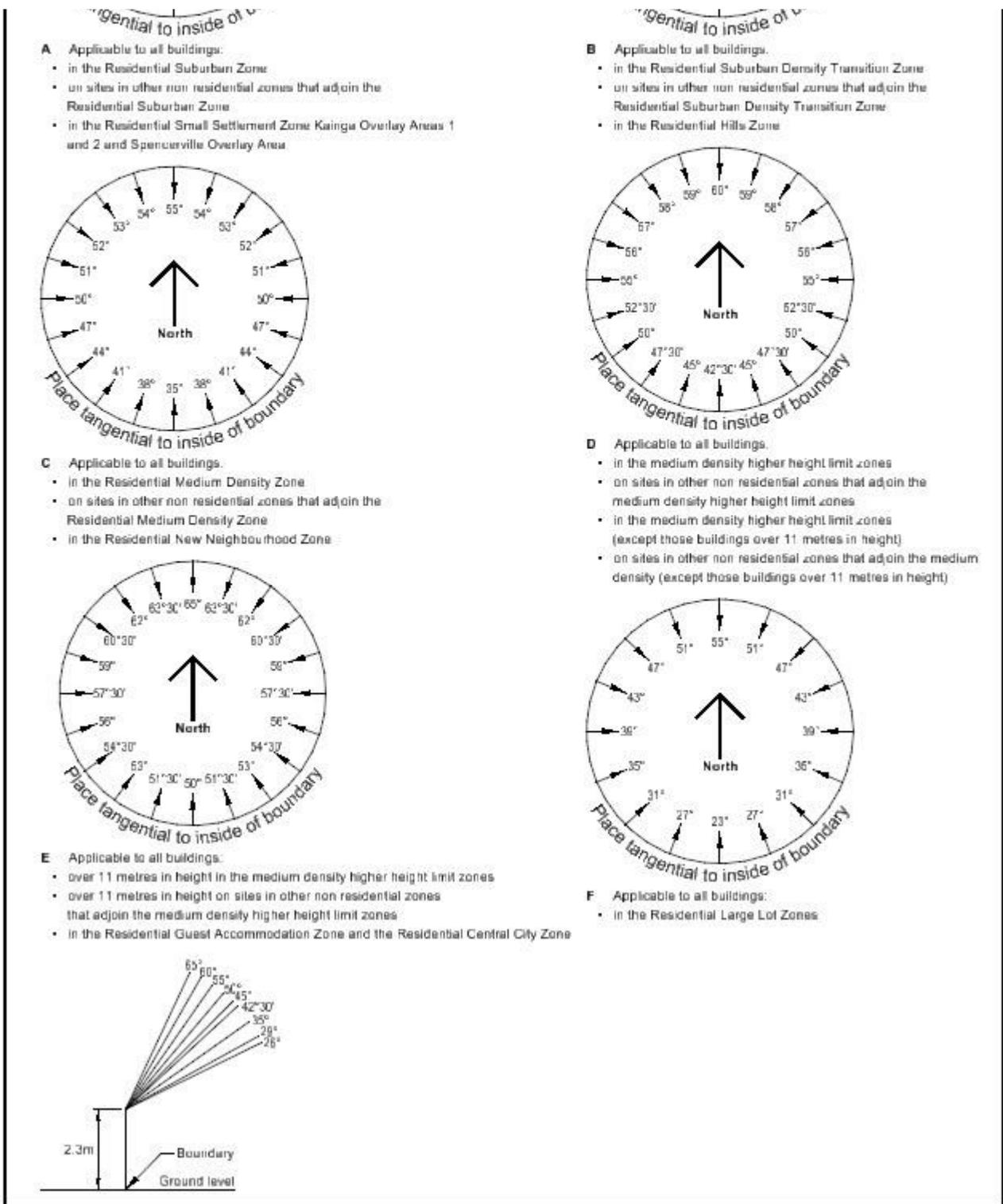
	Building Element	Minimum Construction Requirement
3.	Pitched roof	<p>a. Cladding: 0.55mm profiled steel or tiles or 6mm corrugated fibre cement.</p> <p>Frame: Timber truss with 100mm acoustic blanket. Fibrous acoustic blanket (Batts or similar) required for all ceilings with combined mass of less than 25kg/m².</p> <p>Ceiling: 13mm gypsum plaster board.</p> <p>Note: (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard.</p>
4.	Skillion roof	<p>a. Cladding: 0.55mm profiled steel of 6mm fibre cement.</p> <p>Sarking: 20mm particle board (no gaps).</p> <p>Frame: 100mm gap with acoustic blanket.</p> <p>Ceiling: two layers of 9.5mm gypsum plaster board (no through ceiling lighting penetrations unless correctly acoustically rated).</p> <p>Fibrous acoustic blanket (Batts or similar) required for all ceilings with combined mass 25kg/m².</p> <p>Note: (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard.</p>
5.	External Door to <u>habitable spaces</u>	<p>a. Solid core door (min 24kg/m²) with weather seals (where the door is exposed to exterior noise).</p> <p>Note: (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard.</p>

Advice note:

- Compliance with ventilation requirements of any other Act and these District Plan noise insulation requirements shall be concurrent. Ventilation should be provided in accordance with the provisions of the [New Zealand Building Code G4](#) in a manner which does not compromise sound insulation. To this effect, relying on opening windows for ventilation will compromise the sound insulation performance provided by the District Plan standard. Alternative ventilation methods such as mechanical ventilation or passive methods should be considered. Inlets and outlets for passive and mechanical ventilation systems, and ventilation ductwork, are to be designed to incorporate acoustic insulation to ensure that the acoustic performance of the building facade achieves a minimum noise reduction consistent with the relevant rules.
- In determining the insulation performance of roof/ceiling arrangements, roof spaces are assumed to have no more than the casual ventilation typical of the jointing, capping and guttering detail used in normal construction.

