

IN THE MATTER OF section 71 of the Canterbury Earthquake Recovery Act 2011 and the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014

AND

IN THE MATTER OF proposals notified for incorporation into a Christchurch Replacement District Plan

Date of hearing: 11, 12, 15 and 18 February, 16 March and 25 May 2016

Date of decision: 20 September 2016

Hearing Panel: Sir John Hansen (Chair), Environment Judge Hassan (Deputy Chair),
Ms Jane Huria, Ms Sarah Dawson, Dr Phil Mitchell

DECISION 43

**Central City — Stages 2 and 3
(and relevant definitions and associated planning maps)**

Outcomes: **Proposals changed as per Schedule 1**

COUNSEL APPEARANCES

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Mr C Carranceja and Mr T Ryan	Crown
Ms J Appleyard	Pacific Park Investments Limited The Roman Catholic Bishop of the Diocese of Christchurch
Mr J Johnson and Ms K Wyss	Church Property Trustees
Ms P Steven QC	P Dyhrberg & Others
Mr J Leckie	Canterbury District Health Board
Mr L Hinchey	Ryman Healthcare Limited and Retirement Villages Association of New Zealand
Ms L Semple	Carter Group Limited
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INTRODUCTION

[1] This decision ('decision') continues the series of decisions made by the Independent Hearings Panel ('Hearings Panel'/'Panel') concerning the formulation of a replacement district plan for Christchurch City (including Banks Peninsula) ('Replacement Plan'/'Plan'). It concerns a hearing on Chapter 13, which was notified in Stages 2 and 3 of our hearings process.¹

[2] In this decision, the phrase 'Notified Version' describes the version notified by the Christchurch City Council ('the Council'/'CCC') (submitter 3723) and to which, subsequent to consideration of submissions and conferencing, a number of changes were made. To ensure appropriate consistency with the drafting of related decisions, we required the Council to file an update of its final version of the Central City provisions.² The Council complied with this request, filing Word versions of the following provisions on 13 July 2016:³

- (a) Chapter 7 Transport
- (b) Chapter 8 Subdivision, Development and Earthworks
- (c) Chapter 11 Utilities and Energy
- (d) Chapter 12 Hazardous Substances and Contaminated Land
- (e) Chapter 14 Residential
- (f) Chapter 15 Commercial
- (g) Chapter 21.2 Specific Purpose (Cemetery) Zone
- (h) Chapter 21.5 Specific Purpose (Hospital) Zone
- (i) Chapter 21.6 Specific Purpose (School) Zone

¹ Members of the Hearings Panel who heard and determined this proposal are set out on the cover sheet.

² Minute in relation to the Central City provisions, 6 July 2016.

³ Memorandum on behalf of the Council providing updated Central City proposals as directed by Panel, 13 July 2016.

(j) Chapter 21.7 Specific Purpose (Tertiary Education) Zone

[3] These provisions are referred to throughout our decision as the ‘Revised Version’.

[4] Where we refer to ‘Decision Version’, it is our redrafting of the Revised Version, as set out in Schedule 1, which will become operative upon release of this decision and the expiry of the appeal period.

[5] This decision follows our hearing of submissions and evidence. Further background on the review process, pursuant to the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 (‘the OIC’/‘the Order’) is set out in the introduction to Decision 1, concerning Strategic Directions and Strategic Outcomes (and relevant definitions) (‘Strategic Directions decision’).⁴

Effect of decision and rights of appeal

[6] Our procedure and the rights of appeal are set out in our earlier decisions.⁵ We concur in those.

Identification of parts of existing district plans to be replaced

[7] The OIC requires that our decision also identifies the parts of the existing district plans that are to be replaced by the Chapter (‘Operative Plan’). In this respect, we replace all of the Planning Map zones in the existing Banks Peninsula District Plan and existing Christchurch City Plan that are impacted by our decision.

PRELIMINARY MATTERS

Conflicts of interest

[8] We have posted notice of any potential conflicts of interest on the Independent Hearings Panel website.⁶ In the course of the hearing, it was identified on various occasions that

⁴ Strategic directions and strategic outcomes (and relevant definitions), 26 February 2015.

⁵ Strategic Directions decision at [5]–[9].

⁶ The website address is www.chchplan.ihp.govt.nz.

submitters were known to members of the Panel either through previous business associations or through current or former personal associations. Those disclosures (and, on some matters, member recusals) were recorded in the transcript, which was again available daily on the Hearings Panel’s website. No submitter raised any issue in relation to this.

REASONS

Statutory Provisions

[9] The OIC directs that we hold a hearing on submissions on a proposal and make a decision on that proposal.⁷ Our Stage 1 Residential decision set out the relevant statutory framework which also applies to this decision.⁸

[10] No issue was taken with any of the Higher Order Documents we must take into account and give effect to.

Overview

[11] Clearly the Central City was severely affected by the Canterbury Earthquake Sequence. As a consequence, the Government passed the Canterbury Earthquake Recovery Act 2011 (‘CER Act’) which made provision for the Christchurch Central Recovery Plan Te Mahere ‘Maraka Ōtautahi’ (‘CCRP’). This identified a range of outcomes for the recovery of the

⁷ OIC, cl 12(1).

⁸ At [9]–[10]. Our decision does not set out the text of various statutory provisions it refers to, as this would significantly lengthen it. However, the electronic version of our decision includes hyperlinks to the New Zealand Legislation website. By clicking the hyperlink, you will be taken to the section referred to on that website. The CER Act was repealed and replaced by the Greater Christchurch Regeneration Act 2016 (‘GCRA’), which came into force on 19 April 2016. However, s 148 of the GCRA provides that the OIC continues to apply and the GCRA does not effect any material change to the applicable statutory framework for our decision or to related Higher Order Documents. That is because s 147 of the GCRA provides that the OIC continues in force. Further, Schedule 1 of the GCRA (setting out transitional, savings and related provisions) specifies, in cl 10, that nothing in that Part affects or limits the application of the Interpretation Act 1999 which, in turn, provides that the OIC continues in force under the now-repealed CER Act (s 20) and preserves our related duties (s 17).

Central City and introduced, or amended through statutory directions, a number of provisions in the Operative Plan as one means of achieving the outcomes.

[12] This document contains a vision for Christchurch and defines the form of the Central City. It also sets out the location of key anchor projects and outline block plans to show how the Central City could look in the future. The statutory provisions require that any decision made by the Panel not be inconsistent with the CCRP. That is something we will turn to as it is highly relevant to some of the decisions that need to be made in the context of this hearing.

[13] Once the CCRP was gazetted in July 2013, a number of changes were made to the Operative Plan as follows:⁹

- (a) July 2013 – with amendments and deletions to the Operative City Plan provisions that were contained in the original Appendix 1 of the CCRP;
- (b) October 2013 – “An Accessible City”, which outlines the plans for a transport system that will support the recovery of the Central City;
- (c) December 2014 — two addendums: “Noise and Entertainment Provisions” (relates to noise provisions for the entertainment and hospitality industry) and “South Frame” (relates to enabling the development of the Health and Innovation Precincts); and
- (d) January 2015 — “A Liveable City — He tāone e whai wāhi ai te whanau”, which is the residential chapter that contains a vision and the objectives for Central City Living.

The Central City Notified Version

[14] CCC has adopted a sensible approach to this chapter. It notes that some provisions are unique to the Central City, but that a significant number are the same, or the same in part, as those already publicly notified in earlier stages. We accept CCC’s submission that having a separate Central City chapter would result in an enormous amount of duplication of text within the CRDP. We also accept the approach adopted by the CCC that the provisions have, through the submission and hearing process, where appropriate, been integrated into the rest of the pCRDP chapters. These were usefully summarised by the Crown (3721) in their opening as follows:¹⁰

⁹ Opening submissions for the Council at 3.3(a)–(d).
¹⁰ Opening submissions for the Crown at 1.2.

Notified Central City provisions	Transferred to (in Revised Proposal)
13.17 Definitions	Proposal 2 — Definitions
13.9 Transport	Proposal 7 — Transport
13.10 Subdivision and Development 13.11 Earthworks	Proposal 8 — Subdivision, Earthworks and Development
13.13 Utilities	Proposal 11 — Utilities and Energy
13.16 Hazardous Substances and Contaminated Land	Proposal 12 — Hazardous Substances and Contaminated Land
13.6 Residential	Proposal 14 — Residential
13.1 General Commercial Objective 13.2 Business Zone 13.3 Mixed Use Zone 13.4 (South Frame) Mixed Use Zone 13.5 Commercial Local Zone	Proposal 15 — Commercial
13.8 Specific Purpose Zones (Hospitals, Schools, Tertiary and Cemeteries)	Proposal 21 — Specific Purpose Zones

[15] In our Decision Version we have followed the process adopted by CCC, but with some redrafting to reflect our decision, agreements reached and changes made to ensure greater consistency, integration and clarity across the entire Plan.

Agreements

Pre-hearing agreement

[16] A number of parties reached agreement on various issues before the hearing commenced. Memoranda covering these matters were filed with the Secretariat.¹¹

[17] We find the agreements reached are well supported by the evidence and accord with the relevant statutory principles which we must apply. They have been included in the Revised Version and we endorse them in our Decision Version. These are set out in Schedule 2.

¹¹ Opening submissions for the Council at 6, referring to a memorandum filed by Ceres New Zealand Limited ('Ceres'), and joint memoranda the Council filed with Pegasus Health (Charitable) Limited (3250); Cancer Society of New Zealand Canterbury-West Coast Division Inc (3051); Canterbury District Health Board (3696) ('CDHB') and the Canterbury Earthquake Recovery Authority (for and on behalf of the Ministry of Health) (3721) ('CERA'); and RHOAD Limited (3276).

Agreements reached in the course of, or at the conclusion of, the hearing

[18] As with many other hearings, CCC and submitters reached agreed positions in the course of the hearings or subsequent to the adjournment of the hearing. Again we find those agreements are well supported by the evidence and accord with the relevant statutory principles and the Higher Order Documents. Without mentioning them specifically, we accept them and, subject to the drafting comments above, have included them in the Decision Version. We set them out also in Schedule 2.

Central City proposal/CCRP

[19] As noted above, any decision by the Panel must not be inconsistent with the CCRP. The term ‘not inconsistent with’ was considered by the Panel in the Strategic Directions Chapter. It is unnecessary to repeat what we said in that chapter, but we accept and endorse it.

[20] The matter was addressed in opening and closing by some submitters. We do not think it necessary to rehearse those submissions at length as we consider the matter adequately covered by our Strategic Directions decision. In general we accept and endorse the various authorities referred to in those openings and closings and have applied them where relevant to our considerations. However, we note that the requirement only arose in a detailed sense in relation to two submissions which we address separately later and where appropriate also expand on our Strategic Directions comments.

Issues for resolution

[21] We acknowledge the collaborative approach taken by CCC and many submitters that have led to the agreements referred to above, and thank them for that. Understandably, a number of issues remained for resolution by the Panel at the end of the hearing and we now turn to them.

Transport

Increased cycle parking facilities

[22] Generation Zero (3251) in their submission requested a significant increase in cycle parking requirements. Mr Muir made submissions on their behalf, and in answer to a question

from the Panel said the increases had been recommended by a transport planner. However, such transport planner did not participate in expert conferencing, did not provide evidence and was not available to be questioned.

[23] Both the Crown (3721) and Council opposed proposed increases in cycle parking requirements, and supported those specified in Table 7.5 of the updated proposal as agreed to by the traffic experts for the Crown, Council and Carter Group Limited (3602) ('CGL').

[24] Mr Cabell, for the Canterbury District Health Board ('CDHB') and Ministry of Health (3696), also gave evidence that increasing cycle parking requirements within 30 metres of pedestrian entrances would be problematic in practical terms for the hospital sites.¹²

[25] As well, Mr Muir acknowledged this point of behalf of Generation Zero.¹³

[26] We are quite satisfied, and find on the evidence before us, that adequate cycle parking facilities have been provided for in the Central City. We accept the Revised Version and include it in our Decision Version.

Deeming provisions for new and stopped roads

[27] The experts for the Crown and the Council support deeming provisions that would provide that:¹⁴

- (a) New public roads automatically become subject to the provisions of the Transport zone; and
- (b) Existing roads that are stopped (with any relevant designation uplifted) automatically become subject to the zoning provisions that cover the adjoining land.

[28] It was accepted that this would reflect the approach already taken in the Operative Plan. The experts also agreed the provisions are workable and certain in that the 'trigger' for this

¹² Rebuttal evidence of Brad Cabell on behalf of the CDHB and Ministry of Health at 3.1–3.4.

¹³ Transcript, page 499, lines 36-42.

¹⁴ Evidence in chief of Richard Shaw on behalf of the Crown at section 8; and rebuttal evidence of Mr Falconer on behalf of the Council at para 6.1.

application of the Transport Zone is certain and can be objectively understood. This is reflected in the Revised Version.

[29] The position of these experts, however, was subject to there not being any legal impediments. In this regard the one issue raised was that of scope.

[30] In the course of the hearing the Council raised the question of scope, and in closing the Crown accepted that, while the benefits apply city-wide, there was no scope to apply the proposed deeming provisions throughout the rest of the district. The Council agreed with the Crown.¹⁵

[31] That means the rules will apply to only the Central City, but we concur in the request to notify the rule to apply across the whole city under cl 13(4) of the OIC. We have previously required such notification.¹⁶

GENERAL

Rezoning

[32] In closing, the Council reiterated that it had adopted and stood by its opening submission on these requests. It said the testing of the evidence did not suggest to CCC that changes should be made. It also noted that, apart from the closing statement of the Victoria Neighbourhood Association (3611) ('VNA'), which simply reiterated its opposition to all the zonings they had submitted on, no submitter filed closing legal submissions addressing the rezonings being pursued.

[33] The rezoning matters are scattered through the evidence of the Council planners. The zones referred to in this decision are:

Zone	Abbreviation
Commercial Local Zone	CLZ
Central City Business Zone	CCBZ
Central City Guest Accommodation Zone	CCGAZ

¹⁵ Updated closing submissions for the Council at 13.

¹⁶ Minute in relation to notification of deeming provisions for new and stopped roads, 13 July 2016.

Zone	Abbreviation
Central City Mixed Use Zone	CCMUZ
Central City Residential Zone	CCRZ
Central City School Zone	CCSZ
Central City (South Frame) Mixed Use Zone	CC(SF)MUZ

[34] Subject to the various changes of zoning we make, we find the various zones (including in their geographic extent) the most appropriate for achieving related objectives (including Strategic Objectives) and the RMA's purpose. Therefore, we confirm them (as so modified).

[35] We deal first with site-specific submissions requesting rezoning.

4–6 Dublin Street

[36] The submission of Commercial Freeholders Limited (3023) sought a change to the zone boundary between 4 Dublin Street (also known as 17 Dorset Street) and 6 Dublin Street to recognise encroachment of the existing building beyond the zone boundary and property boundary of 4 Dublin Street. Mr Stevenson, in his reasons for recommending rejection of the submission, noted that while the two properties were in the same ownership, there was no evidence of a legal instrument linking the properties. He considered a split zoning of 6 Dublin Street would be inappropriate. He recognised the unusual circumstances but considered there was potential for the site at 17 Dorset/4 Dublin Street to be redeveloped which could enable any future building to be located entirely within the boundaries of that property. Alternatively, he said a boundary adjustment could be undertaken to change the cadastral boundary to align with the building's location. He said if this was undertaken, his concern with the request would be addressed.

[37] VNA and Robert Manthei (FS5022) also partially opposed this submission.¹⁷ They had suggested a partial resolution, that the zone boundary be allowed to follow the north wall of the current structure only, but if that structure were to be demolished and replaced by a new structure in the future, the boundary line would revert to the present cadastral boundary of the property. Following mediation, they appeared to accept the outcome proposed by the Council.

¹⁷ Evidence in chief of Professor Robert Manthei on behalf of VNC and Prof Robert Manthei at 9.2.

[38] In the absence of any evidence to the contrary, we accept the evidence of Mr Stevenson and reject the submission.

367–373 Durham Street and 56–72 Salisbury Street

[39] The submitter, Christchurch Casinos Limited (3291), sought to rezone the site to Central City business and include it within the 17-metre height overlay shown on the Central City maximum building height planning map.

[40] Mr Bergin spoke to a submission on behalf of Christchurch Casinos. Ms Andrew gave planning evidence.

[41] Unfortunately, cross-examination and Panel questioning revealed that Ms Andrew had not properly considered the Higher Order Documents, she had looked at the land in isolation, she commented on transport effects without any expertise, and acknowledged that it was an application in part to rezone someone else's land.

[42] The rebuttal evidence of Mr Stevenson, which we accept on this matter, demonstrates that the zoning sought provided for a significant quantum of retailing commercial activity which would dilute the potential demand in the CCBZ.

[43] There was a further submission from Wendy Fergusson (FS5015) and VNA. The VNA submission points out that the loss of this land from residential will dilute the opportunity of intensification provided by the zoning of the Notified Version.

[44] We accept the evidence of Mr Stevenson in preference to that of Ms Andrews, which could be fairly characterised as speculative. We also uphold the further submission of VNA.

[45] Accordingly, we accept Mr Stevenson's recommendation and reject the rezoning applied for.

61 Peterborough Street and 357–361 Durham Street

[46] Christchurch Casinos seeks that we rezone this site to CCBZ. Currently the land is used for car parking and prior to the earthquakes it appears to have been used for the same purpose, reflecting resource consents dating from 1994 for the use of car parking at ground floor level.

The current CCBZ runs on the eastern boundary of 51 Peterborough Street, so the extension east to Durham Street is what is sought by Christchurch Casino. The Notified Version proposed that these properties be zoned CCMUZ.

[47] Mr Stevenson considered the relief sought had merit and the site was contiguous with the existing CCBZ to the west and south. He did not consider the relief sought would impact on Objective 3.3.8 enabling an additional 5000 households in the Central City. He accepted there was potentially inconsistency with the CCRP but concluded:¹⁸

... the zoning pattern as a consequence of accepting the relief would provide clarity and in my opinion, would provide a definitive edge to the central business area of the City. This in my view outweighs the potential dilution of demand for space in the notified business zone.

[48] We accept that evidence of Mr Stevenson and allow the rezoning, which is reflected in our Decision Version.

390 Montreal Street

[49] This is a corner site, and Tom Robinson Limited (3621) seeks that it be rezoned to CCBZ. At present the site is occupied by an office building with car parking that fronts on to Montreal Street, which existed before the earthquakes.

[50] Mr Stevenson notes in his evidence that to the east, Montreal Street has historically been in primarily residential use. The subject site is an exception.

[51] While accepting that the site is contiguous with the proposed CCBZ to the south, Mr Stevenson said the rezoning would be isolated relative to other commercial activity in the same block, with residential units to the immediate south. While accepting the site adjoins land zoned CCBZ to the east, he said it bore little relationship to development on those sites which generally front Victoria Street.

[52] Mr Stevenson stated that the relief sought would increase the potential extent of business zoning and enable intensification of commercial activity. Accepting the site was presently used for offices, he stated that the rezoning sought would enable a much greater range of commercial

¹⁸ Evidence in chief of Mark Stevenson on behalf of the Council, Attachment C, at 2.5.

activity and would reduce the opportunity for the site to be used for residential activity. He considered this would be inconsistent with the CCRP and the position reflected in the CCC's proposal which seeks to consolidate the area for commercial activity in the Central City.¹⁹

[53] We accept Mr Stevenson's evidence in that regard and reject the submission.

47–49 Salisbury Street

[54] This was an application to rezone the site to CCBZ. The submitters, Trophy Victoria Limited (3644) and Kilmore Investments Limited (3728), stated this reflected the consented and historic use of the site.

[55] Mr Stevenson noted the site was presently vacant but pre-earthquake was used for car parking associated with the commercial development on the adjoining property at 376 Montreal Street, and a small block of residential units, part of which was used as a medical centre.

[56] In July 2015, a resource consent was granted for land at 376 Montreal Street and 47–49 Salisbury Street to be used for commercial development. One of the proposed buildings would sit across the boundary between 376 Montreal Street and 47–49 Salisbury Street, and car parking would be across both sides to serve the development.

[57] Noting these matters, Mr Stevenson considered that rezoning would bring greater certainty to land owners and investors, given the relationship between the sites in terms of land use. As a consequence, he considered the rezoning would reduce the potential compliance costs as a consequence, in accordance with the OIC.

[58] Again, we accept Mr Stevenson's evidence and agree to the CCBZ rezoning.

25 Peterborough Street

[59] The submitter, Ceres New Zealand Limited (3334), sought site-specific zoning enabling 25 per cent of floor space to be subject to CCBZ rules and 75 per cent to be subject to the CCGAZ rules.

¹⁹ Evidence in chief of Mark Stevenson, Attachment C, at 4.4.

[60] The site was, until the 1960s, the Christchurch Teachers' College. Agreement had been reached between the submitter and the CCC that the submission should be accepted.²⁰ We have read Mr Stevenson's evidence in chief.²¹ We accept that evidence and note there are no further submissions. We allow the submission and rezone accordingly.

162 Kilmore Street (part)

[61] The Cancer Society of New Zealand (3051) sought to rezone the rear part of 162 Kilmore Street to CCMUZ. There were no further submissions.

[62] Again, agreement was reached between the submitter and CCC.²² We have perused Mr Stevenson's evidence.²³ We accept it and grant the rezoning sought.

401 Madras Street (part)

[63] Pegasus Health (Charitable) Limited (3250) sought the rezoning of an area of land between Bealey Avenue and Madras Street, to CCMUZ.

[64] The land comprises an accessway between Madras Street and Bealey Avenue known as Dollans Lane, and car parking serving an adjoining office facility.

[65] The parties reached agreement and a joint memorandum was filed.²⁴ Mr Stevenson supported rezoning of the car parking area and part of the accessway on the basis that the development at 401 Madras Street is reliant on the subject land. He states that the relief sought recognises the relationship between the two activities and provides for ongoing certainty (in planning terms) of the expected use of the site. A split zoning could otherwise result in unnecessary consenting requirements where a change of use is sought. However, he submitted that although the risk of development of the accessway from Bealey Avenue was minor, to

²⁰ Rebuttal evidence of Mark Stevenson at 8.1–8.2; Memorandum of counsel for Ceres as to Hearing Participation, 28 January 2016.

²¹ Evidence in chief of Mark Stevenson on behalf of the Council, Attachment C, at 6.

²² Joint memorandum on behalf of the Council and Cancer Society of New Zealand Canterbury-West Coast Division Incorporated, 4 December 2015.

²³ Evidence in chief of Mark Stevenson, Attachment C, at 7.

²⁴ Joint memorandum of counsel between the Council and Pegasus Health (Charitable) Limited regarding Proposal 13 – Central City, 1 December 2015.

rezone that area would create an intrusion into the CCRZ. He therefore opposed that portion of the rezoning request.²⁵

[66] We accept Mr Stevenson's evidence, accept the agreed position as set out in the joint memorandum, and rezone accordingly.

303 and 307 Madras Street, 205 and 207 Kilmore Street and 202 Peterborough Street

[67] New Zealand Institute of Management Southern Incorporated (3678) sought the rezoning of the site to CCMUZ. The site is presently vacant following the demolition of buildings. Before the earthquake, administrative offices and training rooms for the submitter were located in a building on the northern half of the site. The converted dwelling on the southern part contained a kitchen for course catering, storage and also a staffroom.

[68] An existing use certificate (Certificate RMA92020864) dated October 2012 was held for the subject land, excluding 202 Peterborough Street, which enables its redevelopment for education and training on the same footprint as the previous activity. The use of the site by NZIM for education, training and offices dates back to 1971.

[69] There were no further submissions. In his evidence Mr Stevenson identifies the key matters for consideration and concludes the relief should be granted except for 202 Peterborough Street. His reason for that is that there would be loss of residential coherence along Peterborough Street with the rezoning of that land.

[70] We accept Mr Stevenson's evidence and rezone accordingly.

332 Oxford Terrace

[71] CGL sought the rezoning of the site to commercial or guest accommodation zoning.

[72] However, in the course of the hearings the submitter withdrew the application on the basis it would seek a guest accommodation overlay in the Chapter 6: General Rules hearing.²⁶

²⁵ Evidence in chief of Mark Stevenson, Attachment C, at 8.

²⁶ Evidence in chief of Jeremy Phillips on behalf of CGL at 8; evidence in chief of Andrew Willis on behalf of the Crown at 3.3–3.6.

[73] Accordingly we defer this matter to the decision on that hearing, which decision will be handed down in due course.

Land within Convention Centre precinct fronting Oxford Terrace

[74] The Crown sought rezoning of the full extent of the Convention Centre precinct to CCBZ.

[75] The notified zoning as Open Space appears to be an anomaly, as the subject land is not recreation reserve nor has it had a previous use as open space. Mr Stevenson supported the submission.

[76] It is clearly required on the basis of the information before the Panel and we so rezone it.

95 Tuam Street

[77] Church Property Trustees (3610) ('CPT'), the Roman Catholic Bishop of the Diocese of Christchurch and Alpine Presbytery (3670) sought the rezoning of the site from CCSZ to CCBZ.

[78] The relief sought was to rezone a commercial building fronting Tuam Street. It appears to be an anomaly to include the subject site in the specific purpose school zone, given its commercial use. To rezone to CCBZ, as Mr Stevenson noted, would achieve continuity with the business zone to the immediate west. No issues have been raised in relation to infrastructure and no further submissions were received.

[79] We accept Mr Stevenson's recommendation and rezone accordingly.

Objective 13.3.1: Victoria Street Entertainment Precinct/1 Papanui Road/Late night sale of alcohol

[80] We will deal first with questions relating to the precinct generally, and the amendments Pacific Park Investments Limited (3459/FS5045) ('Pacific Park') sought to proposed Objective 13.1.1.

[81] Pacific Park submitted for an amendment to Objective 13.1.1 so that it read as follows:

- a. Retail and commercial activity is a primary function underpinning the vitality and viability of the Central City by:

...

- iv. ~~providing for~~ **encouraging** entertainment and hospitality activity, **including late-night sale of alcohol**, in identified precincts and ~~managing~~ **limiting** the extent to which these activities can occur outside of the identified precincts.

[82] It also sought the insertion of a policy regarding the protection of existing investment in the Central City Entertainment Precinct ('CCEP').

[83] We note that it was the request of the Crown and CCC that the matters Pacific Park submitted on be held over to the Chapter 6: General Rules hearing. That hearing is concluded and as noted earlier, we have considered the evidence from both in our deliberations, and determined to include it in this decision, as we are satisfied it is more coherent to place it in the Central City decision. We deal with this aspect below.

[84] The CCRP created the entertainment precincts. Map 7 to Appendix 1 dealing with noise environments sets out Entertainment Hospitality Precincts Category 1 and Category 2.²⁷ Category 2 is in two areas, one being the Victoria Street precinct and the other being adjacent to Cashel and Hereford Streets, essentially following the river and environs behind it. Policy 12.2.3 of Appendix 1 in its original state read, where relevant:²⁸

POLICY 12.2.3:

Promote a high standard of amenity and discourage activities from establishing where they will have an adverse effect on the amenity values of the Central City, by:

...

- identifying entertainment and hospitality precincts and associated noise controls for these areas.

[85] The policy, and Map 7, were amended (as part of the CCRP) in December 2014. The relevant policy we are concerned with now reads:²⁹

POLICY 12.2.3:

²⁷ Updated Appendix 1, 'Amendments to Christchurch City Council's District Plan', July 2013.

²⁸ Updated Appendix 1, 'Amendments to Christchurch City Council's District Plan', July 2013, 'Central City Business Zone'.

²⁹ Christchurch Central Recovery Plan Addendum, December 2014, Noise & Entertainment provisions.

Promote a high standard of amenity and discourage activities from establishing where they will have an adverse effect on the amenity values of the Central City, by:

...

- identifying entertainment and hospitality precincts and associated noise provisions for these and adjacent areas, **and encouraging such activities to locate in these precincts**

[our emphasis added]

[86] Table 2 to Appendix 1 set out noise standards, with Category 1 being identified as a Higher Noise Level Entertainment and Hospitality Precincts and Category 2 Lower Noise Level Entertainment and Hospitality Precincts. Ultimately, this was also amended in the December 2014 document so the table, as presented to us, now reads:

Table 2 – Central City Noise Standards			
(a) Category 1: Higher Noise Level Entertainment and Hospitality Precincts			
(i) Noise emitted by any activity within a Category 1 precinct shall not exceed the following levels when received at any other premises or site within a Category 1 precinct, except that this shall not include noise from people in outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol that comply with the outdoor area setback (clause 1).			
Activities other than discrete outdoor entertainment events		0700-0300 hrs	0300-0700 hrs
	L _{Aeq} (15 min)	60 dB	60 dB
	L _{AFmax}	85 dB	75 dB
Discrete outdoor entertainment events	L _{Aeq} (15 min)	65 dB	(24 hour assessment period)
	L _{AFmax}	Daytime 85 dB	Night-time 85 dB
(ii) Noise emitted by any activity in a Category 1 Entertainment and Hospitality Precinct shall not exceed:			
(a) The limits specified for Category 2 areas when received at any premises or site within any Category 2 area; or			
(b) The limits specified for Category 3 areas when received at any premises or site within any Category 3 area.			
(b) Category 2: Lower Noise Level Entertainment and Hospitality Precincts			
(i) Noise emitted by any activity in a Category 2 precinct shall not exceed the following levels when received at any other premises or site within a Category 2 precinct, except that this shall not include noise from people in outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol that meet the specified outdoor area setback (clause 1) between 0700 hours and 2300 hours for the Victoria Street area shown on Map 39H, and between 0700 hours and 0100 hours for the remainder of Category 2.			
For areas excluding the Victoria Street area on Map 39H		0700-0100 hrs	0100-0700 hrs
	L _{Aeq} (15 min)	60 dB	50 dB
	L _{AFmax}	85 dB	75 dB
For the Victoria Street area shown on Map 39H		0700-2300 hrs	2300-0700 hours
	L _{Aeq} (15 min)	55 dB	50dB
	L _{AFmax}	85dB	75dB
(ii) Noise emitted by any activity in a Category 2 Entertainment and Hospitality Precinct shall not exceed:			
(a) The limits specified for Category 1 areas when received at any premises or site within any Category 1 area; or			
(b) The limits specified for Category 3 areas when received at any premises or site within any Category 3 area.			
(c) Category 3 areas: All Central City areas other than Category 1 and 2 Entertainment and Hospitality Precincts			
(i) Noise emitted by any activity in a Category 3 area of the Central City shall not exceed the following levels when received at any other premises or site within a Category 3 area, except that this shall not include noise from people in outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol up to a maximum size of 50m ² , in the Mixed Use, Central City Business and Business 1 Zones between 0700 and 2300 hours.			

Table 2 – Central City Noise Standards

	0700-2300 hrs	2300-0700 hours
L_{Aeq} (15 min)	55 dB	45 dB
L_{AFmax}	85 dB	75 dB

(ii) Noise emitted by any activity in a Category 3 Entertainment and Hospitality Precinct shall not exceed:
 (a) The limits specified for Category 1 areas when received at any premises or site within any Category 1 area; or
 (b) The limits specified for Category 2 areas when received at any premises or site within any Category 2 area.

[87] This demonstrates that lower (i.e. more restrictive) noise standards apply to the Victoria Street Entertainment Precinct than the other entertainment and hospitality precincts.

[88] Entertainment and hospitality activities within a precinct that meet the requisite noise standards and built form and other necessary factors are generally permitted activities ('PA'). Restricted discretionary activity ('RDA') consent is required for the late night sale or supply of alcohol within 75m of a residential zone (with some exceptions). That is accepted by Pacific Park, which takes no issue with the General Rules provisions for noise, noting that anyone seeking more lenient noise standards for Victoria Street will not be a PA but rather an RDA.

[89] It is against this background that we consider Pacific Park's submission concerning Objective 13.1.1 of the Notified Version.

[90] Initially, as a result of mediation, CCC and Pacific Park agreed to the amendment they both sought to the objective (now numbered 15.1.5).³⁰

Pacific Park want an explicit policy recognition in Objective 15.1.5 that the late night sale of liquor is encouraged in the precincts. It was acknowledged that the rules around this would be addressed in Chapter 6, but the Policy recognition should be included now as a placeholder. The Victoria Neighbourhood Association noted that there is more to the precincts than late night drinking, and that they agreed with the CDHB submission that this would encourage late night drinking. Noise effects were not the only effect of concern.

The parties agreed to the policy reference, noting that the rules would be addressed in Chapter 6, and that [the] matter may need to be revisited once Chapter 6 was completed.

[91] At that time Mr Willis, a planner for the Crown, took no part in that mediation. We note his evidence in chief did not deal with any of these relevant questions whatsoever.

³⁰ Mediation Report: Central City (Stage 3), 7 December 2015 at page 2.

[92] The “explicit policy recognition” was set out at Objective 15.1.5 of the revised proposal attached to Mr Stevenson’s evidence in chief for this hearing:³¹

15.1.5 Objective: Diversity and distribution of activities in the Central City

- a. A range of commercial, community, cultural, residential and guest accommodation activities are supported in the Central City to enhance its viability, vitality and the efficiency of resources, while encouraging activities in specific areas by

...

- iv. Encouraging entertainment and hospitality activity (**including late-night sale of alcohol**) [**Pacific Park #3459.1**] in defined precincts and managing the extent to which these activities occur outside the precincts.

[93] What then transpired was that Mr Willis had a telephone conversation with Mr Stevenson, the CCC planner. Apparently as a consequence, Mr Stevenson went back on his agreement at mediation and Mr Willis in his rebuttal evidence dealt at some considerable length with the questions we are concerned with now.

[94] Both Mr Stevenson and Mr Willis in their evidence, and under cross-examination from Ms Appleyard, sought to persuade us that these changes and additions to the evidence were coincidental to the telephone call (although Mr Willis did concede the issues around closing times were considered).

[95] To be blunt, we are sceptical of what we heard, but consider nothing turns on it. The major reason for that is the decision we have already reached which appeared to find favour with most parties. We will return to that after dealing with Mr Willis’s rebuttal evidence.

[96] Essentially, the thrust of Mr Willis’s rebuttal evidence was that the Victoria Street Precinct was designed more for restaurants and cafes and not late night entertainment. He sought to persuade us of this by referring at length to the draft CCRP and the provisions within it (Mr Stevenson also referred to this draft).³² He was cross-examined extensively by Ms

³¹ Evidence in chief of Mark Stevenson, Attachment A — Revised Proposal (shown here without ‘tracked changes’ formatting); see also 8.1–8.7.

³² Rebuttal evidence of Andrew Willis on behalf of the Crown. Evidence in chief of Mark Stevenson on behalf of the Council at 8.7.

Appleyard regarding the use of the draft, and conceded that we had to concern ourselves with the document that was brought into legal effect.

[97] We can deal with this shortly. The matters put forward by Mr Willis from the draft to support his view were clearly not accepted by the Minister. They were in fact rejected, as they did not find their way into the CCRP. There is nothing in the plain wording of the CCRP to suggest there should be different levels of entertainment and hospitality activities within the Category 1 and Category 2 zones.³³ The lower level noise simply reflects that Victoria Street is closer to residential areas than the others. It does not carry with it, in our view, the presumption that Mr Willis gave it that it must mean differing activity. Given that the draft Mr Willis was party to was rejected by the Minister, we are satisfied the precinct activities were not as Mr Willis claimed.³⁴

[98] Mr Willis stated in his evidence that his reference to the draft was to give us context. Given the matters upon which he relied in the draft were rejected by the Minister and did not find their way into the CCRP, we do not accept they assist us with context whatsoever. Rather, we consider Mr Willis has used this draft to support a predetermined view of what the Victoria Street Precinct activities should consist of. The examples of late night consents provided to us included detailed conditions to manage noise effects. Also, the specific amendment referred to at [85], that entertainment and hospitality activities are to be encouraged in the precinct, runs counter to Mr Willis's position, but supports our view strongly. Given the CCRP is a Crown document, Mr Willis was effectively interpreting it contrary to our finding as to his client's own intentions.

[99] We also note the evidence of the economists, Mr Michael Copeland for Pacific Park and Mr Philip Osborne for the Council.

[100] In his conclusions, Mr Copeland stated:³⁵

32 The relief sought by Pacific Park seeks to give more prominence to entertainment and hospitality activities within the Central City precincts, which were defined in the Christchurch Central Recovery Plan (CCRP) for such purposes; to allow late night sales of alcohol within these precincts; and to

³³ *Powell v Dunedin City Council* [2004] NZCA 114; [2004] 3 NZLR 721; *Powell v Dunedin City Council* HC Dunedin CIV-2003-412-000081, 22 July 2003.

³⁴ Rebuttal evidence of Andrew Willis on behalf of the Crown at 1.3.

³⁵ Evidence in chief of Michael Copeland on behalf of Pacific Park at 32–36.

manage the extent entertainment and hospitality activities, including the late night sale of alcohol, can occur outside the defined Central City precincts.

- 33 The relief sought by Pacific Park is expected to benefit the Christchurch City economy by:
 - 33.1 Assisting with the rebuilding of the Christchurch visitor economy;
 - 33.2 Enabling the continued use of the existing assets of Central City entertainment and hospitality businesses, preventing them from becoming “stranded” and facilitating investment in the redevelopment of existing Central City businesses and investment in new Central City businesses;
 - 33.3 Increasing competition in the provision of entertainment and hospitality services to the benefit of visitors and local residents;
 - 33.4 Increasing economies of scale and scope in the provision of street infrastructure, themed outdoor events, monitoring and policing and public and private transport services; and
 - 33.5 Reducing reverse sensitivity effects.
- 34 The relief sought by Pacific Park will constrain free market determined entertainment and hospitality location decisions. However there exist economic externality benefits which outweigh such costs.
- 35 Any economic costs associated with the late night sale of alcohol within the Central City entertainment and hospitality precincts need to be considered in the context of the extent such costs will arise even without the relief sought by Pacific Park.
- 36 Overall, I believe that the relief sought by Pacific Park is consistent with enabling people and communities to provide for their economic well-being, the efficient use and development of resources and the recovery of Christchurch City.

[101] In his highlights package he stressed that, before the earthquakes, the Christchurch business economy was the second largest in New Zealand. After the earthquakes it slipped to fourth, behind Auckland, Wellington and Queenstown, although it has recently risen above Queenstown.

[102] It was his view that:³⁶

The proposed plan should encourage entertainment and hospitality activities including the late night sale of alcohol within the specified inner city entertainment and hospitality precincts and manage entertainment and hospitality activities outside of those precincts. This will benefit the Christchurch economy by; assisting with the rebuilding of the Christchurch visitor economy; enabling the continued use of the existing assets of

³⁶ Transcript, page 287, lines 12–21.

central city entertainment and hospitality businesses, preventing their assets from becoming stranded, and facilitating investment in the redevelopment of existing central city business and investment ...

[103] Mr Copeland said further it would increase competition in the hospitality and entertainment area, to the benefit of visitors and local residents. He said the use of precincts would also increase economies of scale and other matters.

[104] In cross-examination, in answer to questions from Mr Winchester for the Council, Mr Copeland considered there is justification for intervention if external costs can be eliminated. He continued:³⁷

In terms of retail and commercial, and as I have said in my summary statement and my statement, and I think that the external benefits associated with entertainment and hospitality activities – for example, in suburban areas – the desire to concentrate those within the central city is possibly greater than is the case with commercial and retail.

[105] He stated further:³⁸

Commercial and retail, you know, generally do not have the noise implications that entertaining and hospitality may have. My desire for a person visiting bars anything in hospitality venues, for them to have within walking distance comparisons to go from one bar to another and to me encourages competition, whereas I do not know that that is always the case with respect to say, offices. If you want to go and see a surveyor, you go and see a surveyor; you do not need to have five surveyors lined up next to each other so you have to decide which surveyor you want to go to.

[106] In cross-examination it was Mr Copeland's view that he was not taking a philosophically different approach, but was giving a different weight to the externalities.

[107] In answer to questions from the Panel, he accepted there was also a question of how much management by way of regulation there needed to be regarding sources of reverse sensitivity conflict, such as the residential area associated with Victoria Street.

[108] He did not accept that such matters should have a dollar value attached, but rather that they should be considered under the amenity effects under the RMA.

³⁷ Transcript, page 290, lines 1–5.

³⁸ Transcript, page 290, lines 9–18.

[109] As an overall observation, Mr Osborne stated, “As such, any additional restrictions would need to be carefully considered in light of increasing costs to the efficient market operations”.³⁹ Similar to Mr Copeland, he also stated:⁴⁰

- 8.19 There are several considerations when assessing the appropriate level of these provisions. Firstly the market in which these activities operate is quite distinct from other commercial and retail operations sought in the Central City. There is a clear recognition of the locational advantages of being located within a precinct that offers a greater range of entertainment options and therefore this already ranks highly in locational decision making. Also these activities are, generally, sensitive to their markets providing a degree of convenience in local areas that cannot be replicated in a centralised area. The market itself is also a product of supply as the greater the range and convenience of these activities, generally the greater the level of discretionary spend they attract.
- 8.20 While it is appropriate that the Central City precincts are afforded a competitive advantage over other locations I believe that the current Council provisions achieve this with higher levels of tolerance for noise, extended hours and locational sensitivities inside of the precincts.
- 8.21 As with the regulation of commercial office activity there are costs associated with the muting of market indicators through regulation that must be weighed against the potential market inefficiencies that result in the absence of this regulation. It is my opinion that the level of intervention must be balanced against these potential costs. Further limitations on the development of entertainment and hospitality outside of the identified Central City precincts could result in lost opportunities to meet community needs outside of the precincts while producing no additional demand within them.
- 8.22 In terms of the Pacific Park submission it is my opinion that increasing the limitations (or relative attractiveness of the Central City) for these activities outside of the Central City precincts has the potential to increase these community costs beyond the potential benefits. However, without a detailed understanding of the scope of these limitations, it is difficult to assess the magnitude of these potential impacts. However at this stage it is my opinion that the Council’s provisions for these activities within the entertainment precincts are appropriate.

[110] Mr Osborne also accepted as a general principle there was a need to have some regard for previous investment:⁴¹

MS APPLEYARD: Yes, so there needs to be evidence, for example in relation to the entertainment precincts, about the degree of existing investment there is within entertainment precincts throughout the city?

MR OSBORNE: I think if there is a concern that that investment is at risk then, yes.

³⁹ Evidence in chief of Philip Osborne on behalf of the Council at 3.12(c).

⁴⁰ Evidence in chief of Philip Osborne on behalf of the Council at 8.19–8.21.

⁴¹ Transcript, page 193, lines 32–37.

[111] On the matter of entertainment and hospitality activities outside the Central City precincts, Mr Osborne considered that there was the potential to increase these community costs beyond the potential benefits. However, he qualified this by saying it is difficult to assess the magnitude of these potential impacts without having a detailed understanding of the scope of these limitations. His overall view was that that the Council's provisions for these activities within the entertainment precincts are appropriate.⁴²

[112] Mr Copeland agreed with a considerable amount of Mr Osborne's evidence, but expressed surprise at Mr Osborne's conclusion at 8.22 where he questioned the extent to which out-of-centre entertainment and hospitality activities should be constrained. As Mr Copeland pointed out, this seemed at odds with arguments made elsewhere in his evidence.⁴³ We agree that is a legitimate criticism of Mr Osborne's evidence. Otherwise, however, it seems to us that Mr Osborne and Mr Copeland were largely in agreement.

[113] The evidence of Mr Copeland and, in material respects, the evidence of Mr Osborne support the interpretation we have made and confirms the view we have taken regarding entertainment and hospitality activities within the precincts. Mr Copeland is a very experienced economist with a broad range of experience. On their relatively confined differences, we prefer his evidence to that of Mr Osborne.

[114] As Mr Osborne confirmed, it would be a matter of concern if the existing investment in the entertainment precincts was at risk. As we note later, the views expressed by Mr Willis, Mr Stevenson and Ms McLaughlin rightly give rise to concerns as to the security of investment in the Victoria Entertainment and Hospitality Precinct in particular.

[115] On the basis of that evidence, we find that the balance of economic costs and benefits is strongly in support of the change that Pacific Park seeks to what is now Objective 15.3.5, and we have reflected that in the Decision Version. The evidence also overwhelmingly supports the inclusion of entertainment precincts in the CRDP, which we confirm by this decision (subject to the change we discuss shortly, concerning 1 Papanui Road).

[116] In our minute of 4 March 2016 we stated as follows:⁴⁴

⁴² Evidence in chief of Philip Osborne on behalf of the Council at 8.22

⁴³ Evidence in chief of Michael Copeland at 28–30.

⁴⁴ Minute re scheduling of General Rules Hearing, 4 March 2016.

[6] We note a number of witnesses are to be called in relation to the Victoria Street Entertainment Precinct. There is to be cross-examination of all of these witnesses. The panel that heard the Central City evidence has convened and considered the evidence in relation to that Precinct. They have reached a decision on the evidence that may assist the parties in the General Rules hearing. The panel is satisfied on the evidence that one part of Pacific Park's submission should be upheld. This related to Objective 15.1.5(a)(iv) (notified as Objective 13.1.1). On the evidence we are satisfied the final position advanced by Pacific Park is correct. Accordingly, that objective will be reworded as follows:

Objective 15.1.5

- a) A range of commercial, community, cultural, residential and guest accommodation activities are supported in the Central City to enhance its viability, vitality and the efficiency of resources, while encouraging activities in specific areas by:*

...

- iv. Encouraging entertainment and hospitality activity (including late-night trading) in defined precincts and managing the extent to which these activities occur outside the precincts.*

So that is the objective.

[117] The Crown's closing submissions were dated 20 April 2016, and at paragraph 10.2 suggested a further amendment to that clause, notwithstanding a decision has been made. It does not in any way address the fact that the decision was made and whether it was seeking a correction.⁴⁵ Their submission at 10.2 that the objective "could be reworded as follows" is simply not correct when one compares it with the decision set out above.

[118] For finality, we note that in those closing submissions no effort was made by the Crown to address Mr Willis's use of a draft document in the way he did.⁴⁶ We can only take it from that that the Crown did not support such an interpretive approach as applied by Mr Willis.

[119] Throughout this we have been conscious of the submission of the VNA and the concerns they have expressed. They questioned the efficacy of the various steps put in place by owners and operators in the Victoria Street Precinct, and said an accord reached by various owners and operators has not been as successful as claimed.

⁴⁵ Memorandum of counsel responding to the Panel's note in respect of Objective 15.1.5.5, 6 May 2016.
⁴⁶ There is only a somewhat ambiguous statement in the table on page 33 of their closing.

[120] We consider the CCRP to be clear on its face as identified above.⁴⁷ The closer proximity to residential areas is recognised in the lower, more protective, noise standards for the Victoria Street precinct, and the consent requirements for late-night sale of alcohol within 75 metres of a residential zone, and the objective as we have reworded it recognises the functions of the hospitality areas. This was in the CCRP and carried over into Chapter 6. We do not consider that the reference to late night trading in itself necessarily implies the late night consumption of alcohol (given related licensing requirements). Nor do we think it appropriate to define the term ‘late night’ or to try to set limits. For reasons we will give in Chapter 6, we are satisfied that the trading hours of licenced premises is very much a matter for the Sale and Supply of Alcohol Act 2012 subject to any provisions dealing with local amenity.⁴⁸ They have the ability to address a wider range of factors than we could in this hearing. But we are satisfied the precinct rules brought in by the CCRP amendments protect community amenity. It also needs to be recognised, however, that following the earthquake much of the Central City was in no position to respond to citizens’ hospitality and entertainment needs. Victoria Street did, to the benefit of the City. They invested significant capital. Mr Osborne acknowledges that if that investment was at risk, that would be a matter of concern from an economist’s perspective. CCC and submitters seem to set this to one side.

[121] In our minute of 4 March last we determined the wording of Objective 15.1.5. There we determined that on the evidence the appropriate wording was “late night trading”, rather than what Pacific Park originally proposed. Other matters relating to Sale of Alcohol we have dealt with in the General Rules Chapter.

[122] Accordingly, we confirm, if confirmation is needed, Objective 15.1.5 as set out at [116] above. That confirmation is by reason that we find, overwhelmingly on the evidence, that the rewording is most appropriate for achieving the RMA’s purpose. That is in the sense that it provides greater clarity of purpose in the objective on this important issue for the economic and other wellbeing of Christchurch.

[123] For completeness, we note Mr Bremner’s evidence of the licensed premises in Victoria Street pre-earthquake.⁴⁹

⁴⁷ Above, n 33.

⁴⁸ Any appeal period on this matter will run from the delivery of the Chapter 6 decision.

⁴⁹ Evidence in chief of Maxwell Bremner on behalf of Pacific Park at 7.

Policy 15.1.6.7 as to investment policy in entertainment precinct

[124] We now return to the matter of Pacific Park's request for a policy regarding the protection of existing investment in the CCEP, which is as follows:⁵⁰

Policy 15.1.6.7 — Entertainment and Hospitality Precinct

Provide for an entertainment and hospitality precinct, including late night trading, in the Central City, by:

- (i) encouraging entertainment and hospitality activities to locate within the identified area;
- (ii) protecting the viability of existing entertainment and hospitality investment, particularly that investment which has occurred in the Central City since the Canterbury earthquakes;
- (iii) providing certainty to investors that residential amenity effects related to late night trading will be managed by rules relating to noise and off site effects.

[125] We heard evidence from Mr Bremner and other hospitality and entertainment operators of the investment that has been made in the Victoria Street precinct. That is self-evident from any viewing of the current Victoria Street precinct. That is certainly a change from the street as it was pre-earthquake, but such things are not uncommon consequences of large natural disasters and recovery from them.

[126] Mr Bremner said that he and others were in a position to invest further money in this precinct to meet the vibrant city aims that are so often spoken about.

[127] In closing for Pacific Park, Ms Appleyard submitted that given the combined evidence of Mr Stevenson and Mr Willis (and Ms McLaughlin in Chapter 6: General Rules and Procedures), the investors in the Victoria Street precinct remained concerned of the motives of CCC and the Crown, and for that reason asked the Panel to insert an investment protection policy which provides them with certainty that it is not the intention of the plan to undermine their sunk investment in late-night hospitality.

[128] Given our comments above about what occurred in the course of the giving of evidence, we can understand the concern of the investment community. The evidence we have shows

⁵⁰ Closing submissions for Pacific Park at 35.

there is a very significant investment in the Victoria Street precinct which relied on the CCRP and its amendments. It is also clear that, despite the CCRP, at least those three witnesses managed to interpret it in a way that is contrary to the plain words. In those circumstances there is a real risk other planners could do the same.

[129] We note that CCC expressed concerns about singling out a specific industry. This Panel, in a number of other areas, has done this. We are also satisfied that the amendment to the CCRP supports the submission of Pacific Park and other investors. We see as significant the addition of the words “and encouraging such activities to locate in these precincts”. As is the ability of allowing PA status for these activities that meet noise and other relevant standards. Elsewhere in the Central City a resource consent may need to be sought where more stringent noise standards apply. We read the additional words as a strong policy encouragement to the entertainment and hospitality industry to focus on establishing within the precincts. We see the policy suggested by Ms Appleyard gives proper additional policy support to the words we have just referred to above. We note that in the main the wording suggested uses the language of the Minister in the objectives and policies of the CCRP. It is also, as Ms Appleyard submitted, similar in structure to what Mr Stevenson put forward for the Central City Health Precinct and Innovation Precinct in Chapter 13.

[130] Clearly, given our comments above, such a policy does not impact or remove the need for policies and rules in Chapter 6: General Rules and Procedures, which deals with the city-wide matters. That is particularly so when the submitter reiterates its support for those rules — particularly the precinct noise rules and the requirement for a resource consent if the sale of liquor takes place within 75 metres of a residential zone; i.e. all of Victoria Street.

[131] On those findings on the evidence, we are satisfied that it is most appropriate that Chapter 15: Commercial include Pacific Park’s requested policy to achieve the related Objective 15.3.5 also as included in the Decision Version. It is renumbered, accordingly, as Policy 15.2.6.7.

1 Papanui Road — whether to include within the Entertainment and Hospitality precinct overlay

[132] 1 Papanui Road is the site of the Carlton Bar and Eatery and is now zoned Commercial Core (‘CC’). It is a long-standing hospitality establishment, having been at the location in one form or another for over 150 years.

[133] The notified version of Chapter 15 (Commercial) included a Fringe Commercial zone, and that applied to the site. However, the Panel’s Decision 11 (including on Chapter 15) replaced that with CC zoning. Initially Papanui Road Limited (3685) (‘PRL’) sought to have the entire site rezoned to Central City Business. However, the evidence before us from PRL’s planner and director withdrew the application for rezoning, which had properly been rejected by Mr Stevenson.⁵¹

[134] The remaining matter in issue concerning this site is that the submitter also seeks the extension of the Victoria Street Entertainment and Hospitality Precinct Category 2 (‘EHP Overlay’) to the site. This is opposed by VNA on the basis that the addition of another late-night premises will add to their current amenity difficulties, and that the establishment is a source of some of their concerns.

[135] The position of PRL was set out in the evidence of its planner, Mr Thorne, which was reflected in the opening submission of Mr Gardiner-Hopkins as follows:⁵²

- 2.1 The justification for [Papanui Road Limited]’s relief is as follows:
 - (a) The long history and use of the site as a hospitality venue.
 - (b) The “bookend or gateway” function of the site to the Victoria Street Precinct.
 - (c) The participation by The Carlton in the Victoria Street Accord. The boundaries of the Victoria Street Precinct for the purposes of the Accord, which closely resembles the Category 2 EHP [Entertainment and Hospitality Precinct] as notified, but with the inclusion of The Carlton site.
 - (d) It is appropriate for the District Plan, as the frame within which resource consents are assessed, and an instrument under which people and communities can order their lives, to reflect this status and history.

⁵¹ Evidence in chief of Mark Stevenson, Attachment C at 12.

⁵² Opening submissions for Papanui Road Limited.

- (e) In terms of the alternative relief of extending the EHP but not the Central City Business zoning, both Mr Thorne and Mr Stevenson consider that a precinct need not be solely defined by the zoning of an area.
- (f) At a practical level, both Mr Murdoch and Mr Bremner have raised concerns that the exclusion of the Carlton from the EHP would detract from the effective functioning of the Accord and therefore from the safe and responsible hospitality environment that the Accord is seeking to foster.

[136] Mr Thorne made it clear that it was an activity link rather than a physical one to the Victoria Street precinct. The physical separation of the Bealey Avenue intersection (including multiple through and turning lanes) was accepted. Rather, the position of PRL, supported by the evidence of Mr Thorne and Messrs Murdoch and Bremner, was that the activity carried out on the site, one with the extremely long history referred to above, linked in with what occurred all down Victoria Street.

[137] Essentially, PRL's evidence was that the precinct was book-ended by the 24-hour operation of the casino at one end (subject, of course, to various regulatory controls) and the Carlton at the other end. Mr Murdoch gave evidence that patrons attended his premises and then went on to Victoria Street, and vice versa. Mr Bremner gave similar evidence.

[138] In his rebuttal evidence for the Council, Mr Stevenson recommended against this change. He agreed with Mr Thorne that a precinct need not be solely defined by the zoning of an area. However, he questioned the significance of Carlton's identification in the Precinct Accord to the issue, as something the operators of premises could choose whether or not to join. He acknowledged that the scale and nature of activity on the site, and its zoning, distinguish the Carlton, but disagreed with Mr Thorne on whether inclusion of the site in the EHP Overlay would achieve a more coherent and integrated framework for entertainment and hospitality activities. In particular, he noted that other such facilities exist beyond the EHP Overlay. Mr Stevenson recommended that, were we to accept PRL's relief, we extend the noise insulation requirements to residential units that would be within 75m of the site.⁵³

⁵³ Rebuttal evidence of Mark Stevenson for the Council, at 13.1–13.5.

[139] Notwithstanding the opposition of CCC through Mr Stevenson and VNA, we consider the site of the Carlton building should properly be within the entertainment precinct, Victoria Street, category 2.

[140] We note the long history and we note its strong activity link, as confirmed by the evidence of Messrs Murdoch and Bremner, to the Victoria Street precinct.

[141] Regarding the noise matter referred to by Mr Stevenson, the Panel asked questions concerning the distance to the nearest residential zoning. The submitter filed a map in response. It shows that there is a very small area of residential zoning within the 75 metre separation referred to earlier in this decision. Most of that area contains commercial activity or outdoor space. We agree with Mr Stevenson, however, that the restricted discretionary activity regime for late night sale or supply of alcohol within 75 m of a residential zone should apply as it does elsewhere within the EHP Overlay.

[142] Notwithstanding that small residential zoning interface, we consider it is appropriate to include this area within the EHP. We see it as the bookend, or “gateway” at the western end of the precinct. We also accept and adopt Mr Gardiner-Hopkins’s justification as well supported and borne out by the evidence. We accept that extending the EHP Overlay to 1 Papanui Road is also supported by the evidence we accept from Messrs Thorne, Murdoch and Bremner. We do not accept what we heard in opposition from the witnesses for VNA and CCC.

[143] In view of those findings, we determine that extending the EHP Overlay (and the related restricted discretionary activity rule we have noted) to 1 Papanui Road is the most appropriate for achieving the related objectives, particularly 15.2.1, 3.3.1 and 3.3.5.

[144] Following the hearing, the Panel received memorandum of counsel from PRL to bring to our attention the position most recently expressed by the Council on the Local Alcohol Policy.⁵⁴ This was in a Council memorandum of counsel, dated 23 August 2016, to the Alcohol and Regulatory Licensing Authority (‘ARLA’). PRL’s memorandum attached a copy of the Council’s memorandum to the ARLA, and it includes the following statement:

⁵⁴ Memorandum for PRL updating the Panel as to the Council’s updated position in respect of its local alcohol plan, 24 August 2016.

Exclusion of land occupied by the Carlton Bar and Eatery on the corner of Sealey [sic] Avenue and Papanui Road from Christchurch Central Area B pays insufficient regard to this land being functionally part of the Victoria Street Precinct, meaning it should be subject to the same maximum trading hours as other on-licensed premises on Victoria Street between Sealey Avenue and Salisbury Street.

[145] Although we have reached our determination on this matter in the absence of knowing about this most recent Council position on 1 Papanui Road, we observe it to be consistent with the position advanced by PRL’s planning witness, Mr Thorne, as to the activity link that exists between the site and the entertainment and hospitality premises of Victoria Street.

Urban design accreditation and related rules

[146] The CCBZ and the CC(SF)MUZ in the Revised Version provide for urban design to be dealt with as a controlled activity subject to certification by an urban design expert. In the absence of certification, it is an RDA. As was acknowledged by the parties, this was consistent with this Panel’s decision approving such an approach for suburban commercial centres in Stage 1.⁵⁵ It was the position taken by CCC throughout the hearing.

[147] The Crown has confirmed its support for this approach. Ms Eaton for the Crown considered that such an approach could apply and still ensure a high quality urban environment consistent with the CCRP outcomes.⁵⁶

[148] Mr Nicholson for the Council considered that two safeguards should be built into the certification process. The first was to guard against “rogue” urban designers by the use of a pre-approved list of appropriately qualified urban designers who are authorised to certify. A second safeguard was for matters of discretion to be stated in the rule, specifying desired outcomes with a requirement that certification demonstrates how such outcomes will be met. He also accepted the benefits of the certification approach, including incentivising applicants to obtain input from a pre-approved urban designer early in the process, the speeding up of the process and certainty of outcomes, and the avoidance of double assessments.

[149] CGL also agreed with a certification process, but set out two concerns.⁵⁷ The first is that the provisions refer only to a person suitably qualified in urban design. It was the evidence of

⁵⁵ Decision 11: Commercial (Part) and Industrial (Part) — Stage 1.

⁵⁶ Transcript, page 117, line 45 to page 118, line 3.

⁵⁷ Submitter 3602, FS5062.

their expert witness, Mr Compton-Moen, that an architect or in some instances a landscape architect would also be appropriately qualified to undertake such certification assessments. We agree with the evidence of Mr Compton-Moen and consider limiting certification to only those qualified in urban design would be unduly restrictive, given there is no standard qualification or national professional body. Accordingly, we have provided for this in the Decision Version.

[150] The second concern expressed by CGL was how the list of experts is created and administered. It submitted there was a real risk that, if the list of suitably qualified experts is to be decided by the Council and the Council has sole discretion over who is added or removed from the list, this will place undue pressure on the experts undertaking certification assessments. CGL submitted further that, for the development sector and wider community to have confidence in the certification approach, the possibility of perception of bias needs to be eliminated. There was a request that the Panel should provide further direction on the method by which a Council-approved list is compiled. CGL did not supply any suggested solution or drafted amendments to the Revised Version to accompany this submission.

[151] The Council submitted that there was no evidence to support such a view, nor was it of concern to the Panel previously in its Decision 11.

[152] The Panel queried whether the existing Christchurch Central Joint Design Approvals Board ('JDA Board') would be automatically rolled over. In closing submissions the Crown referred to the CCRP, which states at page 106:

As set out previously, decisions on urban design matters will be delegated to a decision-making body comprising one accredited representative with an appropriate understanding of urban design considerations from each of CERA, Christchurch City Council and Te Rūnanga o Ngāi Tahu. Decisions will be provided within 5 working days from the date a completed application is lodged.

[153] That direction was given effect by a Board being established pursuant to a joint management agreement between CCC, CERA and Te Rūnanga o Ngāi Tahu executed on 26 May 2015. This expired on 18 April 2016 when the CER Act expired. Accordingly, there is no 'roll over', for the function of that Board.

[154] We agree with the submission from the Council that there is no evidence to support the view put forward by CGL, and we consider the same provisions in this regard should apply in

the Central City as apply for the commercial areas, pursuant to our decision in Decision 11: Commercial (Part) and Industrial (Part) — Stage 1.

[155] Therefore, we have included related controlled activity Rule 15.10.1.2 and restricted discretionary activity Rule 15.10.1.3 in the CCBZ, and similarly Rule 15.12.1.2 and Rule 15.12.1.3 in the CC(SF)MUZ, being satisfied that these are the most appropriate for achieving related objectives, including 15.2.1 and 15.2.4. These differ in some respects from those of the Council's Revised Version. Specifically, in addition to the rules for the Cathedral site (addressed from [210]), we have re-expressed them as activity classes (the Revised Version having them expressed as built form standard rules). We have removed the words 'urban design' from 'qualified expert', as we find no clear distinction can be made between a person who is an 'urban design' expert and others well qualified to certify for the specified purposes.

Residual matters of disagreement with Carter Group Limited (CGL)

[156] In Mr Stevenson's evidence for the Council, he confirmed he now recommended that the term 'Cultural Elements' in the urban design assessment matters be amended to 'Natural, Heritage or Cultural Assets'.⁵⁸ This was consistent with our decision on the Commercial proposal and with Mr Phillips' evidence on behalf of CGL. This was included in the Revised Version and we confirm it in the Decision Version.

Active frontages in the CCBZ

[157] This was part of a small number of changes sought by CGL. They were promoted because of the need to encourage redevelopment of the Central City to foster investment certainty, as it was considered the provisions were restrictive in this regard.

[158] CGL sought deletion or amendment of the active frontage provisions because they considered that the permitted activities listed were not the only activities that would meet the policy of pedestrian-orientated activities fronting the street. The evidence of their planner, Mr Phillips, was to the effect that the CRDP already contains other provisions that ensure the outcomes desired by the CCRP for a pedestrian-orientated environment. An example of that was the urban design provisions which provide as a minimum for consideration of a building's

⁵⁸ Transcript, page 20, lines 1–6 (Mr Stevenson).

engagement with the street environment. This is supplemented by performance standards such as building setback and continuity, verandah requirements, sunlight and outlook to the street, height and road wall height and the location of car parking which contribute to the achievement of the policy.

[159] CGL’s urban design expert, Mr Compton-Moen, concurs stating that in his opinion it is not the activity within the building that is the key criteria to achieving a good design outcome, but rather the bulk and location of the building and the location of matters such as car parking.

[160] CGL submitted that in the circumstances where other objectives, policies and standards will ensure the engagement of the building with the street would be adequately considered, the deletion of standards will meet the requirements of the strategic objectives to reduce consenting requirements and to foster development certainty without compromising the outcomes sought by the CCRP.

[161] Dealing with this and the other submissions of CGL in this regard Mr Phillips stated:⁵⁹

Ultimately, I consider that this issue boils down to where the balance is struck between regulating for these particular amenity outcomes, and enabling businesses and building owners and developers with greater freedom and flexibility, with the aim of maximising development and activity in the central city.