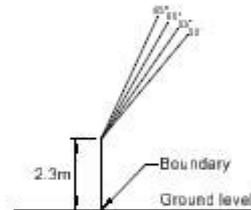
Appendix 14.16.2 Recession planes





Appendix 14.16.2C

Note: North is true north

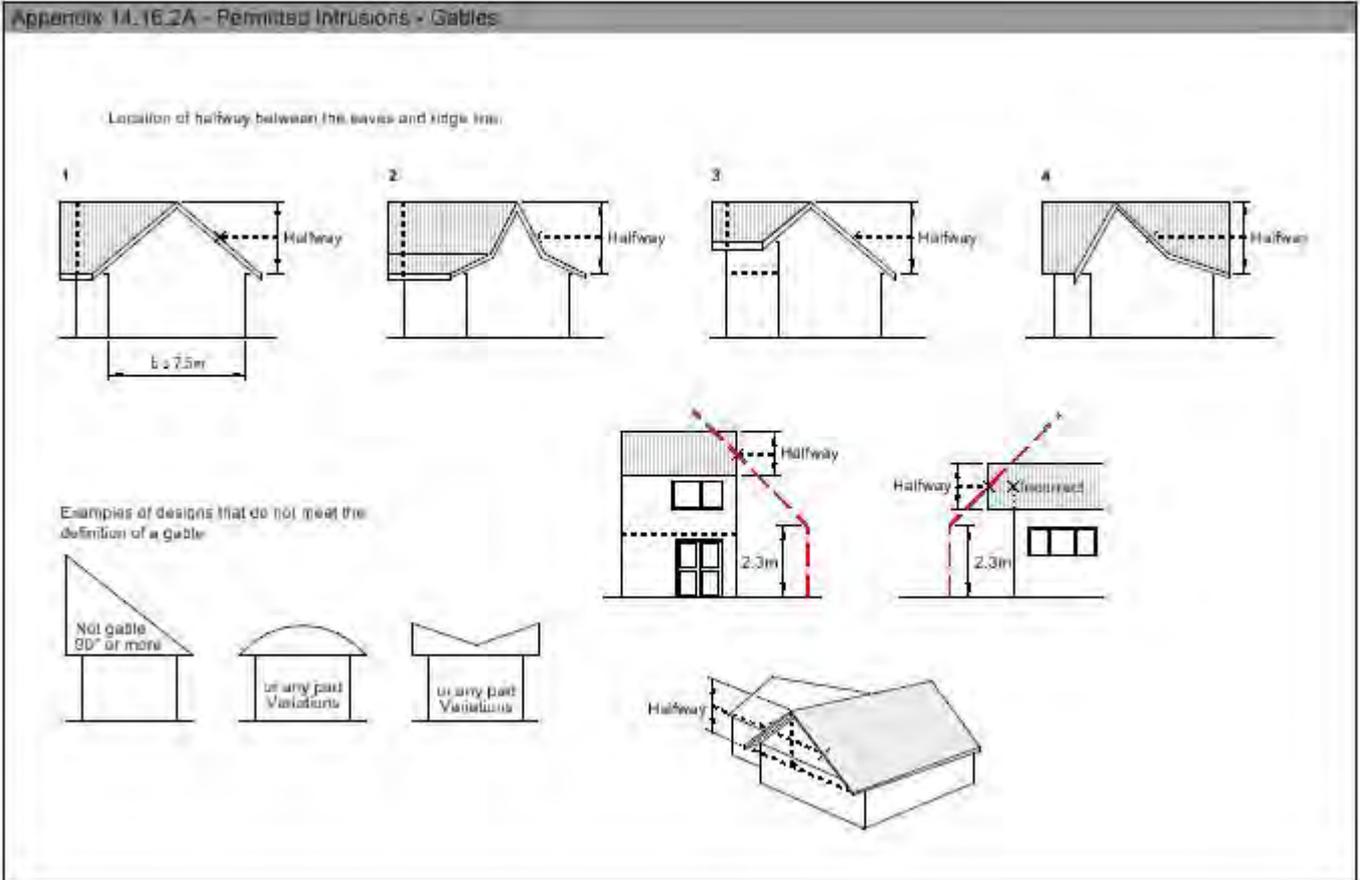


Applicable to all buildings.

- In or adjoining the Residential Guest Accommodation Zone or the Residential Central City Zone

The following intrusions are permitted:

1. Gutters and eaves by up to 0.2 metres measured vertically;
2. Solar panels up to two metres in length per boundary;
3. Chimneys, ventilation shafts, spires, poles and masts (where poles and masts are less than nine metres above ground level), provided that the maximum dimension thereof parallel to the boundary for each of these structures shall not exceed 1 metre.
4. Lift shafts, stair shafts, and roof water tanks provided that there is a maximum of one intrusion of a lift shaft or stair shaft or roof water tank (or structure incorporating more than one of these) permitted for every 20 metre length of internal boundary and the maximum dimension thereof parallel to the boundary for this structure shall not exceed 3 metres, and provided that for buildings over three storeys, such features are contained within or are sited directly against the outside structural walls.
5. Where a single gable end with a base (excluding eaves) of 7.5 metres or less faces a boundary and a recession plane strikes no lower than half way between the eaves and ridge line, the gable end may intrude through the recession plane.



Appendix 14.16.2B - Recession Planes - Midpoint Location Along Wall And Roof Sections