I have formed the view that on balance the deletion of these standards would be consistent with the CCRP and strategic outcomes promoting the latter, without diminishing the desired amenity and attractiveness for the central city as a whole.

[162] Mr Carter, who was undoubtedly an extremely experienced developer in the Central City and further afield, also stated in evidence:⁶⁰

Every provision requires scrutiny to ensure that it does not tilt the playing field against development in the CBD, particularly given the sensible decisions the Panel has already made for areas outside the CBD.

Some of the matters raised in our submission may seem like small matters at first glance. Do we have to describe the height of every ground floor, must every building have an active use at ground level when such tenancies are increasingly [scarce] and, most importantly, are we happy to allow the vagaries of the Council’s urban design assessment to trump all else and frustrate, delay and sometimes prevent development? – My answer to these issues is a resounding “no” and I am very pleased to see that in many instances the Council now agrees.

⁵⁹ Transcript, page 317, lines 6–15.

⁶⁰ Transcript, page 340, lines 7–19.

[163] In opposing the deletion of the requirements sought in the CGL submission, the Crown relied on the evidence of Ms Eaton. Ms Eaton, in answering questions from the Panel, referred to research supporting her opinion that active frontages enhanced people's enjoyment of the city and encouraged them to come in to the city and experience it.⁶¹

[164] The Crown submitted on this basis that the active frontage requirement was a key method for delivering the objectives of the CCRP to support the Central City and provide an accessible, pleasant, safe and attractive pedestrian environment.

[165] The alternative relief sought by CGL was that the active frontages should be extended to include other activities beyond those provided for by the CCRP. Ms Eaton for the Crown considered that restricting the types of activities that can occur in the identified areas is required to ensure that activities provide the type of active frontages that contribute to creating a quality built environment with successful public spaces and streets consistent with the outcomes of the CCRP.

[166] In closing, the Crown pointed to the acceptance by Mr Compton-Moen that the restricted list of activities currently provided by the CCRP generally would, by their nature, promote active frontages, as it is in their commercial interest to do so.⁶² Mr Compton-Moen also accepted that there were some parts of other activities not provided for, such as educational activities, that could contain elements that would not promote an active frontage.⁶³

[167] There was no support from Mr Stevenson for a general exemption for education activities,⁶⁴ while Ms Eaton and Mr Nicholson agreed that education activities need to be assessed on a case-by-case basis as to whether an active frontage would be provided.⁶⁵

[168] It was the Crown's submission that the deletion of the active frontage restrictions would be inconsistent with the clear intent of the CCRP. The Crown referred to the fact that the CCRP expressly refers to active frontages on the ground floor, being one of the matters that allow

⁶¹ Transcript, page 124, line 16 to page 125, line 5.

⁶² Transcript page 353, lines 30–42.

⁶³ Transcript page 353, line 44 to page 354, line 18.

⁶⁴ Evidence in chief of Mark Stevenson on behalf of the Council at 14.20–14.22.

⁶⁵ Evidence in chief of Rachael Eaton on behalf of the Crown at 7.20; Evidence in chief of Hugh Nicholson on behalf of the Council at 12.6–12.7.

buildings to fulfil their design functions while at the same time ensuring a high level of amenity and urban design.⁶⁶

[169] Mr Carranceja pointed out, in his closing submissions for the Crown, that the CCRP inserted into the Operative Plan a new Policy 7.9.2 that seeks to encourage walking and cycling in the Central City by encouraging developments to maintain active frontages within a primary area of the core and central business zone.⁶⁷ Secondly, it inserted a new Rule 2.2.5 which restricts activities within 10 metres of a road boundary along active frontage areas identified in Map 6 to a specified list of activities.⁶⁸ Thirdly, it inserted a new Map 6 showing the active frontage areas which are limited only to parts of the Central City core.⁶⁹ Fourthly, the updated proposal carries over from the CCRP active frontage provisions in proposed Rules 15.8.2.1(P1)–(P12) and 15.8.2.3(RD3). Finally, he said the deletion of the active frontage provisions in the circumstances would be inconsistent with the explicit provision for them in the CCRP.

[170] The CCC in their closing simply endorsed the Crown’s closing submission, and added nothing of significance to it.

[171] While giving the greatest respect to the experience of Mr Carter and accepting Mr Phillips’ view that it is a balance between regulating for amenity outcomes and enabling businesses and building owners with greater freedom, we accept the evidence of Ms Eaton, Mr Stevenson and Mr Gimblett (for the Crown) in this regard. We consider that applying our definition of ‘not inconsistent with’ referred to earlier, the deletion of these provisions, or their amendment as sought by CGL, would be inconsistent with the CCRP.

[172] We are satisfied that the promotion of active frontages within the relatively small core area is an important part of enhancing an accessible, pleasant, safe and attractive pedestrian environment in the Central City. Therefore, we determine that the approach that the Revised Version proposed for this matter is the most appropriate for achieving related objectives, and have carried it into the Decision Version.

⁶⁶ CCRP, page 103.

⁶⁷ CCRP Appendix 1, page 42.

⁶⁸ CCRP Appendix 1, page 9.

⁶⁹ CCRP Appendix 1, page 99.

Minimum ground floor height in CCBZ

[173] CGL sought the deletion of minimum ground floor heights. In earlier hearings Mr Phillips addressed this matter at some length, and he reiterated his position in this hearing. He notes our decision to delete such requirements within the commercial proposal.

[174] CGL also referred to the evidence of Mr Gimblett, who confirmed that in his role on the JDA Board:⁷⁰

... quite a number of applicants have sought to reduce this height and have satisfactorily demonstrated how that can still provide for the likely future needs of a range of uses anticipated in the Central City.

[175] Ms Semple, on behalf of CGL, pointed out that appeared inconsistent with the evidence of Mr Nicholson who asserted that “almost all” have complied with the 4 metre minimum.⁷¹

[176] Furthermore, Mr Gimblett concluded that “some reduction in the required minimum height ... could still achieve the outcomes sought”.⁷² This was also consistent with the evidence of Mr Stevenson, acknowledging “a reduced floor to ceiling height could still achieve the outcomes of the [CCRP]”.⁷³

[177] CGL’s view was there was insufficient justification to retain the minimum ground floor height, and to impose something on the Central City that does not apply in other commercial areas would compromise the Central City’s ability to compete.

[178] Once more the CCC simply endorsed the submission of the Crown. This was to the effect that the deletion of a minimum ground floor height requirement must be opposed. There was agreement between CCC and the Crown that the rationale for such a requirement was based on providing sufficient height to allow a range of uses, including retail in the future, and providing a generous ground floor and attractive street scene that is consistent with other approved developments in the Central City.⁷⁴

⁷⁰ Evidence in chief of Kenneth Gimblett on behalf of the Crown at 7.17.

⁷¹ Evidence in chief of Hugh Nicholson at 10.5.

⁷² Evidence in chief of Kenneth Gimblett at 7.18.

⁷³ Rebuttal evidence of Mark Stevenson at 3.6.

⁷⁴ Closing submissions for the Crown at 7.2.

[179] The Crown also submitted it would be inconsistent with the CCRP. In particular, it points to the new Policy 12.3.4 inserted by the CCRP that seeks to encourage a built form where the usability and adaptability of buildings are enhanced by setting minimum ground floor heights. There is further a new rule, Rule 2.2.9, requiring a minimum ground floor height of 4 metres in the CCBZ.

[180] The Crown did concede, given the evidence of its own witness Mr Gimblett, that an adjustment downwards to 3.5 metres for example could still be appropriate. The Crown considered such an adjustment would be “sufficiently comparable and not at odds in degree or purpose as to be impermissibly inconsistent” with the CCRP.⁷⁵

[181] We removed this requirement from the Commercial zones in our earlier decision on that Chapter, and we continue to endorse our reasoning from that decision. However, we consider the explicit terms of Rule 2.2.9 inserted into the Operative Plan by the CCRP effectively ties our hands from deleting this requirement. Even allowing that ‘not inconsistent with’ is “a phrase that gives reasonable allowance for interpretation, and judgment as to how it should be applied in context”,⁷⁶ it would be inconsistent with the CCRP to completely ignore the requirement for a minimum ground floor height.

[182] However, we note the concession of the Crown and are satisfied on the evidence that it is appropriate to reduce that to 3.5 metres.

[183] Subject to that change, we find that the approach of the Revised Version on this matter is the most appropriate for achieving related objectives, and have provided for this (as so modified) in the Decision Version.

Minimum residential net floor area and outdoor living space in the CCBZ

[184] CGL opposed minimum net floor areas as being contrary to the Strategic Directions chapter, in particular Objectives 3.3.1 and 3.3.2. It was submitted that they are not required to meet the vision for residential housing articulated in the CCRP, and in fact may compromise achievement of that vision.

⁷⁵ Closing submissions for the Crown at 7.5, citing *Bay of Plenty Regional Council v Western Bay of Plenty District Council* [2002] NZEnvC 47; (2002) 8 ELRNZ 97 at [75].

⁷⁶ Decision 1: Strategic Directions and Strategic Outcomes, 26 February 2016 at [61].

[185] Ms Semple referred to the CCRP's statement "[a] diverse residential population is essential to support business growth and development, and create a high level of activity" in the Central City.⁷⁷

[186] In his evidence on behalf of CGL, Mr Phillips referred to the Productivity Commission's work with respect to the impact of minimum apartment floor and balcony size requirements within the context of the Proposed Auckland Unitary Plan.⁷⁸ That assessment found the impact of such rules was "likely to have a material upwards effect on the costs of small apartments", with an anticipated price increase of 25 to 50 per cent. The same report reveals that an 8m² balcony can add between \$30,000 and \$40,000 to the cost of an apartment.⁷⁹

[187] Ms Semple submitted that, in reaching a balance for providing for the flexibility that will enable a range of housing types and protecting residential amenity, the drafters of the previous provision did not have the benefit of the work undertaken by the Productivity Commission. Similarly, she submitted, in rolling over such provisions into the Central City proposal there is no evidence in the s 32 analysis that the costs of continuing to oppose the restrictions were revisited or assessed by the Council.

[188] She submitted that analysis is now available to the Panel and it was open to the Panel to reach an alternative decision on how best to achieve the appropriate balance desired by the CCRP.

[189] At 32 of her opening submissions, she stated:

This does not, in my submission, necessarily mean finding in favour of flexibility or reduced cost at the expense of amenity. As set out in the evidence of Mr Compton-Moen people who move into the Central City "*often anticipate that they will live a different lifestyle than they may in the suburbs*" and "*where they do not have their own outdoor space they typically use public spaces to catch up with friends, socialise and exercise*", spaces which exist in the Central City and which would in his expert opinion benefit from greater use by nearby residents.

[190] She further submitted that the deletion of the minimum unit sizes and outdoor space requirements would not alter the essential nature of the CCRP nor undermine the outcomes.

⁷⁷ CCRP, page 81.

⁷⁸ 'Using land for housing', New Zealand Productivity Commission, September 2015 at 104, citing MRCagney. (2014) 'The economic impacts of minimum apartment and balcony rules' Auckland: Author.

⁷⁹ At page 104.

Adopting Mr Compton-Moen's evidence, she said it would provide greater flexibility and choice and housing options, thus encouraging intensification and contributing positively to the aims of the CCRP and the recovery strategy.

[191] The alternative relief sought by CGL related to the reduction in the minimum floor area of a two bedroom unit from 70m² to 60m² to achieve consistency with the Panel's decision on the Residential proposal. Ms Semple pointed to Mr Carter's view that the Central City provisions must be rigorously scrutinised to ensure they are no more onerous than the equivalent provisions outside the Four Avenues.

[192] Mr Gimblett for the Crown supported that later reduction in size. Again, CCC essentially adopted the Crown's closing submissions.

[193] The Crown opposes the deletion of minimum unit sizes and outdoor space requirements. The Crown submits in closing that the minimum units size are part of ensuring that residential units are fit for purpose and provide adequate internal space for beds and other furniture. It also submits that the outdoor living and service spaces are necessary elements in providing an acceptable standard of residential amenity.⁸⁰

[194] As Mr Carranceja pointed out, Mr Compton-Moen was asked in cross-examination whether he would not have any objection to having a minimum unit size specified for high quality living environments in the Central City. He answered "Yes, I would be comfortable with that."⁸¹

[195] Again, there is an issue around consistency with the CCRP because of the provisions of both policy and rules that were inserted into the Operative Plan.

[196] We accept the evidence of the Council and Crown that the minimum net floor area and outdoor living space are to ensure quality living. While we acknowledge the work of the Productivity Commission and their public report produced to us, the authors of that report were not available for questioning by the Panel and there is limited weight we can attach to it.

⁸⁰ Rebuttal evidence of Mark Stevenson at 6.8; evidence in chief of Hugh Nicholson at 11.1–11.5 and Transcript page 67, lines 43–46 (Nicholson); rebuttal evidence of Kenneth Gimblett at 5.10–5.17; rebuttal evidence of Rachael Eaton at 6.1–6.9.

⁸¹ Transcript, page 358, lines 1–5.

Accordingly, we are satisfied on the evidence that it is appropriate to continue to have a minimum residential net floor area and outdoor living space in the CCBZ to ensure a distinctive Central City characterised by “[h]igh quality inner city housing options that attract an increased residential population”.⁸²

[197] However, it was conceded by the Crown that, given the evidence of Messrs Phillips and Gimblett, the minimum area for a two bedroom apartment can be reduced from 70m² to 60m². To that extent we allow the submission, and this is recognised in the Decision Version. As so modified, we are satisfied that the provision in the Decision Version is the most appropriate for achieving related objectives.

Small scale retail on Colombo Street

[198] The Peterborough Village Incorporated Society (‘PVIS’) (3233, FS5039) requested that general retail activity be permitted on the ground floor up to 150m² gross leasable floor area per tenancy for sites within the CCMUZ fronting Colombo Street between Kilmore and Salisbury Street.

[199] The Society did not call evidence (planning or otherwise) in support of the submission.

[200] CCC recommended the relief be accepted in full because of:

- (a) The historic environment pre-earthquake which had a finer-grain retail focus.
- (b) The existing environment (emerging in parts) along the Colombo Street frontage between Kilmore and Salisbury Streets.
- (c) An absence of difference between the sites north and south of Peterborough Street that would justify a different approach.
- (d) The degree of change provided for by the relief is not significant having regard to the existing environment and provision was already made for some retailing in the notified rules (reflecting the CCRP) in respect of the latter, the relief broadens the

⁸² CCRP, page 103.

range of retail activity up to 150m² threshold rather than introducing provision for retail activity for the first time.

- (e) The relief is consistent with the approach being taken along Colombo Street in the South Frame.

[201] Responsibly, the Council in their closing submissions acknowledged that Mr Stevenson, their planning witness, accepted in cross-examination that, from a planning perspective, the greater the amount of retailing that is enabled outside the core the greater risk of inconsistency with Objective 15.1.5 of the Revised Proposal. This would also be inconsistent with the CCRP's intention for a compact core where commercial and retail development is to be concentrated. Against that, the Council submitted there was no retail evidence before the Panel which addresses the risk and sensitivity of the relief sought. It seems to us that this is evidence that perhaps CCC should have contemplated calling. However, CCC submitted that the limited scope of land where opportunity would be enabled, combined with the limit on GFA, intuitively leads to the conclusion the risk is low.

[202] The Crown in its submission noted that the relief sought would enable a broader range of general retail activity beyond that currently permitted by the CCRP, which is limited to accessory, food and beverage, and convenience grocery stores.

[203] The Crown notes that in his evidence-in-chief, Mr Stevenson said he would recommend the relief if the CCRP were not in place.⁸³ More precisely, from Mr Stevenson's rebuttal, we understand that he saw merit in PVIS's relief but recognised that it would potentially be inconsistent with the CCRP.

[204] In answer to Dr Mitchell's question of whether the relief would be inconsistent with the CCRP or be a bad idea, Mr Gimblett stated it would primarily not be a good idea. He went on to say that he considered departures from the CCRP would have risk in terms of planning creep or precedent risk.

[205] He did, however, consider that a lesser form of relief might be appropriate whereby the broader retail provision is limited to between Kilmore and Peterborough Streets. In terms of

⁸³ Evidence in chief of Mark Stevenson at 10.27.

merits, he considered that there are sufficient comparative differences in the environment north and south of Peterborough Street such that the broader provisions should not apply between Peterborough and Salisbury Streets to the north. He considered the overall outcomes sought through the CCRP would not be threatened but that the PVIS requests a doubling of the size that he suggested. As he observed, the further you extend the opportunity the further you depart from what the CCRP originally intended.⁸⁴ This was also accepted by Mr Stevenson, where he stated that the greater amount of retailing enabled outside the core, including along the length of Colombo Street, the greater risk of inconsistency with CCRP.⁸⁵ In his evidence he also accepted that the position adopted by Mr Gimblett represented a lesser risk than the full relief sought by PVIS.

[206] The Crown's final submission was that the full relief sought by PVIS would be inconsistent with the CCRP as it would broaden the retailing offering enabled in CCMUZ beyond that contemplated by the CCRP. However, Mr Carranceja indicated the Crown is content to abide by the Panel's decision regarding the suggested lesser relief, given the evidence that such relief is unlikely to have a detrimental effect on the CCBZ or the CCMUZ.

[207] In this regard we accept the evidence of Mr Gimblett and Mr Stevenson in relation to inconsistency.

[208] However, we note the concession of Mr Gimblett and his suggested relief. We consider that this accords with the Council's position as to the pre-earthquake historic environment between Kilmore and Peterborough Streets. We do not consider this historic environment extends to Salisbury Street.

[209] Accordingly, based on the evidence, we are prepared to allow the PVIS submission in part. The Decision Version contains provision to allow this limited form of retailing on both sides of Colombo Street between Kilmore and Peterborough Streets. On the evidence, we are satisfied that this modification of the Revised Version achieves the most appropriate outcome in achieving the related objectives.

⁸⁴ Transcript, page 153, lines 40–42.

⁸⁵ Transcript, page 42, lines 16–19.

Policy 15.3.5.1 and Rules 15.8.2.2 and 15.8.2.3 as to ChristChurch Cathedral and 100 Cathedral Square

[210] CPT seeks the inclusion of a specific policy recognising the reinstatement of the existing ChristChurch Cathedral or the construction of a new cathedral at 100 Cathedral Square. A policy was included in the Council's Revised Version. Accepting the evidence of the Council and CPT, we find the inclusion of this policy most appropriate for achieving related Objective 15.3.5 and Objective 3.3.8, and we have therefore included it in the Decision Version (as Policy 15.3.5.1).

[211] CPT also seeks controlled activity ('CA') status to provide either for the reinstatement of the existing cathedral or the construction of a new cathedral at 100 Cathedral Square (with exclusion from the built form standards, which precludes full or limited notification). The response from the Council in the Revised Version proposes a restricted discretionary activity ('RDA') rule which does not preclude limited or full public notification.

[212] Before going further, we record that reinstatement of the existing cathedral is a matter that will be addressed in the Panel's determination of sub-chapter 9.3 on historic heritage (including as to the related submission of The Great Christchurch Buildings Trust).⁸⁶ At this stage, we determine the most appropriate rules regime for construction of a new cathedral.

[213] As accepted by Mr Stevenson, the ChristChurch Cathedral is located in the CCBZ, whose zone provisions do not readily accommodate, or even anticipate, the ChristChurch Cathedral either in its reinstated form or as a replacement cathedral.⁸⁷ Rather, the zone standards are tailored towards commercial and retail buildings. The concern of CPT is that, as notified, the Central City provisions would require compliance with a large number of provisions. For that reason, a specific CA rule for the cathedral site was sought with exemptions from the built form standards. In the Revised Version, this is recognised by a proposal for a specific RDA rule for building on the site which provides that the built form standards in 15.8.3 for CCBZ shall not apply, and that is supported by CPT. However, concerns remain for CPT with the appropriate activity status for the rule and notification matters.

⁸⁶ Submitter 3558 in relation to Chapter 9: Natural and Cultural Heritage.

⁸⁷ Transcript, page 22, lines 14–33.

[214] In his planning evidence for CPT, Mr Nixon likened the mis-fitting nature of the Central City commercial building rules to a cathedral as a saddle to a cow. He considered the proper role for CCC in consideration of a new cathedral was as to design and appearance on the site, and considered CA to be the most appropriate activity classification for those purposes.⁸⁸

[215] Mr Johnson in his submissions set out the legal context and the application of recovery legislation, with which we do not take issue.

[216] As to activity status, CPT's submission is summarised as follows:⁸⁹

- (a) restricted discretionary status will have the effect of undermining planning certainty which will undermine recovery — which the Cathedral is key to;
- (b) accordingly the activity status for the reinstatement of the existing building or a new cathedral should be a controlled activity;
- (c) there is no need for notification as:
 - (i) public participation will delay the process and is inconsistent with the approach to other large projects; and
 - (ii) the only relevant additional information that might come out of a public process is subjective views of design — it is doubtful public participation would add significant value; and
- (d) if the Panel is minded to allow for public participation it should only be in relation to a new cathedral building — there is no point in public participation in a reinstatement which will involve engagement in technical questions of engineering and cost.

[217] Mr Johnson in his submission noted that Mr Stevenson accepted that, rather than allowing for some exemptions, it would be better to allow for specific rules that focus on the desired outcomes. He submitted the relief sought by CPT would achieve this. Mr Stevenson had also accepted there would be scope for amendments as sought by CPT which allowed for appropriate Council control over matters that affect those outcomes (being issues of urban design).

[218] Despite these concessions, CCC remains of the view RDA is the appropriate activity status.

⁸⁸ Evidence in chief of Robert Nixon for CPT, at 3.14
⁸⁹ Closing submissions for CPT at 29.

[219] Mr Johnson referred us to the decision in *Coromandel Watchdog of Hauraki Incorporated v Chief Executive of the Ministry of Economic Development*, where the Court of Appeal stated at [28]:⁹⁰

The important point for present purposes is that the exercise required by s 32, when applied to the allocation of activity statuses in terms of s 77B, requires a council to focus on what is “the most appropriate” status for achieving the objectives of the district plan, which, in turn, must be the most appropriate way of achieving the purpose of sustainable management.

[220] Mr Johnson submitted that the relief sought is the most appropriate way for achieving the objectives of the Replacement Plan and the purpose of sustainable management under Part 2 of the RMA. He submitted that it would also provide for planning certainty and meet the objectives of the Strategic Directions Chapter and the specific zone objectives in Chapter 15.

[221] After referring to Objective 3.3.1 of the Strategic Directions provisions, he referred to the evidence of Mr Ogg for the Crown, who stated uncertainty around the ChristChurch Cathedral is stymying activity.⁹¹ Mr Ogg considered the delay in the making of a final decision is having a negative impact on the recovery of the CBD.

[222] Next he referred to Objective 3.3.8, relating to the revitalisation of the Central City. Mr Johnson referred to the evidence of both Mr Nicholson and Ms Eaton for the CCC and the Crown respectively, who stated the Cathedral is fundamental to the recovery of the Central City and uncertainty around its future is an impediment to achieving the wider urban design objectives for the city.⁹²

[223] CPT then submitted that a CA framework more properly implements those two objectives and others in our Strategic Directions decision.

[224] The position taken by CCC is that RDA remains the most appropriate activity status. CCC notes that the closing submissions filed on behalf of CPT accept the critical importance of ChristChurch Cathedral to the recovery of the Central City and the city as a whole. CCC

⁹⁰ *Coromandel Watchdog of Hauraki Incorporated v Chief Executive of the Ministry of Economic Development* [2007] NZCA 473; [2008] 1 NZLR 562.

⁹¹ Transcript, page 87, lines 10–25.

⁹² Transcript, page 77, lines 1–20 (Nicholson); page 122, lines 35–45 (Eaton).

submitted that this identifies the ChristChurch Cathedral, and its future, as an issue of significant public importance and influence for the city. This in turn underpins the need for future oversight by, effectively, CCC. It said this is especially so in the light of high profile legal challenges and protracted debates.

[225] CCC submits that, while the role and function of CPT must be respected, the decision on the future of such an important asset should not be left to it alone. CCC reiterates it does not wish to stand in the way of recovery and has inserted the site-specific RDA rule in specific response to CPT's concerns. But it goes on to submit that CA poses difficulty in terms of the Council's ability to address the widely-acknowledged issues of public importance. It submits that the risk is too great to confidently provide for management through CA.

[226] CCC also submitted that RDA is more consistent with other relevant rules in that any new building would require demolition of the existing Cathedral, and any alteration or addition which could be potentially significant in terms of effects would require RDA consent with notification.

[227] CCC proposed a controlled activity status for the Cathedral of the Blessed Sacrament at 136 Barbadoes Street. But it distinguishes this from ChristChurch Cathedral by saying that there is greater significance of the Cathedral Square as a setting, and the greater impact on the broader environment of the Central City of any new building on the Cathedral Square site.

[228] Finally, CCC submitted that there is no evidence from CPT to show that RDA will undermine recovery, nor that the existing Operative Plan rules have been the cause of the current state of ChristChurch Cathedral and/or the lack of action in progressing the physical repairs or rebuild. Rather, there are wider forces at work.

[229] Others who made submissions in Chapter 9, Issue 9.3, on the cathedral as a heritage item, did not make submissions or appear on the Central City chapter.

[230] We find that the most appropriate rules' regime is to allow for two activity classes:

- (a) Where a new building located at 100 Cathedral Square is a cathedral or other spiritual facility, we find it most appropriate to provide a CA classification, subject to the urban design certification regime we have already described;
- (b) Where a new building is of any other type, we find it most appropriate that it be given an RDA, rather than CA, specification subject to the specified matters of discretion.

[231] On the matter of the CA class, we find it sufficient that it specify ‘spiritual facility’ as the determination of whether it is to be the seat of the bishop is properly a matter for the Church community, not resource management regulation. While CPT asked for this class for a ‘cathedral’, we find our broader wording more in keeping with the OIC Statement of Expectations, in minimising unwarranted regulation.

[232] On this matter, therefore, we agree with the evidence and submissions for CPT, over the contrary evidence of the Council witnesses.

[233] We have fully considered the positions put by CCC on matters such as the critical public importance of ChristChurch Cathedral to the recovery of the Central City and the city as a whole. We have also carefully considered CCC’s observations as to the high profile legal challenges and protracted debates. Where we differ, however, is in the most appropriate response to these matters. We consider, on the evidence, that RDA classification is not the most appropriate classification for the proper role to be served by CCC oversight. CCC characterised this as “the widely-acknowledged issues of public importance”. On the evidence, that is far too broad a frame of reference for the relevant resource management issues involved in building a spiritual facility on this site long-associated with that class of activity.

[234] The relevant resource management purpose, on the evidence, is confined to those urban design and related considerations that Rules 15.10.1.2 C2 and 15.10.1.3 RD9 of the Decision Version address.

[235] We agree with the Council that there should be no associated rule precluding or limiting notification of applications, given the degree of public interest in the matter and related principles of the RMA concerning notification and its resource management purpose.

[236] For buildings other than spiritual facilities, we find that, with a proper list of discretions, RDA is more appropriate than CA, given it would involve a change from the long-established usage of this prominent Central City site.

[237] For those reasons, we find on the evidence that Rules 15.10.1.2 C2 and 15.10.1.3 RD9 are the most appropriate for achieving the related objectives. In particular, as rules that are consistent with and serve to implement Policy 15.2.5.1, they will most appropriately achieve Objective 15.2.5 and the Strategic Directions Objectives referred to. For completeness, we confirm that our finding that Objective 15.2.5 is the most appropriate for achieving the RMA's purpose is informed by our findings, noted here, as to the proper purpose of resource management regulation to be served on this matter of high public interest and relevance to the recovery of Christchurch.

[238] For completeness, we have also satisfied ourselves that our decision on these matters will be properly consistent with our decision, to be issued subsequently, on Chapter 9 (and, in particular Issue 9.3). That is in the sense that activities on a heritage item can be properly the subject of separate regulation that is properly aligned.

Provision for site redevelopment for future owner

[239] In the course of the hearings Judge Hassan raised an inquiry as to whether there was explicit provision for site redevelopment by way of site clearance for further development by another owner. CCC in its closing submitted there was no need to provide for demolition/clearance of site in the activity standards.

[240] CCC submitted that the definition of 'building' includes "any erection, reconstruction, placement, alteration or demolition of any structure or part of any structure in, on, under or over the land (emphasis added)".⁹³ It was submitted that if a consistent approach is taken to our Stage 1 Commercial decision, then the activities listed in the activity tables include the land and buildings for that activity.⁹⁴ In the Stage 1 Commercial decision, the following statement appears in the "How to use the rules" sections:

⁹³ Closing submissions for the Council at 7.2.

⁹⁴ Decision 11: Commercial (Part) and Industrial (Part) — Stage 1.

... Similarly, where the word/phrase defined includes the word ‘activity’ or ‘activities’, the definition includes the land and/or buildings for that activity unless expressly stated otherwise in the activity status tables.

[241] For consistency it was accepted by CCC that this statement should also be incorporated into the Central City provisions in 15.8.1.3, 15.9.1.3 and 15.10.1.3. It is submitted that if that is done the position is abundantly clear. The Council finally supported inclusion of the advice note as set out.

[242] We accept the submission from the Council. However, as a consequence of our drafting consistency changes, we address this in a single statement applying to all commercial zones.

Residential — Medium Site Density Rule

[243] In the Notified Version, Rule 14.13.3.11 imposed a 200m² minimum site density rule for the CCRZ. VNA sought the deletion of that minimum site density rule.

[244] VNA takes the position that the compulsory rule is not required because residential density is already close to the target of 50 households per hectare. It said that intensification had continued to increase with the introduction of steeper recession planes and other enabling rules in January 2015. It further submitted it was ineffective as it regulated household rather than residence, and it was VNA’s belief that larger dwellings are more likely to attract families and longer-term residents. It submitted that larger developments are able to avoid the rules if they wish, by subdividing titles, so the provision was not equally enforceable. It was submitted it was not efficient in that it added levels of complexity at a resource consent stage to those wanting to build a family home in the CCRZ. Finally, it is not consistent with the CCRP’s goal of encouraging a variety of housing types and a variety of people (including families) to live in the Central City.

[245] Both the Council and the Crown submitted that this was inconsistent with CCRP to remove the rule entirely.⁹⁵ It was the Crown position that deletion would be inconsistent with the explicit direction in the CCRP to insert a CCRZ minimum residential density Rule 4a.3.9

⁹⁵ Closing submissions for the Crown at 11.1, agreeing with the views expressed in the evidence in chief of Scott Blair on behalf of the Council at 8.12; and rebuttal evidence of Scott Blair at 3.20.

into the Operative Plan as a critical standard (contravening a critical standard is a non-complying activity). That states:⁹⁶

4a.3.9 MINIMUM RESIDENTIAL DENSITY

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

[246] It is perhaps appropriate to note at this stage in relation to the VNA concerns, that there is a large mix of activity within the Four Avenues. In many areas commercial and residential exist side by side, and there are a number of professional offices serving medicine, law and others. It is probably fair to say that there remain relatively small pockets of pure residential. But residential is still supported, although many would see it as quite different from suburban living.

[247] We accept the submission that the deletion of the rule would clearly be inconsistent with the CCRP.

[248] However, the Crown accepted that the views expressed by Professor Kelly (on behalf of VNA) and by the Chair meant that the rule and assessment matters as proposed at the time of the hearing could lead to unintended consequences.⁹⁷ As the Crown noted in its submission:⁹⁸

In particular, the CCRP policy framework favours both an increase in the number of residents in the Central City (including an overall increase in housing density), and flexibility and variety in available housing types within the Central City. Flexibility and variety is also important in encouraging an increased number of residents in the Central City, and in the retention of existing residents such as those represented by the VNA.

[249] We also note that submitter Mr Dyhrberg and others also supported a change to the rule on a zone-wide basis, but opposed its deletion.⁹⁹

[250] We are satisfied the concerns expressed are picked up by the Council in the Revised Version. That provides that an RDA is appropriate for the rule and the amendments to the

⁹⁶ Christchurch Central Recovery Plan Residential chapter — January 2015 ‘A Liveable City’, page 27.

⁹⁷ Transcript, page 369, line 10 to page 370, line 17; page 438, lines 4–12.

⁹⁸ Closing submissions for the Crown at 11.2.