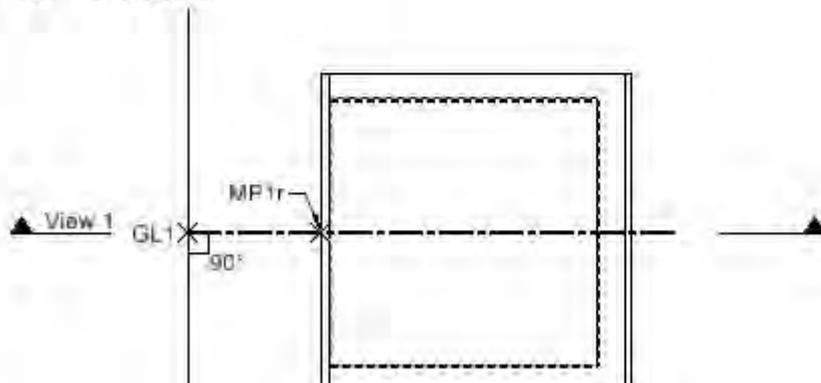
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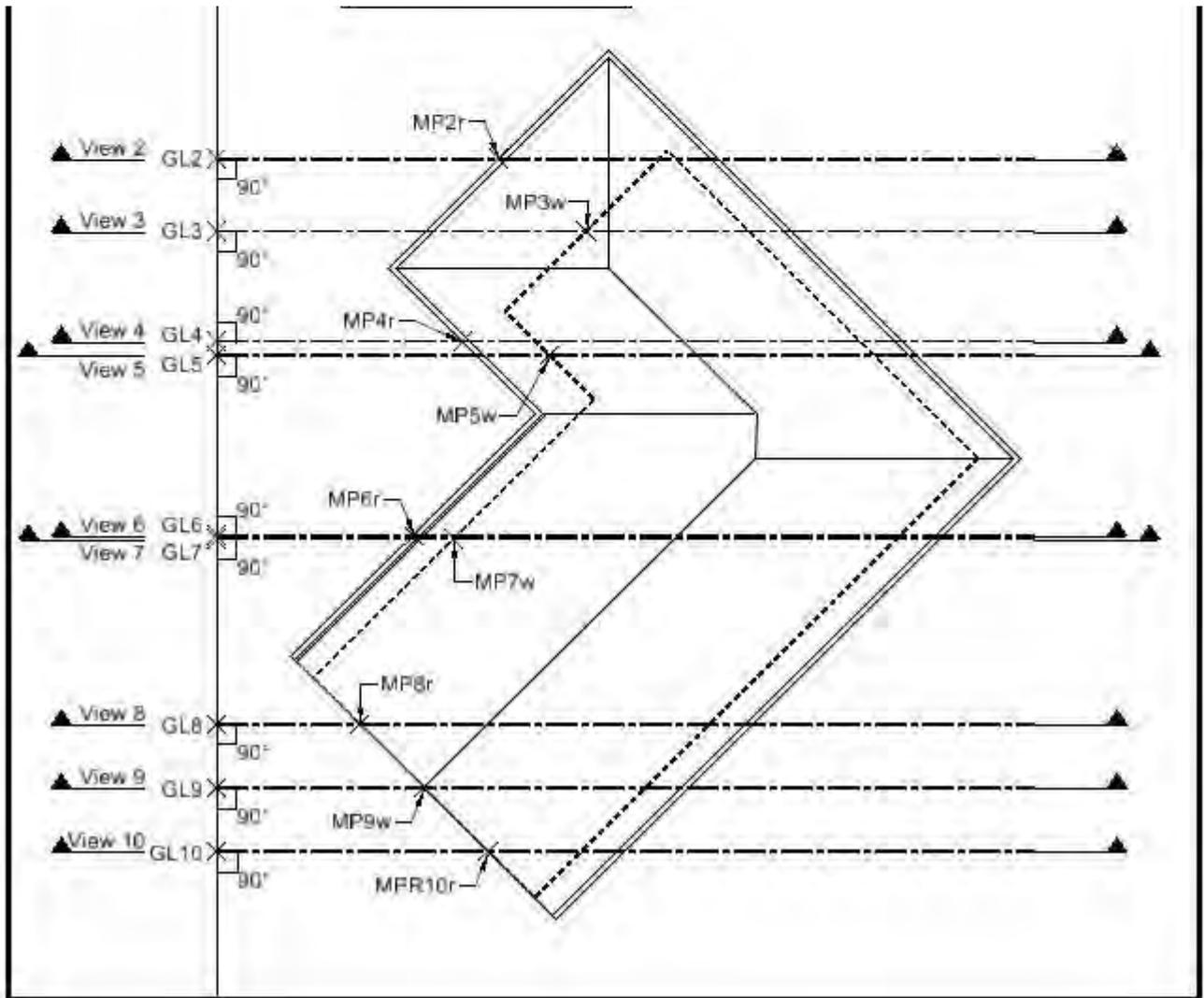
Ground levels taken at boundary.
If lower on the neighbours side then the lower ground level is used.

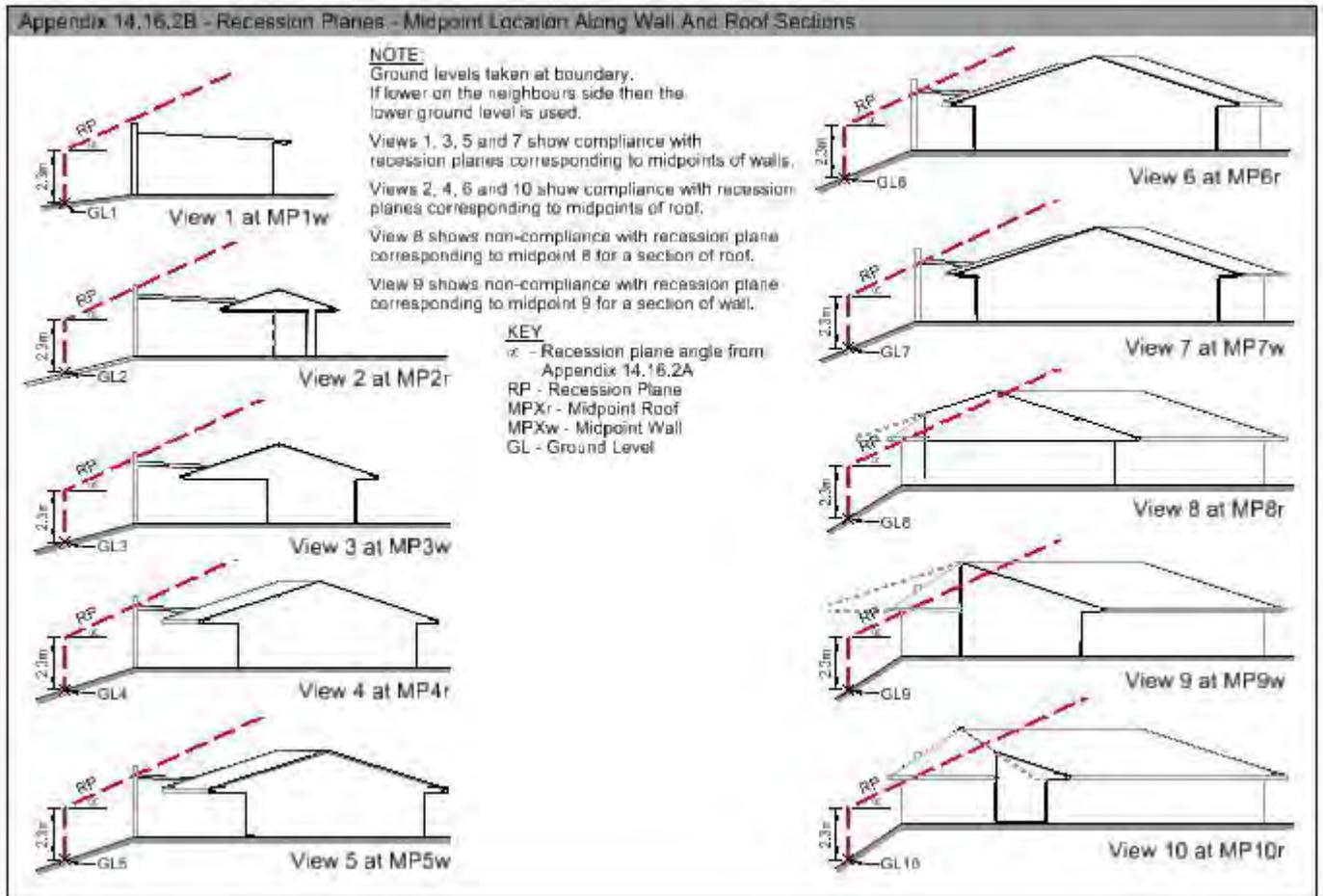
Views 1, 3, 5 and 7 show compliance with recession planes corresponding to midpoints of walls.
Views 2, 4, 6 and 10 show compliance with recession planes corresponding to midpoints of roof.
View 8 shows non-compliance with recession plane corresponding to midpoint 8 for a section of roof.
View 9 shows non-compliance with recession plane corresponding to midpoint 9 for a section of wall.