⁹⁹ Peter Dyhrberg, Alister and Sue James, Alistair and Carla Humphrey, Dr Anna Louisa De Laundey Crighton QSO, JP (3688).

matters of discretion assist in addressing the concerns raised by the VNA. Finding it the most appropriate for achieving related objectives, we have included that in our Decision Version.

Non-residential activities

[251] VNA is concerned that there is not enough protection given to discourage large-scale non-residential activity in the CCRZ. They seek the deletion of Rule 14.13.3.11 so that a variety of dwelling types can be built, which we have rejected above. They also seek to ensure residential land is used only for that purpose by declining individual applications to rezone CCRZ properties to business or mixed use zoning. They seek protection of residential amenity so the Central City is an attractive place to live long-term (we note that this includes ensuring late-night sale and supply of alcohol does not apply in close proximity to CCRZ neighbourhoods, which we have dealt with elsewhere). They also seek to strengthen the rules aimed at discouraging non-residential activities in the CCRZ. They consider that non-residential activity should be classified as non-complying because the CCRZ is close enough to Central City, business and mixed use zones that such activities seldom meet the needs of local residential community. We note their submissions contained at paragraph 12 of their closing summary.¹⁰⁰

[252] Both the Crown and the CCC take the position that there is adequate protection in the rules. Professor Kelly had expressed his opposition on behalf of VNA on the basis that non-residential activities that seek to locate in CCRZ in order to benefit from the zone's high level amenity would, in fact, undermine that amenity.

[253] Mr Gimblett, on behalf of the Crown, accepted the wording in the latter part of the policy could be clarified to ensure that non-residential activity had some inherent requirement for the high amenity environment, without being inconsistent with the CCRP. Based on his evidence, the Crown suggested in closing that Policy 14.1.6.8(c) could be re-worded as follows:¹⁰¹

To ensure non-residential activities meet the needs of the local residential community ~~or would benefit from~~ or require the high level of amenity inherent in the Central City Residential Zone.

We agree that this is an appropriate change.

¹⁰⁰ Closing summary for the VNA at 12.

¹⁰¹ Closing submissions for the Crown at 12.4.

[254] As to the rules, we accept Mr Gimblett’s evidence that the detail and caveats they specify and the case-by-case assessment that would be provided for through resource consent application processes would be sufficient to avoid any proliferation of metropolitan-scale community facilities at the expense of residential opportunity or amenity.¹⁰² For non-residential activities, the Decision Version specifies a 40m² area limit for permitted activities and a 40–200m² range for discretionary activities. Greater flexibility is provided for such activities on Fitzgerald Avenue and Bealey Avenue (between Durham Street North and Madras Street). We consider those limits appropriate, given the evidence of Mr Gimblett that we have accepted.

[255] We have made a number of drafting changes for greater clarity and consistency. Accordingly we reject the VNA submission, and have modified the Revised Version in the way we have described, being satisfied this is the most appropriate for achieving related objectives.

Ryman Healthcare, Park Terrace

[256] As noted in previous decisions, Dr Mitchell recused himself from considering matters concerning this submitter.¹⁰³

[257] Although a large measure of agreement had been reached, some matters remained for determination.

[258] It was the submission of Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated (3317) (‘Ryman’), supported by the evidence of Mr John Kyle, that retirement villages in the Central City require a bespoke policy framework. This was said to be for:¹⁰⁴

- 6.1 Providing appropriate accommodation and care for the elderly is a significant resource management issue. It requires different provision separate to the general issue of ensuring there is adequate housing for the wider population.
- 6.2 The Council has accepted the need for a bespoke rule framework for retirement villages, separate from the rules applying to residential activities. That rule framework should be supported by specific policies for retirement villages.

¹⁰² Rebuttal evidence of Mr Gimblett at 6.2–6.3.

¹⁰³ For example, Decision 10: Residential — Stage 1 at [173].

¹⁰⁴ Closing submissions for Ryman.

- 6.3 The built form of retirement villages differs from other typical residential development due to their operational and functional needs.
- 6.4 It would be consistent with the Panel's Stage 1 decision to provide specific policy provision for retirement villages.

[259] Mr Hinchey accepted that retirement villages are generally residential in nature as they involve the use of the land and/or buildings for the purposes of living accommodation in accordance with the term 'residential activity'. But he noted that retirement villages also include services and/or amenities for residents (including a range of care facilities). This was recognised by the CCC, but also by the Panel in Decision 10: Residential.¹⁰⁵ We are satisfied, not just for reasons of consistency, that retirement villages require their own set of bespoke provisions in the CCRZ. Consistency would require similar provisions in both Stage 1 Residential and the Central City for retirement villages.

[260] As the relevant Residential provisions meet the concerns of Ryman and apply to the Central City, we have found it unnecessary to include the specific Central City provisions sought by this submitter.

[261] In relation to internal amenity, Ryman submitted the position taken by the Panel at [331] of Decision 10 accepted Ryman and the RVA's position that there is a lack of need for regulatory intervention at this time relating to 'internal amenity'.¹⁰⁶ What the Panel actually said was:

Considering costs, benefits and risks, we have decided against imposing internal amenity controls on retirement villages. On this matter, we accept the position of Ryman and the RVA that there is no evidence at this time that there is a problem requiring intervention. ... Also, we have noted that the Council did not seek to address this topic in its closing submissions and took from that some concurrence with the retirement village sector position as to the lack of any need for regulatory intervention at this time. However, we record that this is a matter where the Council, as plan administrator, has an ongoing plan monitoring responsibility.

[262] CCC continued to oppose this, as the provisions still included matters of assessment for internal layouts.

¹⁰⁵ Decision 10: Residential (Part) — Stage 1.

¹⁰⁶ Closing submissions for Ryman at 7–10.

[263] In a Minor Correction Decision, the Panel has made a correction in that regard to ensure that the provisions accord with our finding at [331] of Decision 10.¹⁰⁷ We can see no reason why the same should not apply in the Central City, and the Decision Version reflects this.

[264] The Panel, through Ms Dawson, questioned Mr Kyle on the rule cascade that applied if a retirement village proposal does not comply with built form standards. He accepted RDA was an appropriate activity standard and he confirmed that any catch all rule for breaches of development control should equally apply to retirement villages. In a table contained at paragraph 12 of Ryman's closing submissions, it was submitted that no catch all rule applied. In the Decision Version, we have included an RDA to catch breaches of applicable built form standards.

[265] We note that in the course of the hearing Ryman and CCC reached agreement for a height limit of 20 metres for 78 Park Terrace, as sought by Ryman.¹⁰⁸ Both Mr Bird and Mr Kyle were questioned about this increase but we are satisfied on their evidence and the concession of CCC that it should be approved and we have included it in the Decision Version. It is a matter that the Crown submitted on in closing and Mr Gimblett suggested some wording.¹⁰⁹ We consider this wording appropriate and have used that in the Decision Version (with some minor drafting clarity changes).

[266] Finally, there is the question of whether or not it was appropriate to presume non-notification for applications for retirement buildings in the CCRZ where they comply with applicable built form standards.

[267] In closing, Ryman argued for non-notification subject to certain matters. Mr Hinchey submitted that the fact that no other parties submitted on the Ryman submission suggests that they are either supportive of or ambivalent about the proposal. Mr Hinchey further submitted that allowing notification for a future consent proposal that was in accordance with the development controls of the then Operative Plan would essentially reopen the question of what is before the Panel for determination.

¹⁰⁷ Residential (Part) Planning Maps and Minor Corrections to Decision 10, 1 July 2016 at [11]–[13].

¹⁰⁸ Closing submissions for the Council at 11.1.

¹⁰⁹ Closing submissions for the Crown at 13.1.

[268] The CCC in closing submitted that Mr Kyle supported non-notification where built form standards were met.¹¹⁰ However, it then went on to say that Ryman’s closing submissions state they supported a non-notified RDA for retirement village buildings “with no requirement to comply with built form standards.”

[269] We did not find this in the closing and do not think it accurately reflects what was said in closing. In fact, it is contrary to the last sentence of paragraph 16 of that closing. Rather, it comes from a table at paragraph 12.¹¹¹

[270] We consider it appropriate for non-notification where built form standards are met, but not otherwise. The Decision Version reflects that, in a manner that is consistent with our approach to similar notification rules for other activities. We are satisfied, therefore, that the Decision Version is the most appropriate for achieving related objectives.

Screening of outdoor storage and service areas

[271] The Crown sought that screening of outdoor storage and service areas in the CCBZ be partly transparent to allow passive surveillance. Ms Eaton, for the Crown, supported this as being consistent with Crime Prevention Through Environmental Design (‘CPTED’) principles.¹¹²

[272] While accepting the importance of CPTED principles, Mr Stevenson and Mr Nicholson, on behalf of the Council, noted that requiring some transparency may negate the intended purposes of the screening and adversely affect neighbouring amenity.¹¹³

[273] In its closing, the Crown stated that it did not have a strong view either way on this issue.¹¹⁴ Having considered the evidence of Ms Eaton and Messrs Stevenson and Nicholson in relation to these two competing issues, we accept the evidence of Mr Stevenson that the risk of

¹¹⁰ Closing submissions for the Council at 11.4, referring to transcript, page 264, lines 14–37; Evidence in chief of John Kyle at 5.12.

¹¹¹ Closing submissions for Ryman at 12, with a footnote reference to the evidence in chief of John Kyle at page 18.

¹¹² Evidence in chief of Rachael Eaton at 7.21–7.25.

¹¹³ Transcript, page 40, line 34 to page 41, line 2 (Stevenson); page 75, lines 5–30 (Nicholson).

¹¹⁴ Closing submissions for the Crown at 5.3.

potential adverse effects for neighbouring properties needs to be managed. We have retained the screening rule in the Revised Version.

Character overlay

[274] By the time of closing, submitters Mr Dyhrberg and others sought changes to Rule 14.13.3.11 relating to minimum site density control applying across the whole CCRZ. We have already dealt with that. Secondly, and more importantly for present purposes, they sought introduction of a character area overlay to apply to a defined area of land where an additional regime of urban design principles would govern development according to the triggers identified in the rules agreed between Ms Schröder for the Council and Ms Lauenstein for the submitter (the Character Area package).

[275] This submission relates to an area of land in Chester Street East. Initially there was some debate as to the exact area of land concerned, and whether or not residents had agreed to it. It is clear that initially not all residents or owners had been approached, but this was matter ultimately clarified when the Panel set down an additional hearing. It is also clear that not all residents in the relevant block agree with it, particularly the Baptist church.

[276] The particular matter raises a significant legal issue. In the Operative Plan there were a number of special amenity areas (SAMs) which included the area where a ‘Character Overlay’ is sought. It is to be noted that at a very late stage another group of residents, the Inner City West Neighbourhood (ICON) made an application for their area to be treated similarly. We granted leave to file a late submission, and heard that submission from Ms Shand on 25 May 2016. They explained the reasons for the lateness, but it did cause considerable inconvenience. Because of the conclusion we have reached on the legal point, we do not need to deal with that separately.

[277] The original draft of the CCRP recognised the existing SAMs, but these were specifically removed by the Minister. Notwithstanding that, it was the position of these submitters and the CCC that what they sought was not inconsistent with the CCRP. The Crown said that the character area simply reintroduced the SAM and was not only inconsistent, but totally at odds, with the CCRP.

[278] The submitters called Mr William Fulton, who had experience in architecture and landscape architecture, with a special interest in historic heritage. In his evidence, he supported the character nature of the block bounded by Madras, Barbadoes, Armagh and Chester Streets that we are concerned with. The submitters argued that historic heritage is a component that contributes to the amenity values of an area, and they are matters to which the Panel must have particular regard under s 7(c) of the RMA. The submitters considered the identified areas warrant the same treatment as that applied to the Lyttelton and Akaroa Character Areas in Decision 17: Residential (Part) — Stage 2. They accepted that there could be circumstances where consents might need to be turned down, and where conditions may not be sufficient for avoiding or mitigating adverse effects on the environment. They submitted that RDA would be the most appropriate method to employ here for implementing the policies and objectives of the Plan and, more particularly, Part 2 of the RMA.

[279] The submitters, CCC and the Crown each addressed the meaning of “not inconsistent with”. Section 23 of the CER Act requires that any decision we make is not inconsistent with the CCRP.¹¹⁵ We were referred to our own definition of ‘inconsistent’, adopted from the Shorter English Dictionary in the Strategic Directions chapter, as “incompatible” and “not in keeping with”.

[280] For the submitters, Ms Steven QC directed us to our finding, in consideration of *Canterbury Cricket Association Inc*,¹¹⁶ at [60] of Decision 1: Strategic directions and strategic outcomes:

That case treated the phrase as allowing for judgment to be exercised of the scale or degree of variance allowable in the particular circumstances. We agree that this is a helpful expression of the intention in s 23.

[281] Ms Steven referred to the fact that the ‘not inconsistent with’ test once appeared in s 75(2) of the RMA addressing the relationship between a District Plan and a Regional Policy Statement. She cited the Environment Court in *Suburban Estates Limited v Christchurch City Council* where it was stated:¹¹⁷

¹¹⁵ OIC, cl 14(4) specifies that we must comply with s 23 of the CER Act as if we were making a decision under the RMA. The repeal of the CER Act by the GCRA does not alter our legal responsibilities on this matter.

¹¹⁶ *Re Canterbury Cricket Association Incorporated* [2013] NZEnvC 184.

¹¹⁷ Closing submissions for Peter Dyhrberg and Others at 65, referring to *Suburban Estates Limited v Christchurch City Council* [2001] NZEnvC 433; C217/2001 (6 December 2001) at [324]. We note that

We consider section 75(2) implies a threshold over which any proposed provision must pass. However, the step is a low one — it does not require “consistency with”, but uses the double negative “not inconsistent with”, which is lower than consistency. In logical terms, the law of the excluded middle does not apply. Rather there is a spectrum from ‘identity’ to ‘opposite’ with:

- (1) both ‘consistent’ and “not inconsistent” coming between;
- (2) those terms placed some distance apart from each other; and
- (3) with “not inconsistent” being closer to “opposite”.

For example, to introduce some colour to the bleached world of logic: in the spectrum between violet and yellow, blue is “consistent” with violet, and green is “not inconsistent” with violet, even though green is closer to yellow on the spectrum.

[282] She further cited from the decision in *Clevedon Cares Inc v Manukau City Council*:¹¹⁸

[50] Section 75(3) requires that the Plan Change “*must give effect to*” the operative Regional Policy Statement. We agree with Mr Allan, that with respect to Section 75(3) of the Act, the change in the test from “*not inconsistent with*” to “*must give effect to*” is significant. The former test allowed a degree of neutrality. A plan change that did not offend the superior planning instrument could be acceptable. The current test requires a positive implementation of the superior instrument. As Baragwanath J said in *Auckland Regional Council v Rodney District Council*:¹¹⁹

This does not seem to prevent the District Plan taking a somewhat different perspective, although insofar as it would be inconsistent, it would be ultra vires. (The 2005 Amendment to Section 75, requiring a District Plan to “give effect to” national policy statements, NZCPS and Regional Policy Statements, now allows less flexibility than its predecessor.)

[51] The phrase “*give effect to*” is strong direction. This is understandably so for two reasons:

- [a] The hierarchy of plans makes it important that objectives and policies at the regional level are given effect to at the district level; and
- [b] The Regional Policy Statement, having passed through the Resource Management Act process, is deemed to give effect to Part 2 matters.

[283] She endorsed the CCC’s opening legal submission that suggested an appropriate approach for the Panel is to ask itself:¹²⁰

the submissions incorrectly titled the Environment Court decision “Canterbury Regional Council v Christchurch City Council”.

¹¹⁸ Closing submissions for Peter Dyhrberg and Others at 66, referring to *Suburban Clevedon Cares Incorporated v Manukau City Council* [2010] NZEnvC 211 (22 June 2010).

¹¹⁹ *Auckland Regional Council v Rodney District Council* [2009] NZCA 99; (2009) 15 ELRNZ 100; [2009] NZRMA 453 (26 March 2009) at [12].

¹²⁰ Closing submissions for Peter Dyhrberg and Others at 67, referring to *Canterbury Cricket*, footnote 34, and *Norwest Community Action Group Inc v Transpower New Zealand Limited* A113/01, 29 October 2001 at [55]–[56] respectively. See also opening submissions for the Council at 3.8.

- (a) Are the provisions of the pCRDP compatible with the provisions of the Higher Order Documents?
- (b) Do the provisions alter the essential nature or character of what the Higher Order/Recovery Documents allow or provide for?

[284] Ms Steven did not accept the Crown’s position as to the heavy weight it placed on the removal of the SAMs from the CCRZ. She reviewed the Crown’s submission and the CCRP directions for review. She submitted that, for the purposes of our inquiry, it would be appropriate for the Panel to ask:

- (a) Whether the introduction of (only one) Character Area Package to the Identified Area within the one Living Zone located within the Central City area, re-introduces “unduly and unnecessary complex” provisions, being that which the Minister sought to remove; and
- (b) Whether the introduction of the Character Area Package would introduce measures not considered to be effective in light of the circumstances prevailing in the Identified Area.

[285] She said the submitters say both questions are able to be answered in the negative. She said it was essential for the Panel to bear in mind the overarching CCRP for “creating a high quality inner city living environment”. She said the submitters’ position was that this would be met by allowing the requested relief.

[286] The CCC submitted that they adopted the Crown’s approach to inconsistency, but notwithstanding that, supported the closing of the submitters and agreed that the inclusion of an RDA consent status is the most appropriate way of implementing the policies. The CCC said that this would not offend the CCRP in terms of being compatible with, or not altering, the essential nature or character of what the CCRP allows and provides for.

[287] The Crown referred us to the Higher Order Documents, including Objective 3.3.1, and noted that they and the Strategic Directions decision direct the Central City provisions must:¹²¹

¹²¹ Opening submissions for the Crown at 3.4.

- (a) support a thriving Central City
- (b) increase housing supply
- (c) enable economic prosperity
- (d) use infrastructure efficiently and effectively
- (e) support social and cultural activities of the community
- (f) encourage innovation, choice and flexibility
- (g) reduce consenting and notification requirements and the number, extent and prescriptiveness of development controls and design standards; and
- (h) be clear, concise and easy to use.

[288] It then turned to the consistency of what is sought in this submission with the provisions of the CCRP.

[289] The Crown adopted what we said at [60] and [61] of the Strategic Directions decision and then submitted helpful guidance could be obtained from case law. It referred initially to *Canterbury Regional Council v Waimakariri District Council*, and noted that the Environment Court considered the word “inconsistent” as meaning in terms of the decision “not in keeping: discordant; or incompatible”.¹²² The Court went on to cite with approval an early hearing commissioner’s statement that:¹²³

... Not everything which fails to promote (etc) is ‘inconsistent’ with those provisions, even if ‘consistent’ is understood in the sense of ‘conform’. The reason for this is that a District Plan will only fail to promote (etc) the things in question if it does nothing at all to bring them about. Whether or not it has promoted (etc) them enough is a ‘submission’ issue for debate on the merits, not something to be dealt with on a vires point.

¹²² Opening submissions for the Crown at 4.5, referring to *Canterbury Regional Council v Waimakariri District Council* [2002] NZEnvC 20; [2002] NZRMA 208 at [79].

¹²³ Ibid, at [81].

[290] The Crown referred next to *Bay of Plenty Regional Council v Western Bay of Plenty District Council*,¹²⁴ a case dealing with a map in a district plan that was not precisely in line with a map in a regional plan, where the Court accepted the plan was “sufficiently comparable and not at odds in degree or purpose as to be impermissibly inconsistent”.¹²⁵

[291] The Crown accepted a strict line-by-line approach was not required, but rather attention should be given to the essential nature, character or thrust of the CCRP, noting amendments could be made to Replacement Plan provisions where they remain “sufficiently comparable and not at odds in degree or purpose as to be impermissibly inconsistent” with the CCRP.¹²⁶

[292] We find the evidence and submissions informative in undertaking the necessary inquiry in applying the above statement of the legal position, which we accept.

[293] Ms Schröder and Mr Blair for the Council, and Ms Lauenstein for the submitters, all accepted that all SAMs within the central city were deliberately removed from the Operative Plan through the CCRP.¹²⁷ In cross-examination Mr Blair was asked:¹²⁸

MR RYAN: And what you are proposing with Chester Street East is to effectively reintroduce a character overlay for what was previously SAM 30?

MR BLAIR: Yes, that is correct.

[294] Ms Schröder was questioned by Judge Hassan and the Chair, and at page 231:¹²⁹

JUDGE HASSAN: ... You are asking us to consider a set of provisions for a character area overlay.

MS SCHRODER: Yes, that is right, yes.

JUDGE HASSAN: The Crown’s submission is that it is inconsistent and therefore we cannot consider it.

MS SCHRODER: Yes, that is right.

JUDGE HASSAN: Inconsistent with the Recovery Plan.

MS SCHRODER: Yes.

¹²⁴ Ibid.

¹²⁵ At [75].

¹²⁶ Opening submissions for the Crown at 4.7.

¹²⁷ Transcript, page 223, lines 21–29 (Ms Schröder); page 385, lines 25–30 (Mr Blair); page 422, lines 8–12 (Ms Lauenstein).

¹²⁸ Transcript, page 383, lines 31–35.

¹²⁹ Transcript, page 231, lines 10–46.

JUDGE HASSAN: I want to know whether or not, looking at what you propose in substance, is it substantially the same as the SAM that was before the Council and the Crown at the time the Central City Recovery Plan was made?

MS SCHRODER: Yes, I believe it is.

JUDGE HASSAN: Thank you.

SJH: And it is correct, as I understand it, you conceded to Mr Ryan that this is not consistent with the Central City Recovery Plan?

MS SCHRODER: Yes, that is right.

[295] Further, Ms Schröder was cross-examined in relation to the Statement of Expectations, and she accepted the reinstatement would not accord with the requirement in the Statement of Expectations to significantly reduce, compared to the operative plan, reliance on consent processes, and nor would it comply with Objective 3.3.2 of the Strategic Directions seeking to minimise transaction costs.¹³⁰

[296] We note Mr Blair was more reluctant to concede any inconsistency between the CCRP and the reintroduction of a character area. He was asked by the Panel whether:¹³¹

SJH: ... as a matter of plain logic on its face where the Minister has deliberately chosen to remove one, to reintroduce something this similar is inconsistent?

MR BLAIR: On its face, yes, sir.

SJH: And the route that you arrive at, and you went through those other documents, and I will come back to them in a moment with Ms Steven, it is a somewhat more tortured reasoning process, would that be a fair comment?

MR BLAIR: Yes, sir.

[297] While we recognise the concern of the submitters, what is sought by them in reintroducing this character area overlay is to effectively replace the SAM that was deliberately removed by the Minister. We cannot accept Ms Steven's submission that such a course is "not inconsistent" with the CCRP. With respect, it seems to us to directly contradict what was done in the CCRP by removing the SAM (as framed by Ms Steven at [283]).

[298] Looking at those two questions: first, are the provisions of the character overlay put forward compatible with the provisions of the Higher Order Documents? On the evidence, we

¹³⁰ Transcript, page 226, lines 25–34.

¹³¹ Transcript, page 400, lines 32–43.

find the answer to that must be “no”, as it is in direct contradiction to what the Minister did in removing SAMs. Do the provisions alter the essential nature or character of what the Higher Order/Recovery Documents allow or provide for? On the evidence, we find the answer must be “yes”. The character overlay sought does alter the essential nature or character of what the CCRP allows or provides for. Therefore, we cannot answer the questions framed by Ms Steven at [283] as she has sought.

[299] We also accept the Crown’s submission that it would be inconsistent with the CCRP to impose additional restrictions on a residential development by some other means, without necessarily utilising a character area overlay. At 14.7 of their closing submissions they give examples of possible ways of dealing with this that would be inconsistent. That is effectively what is done with the package agreed between Ms Schröder and Ms Lauenstein.

[300] We also note that the position we have reached of inconsistency is essentially that acknowledged by Ms Schröder, and eventually conceded to, albeit reluctantly, by Mr Blair.

[301] We do note that the Crown considered it was possible, and was prepared to give more express recognition of residential character within the existing assessment framework, which would not offend the “not inconsistent” test.

[302] The Crown supported the mediated amendment to the urban design assessment matter at 14.14.36(a)(iii)(B) in the updated proposal, to include explicit reference to “neighbourhood context” as follows:

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

...

- iii. has appropriate regard to:

...

- B. neighbourhood context, existing design styles and established landscape features on the site or adjacent sites.

[303] We agree with the Crown that such an amendment would allow the consent authority to assess resource applications for new multi-unit developments which would have regard to the surrounding context, including the character of that area.

[304] At an earlier stage the submitter, through Ms Steven, sought notification pursuant to our OIC powers. We declined that, and said we would give reasons in this decision. Given we are satisfied that what is sought by the submitter fails the “not inconsistent” test, it would be pointless to notify anything further.

[305] Finally, our decision in relation to this submission also answers the submission of ICON. Accordingly, both these submissions are rejected. We find that the extent of change that is appropriate is the change to urban design assessment matter we have described at [302]. For those reasons, we are satisfied that the Decision Version duly responds to the Higher Order Documents and is the most appropriate for achieving the related objectives on this matter.

Other changes for coherence and consistency

[306] As we have noted, this decision is concerned with provisions to be included in several CRDP chapters. We have also determined that we should make related coherence and consistency changes to other provisions of some of those chapters. Those provisions were as determined by earlier Panel decisions. However, cl 13(5) of the OIC specifies that, while considering a proposal, we may reconsider any decision the Panel has already made on another proposal if we consider it is necessary or desirable to do so to ensure that the CRDP is coherent and consistent. For those purposes, we have made some minor drafting refinements to provisions in the following chapters:

- (a) Chapter 7 Transport
- (b) Chapter 12 Hazardous Substances and Contaminated Land
- (c) Chapter 14 Residential
- (d) Chapter 15 Commercial
- (e) Chapter 21, in relation to the Specific Purpose Cemetery, Hospital, School and Tertiary Education zones.

[307] We record that, while we find these changes improve the overall coherence and consistency of these chapters as part of the CRDP, we consider there is further room for

improvement. As such, we also record that this decision does not necessarily preclude further cl 13(5) changes being made to those or other chapters by other Panel decisions.

Definitions

[308] The Panel has deferred its consideration of relevant definitions to the Chapter 2 Stage 2 and 3 decision, to be issued in due course. To the extent that any consequential changes may arise from the definitions, we will address those at that time.

Council's s 32 Report

[309] We find the Council's s 32 Report is suitably robust and sound in all relevant respects in relation to the Notified Version. That version has, of course, been superseded by changes in the Decision Version to which our above findings apply.

Section 32AA evaluation

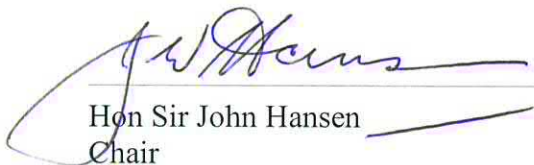
[310] The findings we have set out on the evidence satisfy us that, as a whole and in its individual provisions, the Decision Version properly gives effect to the CRPS, is not inconsistent with the CCRP, properly responds to the Higher Order Documents, properly recognises RMA principles, and is the most appropriate in the terms specified in s 32, RMA. That is in particular in the fact that they are the most effective and efficient, in our consideration of benefits and costs. They also bring greater clarity and certainty, as is consistent with the OIC Statement of Expectations.

CONCLUSION

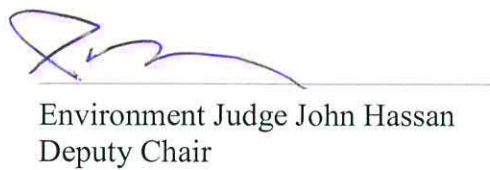
[311] This decision amends the Notified and Revised Version in the manner set out in Schedule 1.

[312] Any party who considers we need to make any minor corrections under cl 16 of the OIC must file a memorandum specifying the relevant matters within 14 working days of the date of this decision.

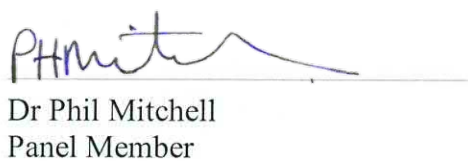
For the Hearings Panel:



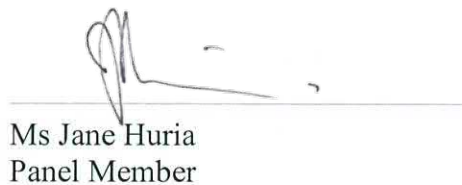
Hon Sir John Hansen
Chair




Environment Judge John Hassan
Deputy Chair



Dr Phil Mitchell
Panel Member



Ms Jane Huria
Panel Member



Ms Sarah Dawson
Panel Member

SCHEDULE 1

Changes our decision makes to the following chapters:

Chapter 7 — Transport

Chapter 8 — Subdivision, Development and Earthworks

Chapter 11 — Utilities and Energy

Chapter 12 — Hazardous Substances and Contaminated Land

Chapter 14 — Residential

Chapter 15 — Commercial

Chapter 21.2 — Specific Purpose (Cemetery) Zone

Chapter 21.5 — Specific Purpose (Hospital) Zone

Chapter 21.6 — Specific Purpose (School) Zone

Chapter 21.7 — Specific Purpose (Tertiary Education) Zone

Chapter 7 Transport

The notified proposal is amended by our decision as follows.

Decision text from earlier decisions is shown in black text.

Text in blue is the decision text for the Central City proposal only.

Please note, to ensure clarity and certainty of provisions, and consistency with the Plan's drafting style, a number of changes have been made to our earlier decisions. These changes are not identified as it has not been practical to do so.

Chapter 7 Transport

7.1 Introduction

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.

This chapter relates to transport requirements for all activities that occur throughout the District and to activities within the Transport Zone. Objectives, policies, rules, standards and assessment criteria relating to transport are provided that are not zone specific, as well specific provisions for the Transport Zone. This approach is informed by national and regional planning documents, but in particular the Canterbury Regional Policy Statement.

Functioning transport networks and transport modes are essential facilities and services that assist meet the needs of people and communities and promote the efficient functioning of the District. The land transport network therefore forms an important component of the physical resources of the District.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions objectives.

7.2 Objectives and policies *[Drafting clarity and consistency may be considered further by the Panel]*

7.2.1 Objective — Integrated transport system for Christchurch District

- a. An integrated transport system for Christchurch District:
 - i. that is safe and efficient for all transport modes;
 - ii. that is responsive to the current recovery needs, future needs, and enables economic development, *in particular an accessible Central City able to accommodate projected population growth*;
 - iii. that supports safe, healthy and liveable communities by maximising integration with land use;
 - iv. that reduces dependency on private motor vehicles and promotes the use of public and active transport;
 - v. managed using the one network approach.

7.2.1.1 Policy – Establishment of a road classification system

- a. Identify a road network that connects people and places and recognises different access and movement functions for all people and transport modes, whilst:
 - i. supporting the safe and efficient operation of the transport network;

- ii. providing for public places in accordance with the function of the road to enable community activities including opportunities for people to interact and spend time,
 - iii. providing space for utility services;
 - iv. reflecting neighbourhood identity and amenity;
 - v. recognising cross-boundary connections with adjoining districts, and
 - vi. providing for the efficient and effective functioning of the strategic transport network, including for freight.
- b. [Recognise the Central City in the road classification system by establishing a people-focused and slow vehicle inner zone which provides safe and effective access and movement for all forms of transport.](#)

Note:

1. Refer to Appendix 7.12 for a description of the road classification system.

Policy 7.2.1.1 also achieves Objective 7.2.2.

7.2.1.2 Policy – High trip generating activities

- a. Manage the adverse effects of high trip generating activities, [except for permitted activities within the Central City](#), on the transport system by assessing their location and design with regard to the extent that they:
- i. are permitted¹ by the zone in which they are located;
 - ii. are located in urban areas and generate additional vehicle trips beyond what is already established or consented;
 - iii. are accessible by a range of transport modes and encourage public and active transport use;
 - iv. do not compromise the safe, efficient and effective use of the transport system;
 - v. provide patterns of development that optimise use of the existing transport system;
 - vi. maximise positive transport effects;
 - vii. avoid significant adverse transport effects of activities where they are not permitted by the zone in which they are located; and
 - viii. mitigate other adverse transport effects, such as effects on communities, and the amenity of the surrounding environment, including through travel demand management measures;
 - ix. provide for the transport needs of people whose mobility is restricted; and
 - x. integrate and coordinate with the transport system, including proposed transport infrastructure and service improvements.