KEY

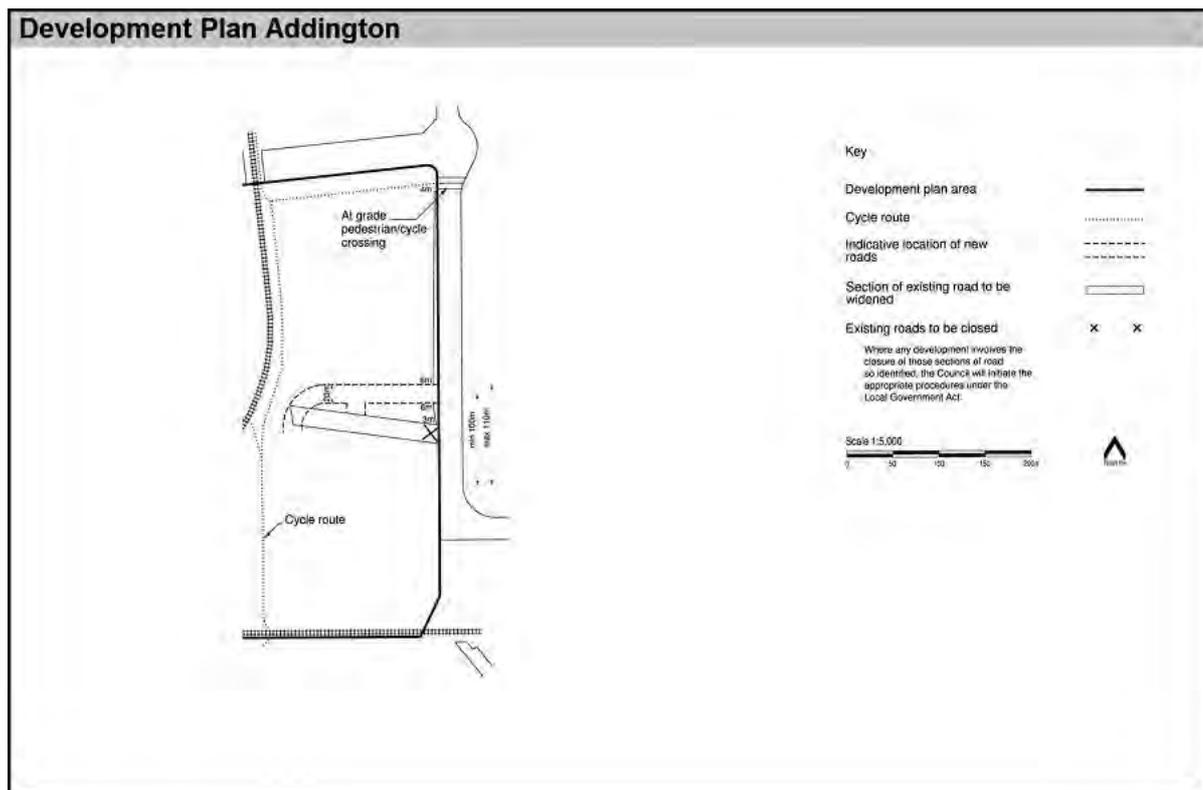
- x - Recession plane angle from Appendix 14.16.2A
- RP - Recession Plane
- MPXr - Midpoint Roof
- MPXw - Midpoint Wall
- GL - Ground Level







Appendix 14.16.3 Development plan Addington



Appendix 14.16.4 Aircraft noise exposure

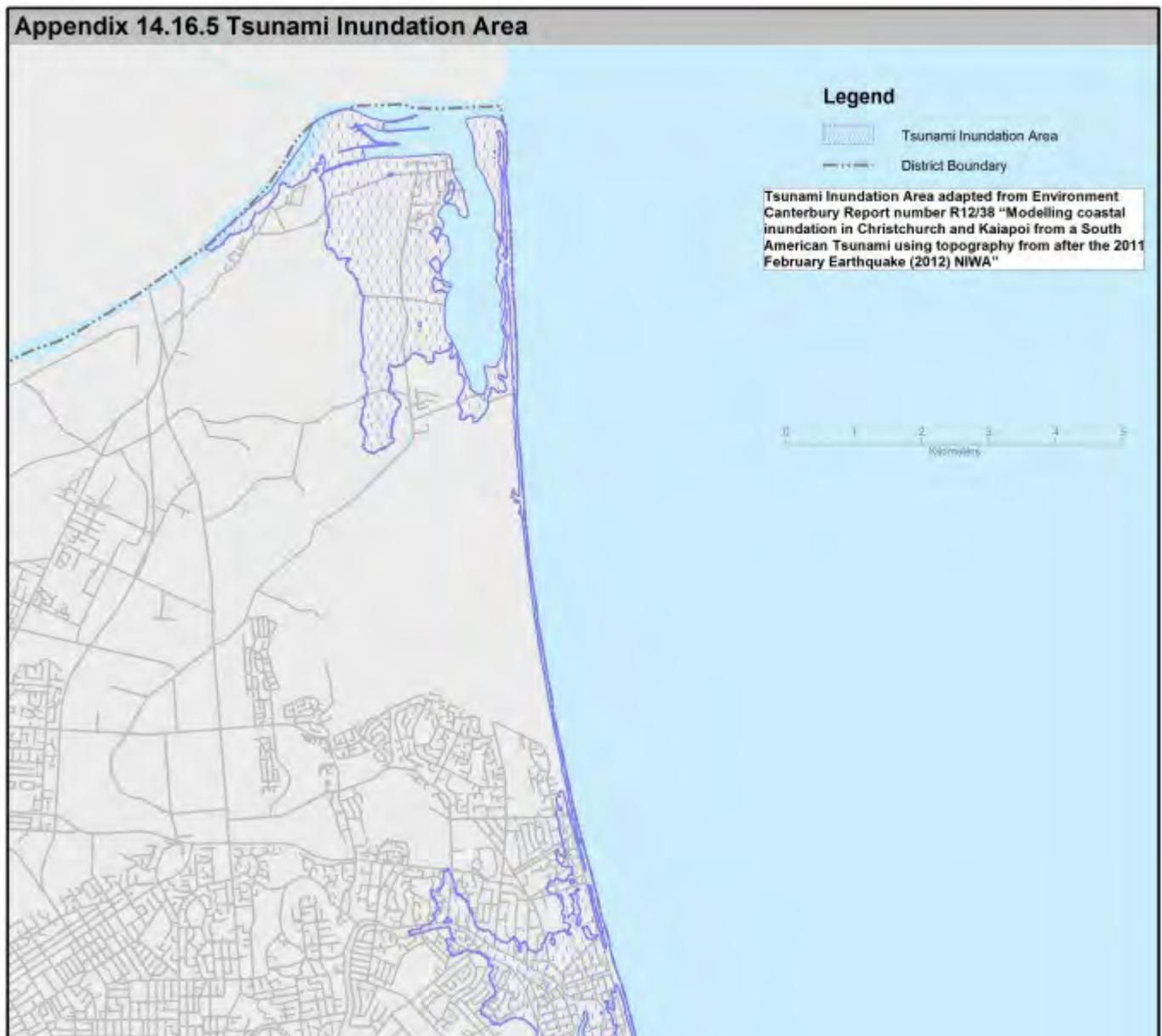
This appendix derives from Rules 14.4.1.3, 14.11.1.1 and 14.4.3.2.7.