¹ Refers to the activity being listed as a permitted activity in the activity status table for the zone in which it is located.

Policy 7.2.1.2 also achieves Objective 7.2.2.

7.2.1.3 Policy – Vehicle access and manoeuvring

- a. Provide vehicle access and manoeuvring, including for emergency service vehicles, compatible with the road classification, which ensures safety, and the efficiency of the transport system.

Policy 7.2.1.3 also achieves Objective 7.2.2.

7.2.1.4 Policy – Requirements for car parking and loading

Outside the Central City

- a. Require car parking and loading spaces which provide for the expected needs of an activity in a way that manages adverse effects.
- b. Enable a reduction in the number of car parking spaces required in circumstances where it can be demonstrated that:
 - i. the function of the surrounding transport network and amenity of the surrounding environment will not be adversely affected; and/or
 - ii. there is good accessibility by active and public transport and the activity is designed to encourage public and active transport use; and /or
 - iii. the extent of the reduction is appropriate to the characteristics of the activity and its location; and/or
 - iv. the extent of the reduction will maintain onsite parking to meet anticipated demand.

Within the Central City:

- c. Enable activities to provide car parking and loading, whilst minimising any adverse effects on the efficiency and safety of the transportation networks, including public transport, to the extent practicable.
- d. Manage the development of commercial car parking buildings and sites within the Central City so that they:
 - i. support the recovery of the Central City;
 - ii. are easily accessible for businesses within the Central City;
 - iii. minimise any adverse effects on the efficiency and safety of the transportation networks of all users, to the extent practicable;
 - iv. protect the amenity of the Central City;
 - v. reduce the need for activities to provide their own on-site parking;
 - vi. do not significantly adversely affect the demand for public transport to, from or within the Central City.
- e. Allow for temporarily vacant sites to be used for car parking within the Central City until 30 April 2018.

Policy 7.2.1.4 also achieves Objective 7.2.2.

7.2.1.5 Policy – Design of car parking and loading areas

- a. Require that car parking and loading areas are designed to:
 - i. operate safely and efficiently for all transport modes and users;
 - ii. function and be formed in a way that is compatible with the character and amenity of the surrounding environment; and
 - iii. be accessible for people whose mobility is restricted.

Policy 7.2.1.5 also achieves Objective 7.2.2.

7.2.1.6 Policy – Promote public transport and active transport

- a. Promote public and active transport, by:
 - i. ensuring new, and upgrades to existing, road corridors provide sufficient space and facilities to promote safe walking, cycling and public transport, in accordance with the road classification where they contribute to the delivery of an integrated transport system;
 - ii. ensuring activities provide an adequate amount of safe, secure, and convenient cycle parking and, [outside the Central City](#), associated end of trip facilities;
 - iii. encouraging the use of travel demand management options that help facilitate the use of public transport, cycling, walking and options to minimise the need to travel; and
 - iv. requiring new district centres to provide opportunities for a public transport interchange.
 - v. [encouraging the formation of new Central City lanes and upgrading of existing lanes in the Central City, where appropriate, to provide for walking and cycling linkages and public spaces.](#)
 - vi. [developing a core pedestrian area within the Central City which is compact, convenient and safe, with a wider comprehensive network of pedestrians and cycle linkages that are appropriately sized, direct, legible, prioritized, safe, have high amenity, ensure access for the mobility impaired and are free from encroachment.](#)

Policy 7.2.1.6 also achieves Objective 7.2.2.

7.2.1.7 Policy – Rail level crossings

- a. Improve or maintain safety at road/rail level crossings by:
 - i. requiring safe visibility at uncontrolled level crossings;
 - ii. managing vehicle accesses close to level crossings; and
 - iii. managing the creation of new level crossings.

Policy 7.2.1.7 also achieves Objective 7.2.2.

7.2.1.8 Policy – Effects from transport infrastructure

- a. Avoid or mitigate adverse effects and promote positive effects from new transport infrastructure and changes to existing transport infrastructure on the environment, including:
 - i. air and water quality;
 - ii. connectivity of communities
 - iii. noise, vibration and glare;
 - iv. amenity and effects on the built environment;
 - v. well-being and safety of users

Policy 7.2.1.8 also achieves Objective 7.2.2.

7.2.2 Objective – Adverse effects from the transport system

- a. Enable Christchurch's transport system to provide for the transportation needs of people and freight whilst managing adverse effects from the transport system.

7.2.2.1 Policy – Effects from the strategic transport network

- a. To manage any adverse effects from the ongoing use, repair, and development of the strategic transport network, whilst recognising the national and regional scale and economic importance of this network, and the role of the strategic transport network in the recovery of Christchurch.

7.2.2.2 Policy – Activities within the Transport Zone

- a. Enable activities for transport purposes and ancillary activities within the Transport Zone that seek to provide, maintain or improve:
 - i. the safety, amenity, efficiency and functionality of the Transport Zone, in particular the strategic transport network; and
 - ii. structures, facilities, services and installations of the transport network.
- b. Enable non-transport related activities which contribute to public amenity and/or provide a public place for community activities, including opportunities for people to interact and spend time whilst not having an adverse effect on:
 - i. the safety, amenity, efficiency and functionality of the transport function of the Zone; and
 - ii. the potential for the full width of the Transport Zone to be utilised for transport use in the future.
- c. **Outside the Central City**, where land in the Transport Zone is not immediately required for transport purposes, enable non-transport related activities that:

- i. will not give rise to reverse sensitivity effects that would undermine transport activities in the zone;
 - ii. do not prevent land designated for transport purposes reverting to a transport use when required;
 - iii. do not undermine the future transport use of the land designated for transport purposes; and
 - iv. are consistent with the activities provided for in the adjoining zones.
- d. [Ensure the development of the Central City South Frame Pedestrian Precinct as shown on the Planning Maps provides, in particular, for safe and convenient pedestrian and cycle access through the South Frame.](#)

7.2.2.3 Policy – Effect on adjacent land uses to the Transport Zone

- a. Manage the adverse effect(s) of an activity within the Transport Zone so that the effects of the activity are consistent with the amenity values and activity of adjacent land uses, whilst providing for the transport network, in particular the strategic transport network to function efficiently and safely.
- b. To ensure adjacent land uses are designed, located and maintained in such a way as to avoid reverse sensitivity effects on the strategic transport network.

Note:

- 1. Policies 7.2.1.1 - 7.2.1.8 also apply to Objective 7.2.2
- 2. Policies 7.2.2.2 - 7.2.2.3 also apply to Objective 7.2.1
- 3. For more details on the Council's vision, expectation and plans for transport, during the recovery period and longer term, please refer to the 'Christchurch Transport Strategic Plan'.

7.3 How to interpret and apply the rules

- a. The transport rules that apply to activities in all zones are contained in:
 - i. The activity status tables (including activity specific standards) in Rule 7.4.1 - Transport; and
 - ii. Rule 7.4.2 - Standards - Transport.
- b. Activities, outside the Transport Zone, covered by the rules in this chapter are also subject to the rules in the relevant zone chapters.
- c. The activity status table and standards in the following chapters also apply:
 - 5** Natural Hazards;
 - 6** General Rules and Procedures;
 - 8** Subdivision, Development and Earthworks;
 - 9** Natural and Cultural Heritage;
 - 11** Utilities and Energy; and
 - 12** Hazardous Substances and Contaminated Land
- d. Where the word ‘facility’ is used in the rules (e.g. spiritual facility), it shall also include the use of the site/building for the activity that the facility provides for, unless expressly stated otherwise.

Similarly, where the word/phrase defined includes the word ‘activity’ or ‘activities’, the definition includes the land and/or buildings for that activity unless expressly stated otherwise in the activity status table.

- e. Within the Central City, any land vested in the Council or the Crown as road pursuant to any enactment of provision in this plan, from the date of vesting shall be subject to the rules in the Transport Zone.
- f. Within the Central City, if a road within the Transport zone has been lawfully stopped under any enactment, and any relevant designation removed, then the land shall no longer be subject to the rules in the Transport Zone but will instead be subject to the rules of the adjoining zoned land (as shown on the Planning Maps) from the date of the stopping and removal of any relevant designation.
- g. Within the Central City, where the zoning of the adjoining land on one side the road being stopped is different to that of that other side then the zone boundary shall be deemed as the centre line of the road.

7.4 Rules - Transport

7.4.1 Activity status tables - Transport

7.4.1.1 Permitted activities

- a. The activities listed below are permitted activities if they meet any activity specific standards set out in this table and the standards in Rule 7.4.2.
- b. Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 7.4.1.2 - 7.4.1.5 below.

	Activity	Activity specific standards
P1	Any activity that meets Rule 7.4.2.1 Minimum number and dimensions of car parks required.	Nil
P2	Any activity that meets Rule 7.4.2.2 Minimum number of cycle parking facilities required.	
P3	Any activity that meets Rule 7.4.2.3 Minimum number of loading spaces required.	
P4	Any activity that meets Rule 7.4.2.4 Manoeuvring for parking and loading areas.	
P5	Any activity that meets Rule 7.4.2.5 Gradient of parking and loading areas.	
P6	Any activity that meets Rule 7.4.2.6 Design of parking and loading areas.	
P7	Any activity that meets Rule 7.4.2.7 Access design.	
P8	Any activity that meets Rule 7.4.2.8 Vehicle crossings.	
P9	Any activity that meets Rule 7.4.2.9 Location of buildings and access in relation to road/rail level crossings.	
P10	Any activity that does not require resource consent in accordance with Rule 7.4.2.10 - High trip generators.	
P11	Only until 30 April 2018, in the Rural Quarry Zone, heavy vehicle trips for any quarrying activity that do not exceed the average daily heavy vehicle trip generation that existed for the 12 month period prior to 27 August 2014. Note: P11 is a temporary measure to allow existing activities in the Rural Quarry Zone to continue while they seek the necessary	

	Activity	Activity specific standards												
	consents required by this chapter. The average daily heavy trip generation relates to, and shall be calculated for, each calendar month.													
P12	The operation or maintenance of transport infrastructure (including ancillary office activities and car parking) and freight handling activities in the Transport Zone.													
P13	New transport infrastructure and additions to existing transport infrastructure in the Transport Zone (excluding activities or structures listed in Rule 7.4.1.1 P15) and new freight handling activities.	<p>a. The maximum height for any building (excluding street lighting, poles, traffic signals, safety cameras and fences) shall be as follows:</p> <table border="1"> <thead> <tr> <th>Distance of the closest point of the building from the boundary of a Residential, Commercial (excluding Commercial Retail Park), Specific Purpose Hospital Zone or Open Space Community Park Zone:</th><th>Maximum height - within a road reserve:</th><th>Maximum height - not within a road reserve:#:</th></tr> </thead> <tbody> <tr> <td>Less than 15 metres</td><td>5 metres*</td><td>8 metres</td></tr> <tr> <td>15-50 metres</td><td>5 metres*</td><td>10 metres</td></tr> <tr> <td>More than 50 metres</td><td>10 metres</td><td>15 metres</td></tr> </tbody> </table> <p>b. The maximum gross floor area of buildings in the locations marked * shall be 5 m²</p> <p>c. Any building not within road reserve # that is located on a site which has a boundary with a residential zone, shall have minimum setback of 1.8 metres from that boundary; and shall not project beyond a building envelope constructed by the recession planes which apply in the adjacent residential zone.</p> <p>d. The height limit of buildings in the South Frame. Pedestrian Precinct shown on the Planning Maps shall be 3 metres.</p> <p>Notes:</p> <ol style="list-style-type: none"> Provisions for signs and temporary activities can be found in Chapter 6. Road design standards (including road widths) for new roads are contained in Chapter 8. Road design standards (including road widths) for existing roads are controlled by the Council's Infrastructure Design Standards. 	Distance of the closest point of the building from the boundary of a Residential, Commercial (excluding Commercial Retail Park), Specific Purpose Hospital Zone or Open Space Community Park Zone:	Maximum height - within a road reserve:	Maximum height - not within a road reserve:#:	Less than 15 metres	5 metres*	8 metres	15-50 metres	5 metres*	10 metres	More than 50 metres	10 metres	15 metres
Distance of the closest point of the building from the boundary of a Residential, Commercial (excluding Commercial Retail Park), Specific Purpose Hospital Zone or Open Space Community Park Zone:	Maximum height - within a road reserve:	Maximum height - not within a road reserve:#:												
Less than 15 metres	5 metres*	8 metres												
15-50 metres	5 metres*	10 metres												
More than 50 metres	10 metres	15 metres												

	Activity	Activity specific standards
P14	Public transport facilities (including any office or retail activity ancillary to a public transport facility), public amenities and landscaping in the Transport Zone.	<p>a. Buildings located in road reserve where the closest point of the facility is within 50m of the boundary of a Residential, Commercial (excluding Commercial Retail Park), Specific Purpose Hospital Zone or Open Space Community Park Zone shall be less than 5m in height.</p> <p>b. Buildings (excluding lighting, poles, traffic signals, safety cameras and fences) shall be less than 3m in height in the South Frame Pedestrian Precinct shown on the Planning Maps.</p> <p>c. Buildings in any other location shall be less than 10 metres in height.</p> <p>d. The maximum area of buildings in the South Frame Pedestrian Precinct shown on the Planning Maps is 5m².</p>
P15	All public artwork, street furniture, community markets, cultural activities or community fund-raising events within road reserve in the Transport Zone or South Frame Pedestrian Precinct shown on the Planning Maps.	<p>Nil.</p> <p>Note – The Council or New Zealand Transport Agency as owner of roads and KiwiRail as the owner of rail corridors may require permits/approval for such activities under other legislation.</p>
P16	Any verandas, balconies or floor area of a building overhanging road reserve within the Transport Zone.	<p>Nil.</p> <p>Note: The Council or New Zealand Transport Agency as owner of roads and KiwiRail as the owner of rail corridors will have their own separate approval process for granting rights to build overhanging their land. The Council has a policy that is relevant to this process.</p>
P17	<p>Outside the Central City, any activity in the Transport Zone (except for sensitive activities) permitted in the adjoining zone.</p> <p>Note: For the purpose of this rule, where the Transport Zone adjoins two different zones, the provisions of the adjoining zone only apply up to the centre of the Transport Zone in that location.</p> <p>For the avoidance of doubt, any activity permitted in the Industrial General Zone, shall be a permitted activity on 99 Ensors Road (Sec 1 SO 448367).</p>	<p>a. The height limits, maximum gross floor area of a building, setbacks and recession planes in Rule 7.4.1.1 P13 apply</p> <p>b. The applicable activity specific standards and built form standards (except for any minimum building setback from the railway corridor) for the activity in the adjoining zone also apply</p> <p>c. On sites adjacent to the rail corridor the minimum building setback from the railway corridor shall be 1.5 metres from the site boundary adjacent to the railway corridor.</p>
P18	Construction and/or reconstruction of Selkirk Place, Hawkins Road, Hills Road and Prestons Road within the New Neighbourhood Zone (Highfield).	<p>a. Works shall be in general accordance with the cross-sections shown in Appendix 8.6.26 Diagram A in Chapter 8.</p>
P19	In Central City - Any activity that complies with 7.4.2.11 - Vehicle access to sites fronting more than one street.	Nil
P20	In Central City - Any activity that complies with 7.4.2.12 – Central City lane formation.	Nil

	Activity	Activity specific standards
P21	Any construction or reconstruction of a roadway within the Central City.	<p>a. Footpaths on both sides of the road shall be provided, unless the legal width of the road is less than 10 metres or the road is designed as a shared space street or is a Central City lane.</p> <p>Note -Road design standards (including road and footpath widths) for new and existing roads are controlled by the Christchurch City Council's Infrastructure Design Standards.</p>

7.4.1.2 Controlled activities – Outside the Central City

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters of control set out in the following table, and as set out for those matters in Rule 7.4.3.

	Activity	The matters over which Council reserves its control
C1	<p>Outside the Central City, any activity that requires resource consent in accordance with Rule 7.4.2.10 - High trip generators, and where:</p> <ol style="list-style-type: none"> a. the land use activity is otherwise permitted in the zone where it is located; and b. the activity does not exceed the thresholds in Table 7.1; and c. direct vehicle access is not obtained from a state highway, major arterial road, or crosses a railway line; and d. for a quarrying activity and/or an ancillary aggregates-processing activity in the Rural Quarry Zone, where a vehicle access to the activity is located further than 250 metres from a residential unit. <p>Refer to the Rule 7.4.2.10 for provisions regarding notification.</p>	<p>Rule 7.4.3.19 - High trip generators.</p>
C2	<p>Outside the Central City, any activity in the Transport Zone (except for sensitive activities) that is a controlled activity in the adjoining zone.</p> <p>For the purpose of this rule, where the Transport Zone adjoins two different zones, the provisions of the adjoining zone only apply up to the centre of the Transport Zone in that location.</p>	<ol style="list-style-type: none"> a. The applicable matters of control for the adjoining zone; and b. Rule 7.4.3.20 - Transport infrastructure in the Transport Zone.

7.4.1.3 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 the following table, and as set out for those matters in 7.4.3.

	Activity	The Council's discretion shall be restricted to the following matters:
RD1	Any activity that does not meet any one or more of the standards in Rule 7.4.2; or any activity that requires resource consent in accordance with Rule 7.4.2.10 - High trip generators except where otherwise provided for by Rule 7.4.1.2 C1. Refer to the relevant standard for provisions regarding notification.	As relevant to the standard that is not met, and as specified for each standard in Rule 7.4.2: Rules 7.4.3.1 - 7.4.3.19 and 7.4.3.22 - 7.4.3.23.
RD2	Activities P13, P14 and P18 listed in Rule 7.4.1.1, that do not meet any one or more of the activity specific standards.	a. Rule 7.4.3.20 - Transport infrastructure in the Transport Zone.
RD3	Any formation of an unformed legal road.	a. Rule 7.4.3.21 - Formation of unformed legal roads.
RD4	Outside the Central City, any activity (except for sensitive activities) in the Transport Zone that is a restricted discretionary activity in the adjoining zone. For the purpose of this rule, where the Transport Zone adjoins two different zones, the provisions of the adjoining zone only apply up to the centre of the Transport Zone in that location. For the avoidance of doubt, any restricted discretionary activity in the Industrial General Zone, shall be a restricted discretionary activity on 99 Ensors Road (Sec 1 SO 448367).	a. The applicable matters of discretion for the adjoining zone; and a. Rule 7.4.3.20 - Transport infrastructure in the Transport Zone –.
RD5	Activity P17 listed in Rule 7.2.2.1, that does not meet any one or more of the activity specific standards.	a. The applicable matters of discretion for the adjoining zone; and b. Transport infrastructure in the Transport Zone – Rule 7.4.3.20.
RD6	In the Central City, any site temporarily used for car parking where car parking is the primary activity on that site until 30 April 2018.	a. Temporary car parks during the earthquake recovery period – 7.4.3.25
RD7	In the Central City, any permitted activity that does not comply with the activity specific standard in 7.4.1.1 for P21.	a. Central City Road Cross sections – 7.4.3.24
RD8	In Central City, any permanent car parking buildings or sites where car parking is the primary activity on that site.	a. Commercial car parking buildings and sites – 7.4.3.26

7.4.1.4 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity in the Transport Zone not provided for as a permitted, controlled, restricted discretionary or non-complying activity.

7.4.1.5 Non complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Except where provided for in P12 – P16 and P18 listed in Rule 7.4.1.1, or in RD2 or RD3 listed in Rule 7.4.1.3, any activity in the Transport Zone that is a non-complying activity in the adjoining zone. For the purpose of this rule, where the Transport Zone adjoins two different zones, the provisions of the adjoining zone only apply up to the centre of the Transport Zone in that location.
NC2	Any building or structure (except transport infrastructure and utilities that comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)) that exceeds 2.5 metres in height within: - 12 metres of the centre line of a 110kV or a 220kV National Grid transmission line, or/and - 10 metres of the centre line of a 66kV National Grid transmission line.
NC3	Any activity within the Central City Business Zone (Core) that does not comply with 7.4.2.1 d.

Notes:

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 breach 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 activities in the vicinity of National Grid transmission lines must comply with the NZECP 34:2001.

7.4.2 Standards — Transport

7.4.2.1 Minimum number and dimensions of car parks required

[Outside of the Central City](#)

	Applicable to:	Standard	The Council's discretion shall be limited to the following matters:
a.	Any activity:	At least the minimum number of car parking spaces in Table 7.2 in Appendix 7.1 shall be provided on the same site as the activity. The minimum number of car parking space required may be reduced by the relevant amount if the activity qualifies for any of the permitted reductions in Appendix 7.14.	Rule 7.4.3.1 - Minimum number of car parks required.
b.	Any car parks available to the general public.	Car parking spaces shall be provided with the minimum dimensions in Table 7.4 in Appendix 7.1.	Rule 7.4.3.2 - Parking space dimensions.
c.	Any activity: <ul style="list-style-type: none"> i. where standard car parks are provided (except residential developments with less than 3 units); or ii. containing buildings with a GFA of more than 2,500m². 	At least the minimum number of mobility car parking spaces in accordance with Table 7.3 in Appendix 7.1 shall be provided on the same site as the activity.	Rule 7.4.3.3 - Mobility parking spaces.

Within the Central City

	Applicable to	Standard	The Council's discretion shall be limited to the following matters:
d.	Any activity (except within the Central City Residential Zone)	No onsite car parking is required within the Central City, however, if car parking is provided any car parking and associated manoeuvre area shall be no greater than 50% of the GLFA of the buildings on the site.	Matters specified in 7.4.3.27 – Car parking areas
e.	Any car park spaces provided, except residential activities.	Any car parking spaces provided shall have the minimum dimensions in Appendix 7.1, Table 7.4.	Matters specified in 7.4.3.2 – Parking space dimensions

f.	Any activity (other than in respect of residential activities): i. where car parks are provided, or ii. containing buildings with GFA of more than 2,500m ² .	The minimum number of mobility parking spaces in accordance with Appendix 7.1 shall be provided on the same site as the activity.	Matters specified in 7.4.3.3 – Mobility parking spaces
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NOTE: For the avoidance of doubt there is no requirement to provide mobility parking spaces for residential activities within the Central City.

7.4.2.2 Minimum number of cycle parking facilities required

	Applicable to:	Standard	The Council's discretion shall be limited to the following matters:
a.	Any activity.	At least the minimum amount of cycle parking facilities in accordance with Appendix 7.2 shall be provided on the same site as the activity.	Rule 7.4.3.4 - Minimum number of cycle parking facilities.

7.4.2.3 Minimum number of loading spaces required

	Applicable to:	Standard	The Council's discretion shall be limited to the following matters:
a.	Any activity where standard car parks are provided.	At least the minimum amount of loading spaces in accordance with Appendix 7.3 shall be provided on the same site as the activity.	Rule 7.4.3.5 - Minimum number of loading spaces required

7.4.2.4 Manoeuvring for parking and loading areas

	Applicable to:	Standard	The Council's discretion shall be limited to the following matters:
a.	Any activity with a vehicle access.	On-site manoeuvring area shall be provided in accordance with Appendix 7.6.	Rule 7.4.3.6 - Manoeuvring for parking and loading spaces
b.	Any activity with a vehicle access to: i. a major or minor arterial road; or ii. a collector road where	On-site manoeuvring area shall be provided to ensure that a vehicle can manoeuvre in a forward gear on to and off a site.	Rule 7.4.3.6 - Manoeuvring for parking and loading spaces

	<p>three or more car parking spaces are provided on site; or</p> <p>iii. six or more car parking spaces; or</p> <p>iv. a heavy vehicle bay required by Rule 7.4.2.3; or</p> <p>v. a local street or local distributor street within the Central City core; or</p> <p>vi. a main distributor street within the Central City where the vehicle access serves three or more parking spaces; or</p> <p>vii. a local street outside the Central City core and the vehicle access serves six or more parking spaces.</p>		
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Any application arising from this rule shall not be limited or publicly notified.

7.4.2.5 Gradient of parking and loading areas

Applicable to:		Standard	The Council's discretion shall be limited to the following matters:
All non-residential activities with vehicle access.	a. Gradient of surfaces at 90 degrees to the angle of parking (i.e. parking stall width).	Gradient shall be $\leq 1:16$ (6.26%).	Rule 7.4.3.7 - Gradient of parking and loading spaces
	b. Gradient of surfaces parallel to the angle of parking (i.e. parking stall length).	Gradient shall be $\leq 1:20$ (5%).	
	c. Gradient of mobility car park spaces.	Gradient shall be $\leq 1:50$ (2%).	

Any application arising from this rule shall not be limited or publicly notified.

7.4.2.6 Design of parking and loading areas

	Applicable to:	Standard	The Council's discretion shall be limited to the following matters:

a.	All non-residential activities with parking and/or loading areas used during hours of darkness.	Lighting of parking and loading areas shall be maintained at a minimum level of two lux, with high uniformity, during the hours of operation.	Rule 7.4.3.8 - Illumination of parking and loading spaces
b.	Any urban activity, except: <ul style="list-style-type: none"> i. residential activities containing less than three car parking spaces; or ii. sites where access is obtained from an unsealed road; or iii. temporary activities. 	The surface of all car parking, loading, and associated access areas shall be formed, sealed and drained and car parking spaces permanently marked.	Rule 7.4.3.9 - Surface of parking and loading areas

Any application arising from this rule shall not be limited or publicly notified.

7.4.2.7 Access design

	Applicable to:	Standard	The Council's discretion shall be limited to the following matters:
a.	Any activity with vehicle access.	Access shall be provided in accordance with Appendix 7.7.	Rule 7.4.3.10 - Vehicle access design
b.	Any activity providing 4 or more car parking spaces or residential units.	Queuing Spaces shall be provided in accordance with Appendix 7.8.	Rule 7.4.3.11 - Queuing spaces
c.	Any vehicle access: <ul style="list-style-type: none"> i. to an urban road serving more than 15 car parking spaces or more than 10 heavy vehicle movements per day; and/or ii. on a key pedestrian frontage. 	Either an audio and visual method of warning pedestrians of the presence of vehicles or a visibility splay in accordance with Appendix 7.9 shall be provided. If any part of the access lies within 20 metres of a Residential Zone any audio method should not operate between 8pm and 8am.	Rule 7.4.3.12 - Visibility splay
d.	Within the Central City, any vehicle access to a road serving more than 15 car parking spaces or more than 10 heavy vehicle movements per day, where the site provides access onto any street within the core.	An audio and visual method of warning pedestrians of the presence of vehicles about to exit the access point shall be provided.	Matters specified in 7.4.3.12 – Visibility splays
e.	Within the Central City, any vehicle access to a road serving more than 15 car parking spaces or more than 10 heavy vehicle movements per day, in any other location not covered by clause d above.	Either an audio and visual method of warning pedestrians of the presence of vehicles about to exit the access point or a visibility splay in accordance with Appendix 7.9 – Visibility splay, shall be provided. If any part of the access lies within 20 metres of a Residential Central City Zone any	Matters specified in 7.4.3.12 - Visibility splays

		audio method should not operate between 8pm and 8am, except when associated with an emergency service vehicle.	
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Any application arising from this rule shall not be limited or publicly notified.

7.4.2.8 Vehicle crossings

	Applicable to:	Standard	The Council's discretion shall be limited to the following matters:
a.	Any activity with a vehicle access to any road or service lane.	A vehicle crossing shall be provided constructed from the property boundary to the edge of the carriageway / service lane.	Rule 7.4.3.13 - Vehicle crossing design
b.	Any vehicle crossing on an arterial road or collector road. with a speed limit 70 kilometres per hour or greater.	Vehicle crossing shall be provided in accordance with Appendix 7.10.	Rule 7.4.3.13 - Vehicle crossing design
c.	Any vehicle crossing to a rural selling place.	Vehicle crossing shall be provided in accordance with Figure 7.13 in Appendix 7.10.	Rule 7.4.3.13 - Vehicle crossing design
d.	Any vehicle crossing on a road with a speed limit 70 kilometres per hour or greater.	The minimum spacing to an adjacent vehicle crossing on the same side of the frontage road, shall be in accordance with Table 7.14 in Appendix 7.11.	Rule 7.4.3.14 - Minimum distance between vehicle crossings
e.	Any activity with a vehicle crossing.	The maximum number of vehicle crossings shall be in accordance with Table 7.15a (outside the Central City) and Table 7.15b (within the Central City) in Appendix 7.11.	Rule 7.4.3.15 - Maximum number of vehicle crossings
f.	Any activity with a vehicle crossing.	The minimum distance between a vehicle crossing and an intersection shall be in accordance with the Table 7.16a (outside the Central City) and Table 7.16b (within the Central City) in Appendix 7.11.	Rule 7.4.3.16 - Minimum distance between vehicle crossings and intersections
g.	Any vehicle crossing on a rural road.	The minimum sight lines to vehicle crossings shall be provided in accordance with Figure 7.15 in Appendix 7.11.	Rule 7.4.3.17 - Sight lines at vehicle crossings

Any application arising from this rule shall not be publicly notified and be limited notified only to the New Zealand Transport Agency (NZTA) and only where there is direct access to a state highway and the NZTA has not given its written approval.

Note:

All vehicle crossings designed and constructed onto public roads managed by Council require a vehicle crossing application and the form can be found at: resources.ccc.govt.nz/files/VehicleCrossingApplication-docs.pdf. An approval must be given before

construction can start. Design and construction works shall be at the Owner or Developer's own expense. Standards for the design of vehicle crossings can be found in Council's Construction Standard Specifications.

7.4.2.9 Location of buildings and access in relation to road/rail level crossings

	Applicable to:	Standard	The Council's discretion shall be limited to the following matters:
a.	Any new road or access that crosses a railway line.	No new road or access shall cross a railway line.	Rule 7.4.3.18 - Location of buildings and access in relation to rail/road level crossings
b.	All new road intersections located less than 30 metres from a rail level crossing limit line.	The road intersection shall be designed to give priority to rail movements at the level crossing through road traffic signals.	Rule 7.4.3.18 - Location of buildings and access in relation to rail/road level crossings
c.	All new vehicle crossings located less than 30 metres from a rail level crossing limit line.	No new vehicle crossing shall be located less than 30 metres from a rail level crossing limit line unless the boundaries of a site do not enable the vehicle crossing to be more than 30 metres from a rail level crossing limit line.	Rule 7.4.3.18 - Location of buildings and access in relation to rail/road level crossings
d.	Any building located close to a level crossing not controlled by automated warning devices (such as alarms and/or barrier arms).	Buildings shall be located outside of the sight triangles in Appendix 7.13.	Rule 7.4.3.18 - Location of buildings and access in relation to rail/road level crossings

Any application arising from this rule shall not be publicly notified and be limited notified only to KiwiRail and where KiwiRail has not given its written approval.

7.4.2.10 High trip generators

- i. This rule applies to activities located outside the Central City, and activities within the Central City that are not exempt from this rule under ii. below, that exceed the following thresholds.
- ii. Within the Central City - Permitted activities² are exempt from this rule.

² Permitted Activities are those listed in the permitted activity tables in the zone chapters and are generally anticipated in the zones. For the purpose of this rule permitted activities must comply with the built form standards for the maximum building height for activity in the zone, any site coverage standards for the activity in the zone, and all the activity specific standards for the activity in the zone. Non-compliance with any other built form standards or being subject to an urban design assessment does not trigger the need to be subject to this rule.

	Applicable to:	Resource consent under Rule 7.4.1.2 C1 or Rule 7.4.1.3 RD1 is required for activities with:	The matters over which Council reserves its control or restricts its discretion shall be limited to the following matters:
a.	Education Activities (Schools).	More than 150 students	Rule 7.4.3.19 - High trip generators
b.	Education Activities (Pre-School).	More than 50 children	
c.	Education Activities (Tertiary Education and Research Activities).	More than 250 FTE students	
d.	Health Care Facilities.	More than 500 m ² GFA	
e.	Industrial Activities (excluding Warehousing and Distribution Activities).	More than 5,000 m ² GFA	
f.	Industrial Activities (Warehousing and Distribution Activities).	More than 10,000 m ² GFA	
g.	Offices.	More than 1750 m ² GFA	
h.	Residential Activities.	More than 60 residential units	
i.	Retail Activities (excluding factory shops, retail park zones, trade suppliers and food and beverage outlets).	More than 500 m ² GLFA	
j.	Retail Activities (factory shops, retail park zones, but excluding trade suppliers and food and beverage outlets).	More than 1000 m ² GLFA	
k.	Mixed use and other activities (not listed above), except where Rule 7.2.2.1 P11 applies.	More than 50 vehicle trips per peak hour or 250 heavy vehicle trips per day (whichever is met first) 'Peak hour' are those hours between 3pm and 7pm on a weekday.	

When resource consent under is required:

1. An Integrated Transport Assessment shall be undertaken for activities that are High Trip Generators (i.e. are controlled or restricted discretionary activities under Rule 7.4.1.2 C1 or Rule 7.4.1.3 RD1).
2. If an Integrated Transport Assessment has already been approved for the site as part of a granted resource consent, then these rules do not apply to any development that is within the scope of that Integrated Transport Assessment and in accordance with the resource consent, unless the resource consent has lapsed.
3. A basic Integrated Transport Assessment shall be undertaken for High Trip Generators that do not exceed the thresholds in Rule 7.4.3.19 Table 7.1. A full Integrated Transport Assessment shall be undertaken for activities that exceed the thresholds in Rule 7.4.3.19 Table 7.1.

4. Guidance on preparing an Integrated Transport Assessment to address the assessment matters in Rule 7.3.19 may be obtained from Christchurch City Council's Integrated Transport Assessment Guidelines.
5. For the purposes of calculating the thresholds in Rule 7.4.2.10 (and Table 7.1):
 - i. for existing activities with access to urban roads, the level of trip generation and scale of activity that existed prior to the plan becoming operative will not be included;
 - ii. for existing activities with access to rural roads, the level of trip generation and scale of activity that existed prior to the plan becoming operative shall be included;
 - iii. for education activities the thresholds in Rule 7.4.2.10 (and table 7.1) shall only apply to any additional traffic generation from a site which increases the number of children, students or FTE students.

However, i and iii do not apply if the existing activity's vehicle access arrangements change so that more than 50 vehicle trips per peak hour will use a new vehicle access to the activity and / or the volumes using any existing vehicle access to the activity increases by more than 50 vehicle trips per peak hour.

6. Other than as required by 7 or 8 below, the application shall not be publicly or limited notified where:
 - a. the land use activity is otherwise permitted in the zone where it is located and direct vehicle access is not from a state highway or crosses a KiwiRail railway line; or
 - b. the land use activity is otherwise permitted in the zone where it is located and direct vehicle access is from a state highway or crosses a KiwiRail railway line and written approval/s have been provided by the NZ Transport Agency and/or KiwiRail (whichever is relevant);
7. Where written approvals have not been provided under 6b above, Council shall give limited notification of the application to the New Zealand Transport Agency and/or KiwiRail only.
8. For a quarrying activity and/or an ancillary aggregates-processing activity in the Rural Quarry Zone, where a vehicle access to the activity is located within 250 metres of a residential unit, the Council shall give limited notification of the application to the owners/occupiers of that residential unit only, unless such approvals have already been provided.

7.4.2.11 Vehicle access to sites fronting more than one street – Within the Central City

	Applicable to	Standard	The Council's discretion shall be limited to the following matters:
a	Any new vehicle access.	Vehicle access shall be provided in accordance with Appendix 7.15.	Matters specified in 7.4.3.22

7.4.2.12 Lane Formation – Within the Central City

	Applicable to	Standard	The Council's discretion shall be limited to the following matters:
a	Any new Central City lane created.	The legal width of the Central City lane shall be between 6m and 12m and have a minimum height clearance of 4.5m.	Matters specified in 7.4.3.23

7.4.3 Matters of control and discretion

When considering applications for controlled activities, the Council's power to impose conditions is restricted to the matters over which control is reserved in the table in Rule 7.4.1.2, and as set out for that matter below.

When considering applications for restricted discretionary activities, the Council's discretion to grant or decline consent, or impose conditions, is restricted to the matters over which discretion is restricted in the table in Rule 7.4.1.3, and as set out for that matter below.

7.4.3.1 Minimum number of car parks required

The following are the matters of discretion for Rule 7.4.2.1 a.:

- a. Whether the equivalent number of parking spaces can be provided on a separate site which:
 - i. is sited within safe and easy walking distance of the activity; and
 - ii. does not require people to cross arterial roads to gain access to the activity, thereby compromising the safety of pedestrians and the function of the road, unless there are safe crossing facilities; and/or
 - iii. is clearly associated with the activity through signage or other means; and/or
 - iv. whether a legal agreement has been entered into, bonding the parking to the activity; and/or
 - v. is surrounded by appropriate land use activities with which the car parking is compatible.
- b. Whether the parking demand occurs at a different time from another land use activity, with which a parking area could be shared without adverse effects for on street parking.
- c. Whether a legal agreement has been entered into securing mutual usage of any parking areas shared with other activities.
- d. Where the required number of off-street car parking spaces are not to be provided:
 - i. whether the proposal or application demonstrates that it will generate more or less parking and/or staff parking demand than is required by this District Plan;
 - ii. whether the required parking can physically be accommodated on the site and/or off site;

- iii. whether the movement function, safety and amenity values of the road network and surrounding environment may be adversely affected by extra parked and manoeuvring vehicles on these roads;
- iv. whether the site is well serviced by public transport and is designed or operated to facilitate public transport use;
- v. whether additional cycle parking facilities (more than the number required by this District Plan) have been provided to offset a reduction in the number of car parking spaces, and there is a reasonable expectation of them being used;
- vi. the cumulative effect of the lack of onsite parking spaces for the proposal in conjunction with other activities in the vicinity which are not providing the required number of parking spaces;
- vii. whether the reduction in parking will affect the ability of future activities on the site to meet the parking requirements;
- viii. whether the safety of pedestrians will be affected by being set down on-street;
- ix. whether a reduction in, or waiver of, the required onsite car parking will reduce travel to the activity by private vehicles and facilitate public and active transport use, such as through the development and implementation of a travel plan;
- x. whether a reduction in, or waiver of, the required onsite car parking will enable a significant improvement in the urban design, appearance, and amenity values of the site and a more efficient site layout without compromising the amenity values, safety and efficiency of the transport network;
- xi. whether a reduction in, or waiver of, the required onsite car parking is appropriate because there are other public parking facilities close to the activity that can be used by people accessing the activity; and
- xii. whether there are mitigating factors for a reduced parking supply, with regard given to the parking reduction adjustment factors in Appendix 7.14.
- xiii. whether a reduction in or waiver of required on-site car-parking would contribute to the protection of waterway setbacks or natural, heritage or cultural (including Ngāi Tahu/Manawhenua) values.

7.4.3.2 Parking space dimensions

The following are matters of discretion for Rule 7.4.2.1 b.:

- a. The safety and usability of the parking spaces.
- b. Whether a parking stacker or a similar mechanism is being used.

7.4.3.3 Mobility parking spaces

The following are matters of discretion for Rule 7.4.2.1 c.:

- a. Whether the equivalent number of mobility car park spaces can be provided on a separate site which:

- i. is sited within a readily accessible distance from the activity for persons whose mobility is restricted; and
 - ii. is clearly associated with the activity through signage or other means.
- b. Whether the nature of the particular activity is such that it will generate less mobility car parking demand than is required by this District Plan.
- c. Whether the safety of people whose mobility is restricted will be affected by being set down on-street.
- d. [Outside the Central City](#), the assessment matters under Rule 7.4.3.1 also apply.

7.4.3.4 Minimum number of cycle parking facilities required

[Outside the Central City](#), the following are matters of discretion for Rule 7.4.2.2:

- a. Whether adequate alternative, safe and secure cycle parking and end of trip facilities (such as showers and lockers), meet the needs of the intended users, and are available in a nearby location that is readily accessible.
- b. Whether the parking can be provided and maintained in a jointly used cycle parking area.
- c. Whether a legal agreement has been entered into securing mutual usage of any cycle parking areas shared with other activities.
- d. Whether the cycle parking facilities are designed and located to match the needs of the intended users.
- e. Whether the provision, design and location of cycle parking facilities may disrupt pedestrian traffic, disrupt active frontages, or detract from an efficient site layout or street scene amenity values.
- f. Whether the number of cycle parking spaces and end of trip facilities provided are sufficient considering the nature of the activity on the site and the anticipated demand for cycling.

[Within the Central City](#), the following are matters of discretion for Rule 7.4.2.2:

- g. [The extent to which alternative adequate cycle parking is available which is within easy walking distance of the development entrance.](#)
- h. [Whether the provision for cyclists is sufficient considering the nature of the activity on the site and the anticipated demand for cycling to the site and adjacent activities.](#)
- i. [Whether the provision for cyclists is practicable and adequate considering the layout of the site, and the operational requirements of the activity on the site.](#)
- j. [Matters of discretion b. and d. also apply within the Central City.](#)

7.4.3.5 Minimum number of loading spaces required

The following are matters of discretion for Rule 7.4.2.3:

- a. Whether the nature and operation of the particular activity will require loading spaces of a different size, number and frequency of use.

- b. Whether an off-street shared loading area can be safely and efficiently provided in conjunction with an adjacent activity.

In addition, outside of the Central City:

- c. Whether a legal agreement has been entered into securing mutual usage of any loading areas shared with other activities.
- d. Whether loading can be safely and efficiently undertaken on-street.
- e. Whether the movement function and/or safety of the surrounding transport network may be adversely affected by extra parked and manoeuvring vehicles on street.
- f. Whether loading and service functions disrupt pedestrian and cycling traffic, disrupt active frontages, or detract from street scene amenity values.
- g. Whether there is an existing on-street loading facility, that can be used safely, within 50m of the site, and the route between the loading facility and the site does not require crossing any road.

7.4.3.6 Manoeuvring for parking and loading areas

The following are matters of discretion for Rule 7.4.2.4:

- a. Whether there would be any adverse effects on the efficiency, safety and amenity values of users of transport modes within and passing the site, and/or function of the frontage road.
- b. The number and type of vehicles using the parking or manoeuvring area.
- c. Whether the required manoeuvring area can physically be accommodated on the site.
- d. Whether the strategic transport network is adversely affected.

7.4.3.7 Gradient of parking and loading areas

The following are matters of discretion for Rule 7.4.2.5:

- a. Whether the gradient noncompliance affects any mobility parking spaces, and whether the proposed gradient will make it difficult for people whose mobility is restricted to use these parking spaces.
- b. The total number of parking spaces affected by the gradient noncompliance.
- c. Whether the gradient will make the use of the parking and loading spaces impracticable.
- d. Whether the drainage facilities are adequately designed and will not cause adverse effects on neighbouring sites.

7.4.3.8 Illumination of parking and loading areas

The following are matters of discretion for Rule 7.4.2.6 a.:

- a. Whether the facility is often used during the hours of darkness.

- b. Whether other light sources in the area give adequate light to provide security for users of the area.
- c. Whether glare from the light source will adversely affect the safety of surrounding roads and/or the rail corridor.

7.4.3.9 Surface of parking and loading areas

The following are matters of discretion for Rule 7.4.2.6 b.:

- a. Whether the noncompliance will cause adverse effects on the activity and on other sites in the area in terms of noise and dust nuisance.
- b. Whether mud or gravel will be carried on to public roads, footpaths or the rail corridor.
- c. Whether the materials used for the car park surface and the car park's stormwater management system will adequately manage contaminants from runoff and flooding.
- d. [Outside the Central City](#), whether permeable surfaces are suitable.

7.4.3.10 Vehicle access design

The following are matters of discretion for Rule 7.4.2.7 a.:

- a. Whether the driveway serves more than one site and the extent to which other users of the driveway may be adversely affected.
- b. Whether there are any adverse effects on the safety and amenity values of neighbouring properties and/or the function of the transport network.
- c. The effects on the safety and security of people using the facility.
- d. Whether the access disrupts, or results in conflicts with, active frontages, convenient and safe pedestrian circulation and cycling flows or will inhibit access for emergency service vehicles where on-site access is required.
- e. Whether the safety of pedestrians, particularly the aged and people whose mobility is restricted, will be compromised by the length of time needed to cross a wider driveway.
- f. Whether the legal width of access is restricted by the boundaries of an existing site and/or an existing building.
- g. Where the access exceeds the maximum gradient standards, in addition to a. to f. above:
 - i. whether the gradient will make the use of the access impracticable, including inhibiting access for emergency service vehicles where on-site access is required.
 - ii. whether the drainage facilities are adequately designed and will not cause adverse effects on neighbouring sites.

7.4.3.11 Queuing spaces

The following are matters of discretion for Rule 7.4.2.7 b.:

- a. Whether there would be any adverse effects on the safety, amenity values and/or efficient operation and functioning of the frontage road or a rail level crossing.
- b. The effect of queuing vehicles on the safety of pedestrians and cyclists.

7.4.3.12 Visibility splay

The following are matters of discretion for Rule 7.4.2.7 c., d. and e.:

- a. Whether vehicles exiting the vehicle access, and cyclists and pedestrians on the footpath or frontage road, are likely to be aware of each other in time to avoid conflicts.
- b. Whether the speed and volume of vehicles using a vehicle access, and/or the volumes of cyclists and pedestrians on the footpath or frontage road, will exacerbate the adverse effects of the access on people's safety.
- c. [Outside the Central City](#), if a visibility splay is unable to be provided, whether alternative adequate methods of improving pedestrian safety at the vehicle access have been provided, for example an audio and/or visual method of warning pedestrians of the presence of vehicles about to exit the access.

7.4.3.13 Vehicle crossing design

The following are matters of discretion for Rule 7.4.2.8 a., b. and c.:

- a. The number of pedestrian movements and the number and type of vehicles using or crossing the vehicle crossing.
- b. The ability for vehicles to use the vehicle crossing without adversely affecting the safety and/or efficiency of the frontage road or rail level crossing.
- c. The speed at which vehicles will be able to enter/exit the site and the effect of this on the safety of pedestrians and other road users.
- d. [Within the Central City, whether the safety of pedestrians, particularly the aged and people whose mobility is restricted will be compromised by the length of time needed to cross a wider driveway.](#)

7.4.3.14 Minimum distance between vehicle crossings

The following are matters of discretion for Rule 7.4.2.8 d.:

- a. Whether the landscaping adjacent to the road will be adversely affected by the location of the vehicle crossing.
- b. Whether safety will be adversely affected by conflict between manoeuvring vehicles at the crossings.

7.4.3.15 Maximum number of vehicle crossings

The following are matters of discretion for Rule 7.4.2.8 e.:

- a. Whether the extra crossing(s) will adversely affect the efficient and safe operation of the road for all road users.
- b. Any cumulative effects of the introduction of extra vehicle crossings when considered in the context of existing and future vehicle crossings serving other activities in the vicinity.
- c. Whether the physical form of the road will minimise the adverse effects of the extra vehicle crossings for example the presence of a solid median to stop right hand turns.
- d. [Outside of the Central City](#), whether the landscaping adjacent to the road will be adversely affected by the vehicle crossings.

7.4.3.16 Minimum distance between vehicle crossings and intersections

The following are matters of discretion for Rule 7.4.2.8 f. - [Outside the Central City](#):

- a. Whether extra conflict may be created by vehicles queuing across the vehicle crossing.
- b. Whether any potential confusion between vehicles turning at the crossing or the intersection may have adverse effects on safety.
- c. The effects on the safety of users of all transport modes.
- d. Whether the number and type of vehicles generated by the activity on the site will adversely affect the frontage road, particularly at times of peak traffic flows on the road.
- e. Whether the speed and volume of vehicles on the road will exacerbate the adverse effects of the vehicle crossing on the safety of users of all transport modes.
- f. Whether the geometry of the frontage road and intersections will mitigate the adverse effects of the vehicle crossing.
- g. Whether there are present, or planned, traffic controls along the road corridor where the vehicle crossing is proposed.
- h. Any cumulative effects when considered in the context of existing and future vehicle crossings serving other activities in the vicinity.
- i. Whether traffic mitigation measures such as medians, no right turn or left turn signs, or traffic calming measures are proposed.

The following are matters of discretion for Rule 7.2.3.8 f. – [within the Central City](#):

- j. [the extent to which any extra conflict may be created by confusion between vehicles turning at the crossing or the intersection; and the need for drivers to assimilate information thereby adversely affecting concentration and consequently the safety of the road;](#)
- k. [the extent to which the number and type of vehicles generated by the site will adversely affect the frontage road and intersections, particularly at times of peak traffic flows on the road;](#)
- l. [whether the speed and volume of vehicles on the frontage road and intersections will exacerbate the adverse effects of the access on the safety of road users;](#)
- m. [whether the geometry of the frontage road and intersections will mitigate the adverse effects of the access.](#)

7.4.3.17 Sight lines at vehicle crossings

The following are matters of discretion for Rule 7.4.2.8 g.:

- a. Whether the operating speed environment of the road is such that the sight line standards can be safely reduced.
- b. Whether the sight line distances at the vehicle crossing are adequate to provide safe ingress/egress.

7.4.3.18 Location of building and access in relation to rail/road level crossings

The following are matters of discretion for Rule 7.4.2.9 a., b. and c.:

- a. Where a new road or access crosses a railway line and/or a road intersection or vehicle crossing does not comply with the minimum setback from a rail level crossing limit line:
 - i. whether the safety and efficiency of rail and road operations will be adversely affected;
 - ii. whether a grade separated crossing will be provided; and/or
 - iii. whether connectivity and accessibility for pedestrians, cyclists and vehicles will be improved, without compromising safety.

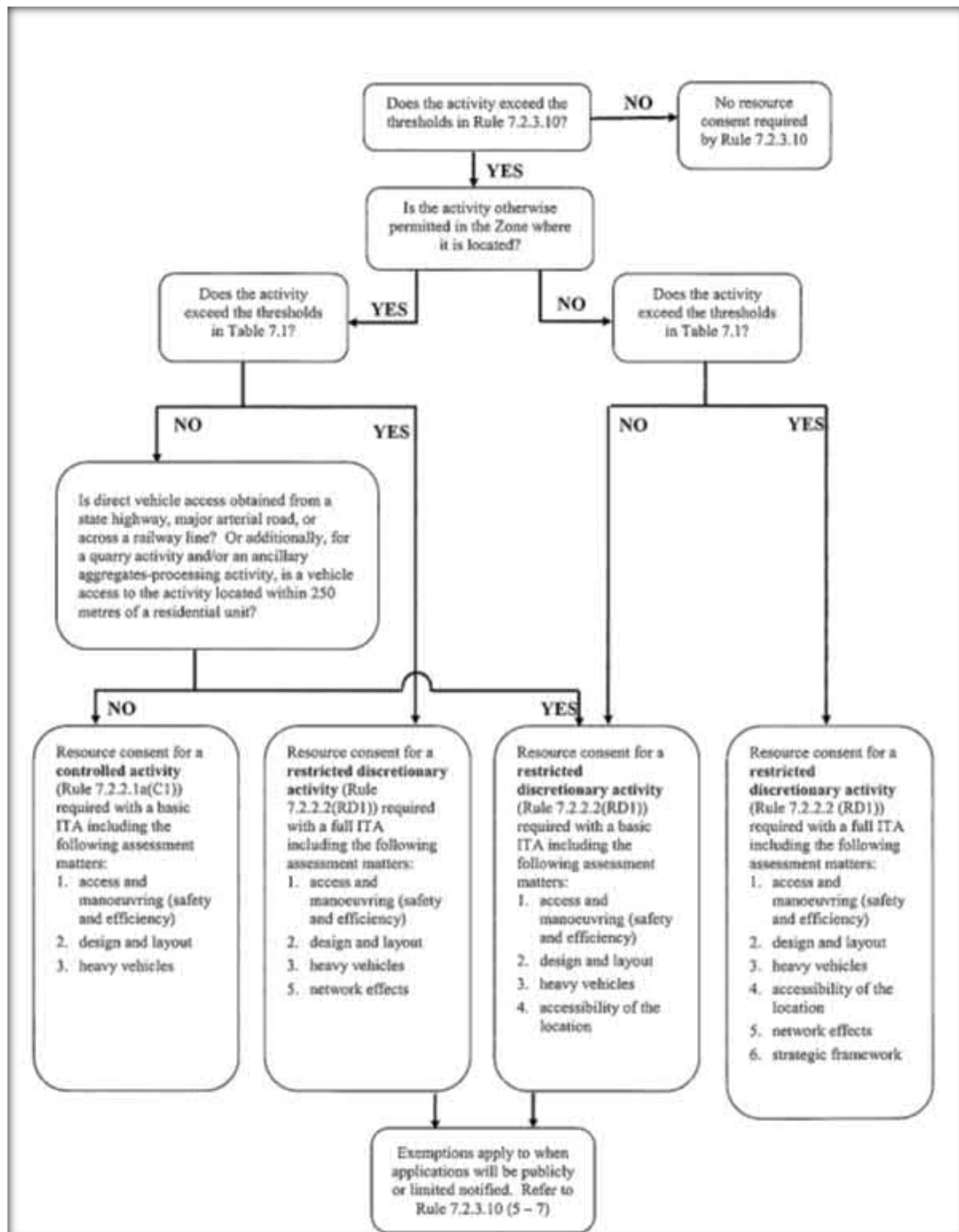
The following are matters of discretion for Rule 7.4.2.9 d.:

- b. Where the minimum setbacks for buildings are not provided:
 - i. whether there will be an adverse effect on the safety of the level crossing for vehicles and pedestrians; and/or
 - ii. whether visibility and safe sight distances will be adversely affected, particularly to the extent that vehicles entering/exiting the level crossing can see trains.

7.4.3.19 High trip generators

The following are matters of control for Rule 7.4.1.2 C1 or matters of discretion for Rule 7.4.1.3 RD1. The following diagram shows the matters of control or discretion that apply to each activity.

[The Council is directed to update the cross-references to Rule and Table numbers in this diagram]



Note: For clarity, the following table also shows which matters of control or discretion apply to which situations:

	Matters of Control or Discretion	Activities that are otherwise permitted in the Zone's Activity Status Table		Activities that are not permitted in the Zone's Activity Status Table	
		Basic ITA /Controlled activity	Full ITA	Basic ITA	Full ITA
a.	Access and manoeuvring (safety and efficiency)	Yes	Yes	Yes	Yes
b.	Design and Layout	Yes	Yes	Yes	Yes
c.	Heavy vehicles	Yes	Yes	Yes	Yes
d.	Accessibility of the location			Yes	Yes
e.	Network effects		Yes		Yes
f.	Strategic framework				Yes

- a. Access and manoeuvring (safety and efficiency): Whether the provision of access and on-site manoeuvring associated with the activity, including vehicle loading and servicing deliveries, affects the safety, efficiency, accessibility (including for people whose mobility is restricted) of the site, and the transport network (including considering the road classification of the frontage road).
- b. Design and Layout: Whether the design and layout of the proposed activity maximises opportunities, to the extent practicable, for travel other than by private car, including providing safe and convenient access for travel by such modes.
- c. Heavy vehicles: For activities that will generate more than 250 heavy vehicle trips per day, whether there are any effects from these trips on the roading infrastructure.
- d. Accessibility of the location: Whether the proposed activity has demonstrated the accessibility of the site by a range of transport modes and whether the activity's location will minimise or reduce travel to and from the activity by private vehicles and encourage public and active transport use.
- e. Network effects: Having particular regard to the level of additional traffic generated by the activity and whether the activity is permitted by the zone in which it is located, whether measures are proposed to adequately mitigate the actual or potential effects on the transport network arising from the anticipated trip generation (for all transport modes) from the proposed activity, including consideration of cumulative effects with other activities in the vicinity, proposed infrastructure, and construction work associated with the activity.
- f. Strategic framework: Whether the proposal is consistent with the local and regional transport policy framework.

Table 7.1 – Thresholds for full Integrated Transport Assessments

	Activity	Thresholds
a.	Education Activities (Schools).	More than 450 students
b.	Education Activities (PreSchool).	More than 150 children
c.	Education Activities (Tertiary Education and Research Activities).	More than 750 FTE students
d.	Health Care Facilities.	More than 1000 m ² GFA
e.	Industrial Activities (excluding Warehousing and Distribution Activities).	More than 10,000 m ² GFA
f.	Industrial Activities (Warehousing and Distribution Activities).	More than 20,000 m ² GFA
g.	Offices.	More than 4000 m ² GFA
h.	Residential Activities.	More than 120 Residential Units
i.	Retail Activities (excluding factory shops, retail park zones, trade suppliers and food and beverage outlets).	More than 1000 m ² GLFA and/or in a local or neighbourhood centre identified in Chapter 15, where the total area of development* over any three year period exceeds 1000 m ² GLFA.
j.	Retail Activities (factory shops and retail park zones, but excluding trade suppliers and food and beverage outlets).	More than 2000 m ² GLFA
k.	All other activities (not covered by the thresholds above).	More than 120 vehicle trips per peak hour or 1000 vehicle trips per day (whichever is met first). 'Peak hour' are those hours between 3pm and 7pm on a weekday.

* Development refers to either consented or constructed developments.

7.4.3.20 Transport infrastructure in the Transport Zone

The following are the matters of control for Rule 7.4.1.2 C2 or or matters of discretion for Rule 7.4.1.3 RD2 and RD4:

- a. Whether there is a need for the development in relation to improving the safety, amenity, efficiency or functionality of the Transport Zone.
- b. Any adverse effects on the current or future safety and efficiency of transport modes.
- c. Whether the scale and location of buildings will adversely affect or dominate its surrounding setting including adjacent buildings and the environment. In particular:
 - i. where a larger building is proposed to locate adjacent to areas with smaller buildings, the massing and design of the proposed building should not overly dominate the built scale

or open space of the surrounding area. Methods to moderate the bulk of the proposed building may include:

- A. varying roof forms;
 - B. window placement;
 - C. appropriate use of materials; and
 - D. modulation of facades.
- d. Whether the building adversely affects the environment, amenity or activity of adjacent land uses.
 - e. Whether there is adequate access to sunlight.
 - f. Whether the location or/and the scale of the building does not solely or cumulatively affect public access.
 - g. Whether the building results in areas of entrapment or concealment.

In addition, outside of the Central City:

- h. The extent to which the development and activity specific standards of the adjoining zone mitigates potential adverse effects.
- i. If the land is being used for non-transport related activities, the extent to which the activity does not undermine the future use of the land for transport purposes.

7.4.3.21 Formation of unformed legal roads

The following are matters of discretion for Rule 7.4.1.3 RD3:

- a. Whether there is ability to form the unformed legal road in a way that is safe, functional and maintainable at a reasonable cost.
- b. Whether the use of the unformed legal road will adversely affect the environment and/or character of the location and surrounding area (including effects from dust, noise and vibration and effects on visual amenity).
- c. Whether the use of the unformed legal road will adversely affect safe access for other current and potential users of the unformed legal road, including pedestrians and cyclists.

7.4.3.22 Vehicle access to sites fronting more than one street – within the Central City

The following are matters of discretion for Rule 7.4.2.11:

- a. Whether there would be any adverse effects on the safety and amenity of all types of road user passing the site, and/or the function of the frontage road, particularly at times of peak traffic flows on the road and the access; and
- b. The extent to which the access disrupts active frontages.

7.4.3.23 Central City lane formation – within the Central City

The following is the matter of discretion for Rule 7.4.2.12:

- a. The extent to which the width and height of the lane will adversely affect the amenity of the lane and the safety and efficiency of the lane for all users, including whether the lane provides adequate access for fire appliances.

7.4.3.24 Central City Road Cross sections

The following are matters of discretion for Rule 7.4.1.3 RD4:

- a. The effect on access to adjacent properties;
- b. Any effects on the safety of movement along the road for drivers, pedestrians, cyclists or public transport users;
- c. Any likely adverse effects in terms of the efficiency of traffic movement;
- d. The quality of the streetscape, including the adequacy of provision for street planting and/or grassed berms;
- e. The setback of buildings along the street, and the amenities of properties adjoining the road; and
- f. The amount of on street parking which may be lost or made unavailable and whether this can be accommodated elsewhere.

7.4.3.25 Temporary Car Parks during the Earthquake Recovery period – within the Central City

The following are matters for discretion for Rule 7.4.1.3 RD3:

- a. The extent to which the safety and convenience of people within and passing the site, including vehicles, pedestrians and cyclists, will be affected by the design or location of the car park and access ways;
- b. Whether the design or location of the car park will disrupt active frontages or detract from streetscape amenity in the area;
- c. Whether the car park can be used by other activities to reduce the need for these activities to provide their own parking spaces;
- d. The length of time that the car park is proposed to be operating for; and
- e. The potential activities that may use the additional parking spaces and the degree to which the car park will be utilised.

Any resource consents granted under this Rule will need to set the duration of the consent. The duration of the consent should not exceed a period that is reasonably necessary to support the recovery of the surrounding area. It is intended that the duration of consents under this rule will be no longer than 30 April 2018.

7.4.3.26 Commercial car parking buildings and sites – within the Central City

The following are matters for discretion for Rule 7.4.1.3 RD8:

- a. the potential activities that may use the car park and the degree to which the car park will be utilised;
- b. the need for the car park considering the amount of car parking spaces already provided in the surrounding area;
- c. whether the car parking spaces are needed to meet existing unsatisfied parking demand or are being provided due to anticipated future need;
- d. the integration of the car park area with existing car park areas to operate in a coordinated manner;
- e. the legibility of the car park and the way in which the location of car park is communicated to motorists;
- f. the extent to which the safety and convenience of people within and passing the site, including vehicles, pedestrians and cyclists, will be affected by the design or location of the car park;
- g. whether the design or location of the car park will disrupt active frontages or detract from streetscape amenity in the area;
- h. whether the car park can be used by other activities to reduce the need for these activities to provide their own parking spaces;
- i. the extent to which the car parking facility may adversely affect the demand for public transport to, from or within the Central City.

Note: A parking plan for the Central City has been developed as part of the implementation of the An Accessible City chapter of the Christchurch Central Recovery Plan, which provides more guidance about parking within the Central City.

7.4.3.27 Carparking area – within the Central City

The following are matters of discretion for Rule 7.4.2.1 d.:

- a. the extent to which the safety and amenity of people within and passing the site, including vehicular traffic, pedestrians and cyclists, will be affected by the design or location of parking spaces and access ways;
- b. whether the design or location of the parking spaces will disrupt active frontages or detract from streetscape amenity in the area.

Appendices

Appendix 7.1 – Parking space requirements

- a. The minimum number of car parking spaces provided shall be in accordance with Tables 7.2 and 7.3.
 - i. The car parking requirements listed in Table 7.2 are categorised by activity. When calculating the overall parking requirements for an activity the separation of areas into different activities will be required where the GFA of an activity (or PFA or other such measurement that the standards for the relevant activity is based upon) exceeds 10 per cent of the total GFA of the activity. The total parking requirement for any activity will be the sum of the parking requirements for each area.
 - ii. Where the calculation of the required parks results in a fractional space, any fraction that is less than one-half will be disregarded and any fraction of one-half or more will be counted as one space.
 - iii. Where an activity falls under the definition of more than one activity in Table 7.2, then the higher parking requirement shall apply.
 - iv. Where an activity does not fall within a particular category, the activity which is closest in definition shall apply.
- b. Any space required for off-street parking other than for a residential activity shall be available for staff and visitors during the hours of operation and shall not be diminished by the subsequent erection of any structure, storage of goods, or any other use.
- c. All required staff car parking spaces shall be permanently marked and signed for the exclusive use of staff. Staff parking may be relocated within the site.
- d. Mobility parking spaces shall be provided at the closest possible point to the accessible entrance to the activity with which they are associated, and the most direct route from the mobility car park spaces to the activity shall be accessible for people whose mobility is restricted. The spaces shall be clearly signed.
- e. All car parking spaces and aisle widths shall be laid out in accordance with Table 7.4 and Figure 7.1
- f. Critical manoeuvring areas such as aisles in or between major structures, or changes in grade, shall be designed to accommodate the 99 percentile design vehicle as set out in Appendix 7.5.
- g. All other manoeuvring areas shall be designed to accommodate the 85 percentile design motor car as set out in Appendix 7.4.
- h. Full time equivalent student numbers for Tertiary Education and Research Activities shall be assessed annually as of 1 July, and shall be rounded to the nearest 100 FTE students. Any additional car parks required shall be provided within 12 months of the date of assessment.