1.1 Indoor design sound levels		
New buildings and additions to existing buildings located within the 50 dB Ldn Air Noise Contour as shown on the planning maps shall be designed to ensure the indoor sound levels stated in the table below, are not exceeded with all windows and doors closed.		
Indoor design sound levels		
Building type and activity	Indoor design and sound levels	
	SEL dB	dB Ldn
<u>Residential units and older person's housing</u>		
Sleeping areas	65	40
Other habitable areas	75	50
<u>Guest accommodation, resort hotels, hospitals and health care facilities</u>		
Relaxing or sleeping	65	40
Conference meeting rooms	65	40
Service activities	75	60
<u>Education activities</u>		
Libraries, study areas	65	40
Teaching areas, assembly areas	65	40
Workshops <u>gymnasia</u>	85	60
<u>Retail activities commercial services and offices</u>		
Conference rooms	65	40
Private <u>offices</u>	70	45
Drafting, open <u>offices</u> , exhibition spaces	75	50

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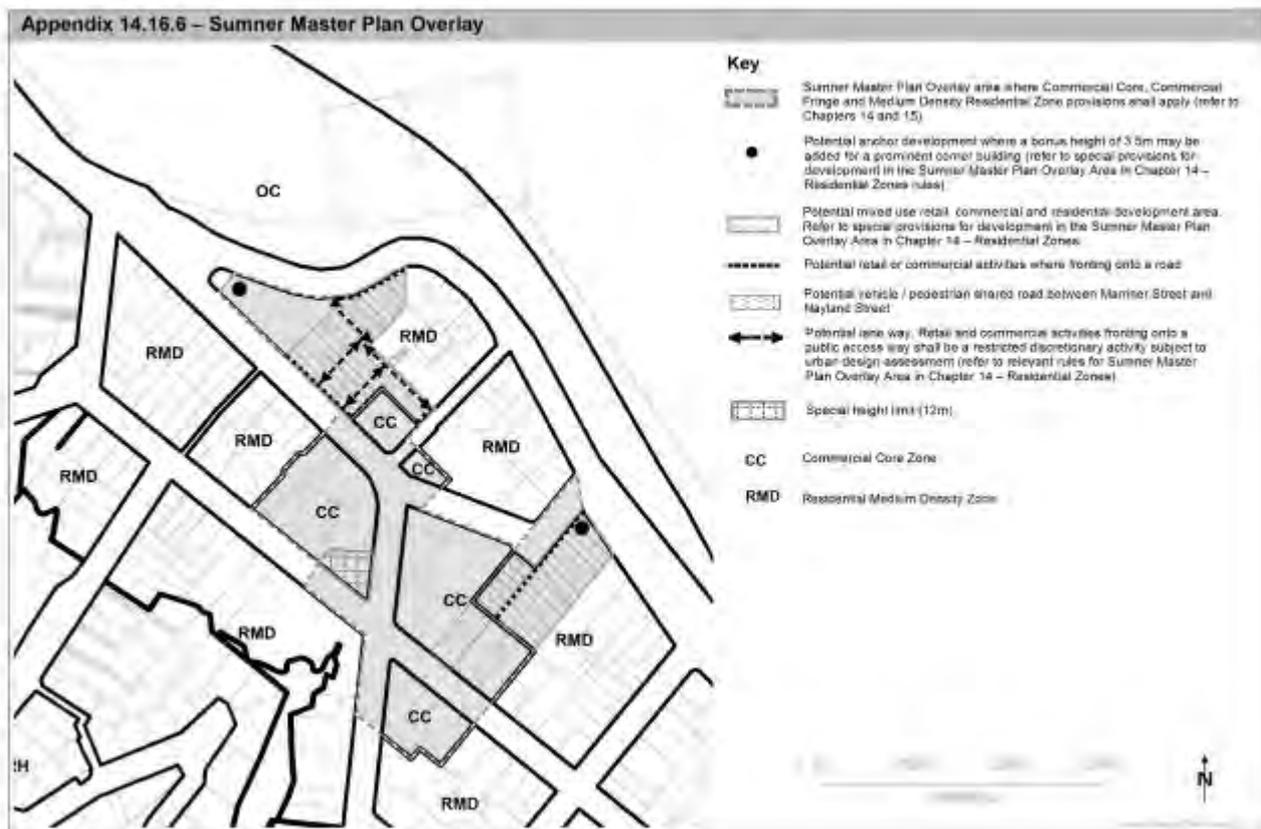
Typing, data processing	80	55
Shops, <u>supermarkets</u> , showrooms	85	60
1.2 Noise insulation calculations and verification		
a. <u>Building</u> consent applications must contain a report detailing the calculations showing how the required sound insulation and construction methods have been determined.		
b. For the purpose of sound insulation calculations the external noise levels for a <u>site</u> shall be determined by application of the air noise contours L_{dn} and SEL. Where a <u>site</u> falls within the contours the calculations shall be determined by linear interpolation between the contours.		
c. If required as part of the final <u>building</u> inspection, the sound transmission of the facade shall be tested in accordance with ISO 140-5 or ASTM to demonstrate that the required facade sound insulation performance has been achieved. A test report is to be submitted. Should the facade fail to achieve the required standard then it shall be improved to the required standard and re-tested prior to occupation.		