Note: Full-time equivalent student means the equivalent number of students based on the number of papers taken to complete a full time course in the normal time, divided by the actual number of students.

- i. For the purposes of the land held by the University of Canterbury in the Specific Purpose (Tertiary Education) Zone, car parking requirements are to be assessed with regard to the following matters:
 - i. The University of Canterbury Specific Purpose (Tertiary Education) Zone is to be treated as one site;
 - ii. Car parking shall be provided to staff and students of the University as set out in Table 7.2 below;
 - iii. Not less than 20% of the car parks shall be provided West of Waimairi Road and 30% shall be provided East of Ilam Road with the balance provided by University of Canterbury across the site.
- j. For sites with activities, listed under Rule 7.4.2.1(a), that existed on 3 September 2010 (i.e. prior to the Canterbury earthquakes of 2010/2011), Table 7.2 shall be applied to the rebuild of that activity, as follows:
 - i. For the size of the activity's building floor area/ scale of the activity that existed on 3 September 2010, Table 7.2. does not apply, as long as the activity provides at least the same amount of on-site parking that existed on 3 September 2010.
 - ii. For any addition to the size of the activity's building floor area/ scale of the activity that is an increase to what existed on 3 September 2010, Table 7.2 shall apply in respect of the increase.

Note: It is recommended that blue colouring be used to help better identify mobility parking spaces.

Table 7.2 – Minimum number of car parks required

	Activity	Car parking spaces	
		Residents/ Visitors/ Students	Staff
EDUCATION ACTIVITIES:			
a.	Pre-Schools	1 space/ 10 children	0.5 space per FTE staff
b.	Schools	1 space/ 25 students (year 8 and below) 0.5 spaces/ 25 students (year 9 and above)	0.5 space per FTE staff
c.	Tertiary Education and Research Activities	20 spaces/ 100 FTE students	5.5 spaces/ 100 FTE students
ENTERTAINMENT AND RECREATION FACILITIES:			
d.	Cinemas	2.5 spaces/ 10 seats	1 space/ 1 screen
e.	Theatres	3 spaces/ 10 seats	1 space/ 60 seats
f.	Museums and galleries	1 space/ 30 m² PFA	1 space/ 300 m² PFA
g.	Libraries	1 space/ 50 m² PFA	1 space/ 200 m² PFA
h.	Gymnasiums (for public, or private club use), dance studios	5 space/ 100 m² GFA	1 space/ 200 m² PFA

	Activity	Car parking spaces	
		Residents/ Visitors/ Students	Staff
i.	Sports courts (for public, or private club use)	1 space/ 50 m ² court area	1 space/ 200 m ² court area
j.	Sports fields (for public, or private club use)	15 spaces/ ha pitch area	1 space
k.	Swimming pools (for public, or private club use)	1 space/ 10 m ² pool area	1 spaces/ 200 m ² pool area
l.	Other entertainment/ recreation facilities, if not specified above	specified above 1 space/ 10 m ² PFA, or 1 space/ 10 seats (whichever is greater)	10% of visitor requirements
m.	Fire stations and ambulance stations	1 space/ emergency service vehicle bay	1 space/ emergency service vehicle bay
GUEST ACCOMMODATION ACTIVITIES:			
n.	Hotels	1 space / 4 bedrooms	1 space/ 30 bedrooms
o.	Other guest accommodation activities, if not specified above	1 space/unit or 1 space/2.5 bedrooms, whichever is the greater (except that for every coach park provided the number of car parking spaces may be reduced by 3)	1 space/ 10 units or 1 space/ 10 bedrooms, whichever is the greater
HEALTH CARE FACILITIES:			
p.	Hospitals	1 space/ 350 m ² GFA	1 space/ 350 m ² GFA
q.	Other health care facilities if not specified above	1 space/ 25 m ² GFA	1 space/ 100 m ² GFA
INDUSTRIAL ACTIVITIES:			
r.	Warehousing and distribution activities	1 space/ 2000 m ² GFA (1 space minimum)	4.5 spaces/ 1000 m ² GFA
s.	Other industrial activities, if not specified above	1 space/ 800 m ² GFA (1 space minimum)	11 spaces/ 800 m ² GFA
t.	Offices	5% of staff requirement (1 space minimum)	2.5 spaces/ 100 m ² GFA
u.	Public transport interchanges	Nil	Nil
v.	Reserves (if there is not a specified car parking requirement in this table for the activity on the reserve)	Nil	Nil
w.	Quarrying activity and ancillary aggregate processing activity	1 space/ 800 m ² GFA (1 space minimum)	11 spaces/ 800 m ² GFA

	Activity	Car parking spaces	
		Residents/ Visitors/ Students	Staff
RESIDENCES:			
x.	Boarding houses	1 car parking space/ 3 tenants	Nil
y.	Care facilities (including the care facility component of retirement villages)	1 space/ 5 clients	1 space/ 6 clients
z.	Retirement village (excluding the care facility components)	1 space/ residential unit	Nil
aa.	Sheltered housing	1 space/ 4 units	1 space/ resident staff unit
bb.	Social housing	0.5 space/ 1 unit for units with only one bedroom, 1 space per unit for units with two or more bedrooms	Nil
cc.	Residential activities provided under EDM and CHRM	1 space/ unit	Nil
dd.	Student hostel accommodation	1 space/ 5 beds	1 space/ 20 beds
ee.	Other residential activities, if not specified above	1 space/ unit, where that unit has less than 150 m² GFA, 2 spaces/ unit otherwise	Nil
RETAIL ACTIVITIES AND COMMERCIAL SERVICES:			
ff.	Food and beverage outlets	9 spaces/ 100 m² PFA (2 spaces minimum)	1 space/ 100 m² PFA (2 spaces minimum)
gg.	Motor servicing facility	2.5 spaces/ workbay	1 space/ workbay
hh.	Factory shops, retail activities in retail park zones	18 spaces/ 1000 m² GLFA	10% of visitor requirements
ii.	Other retail activities or commercial services, if not specified above	4 spaces/100 m² GLFA for the first 20,000 m² GLFA; and 3.3 spaces/100 m² GLFA for the next 10,000 m² GLFA; and 3 spaces/100 m² GLFA thereafter. 3 spaces/100m² GLFA of any outdoor display area	0.5 spaces/ 100 m² GLFA
jj.	Service stations	1 per 100 m² GLFA	1 per 100 m² GLFA
kk.	Spiritual facilities	0 spaces for the first 300 m² PFA (of the largest room); and 1 space/ 20 m² PFA (of the largest room) for the next 300m²; and 1 space/ 10 m² PFA (of the largest room) thereafter.	10% of visitor requirement

	Activity	Car parking spaces	
		Residents/ Visitors/ Students	Staff
ll.	Trade suppliers	1.75 space/ 100 m ² GLFA	0.25 space/ 100 m ² GLFA
mm.	Utilities (that have no permanent staff)	Nil	Nil
nn.	Yard-based suppliers	1 space/ 100 m ² GLFA	1 space/ 100 m ² GLFA

Note: Appendix 7.14 contains parking reduction adjustment factors that can be considered for reducing parking requirements through the resource consent process.

Table 7.3 – Minimum number of mobility car parks required

	Total number of car park spaces being provided (excluding private car parks for residential units).	Minimum number of mobility car parks
a.	1 – 20	1
b.	21 – 50	2
c.	> 50	2 for the first 50 car park spaces + 1 additional mobility car park for every additional 50 car parks

- k. Rule 7.4.2.1 requires all buildings with a GFA greater than 2,500 m² to provide mobility parking spaces, even if no other parking spaces are provided. If no other car parks are provided, the amount of mobility car park spaces required shall be calculated by determining how many mobility car park spaces would be required if one standard parking space per 100 m² GFA were provided.

Table 7.4 – Minimum car park dimensions

	Type of use	Parking angle	Parking stall width (metres) (refer to q)	Aisle width (metres) (refer to Note 4)	Parking stall depth (metres) (refer to r)	Over hang (metres)	Total width (stall depth and aisle width) (metres)
a.	Long term (refer to Note 1)	90°	2.4	6.6	5.0	0.6	11.6
b.	Medium term (refer to Note 2)		2.5	6.4			11.4

	Type of use	Parking angle	Parking stall width (metres) (refer to q)	Aisle width (metres) (refer to Note 4)	Parking stall depth (metres) (refer to r)	Over hang (metres)	Total width (stall depth and aisle width) (metres)
c.	Short term (refer to Note 3)		2.6	6.2			11.2
d.	Mobility car parks		3.6	6.6			11.6
e.	Long term (refer to Note 1)	60°	2.4	5.4	5.0	0.4	10.4
f.	Medium term (refer to Note 2)		2.5	5.1			10.1
g.	Short term (refer to Note 3)		2.6	4.8			9.8
h.	Long term (refer to Note 1)	45°	2.4	4.5	5.0	0.4	9.5
i.	Medium term (refer to Note 2)		2.5	4.2			9.2
j.	Short term (refer to Note 3)		2.6	3.9			8.9
l.	Long term (refer to Note 1)	30°	2.3	4.1	4.0	0.4	8.1
m.	Medium term (refer to Note 2)		2.4	3.8			7.8
n.	Short term (refer to Note 3)		2.5	3.5			7.5
o.	Mobility car parks	Parallel	3.6	3.3 (one way) 5.5 (two way)	6.1		

	Type of use	Parking angle	Parking stall width (metres) (refer to q)	Aisle width (metres) (refer to Note 4)	Parking stall depth (metres) (refer to r)	Over hang (metres)	Total width (stall depth and aisle width) (metres)
p.	All users	Parallel	2.0	3.3 (one way) 5.5 (two way)	6.1		

1. Stall widths shall be increased by 300 millimetres where they abut permanent obstructions such as a wall, column or other permanent obstruction. Where there is such an obstruction on both sides of a parking space the minimum width shall be increased by 600mm.
- m. The stall depth may be reduced by the corresponding overhang length if a low kerb allows overhang, but this overhang shall not encroach any pedestrian facilities or required landscape areas.

Notes:

1. Long term parking: generally all day parking.
2. Medium term parking: generally two to four hour parking.
3. Short term parking: generally two hour parking or less.
4. Aisle widths for 90° parking allow for two-way operation. If not otherwise specified, all other aisle widths are given for one-way operation with forward entry to spaces.
5. Design guidance for parking areas in buildings may be obtained from the *New Zealand Building Code D1/AS1: Access Routes* or *Australian/New Zealand Standard Offstreet Parking, Part 1: Car Parking Facilities, AS/NZS 2890.1:2004*, and any subsequent amendments. Compliance with the Australian/ New Zealand Standard is recommended, but is not a requirement to achieve permitted activity status.

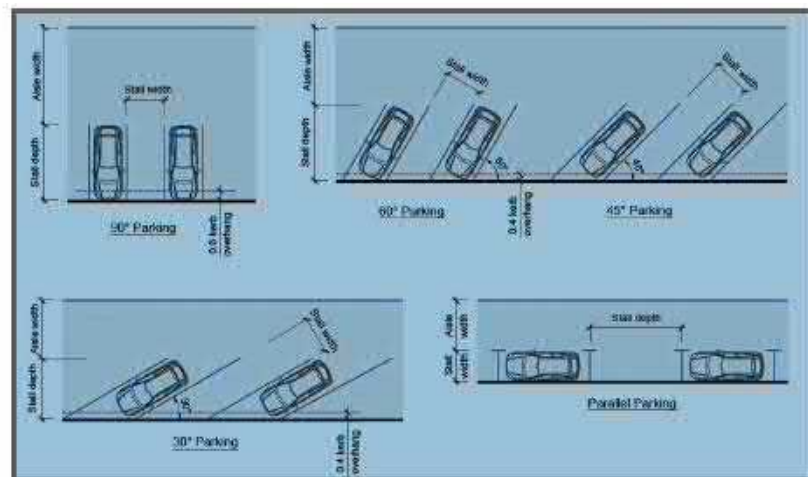


Figure 7.1: Car park dimensions

Appendix 7.2 – Cycle parking facilities

- a. The number of visitor cycle parks provided [on the same site as the activity](#)-shall be at least the minimum number of visitor cycle parks specified in Table 7.5.
 - i. when calculating the overall parking requirements for an activity the separation of areas into different activities will be required where the GFA of an activity (or PFA or other such measurement that the standards for the relevant activity is based upon) exceeds 10 per cent of the total GFA of the activity. The total parking requirement for any activity will be the sum of the parking requirements for each area.
 - i. where the calculation of the required parks results in a fractional space, any fraction that is less than one-half will be disregarded and any fraction of one-half or more will be counted as one space.
 - ii. where an activity falls under the definition of more than one activity in Table 7.5, then the higher parking requirement shall apply.
 - iii. where an activity does not fall within a particular category, the activity which is closest in definition shall apply.
- b. Stands shall be securely anchored to an immovable object.
- c. Stands shall support the bicycle frame and front wheel.
- d. Stands shall allow the bicycle frame to be secured.
- e. Cycle parking facilities shall be clearly signposted or visible to cyclists entering the site.
- f. Cycle parking facilities shall be located so as not to impede pedestrian thoroughfares including areas used by people whose mobility or vision is restricted.
- g. Cycle parking facilities shall be located so that the bicycle is at no risk of damage from vehicle movements within the site.

- h. Cycle parking facilities shall be located as close as possible to and no more than 30 metres from at least one main pedestrian public entrance to the building/activity. However, the requirement to provide visitor cycle parking does not apply to a building on a key pedestrian frontage that has no setback from the road frontage, which results in there being no space for the visitor cycle parking to be provided within 30 metres of at least one main pedestrian public entrance. **Within the Central City, any activity where the building has no road frontage setback for the entire length of the site visitor cycle parking is not required.**
- i. Lighting must comply with the lighting requirements in Rule 7.4.2.6 a.
- j. Stands shall have the minimum dimensions in Figure 7.2 and **within the Central City shall be designed to accommodate the turning path of a cycle as shown in Figure 7.2 a.**
- k. Cycle parking facilities shall be available during the hours of operation and shall not be diminished by the subsequent erection of any structure, storage of goods, or any other use.

Note: Where there is more than one public entrance to the building, it is recommended that visitor cycle parking is apportioned between the entrances in accordance with their potential usage.

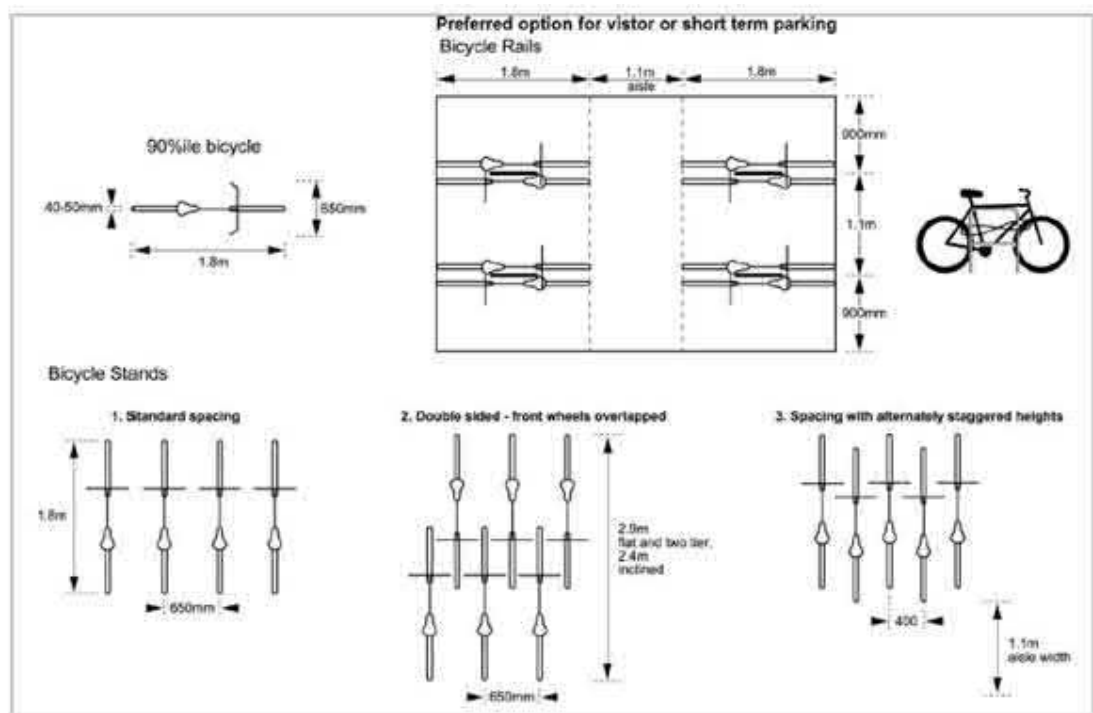


Figure 7.2 – Minimum cycle parking dimensions

- l. Staff/residents/students cycle parking facilities shall be provided as follows:
 - i. The number of staff/residents/students cycle parks provided shall be at least the minimum number of staff/residents/students cycle parks in Table 7.5. Where an activity does not fall within a particular category, the activity which is closest in definition shall apply. Where the calculation of the required parks results in a fractional space, any fraction that is less than one-half will be disregarded and any fraction of one-half or more will be counted as one space.

ii. Staff/residents/students cycle parking facilities shall be located so it is easily accessible for staff, residents or students of the activity, **except within the Central City staff cycle parking may be provided on a site within 200 metres of the site on which the activity is undertaken.**

iii. Staff/ residents/ tertiary students' cycle parking facilities shall be located in:

A. a covered area; and

B. a secure area, unless located in an area where access by the general public is generally excluded.

Note: It is recommended that cycle parking at schools is designed and managed to discourage theft of bicycles.

iv. Where a stand is provided, it shall meet the visitor cycle parking requirements in (1) except for (e) and (h).

v. **Outside the Central City**, the number of onsite cycle parking end of trip facilities provided shall be at least the minimum number of cycle parking end of trip facilities set out in Table 7.6.

m. Full time equivalent student numbers for Tertiary Education and Research Activities shall be assessed annually as of 1 July, and shall be rounded to the nearest 100 FTE students. Any additional cycle facilities required shall be provided within 12 months of the date of assessment.

Note: Full-time equivalent student means the equivalent number of students based on the number of papers taken to complete a full time course in the normal time, divided by the actual number of students.

n. For sites with activities that existed on 3 September 2010 (i.e. prior to the Canterbury earthquakes of 2010/2011), Table 7.5 shall be applied to the rebuild of that activity, as follows:

i. For the size of the activity's building floor area/ scale of the activity that existed on 3 September 2010, Table 7.5 does not apply, as long as the activity provides at least the same amount of on-site cycle parking that existed on 3 September 2010.

ii. For any addition to the size of the activity's building floor area/ scale of the activity that is an increase to what existed on 3 September 2010, Table 7.5 shall apply in respect of the increase.

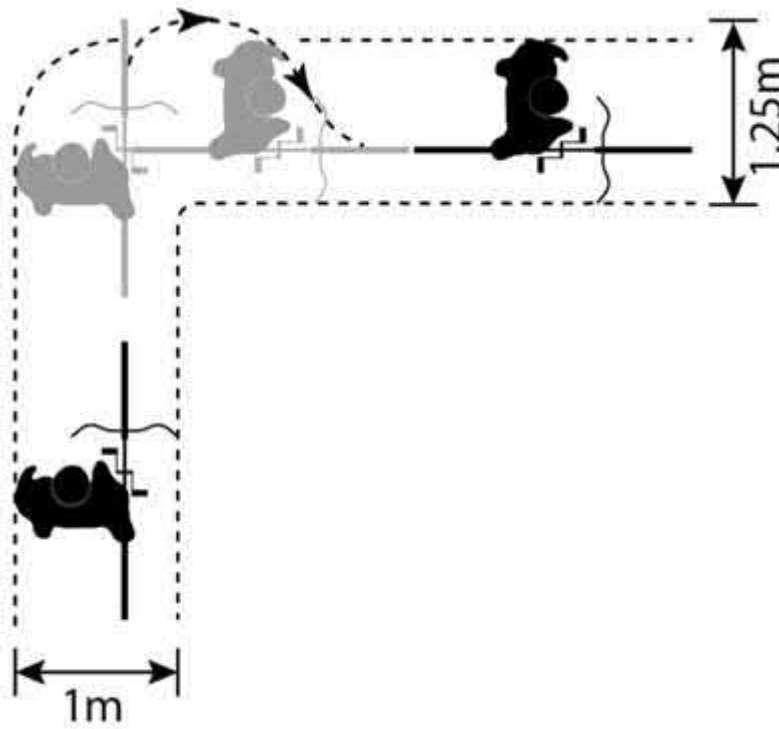
Figure 7.2a – Cycle turning circle - within the Central City

Table 7.5 – Minimum numbers of cycle parks required

	Activity	Visitor cycle parks (within the Central City visitor spaces can be used by students)	Staff/ residents/ students cycle parks
EDUCATION ACTIVITIES			
a.	Pre-schools	1 space/ 10 children (Outside the Central City) 1 space/ 5 children (within the Central City)	1 staff space/ 3 FTE staff (Outside the Central City) 1 staff space/100 children (within the Central City)
b.	Schools	1 space/ 30 students (year 8 and below) (Outside the Central City) 1 space/ 5 children (within the Central City) 1 space/ 100 students (year 9 and above) (Outside the Central City) 3 spaces/ 4 students (within the Central City)	1 space/ 7 students (year 8 and below) (Outside the Central City) 1 staff space/ 100 students (within the Central City) 1 space/ 5 students (year 9 and above) (Outside the Central City) 1 staff space/ 100 students (within the Central City)
c.	Tertiary education and research activities	1 space/ 100 FTE students (Outside the Central City) 1 space/ 4 FTE students (within the Central City)	1 staff space/ 4 FTE staff and 1 student space/ 4 FTE students (Outside the Central City) 1 staff space/ 100 FTE students (within the Central City)
ENTERTAINMENT AND RECREATION FACILITIES			
d.	Cinemas and theatres (small to medium venues up to 500 seats)	1 space/ 30 seats	1 space/ 1 screen
e.	Cinemas and theatres (large venues more than 500 seats)	1 space/ 60 seats	1 space/ 60 seats
f.	Museums and galleries	1 space/ 200 m ² PFA	1 space/ 1000 m ² PFA
g.	Libraries	1 space/ 100 m ² PFA	1 space/ 400 m ² PFA
h.	Gymnasiums (for public, or private club use), dance studios	1 space/ 50 m ² GFA	1 space/ 600 m ² PFA
i.	Sports courts (for public, or private club use)	1 space/ 150 m ² court area	1 space/ 500 m ² court area
j.	Sports fields (for public, or private club use)	10 spaces/ ha pitch area	5 spaces/ ha pitch area
k.	Swimming pools (for public, or private club use)	1 space/ 10 m ² pool area	1 space/ 500 m ² pool area

	Activity	Visitor cycle parks (within the Central City visitor spaces can be used by students)	Staff/ residents/ students cycle parks
l.	Other entertainment/ recreation facilities, if not specified above	1 space/ 50 m ² PFA	10% of visitor requirements
m.	Fire stations and ambulance stations	1 space/ emergency service vehicle bay	1 space/ emergency service vehicle bay
n.	Guest accommodation activities	1 space/ 20 bedrooms (Outside the Central City) 1 space/ 20 beds (except 1 space/ 30 bedrooms for Hotels) (within the Central City)	1 space/ 5 FTE staff (Outside the Central City) 1 space/ 80 beds (except 1 space/ 80 bedrooms for Hotels) (within the Central City)
HEALTH CARE FACILITIES			
o.	Hospitals	1 space/ 1000 m ² GFA	1 space/ 300 m ² GFA
p.	Other health care facilities, if not specified above	1 space/ 500 m ² GFA	1 space/ 300 m ² GFA
INDUSTRIAL ACTIVITIES			
q.	Warehousing and distribution activities	1 space/ 2000 m ² GFA (1 space minimum)	1 space/ 1000 m ² GFA
r.	Other industrial activities if not specified above	1 space/ 1000 m ² GFA	1 space/ 500 m ² GFA
s.	Offices	20% of staff requirements (2 spaces minimum) (Outside the Central City) 1 space/ 500m ² GFA (within the Central City)	1 space/ 150 m ² GFA
t.	Quarrying activity and ancillary aggregate processing activity	Nil	Nil
u.	Reserves (if there is not a specified cycle parking requirement in this table for the activity on the reserve)	Nil	Nil
RESIDENCES			
v.	Care facilities (including care facility components of retirement villages)	1 space/ 50 clients	1 space/ 30 clients

	Activity	Visitor cycle parks (within the Central City visitor spaces can be used by students)	Staff/ residents/ students cycle parks
w.	Retirement village (excluding care facility components)	1 space/ 10 units, for developments with 10 or more units	Nil
x.	Residential activities provided under EDM and CHRM	Nil	1 residents' space/dwelling without a garage
y.	Social housing	1 space/ 10 units, for developments with 10 or more units	1 residents' space/dwelling without a garage
z.	Student hostel accommodation	1 space/ 10 beds	1 space/ 3 beds
aa.	Other residential activities, if not specified above	1 space/ 20 units for developments with 20 or more units	1 space/ dwelling without a garage
RETAIL ACTIVITIES AND COMMERCIAL SERVICES			
bb.	Commercial services	1 space/ 500 m ² GFA	1 space/ 200 m ² GFA
cc.	Factory shops, retail activities in commercial retail park zones	1 space/ 1000 m ² GLFA	1 space/ 750 m ² GLFA
dd.	Food and beverage outlets	1 space/ 300 m ² PFA (Outside the Central City) 1 space/ 125m ² PFA (within the Central City)	1 space/ 100 m ² PFA (2 spaces minimum) (Outside the Central City) 1 space/ 400m ² PFA (within the Central City)
ee.	Other retail activities, if not specified above	1 space/ 300 m ² GLFA (Outside the Central City) 1 space/ 350m ² GLFA (within the Central City)	1 space/ 750 m ² GLFA (Outside the Central City) 1 space/ 200m ² GLFA (within the Central City)
ff.	Service stations	1 space/ 1000 m ² GLFA	1 space/ 750 m ² GLFA
gg.	Spiritual facility	1 space/ 100 m ² PFA	10% of visitor requirement
hh.	Trade suppliers	1 space/ 1000 m ² GLFA	1 space/ 750 m ² GLFA
ii.	Utilities (that have no permanent staff)	Nil	Nil
jj.	Yard based suppliers	1 space/ 1000 m ² GLFA	1 space/ 750 m ² GLFA

Table 7.6 - Minimum number of cycle parking end of trip facilities required for Commercial activities, Tertiary Education and research activities and Hospitals

	Number of staff cycle parks required	Number of end of trip facilities required
kk.	1 - 10	None
ll.	11 - 100	1 shower ¹ per every 10 ² staff cycle parks required 1 locker ³ per every staff cycle park provided
mm.	> 100	10 showers ¹ for the first 100 staff cycle parks required + 2 showers ¹ for each additional 50 ² staff cycle parks required 1 locker ³ per every staff cycle park provided

¹ Showers only need to be shown on building consent plans. If the activity requires a resource consent, the location and design of any required showers do not need to be shown at that stage as long as the application states the number of showers proposed to be provided.

² Where the calculation of the required showers results in a staff cycle space value that is not a round number of 10, any value that is 4 or less will be disregarded and any value 5 or more will be counted as one shower.

³ The minimum internal dimensions of a single locker shall be: height - 85 centimetres, depth - 45 centimetres, width - 20 centimetres

Appendix 7.3 – Loading areas

- a. The minimum number of onsite loading spaces provided shall be in accordance with Table 7.7. Where an activity does not fall within a particular category, the activity which is closest in definition shall apply. Where the calculation of the required loading space results in a fractional space, any fraction that is less than one-half will be disregarded and any fraction of one-half or more will be counted as one space.
 - i. The loading space requirements listed in Table 7.7 are categorised by activity. When calculating the overall loading space requirements for an activity the separation of areas into different activities will be required where the GFA of an activity (or PFA or other such measurement that the standards for the relevant activity is based upon) exceeds 10 per cent of the total GFA of the activity. The total loading space requirement for any activity will be the sum of the loading requirements for each area.
 - ii. Where an activity falls under the definition of more than one activity in Table 7.7, then the higher loading space requirement shall apply.
 - iii. Any space required for loading other than for a residential activity, fire stations and ambulance stations shall be available during the hours of operation and shall not be diminished by the subsequent erection of any structure, storage of goods, or any other use.
 - iv. Full time equivalent student numbers for Tertiary Education and Research Activities shall be assessed annually as of 1 July, and shall be rounded to the nearest 100 FTE students. Any additional loading spaces required shall be provided within 12 months of the date of assessment.

Note: Full-time equivalent student means the equivalent number of students based on the number of papers taken to complete a full time course in the normal time, divided by the actual number of students.

- v. For sites with activities, listed under Rule 7.4.2.3(a), that existed on 3 September 2010 (i.e. prior to the Canterbury earthquakes of 2010/2011), Table 7.7 shall be applied to the rebuild of that activity, as follows:
 - A. For the size of the activity's building floor area/ scale of the activity that existed on 3 September 2010, Table 7.7 does not apply, as long as the activity provides at least the same amount of on-site loading spaces that existed on 3 September 2010.
 - B. For any addition to the size of the activity's building floor area/ scale of the activity that is an increase to what existed on 3 September 2010, Table 7.7 shall apply in respect of the increase.
- vi. Within the Central City, no loading is required where a suitable on or off-street loading facility is provided within 50 metres of any part of the site and the route between the loading facility and the site does not require crossing any road. Use of an off-street loading facility on a separate site by an activity must be protected for the use of that activity (and any future activity on the site) by an appropriate legal instrument. A copy of the appropriate legal instrument shall be provided to Council for its records.

Table 7.7 – Minimum numbers of loading spaces required

	Activity	Number of heavy vehicle bays to be provided	Number of 99 percentile vehicle bays to be provided
EDUCATION ACTIVITIES:			
i.	Schools and pre-schools	With 100 or more students: 1 bay	With 20 pupils or more, but less than 100: 1 bay With 100 or more students: 1 bay/100 students
ii.	Tertiary education and research activities	1 bay per site	1 bay/100 FTE students
ENTERTAINMENT AND RECREATION FACILITIES:			
iii.	Cinemas	1 bay per cinema complex	Nil
iv.	Theatres	1 bay per theatre	Nil
v.	Gymnasium (for public, or private use), dance studios	1/8,000 m ² GFA	Nil
vi.	Sports courts (for public, or private use)	Nil	Nil
vii.	Sports fields (for public, or private use)	Nil	Nil
viii.	Swimming pools (for public, or private use)	1 bay/ 2000 m ² pool area	Nil
iv.	Other entertainment/ recreation facilities, if not specified above	Nil	1 bay/2000 m ² PFA
x.	Fire stations and ambulance stations	1 bay per site	Nil
GUEST ACCOMMODATION ACTIVITIES:			
xi.	Hotels	1 bay/ 100 bedrooms (for the first 300 bedrooms, nil thereafter)	1 bay /50 bedrooms
xii.	Other guest accommodation activities, if not specified above	1 bay/ 100 units or 100 bedrooms, whichever is the greater (for the first 200 units or 200 nil thereafter)	1 bay/50 units or 50 bedrooms, whichever is the greater
HEALTH CARE FACILITIES:			
xiii.	Hospitals	1/ bay 8,000 m ² GFA	Nil
xiv.	Other health care facilities, if not	Nil	Nil

	Activity	Number of heavy vehicle bays to be provided	Number of 99 percentile vehicle bays to be provided
	specified above		
INDUSTRIAL ACTIVITIES:			
xv.	Warehousing and distribution activities	1 bay/ 1,000 m ² GFA (up to 2,000 m ² GFA); 1 bay/ 2,000 m ² GFA (for 2,000 m ² - 10,000 m ² GFA); and 1 bay/ 2,750 m ² GFA (after 10,000 m ² GFA).	Nil
xvi	Other industrial activities, if not specified above	1 bay/ 1,000 m ² GFA	Nil
xvii.	Offices	1 bay/ 8,000m ² GFA (up to 16,000 m ² GFA); and 1 bay/ 20,000 m ² GFA (after 16,000 m ² GFA).	1 bay/ 8,000 m ² GFA
xviii.	Public transport interchanges	Nil	Nil
xix.	Quarrying activity and ancillary aggregate processing activity	Nil	Nil
xx.	Reserves (if there is not a specified loading requirement in this table for the activity on the reserve)	Nil	Nil
RESIDENCES:			
xxi.	Care facilities	Nil	One for care facilities with more than 20 clients
xxii.	Student hostel accommodation	1 bay per hostel	1 bay/100 beds
xxiii.	Other residential activities, if not specified above	Nil	Nil
RETAIL ACTIVITIES AND COMMERCIAL SERVICES:			
xxiv.	Food and beverage outlets	1 bay/1000 m ² PFA	Nil
xxv.	Other retail activities or commercial services, if not specified above	1 bay/ 1600 m ² GLFA for the first 6,400 m ² GLFA, and 1/ 5,000 m ² GLFA thereafter.	Nil
xxvi.	Service stations	1 unmarked bay for fuel deliveries	Nil

	Activity	Number of heavy vehicle bays to be provided	Number of 99 percentile vehicle bays to be provided
xxvii.	Spiritual facilities	Nil	1 loading space/ site
xxviii.	Trade suppliers	1 bay/ 1600 m ² GLFA for the first 6,400 m ² GLFA, and 1/ 5,000 m ² GLFA thereafter.	Nil
xxix.	Utilities (that have no permanent staff)	Nil	Nil
xxx.	Yard based suppliers	1 bay/ 1600 m ² GLFA for the first 6,400 m ² GLFA; and 1/ 5,000 m ² GLFA Thereafter.	Nil

b. Minimum loading area dimensions:

- i. A heavy vehicle bay shall comply with one of the following vehicle sizes in Table 7.8 (depending on the largest vehicle expected to use the loading space). For commercial and industrial sites where waste collection occurs internally, a loading space and associated manoeuvring area large enough to accommodate a medium rigid vehicle must be allowed for.

Table 7.8 – Loading space dimensions for Heavy Vehicle Bays

	Largest vehicle expected to use the loading space	Minimum dimensions (metres)	Minimum dimensions (if loading space is parallel to the access to the loading space) (metres)	Associated manoeuvring areas shall be designed to accommodate the minimum turning area shown in:
i.	Small rigid vehicle	3.5 x 6.4	3.5 x 8.4	Figure 7.3
ii.	Medium rigid vehicle	3.5 x 8.8	3.5 x 10.8	Figure 7.4

- ii. A 99 percentile vehicle bay shall be designed to the following minimum standards in Table 7.9:

Table 7.9 – Loading space dimensions for 99 percentile vehicle bay

	Minimum dimensions (metres)	Minimum dimensions (if loading space is parallel to the access to the loading space) (metres)	Associated manoeuvring areas shall be designed to accommodate the minimum turning area shown in:
i.	3.5 x 5.2	3.5 x 7.2	Appendix 7.5

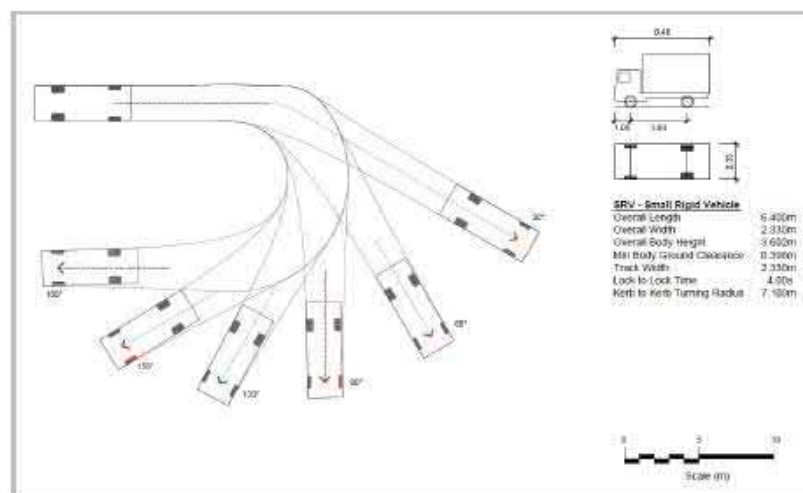


Figure 7.3 – Turning area for Small Rigid Vehicles

[The Council is directed to prepare a more legible diagram for Figure 7.3]

Note: The source of this tracking curve is from Australian Standard Parking Facilities Part 2: Off street commercial vehicle facilities, AS 2890.2:2002

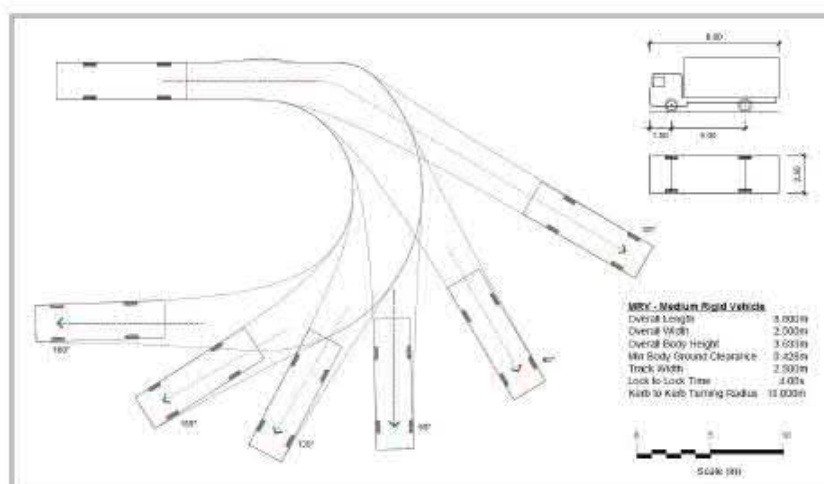


Figure 7.4 – Turning area for Medium Rigid Vehicles

Note: The source of this tracking curve is from Australian Standard Parking Facilities Part 2: Off street commercial vehicle facilities, AS 2890.2:2002.

Note:

1. Design guidance for commercial vehicle access and parking may be obtained from the Australian Standard Parking Facilities Part 2: Off street commercial vehicle facilities, AS 2890.2:2002, and any subsequent amendments. Please note compliance with AS 2890.2:2002 is recommended, but is not a requirement to achieve permitted activity status.

Appendix 7.4 – 85 percentile design motor car

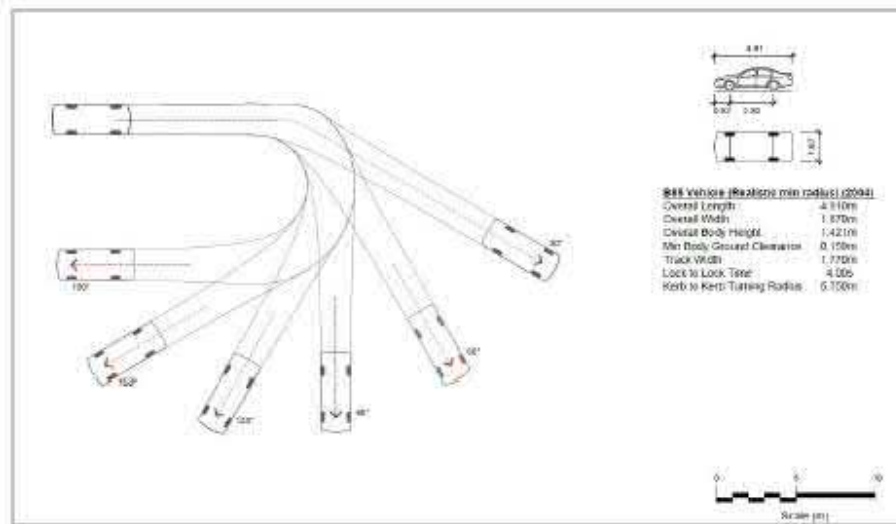


Figure 7.5 – 85 percentile design motor car

[The Council is directed to prepare a more legible diagrams for Figures 7.5 and 7.6]

Note: The source of this tracking curve is from Australian/New Zealand Standard Offstreet Parking, Part 1: Car Parking Facilities, AS/NZS 2890.1:2004.

Appendix 7.5 – 99 percentile design vehicle

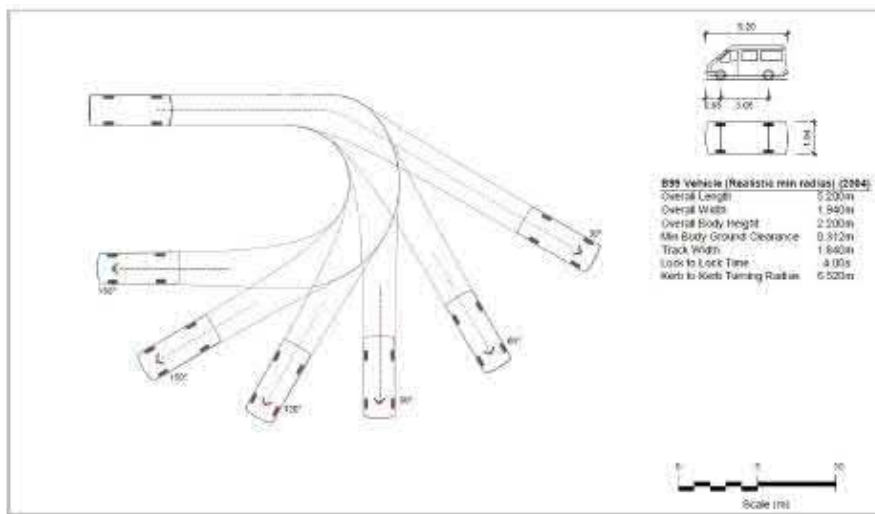


Figure 7.6 - 99 percentile design vehicle

Note: The source of this tracking curve is from Australian/New Zealand Standard Offstreet Parking, Part 1: Car Parking Facilities, AS/NZS 2890.1:2004.

Appendix 7.6 – Manoeuvring for parking and loading areas

- Parking spaces shall be located so as to ensure that no vehicle is required to carry out any reverse manoeuvring when moving from any vehicle access to any parking spaces, except for parallel parking spaces.
- Parking and loading spaces shall be located so that vehicles are not required to undertake more than one reverse manoeuvre when manoeuvring out of any parking or loading space.
- For any activity, the vehicle access manoeuvring area shall be designed to accommodate the 85th percentile design motor car, as specified in Appendix 7.4, as a minimum.

Appendix 7.7 – Access design and gradient

- All vehicle access to and within a site shall be in accordance with the standards set out in Table 7.10 below.
- Any vehicle accesses longer than 50 metres and with a formed width less than 5.5 metres wide shall provide passing opportunities (with a minimum width of 5.5 metres) at least every 50 metres, with the first being at the site boundary.
- Where a vehicle access serves nine or more parking spaces or residential units and there is no other pedestrian and/or cycle access available to the site then a minimum 1.5 metres wide space for pedestrians and/or cycle shall be provided and the legal width of the access shall be increased by 1.5 metres.

- d. All vehicle access to and within a site in a residential zone shall allow clear visibility above 1 metre for a width of at least 1.5 metres either side of the entrance for at least 2 metres measured from the road boundary.
- e. Where parking spaces are provided in separate areas, then the connecting vehicle access between the parking areas shall be in accordance with the standards in Table 7.10 based on the number of parking spaces served.
- f. The minimum and maximum widths shall be measured at the road/property boundary and apply within the site until the first vehicle control point.
- g. For the purposes of access for firefighting, where a building is either:
 - i. located in an area where no fully reticulated water supply system is available; or
 - ii. located further than 75 metres from the nearest road that has a fully reticulated water supply system including hydrants (as required by NZS 4509:2008),
 vehicle access shall have a minimum formed width of 3.5 metres and a height clearance of 4 metres. Such vehicle access shall be designed to be free of obstacles that could hinder access for emergency service vehicles.
- h. In car park buildings there shall be a vertical clearance of not less than 2.5m above car park spaces for people whose mobility is restricted, and along the full length of any accessible route providing vehicular access to those car park spaces.
- i. Where a mix of activities is proposed, the largest relevant dimension is applicable.
- j. Emergency service facilities do not need to comply with the maximum formed width, unless located on a key pedestrian frontage.
- k. **In Central City, height refers to the minimum clear height from the surface of the formed access.**

Notes:

1. See Rule 7.4.2.4 for when onsite manoeuvring is required.
2. The difference between minimum formed width and minimum legal width may be utilised for planting.

Table 7.10 – Minimum requirements for private ways and vehicle access

	Activity	Number of marked parking spaces provided (For residential activities, the number of residential units)	Minimum legal width (metres)	Minimum formed width (metres) (refer to a)	Maximum formed width (metres)	Central City Height (metres)
i.	Residential activity and offices	1 to 3	3.0 (refer to iii)	2.7	4.5	3.5
ii.	Residential activity and offices	4 to 8	3.6 (refer to iii)	3.0	6.0	4.0

	Activity	Number of marked parking spaces provided (For residential activities, the number of residential units)	Minimum legal width (metres)	Minimum formed width (metres) (refer to a)	Maximum formed width (metres)	Central City Height (metres)
iii.	Residential activity and offices	9 to 15	5.0 (refer to ii and iii)	4.0	6.0	4.0
iv.	All other activities	1 to 15 ¹	5.0 (refer to ii)	4.0	7.0	4.0
v.	All activities	More than 15	6.5 (refer to ii)	5.5	9.0	4.0

¹ Any activity that has 1 to 15 parking spaces, but requires a swept path of 9 metres for a large vehicle, shall comply with row v. unless located on a Key Pedestrian Frontage.

Any access located on a Central City 'Active Frontage and Verandas' as shown on the planning maps shall have a maximum formed width of 7 metres.

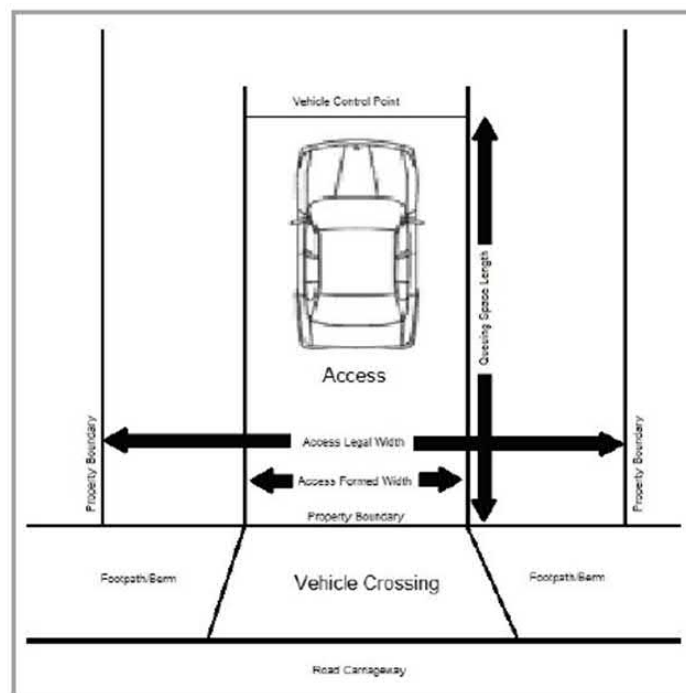


Figure 7.7- Explanation of the Location of Access Design Standards

1. The maximum gradient at any point on a vehicle access shall be in accordance with Table 7.11, except a maximum gradient of 1 in 5 (minimum 4.0 metres long transition ramps for a change of grade 1 in 8 or greater) shall apply for accesses that are identified in a (vi).

Table 7.11 - Maximum gradients for vehicle access

Straight Ramps – Private car parks or residential activities

Length	Gradient
Up to 20 metres ¹	1 in 4 (25%)
More than 20 metres	1 in 5 (20%)

Straight Ramps – All other Car parks

Length	Gradient
Up to 20 metres	1 in 5 (20%)
More than 20 metres	1 in 6 (16.7%)

¹ For access to 1 or 2 car parks the maximum gradients can be 1 in 4 (25%) for any length

- m. The maximum change in gradient without a transition shall be no greater than 1 in 8 (12.5%). Changes of grade of more than 1 in 8 (12.5%) shall be separated by a minimum transition length of 2 metres (see Figure 7.8 for an example).

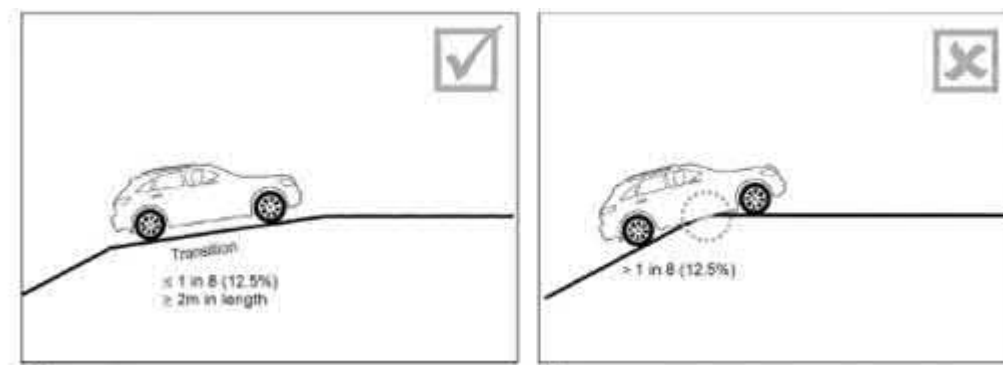


Figure 7.8 Example of correct and incorrect vehicle access gradient transition.

- n. Where the gradient exceeds 1 in 10 (10%) the vehicle access is to be sealed with a surface that enables safe access in wet or icy conditions.
- o. Where a vehicle access serves more than six car parking spaces (or more than six residential units) and a footpath is provided on the frontage road, the gradient of the first 4.5 metres measured from the road boundary into the site shall be no greater than 1 in 10 (10%) (see Figure 7.9 for an example).

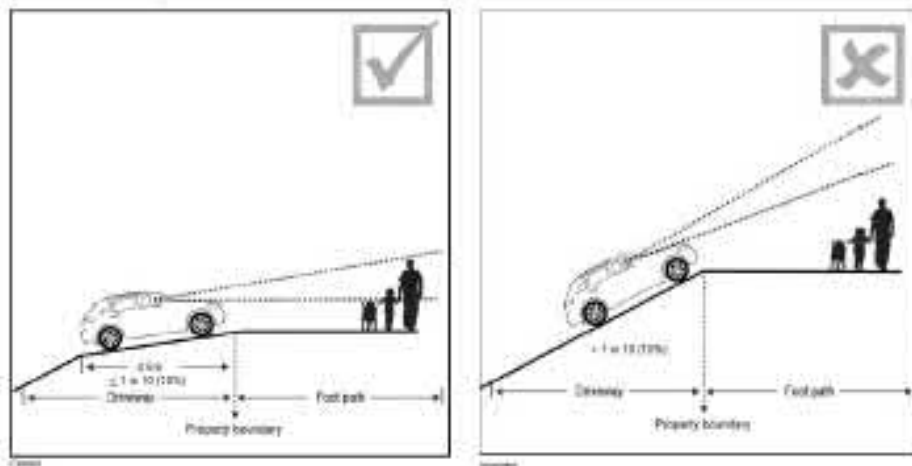


Figure 7.9 - Example of correct and incorrect vehicle access gradients in relation to footpaths.

Appendix 7.8 – Queuing spaces

- a. Onsite queuing spaces shall be provided for all vehicles entering a parking or loading area in accordance with Table 7.12.
- b. Queuing spaces shall be available during hours of operation.
- c. Where the parking area has more than one access the number of parking spaces may be apportioned between the accesses in accordance with their potential usage for the calculation of the queuing space.
- d. Queuing space length shall be measured from the road boundary to the nearest vehicle control point or point where conflict with vehicles already on the site may arise (see Figure 7.7).

Table 7.12 – Queuing spaces

		Minimum queuing space (metres), if access serves:	
	Number of parking spaces provided (For residential activities – the number of residential units)	Car parks accessed from local and collector roads and local distributor roads	Car parks accessed from main distributor and arterial roads
i.	4 – 10	0	6.0
ii.	11 – 20	6.0	12.0
iii.	21 – 50	12.0	
iv.	51 – 100	18.0	
v.	101 – 150	18.0	
vi.	151 or over	24.0	

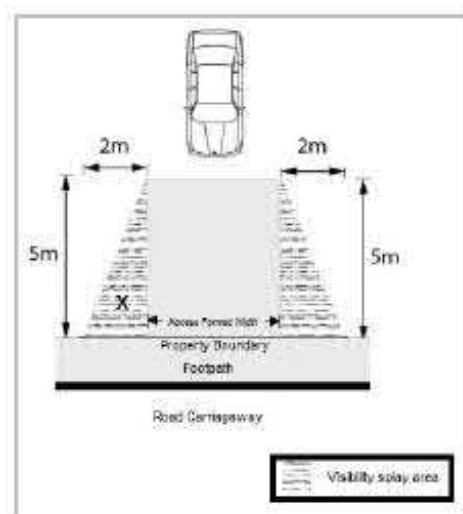
Appendix 7.9 – Visibility splay

Figure 7.10 - Visibility splay measurement

[The Council is directed to prepare a more legible diagram for Figure 7.10]

- a. The visibility splay areas (as shown on Figure 7.10) are to be kept clear of obstructions in all cases for visibility reasons. Landscaping or other features may be contained within the visibility splay areas, as long as it does not exceed 0.5 metres in height.

- b. If the access is 4.5 metres wide or greater, and the access provides for two-way traffic flow, then there is no requirement to provide a visibility splay on the side of the access marked with an 'X' in Figure 7.10.

Appendix 7.10 – Design of rural vehicle crossings

- a. Design for vehicle crossings on arterial roads and collector roads with a speed limit of 70km/hr or greater shall comply with the relevant figure in accordance with Table 7.13.

Table 7.13 – Design of rural vehicle crossings

	Heavy vehicle movements per week	Volume of traffic using the vehicle crossing per day	Is the vehicle crossing located on a state highway?	Which figure to use for vehicle crossing design
a.	≤1	1 - 30	No	7.11
b.	≤1	1 - 30	Yes	7.13
c.	≤1	31 - 100	Yes or No	7.13
d.	> 1	1 - 30	Yes or No	7.12
e.	> 1	31 - 100	Yes or No	7.13

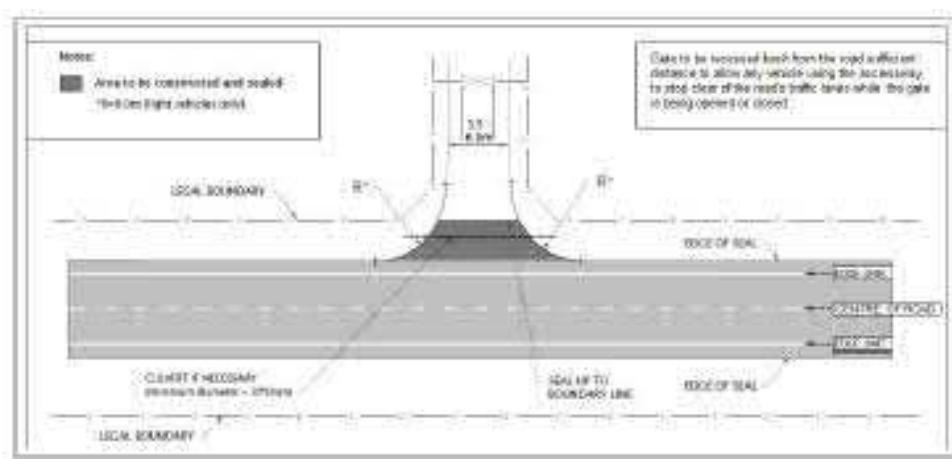


Figure 7.11

[The Council is directed to provide titles for Figures 7.11 to 7.13]

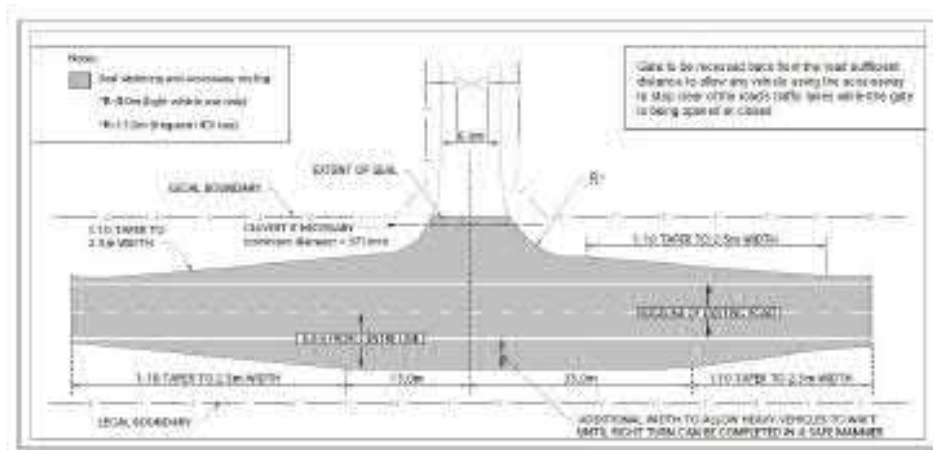


Figure 7.12

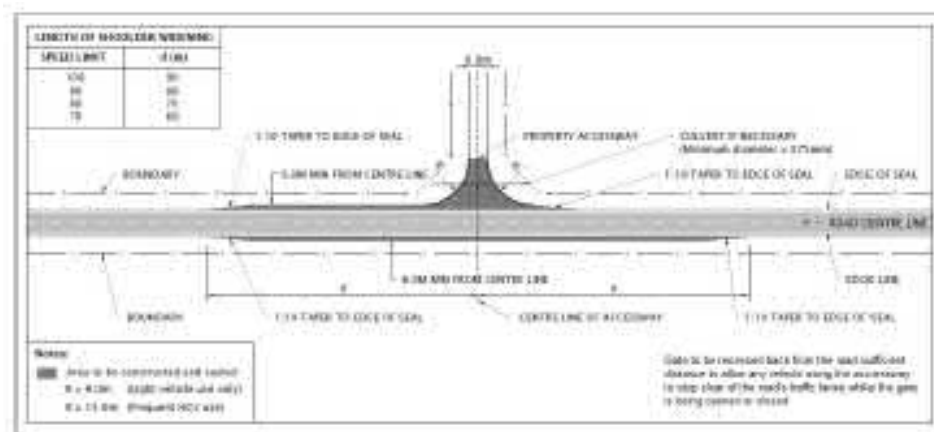


Figure 7.13

Notes:

1. R – radius
2. HCV = Heavy commercial vehicle (see 'heavy vehicle' for definition)

Appendix 7.11 – Standards for the location of vehicle crossings

- a. Vehicle crossings to a frontage road with a speed limit of 70 Km/hr or greater shall have a minimum spacing to an adjacent vehicle crossing on the same side of the frontage road, on the same or an adjacent site, in accordance with the minimum distances set out in Table 7.14.

Table 7.14 – Minimum distance between vehicle crossings (distance in metres)

	Type of road frontage			
	Frontage road speed limit (km/h)	Arterial	Collector	Local
i.	70	40	40	40
ii.	80	100	70	50
iii.	90	200	85	65
iv.	100	200	105	80

- b. Where the boundaries of a site do not enable any vehicle crossing to conform to the above distances, a single vehicle crossing for the site may be constructed in the position which most nearly complies with the provisions of Table 7.14.
- c. The maximum number of vehicle crossings permitted on each road frontage of any site shall be in accordance with Table 7.15 a. (outside the Central City) and Table 7.15 b. (within the Central City).

Table 7.15 a – Maximum number of vehicle crossings outside the Central City

	Type of road frontage			
	Frontage length (metres)	Local and collector	Minor arterial	Major arterial
i.	0 – 16	1	1	1
ii.	> 16 – 60	2	1	1
iii.	> 60 – 100	2	2	1
iv.	> 100	3	2	2

Table 7.15 b – Maximum number of vehicle crossings within Central City

	Type of road frontage			
	Frontage length (m)	Inner Core Streets (See Figure 7.13i)	Arterial Route	All other streets
i.	0 - 16	1	1	1
ii.	> 16 - 60	1	1	2
iii.	> 60 - 100	1	1	2
iv.	> 100	2	2	2

- d. Any part of a vehicle crossing shall not be located closer to the intersection of any roads than the distances specified in Table 7.16.a (outside the Central City) and Table 7.16 b (within the Central City).

Table 7.16 a – Minimum distance of vehicle crossings from intersections outside of the Central City

	Speed limit < 70 km/h			
	Intersecting road type (distance in metres)			
	Frontage road	Arterial	Collector	Local
i.	Arterial	30	30	30
ii.	Collector	20	20	10
iii.	Local	20	15	10
	Speed limit 70 – 90 km/h			
	Intersecting road type (distance in metres)			
	Frontage road	Arterial	Collector	Local
iv.	Arterial	100	100	100
v.	Collector	45	45	45
vi.	Local	45	45	45
	Speed limit > 90 km/h			
	Intersecting road type (distance in metres)			

	Frontage road	Arterial	Collector	Local
vii.	Arterial	200	200	200
viii.	Collector	60	60	60
ix.	Local	60	60	60

Table 7.16 b Minimum distance of vehicle crossings from intersections within the Central City

Intersecting road type (distance in metres)					
	Frontage road	Arterial Route	Main Distributor Street	Local Distributor Street	Local Street
i.	Arterial Route	45	30	30	25
ii.	Main Distributor Street	30	30	30	60
iii.	Local Distributor Street	30	30 outside the Core 15 within the Core	30 outside the Core 15 within the Core	10 outside the Core 6 within the Core
iv.	Local Street	15	15 outside the Core 10 within the Core	15 outside the Core 10 within the Core	10 outside the Core 6 within the Core

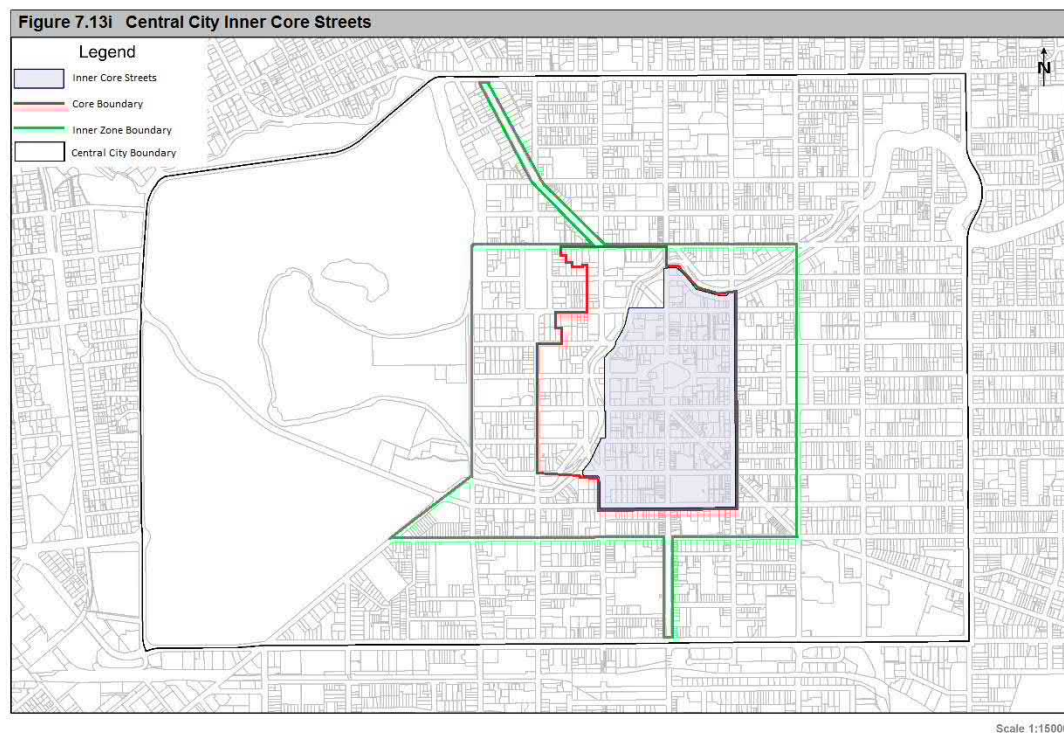


Figure 7.13 i Inner Core Streets

- e. Where the boundaries of a site do not enable any vehicle crossing to conform to the above distances, a single vehicle crossing may be constructed in the position which most nearly complies with the provisions of Table 7.16 a. (outside the Central City) and Table 7.16 b. (within the Central City).
- f. The measurement of the distances between the vehicle crossings and intersections shall be in accordance with Figure 7.14 a. (outside the