Appendix 14.16.5 Tsunami inundation area

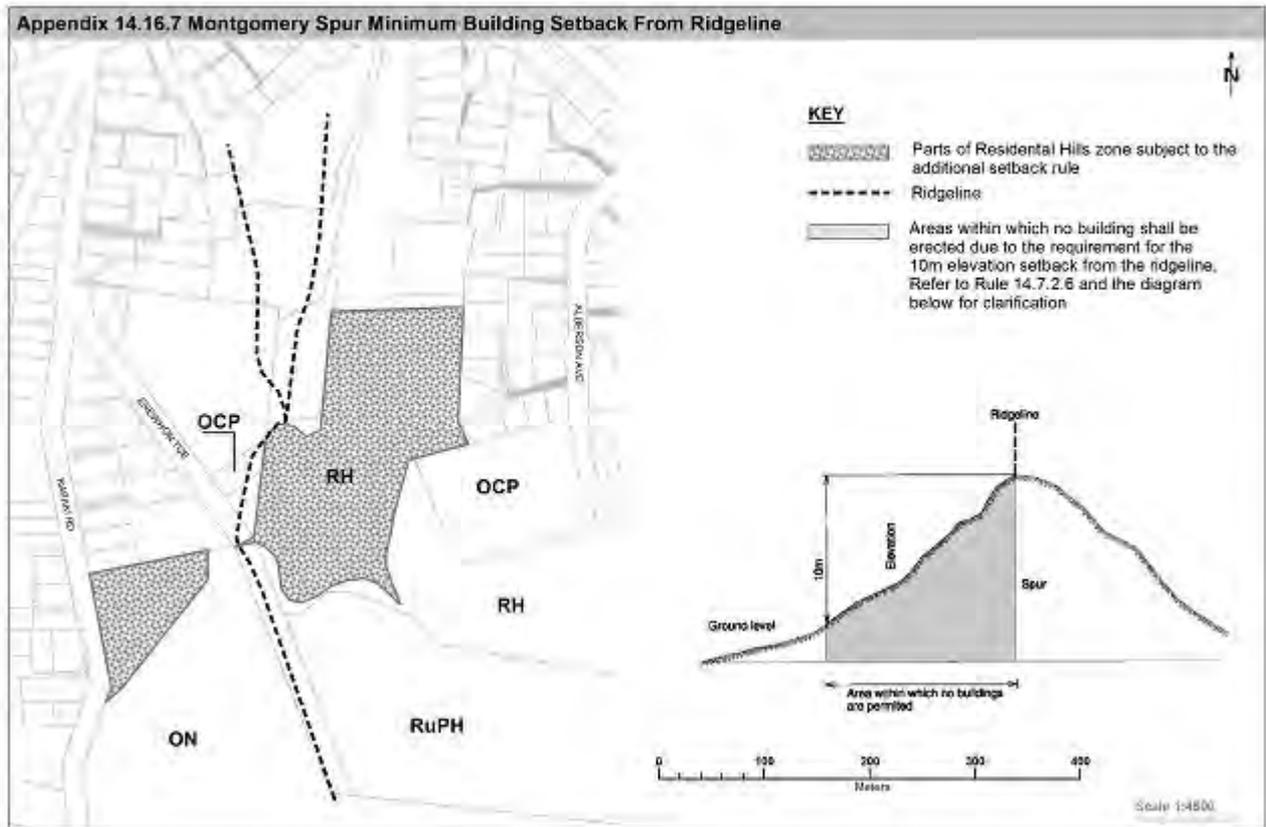




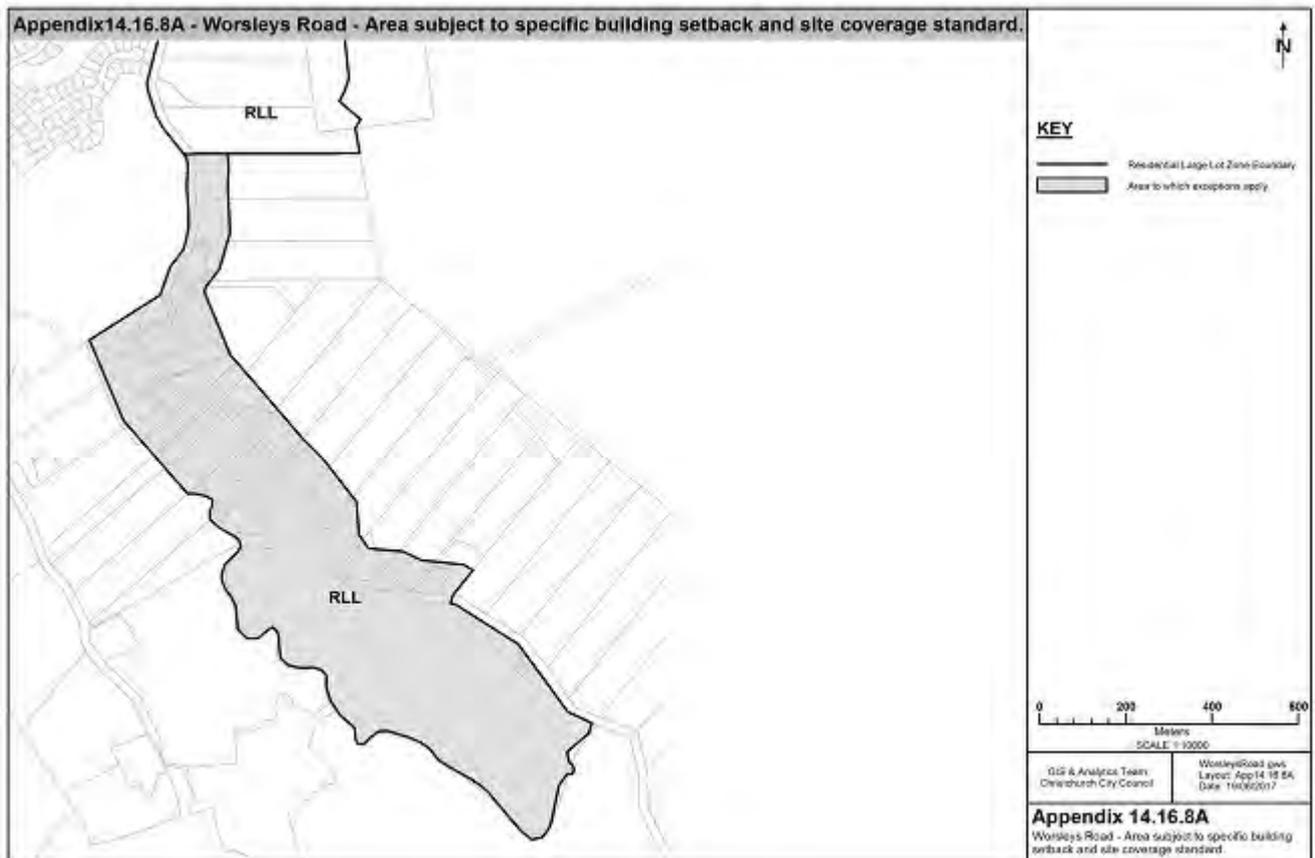
Appendix 14.16.6 Sumner Master Plan Overlay



Appendix 14.16.7 Montgomery Spur - minimum building setback from ridgeline

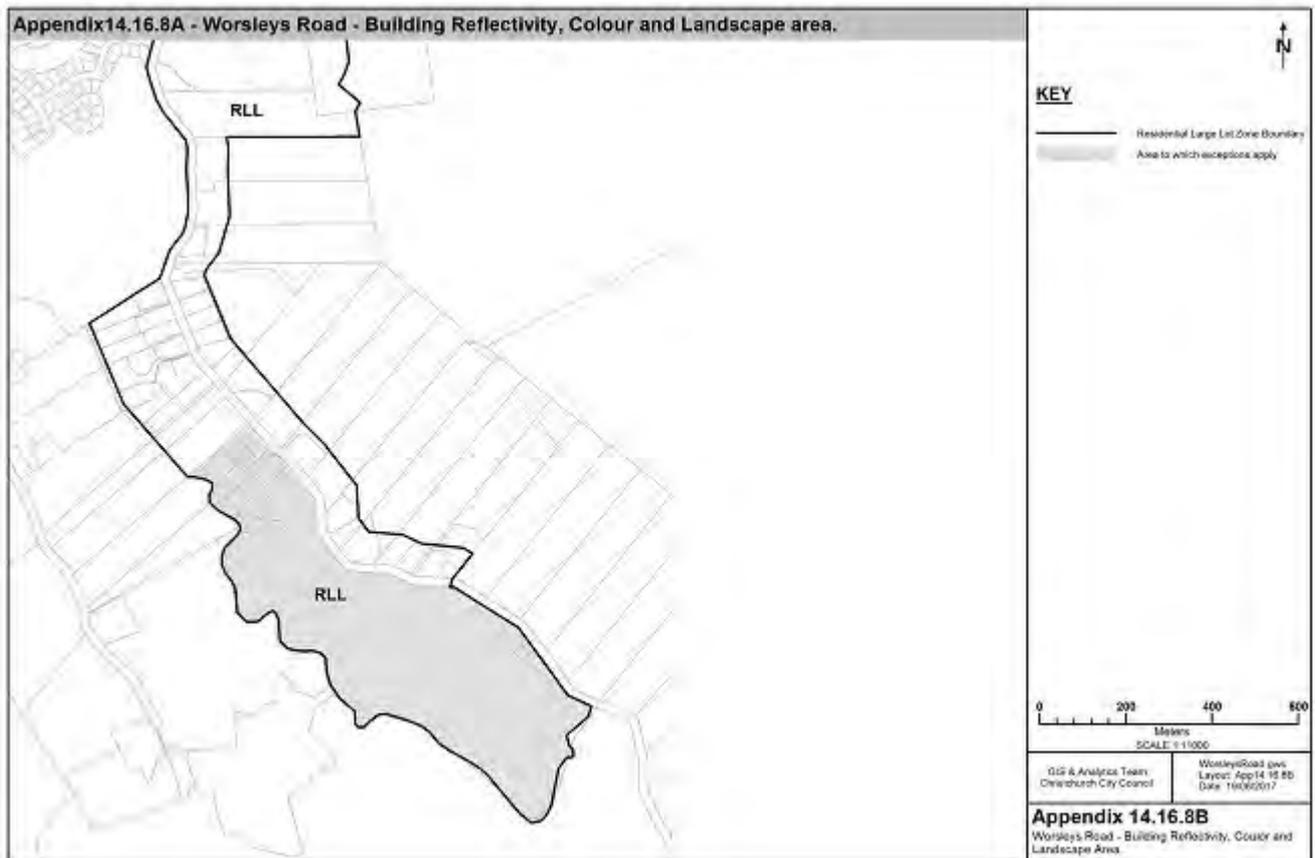


Appendix 14.16.8 Worsleys Road - area subject to specific building setback and site coverage standards



Appendix - Worsleys Road - building reflectivity and colour, and landscape areas

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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%		

Appendix 14.16.9 Samarang Bay and Allandale colour palette

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Roof Colours, Body/Wall and Trim Colours		
Resene Acrylic Roof Chart	Ebony	10 HA-5
	Thunder	11 HA-12
	Storm Dust	14 HA-25
	Mirage	14 HB-11
	Steel Grey	15 HB-13
	Stratos	10 HC-4.5
	Gulf Blue	11 HC-8
	Cloud Burst	12 HC-14
	Blue Wale0	14 HC-7.5
	Cocoa Brown	10 HD-4
	Clinker	11 HD-7.5
	Rustic Red	10 HF-5
	Jarrah	11 HF-3
	Morocco Brown	10 HE-7
	Hunter Green	10 HH-4
	Green Kelp	11 HH-7.5
	Mikado	12 HH-7.5
	Nordic	10 HI-4
	Seaweed	12 HI-7.5
	Palm Green	12 HI-4
	Gable Green	13 HL-5.5
Stratco Coated Steel Colour Chart	Ironsand	
	Lignite	
	Karaka	
	Permanent Green	
	New Denim Blue	
	Grey Friars	
Resene	Ship Grey	00 A 11
	Baltic Sea	00 A 13
	Cape Cod	16 A 11
	Rangoon Green	12 B 29
	Black Bean	14 C 40
	Charade	18 B 27
	Cinder	18 B 29
	Blue Bark	18 C 40
	Cardin Green	14 E 58
	Haiti	22 B 29

TRIM AND ACCENT COLOURS

The following colours include those colours that are complementary or of a less grey nature than those derived from the landscape background.

They are accent colours and should only be used in small proportions to add visual interest at close range.

Applications include:

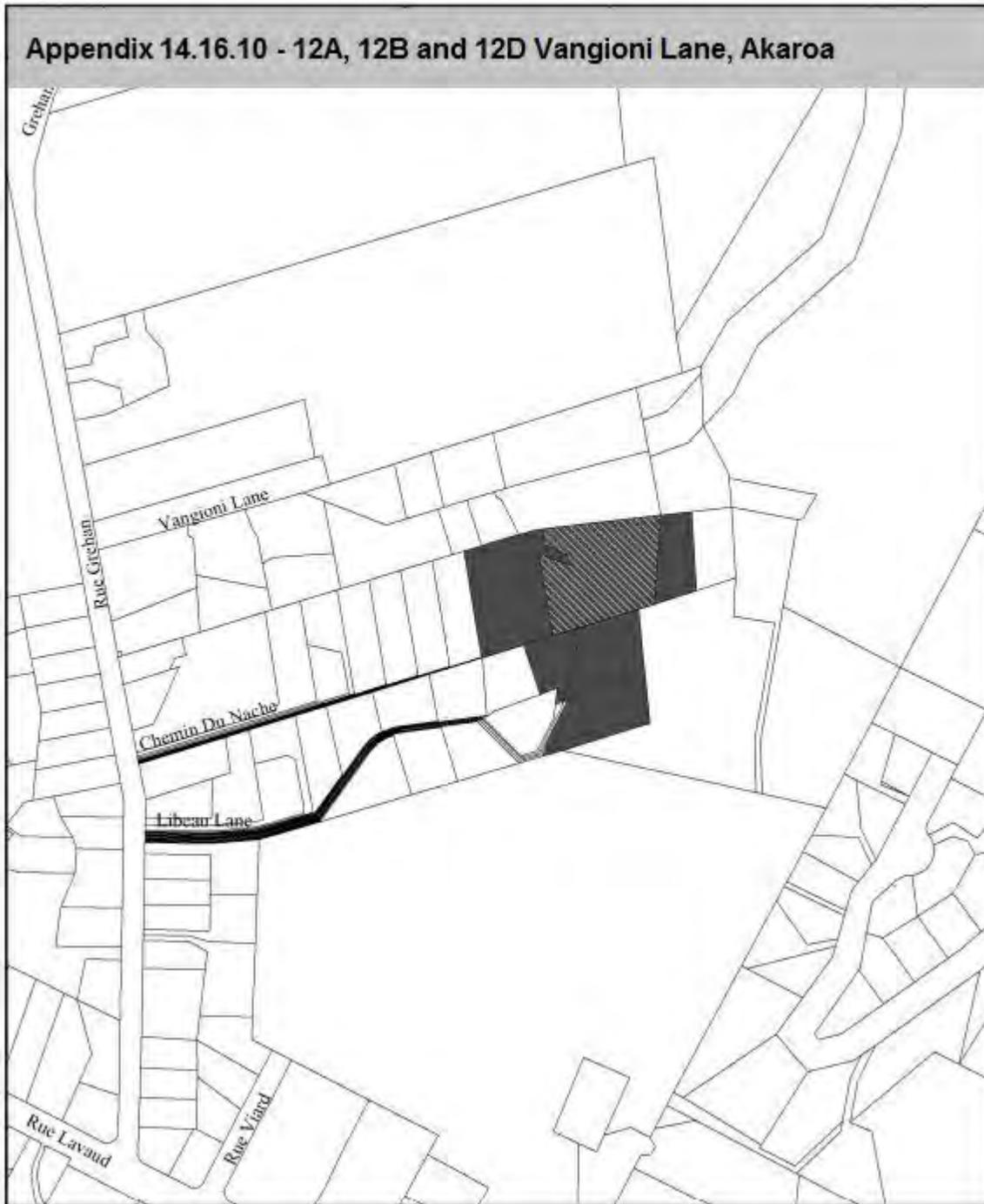
1. Fascia boards
2. Doors and door frames

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3. Windows and window frames
4. Window sills
5. Spouting and down pipes

Trim and Accent Colours Only		
Resene	Birch	10 B 27
	Kelp	12 B 25
	Scrub	12 B 27
	Turtle Green	12 C 39
	Pine Tree	12 C 40
	Madras	10 C 39
	Dark Tan	04 C 39
	Chocolate	04 C 40
	Toledo	02 C 40
	Persian Red	04 E 58
	Pirate Gold	08 E 56
	Rich Gold	06 E 56
	St Tropaz	20 D 44
	Catalina Blue	20 D 45
	Biscay	20 C 39
	Outer Space	20 C 40
	Elm	16 D 43
	Blue Stone	16 D 44
	Cyprus	16 D 45
	Hot Chili	04 D 45
	Wistful	22 D 41
	Martinique	22 B 27
	Mardi Gra	24 C 40
	Plum	24 E 58

Appendix 14.16.10 Akaroa - 12A, 12B and 12D Vangioni Lane



Appendix 14.16.11 Grouping of Residential Guest Accommodation Zone Sites

The following table sets out the groupings for Residential Guest Accommodation Zone sites for the purpose of determining the applicable zone rules for permitted and restricted discretionary activities (other than for guest accommodation (P1) and permitted activities on the YMCA site (P3)).

The Residential Guest Accommodation Zone site locations are contained in the figures following this table.

ID	Name	Address	Legal Description	Zones applicable to Rule 14.11.1.1 P2 and Rule 14.11.1.3 RD3

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Group A Sites (sites located in a lower density residential environment, typically zoned Residential Suburban)				
GA1	Wigram Base	14 Henry Wigram Drive	Lot 82 DP 81079	Residential Suburban
GA2	Wigram Lodge	15 Sioux Avenue	Lot 1 DP 81926	
GA3	Garden Hotel	110 Marshland Road	Lot 2 DP 456038	
GA4	Redwood Hotel	340 Main North Road	Lot 10 DP 60941	
GA5	Racecourse Hotel	116-118 Racecourse Road	Lot 1 DP 301568, Lot 2 DP 301568	
GA6	Commodore Hotel	447-449 and 455 Memorial Avenue	Lot 1 DP 28781, Lot 2 DP 74459	
Group B Sites (sites located in a medium density residential environment, generally zoned Residential Medium Density)				
GA7	Quality Hotel Elms	456 Papanui Road	Lot 2 DP 29110, Pt Lot 13 DP 959	Residential Suburban Density Transition
GA8	Addington Court Motel	197 Lincoln Road	Lot 1 DP 79547	Residential Medium Density
GA9	Chateau on the Park	189 Deans Avenue	Lot 1 DP51050, Lot 1 DP6807	
Group C Sites (sites adjoining Residential Central City Zone)				
GA10	Peterborough (George Hotel)	54 Park Terrace	Lot 2 DP12364, Lot 1 DP37827, Lots 1 - 6 DP27448, Lot 2 DP1973, Pt Rs 125 Canterbury District, Sections 127 and 128 Christchurch Town.	Residential Central City
GA11	Montreal (Hotel Montreal)	363 Montreal Street	Lot 2 DP473673, Lot 2 DP81571, Lot 2 DP480221, Lot 1 DP480221	
GA12	Latimer (Ryldges)	30 Latimer Square	Lot 1 DP 338487 Lot 7 DP1189 Lot 18, DP1189	
GA13	Avon	356 Oxford Terrace	Lots 1,2,3,4 DP 1907, Pt Lots 7,7,8,8,9,9 DP 281, Lot 1 DP 28239, Pt Lot 1 DP 432, Lot 1 DP 432, Pt Lot 2 DP 48542, Lots 1,2 DP 7045, Pt Res 28, 77 Christchurch Town	
GA14	Windsor Private Hotel	52 Armagh Street	Sec 1 SO 13661	
GA15	Hall	294 Barbadoes Street	Pt TR 16 ChCh City CT 316-191	
GA16	Round the World Backpackers	314 Barbadoes Street	Lot 2 DP 33590	
GA17	Stonehurst Accommodation	241-263 Gloucester Street	Lot 2 DP 80988, Pt Secs 640,642,642 Christchurch Town, Lots 1, 2 DP 7888, Lot 1 DP 410496, Lot 2 DP 410496	

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GA18	YMCA	12 Hereford Street	Lots 1,2,3 DP 25197, Lot 1 DP 46151, Pt Sec 441 Christchurch Town
GA19	YHA Hereford Street	36 Hereford Street	Sec 457 Christchurch Town
GA20	Foley Towers	208 Kilmore Street	Lot 1 DP 60425
GA21	YHA Worcester Street	5 Worcester Street	Lot 1 DP 496200
GA22	Vagabond Backpackers	232 Worcester Street	Pt Res 55 Christchurch Town

Residential Guest Accommodation Zone site locations

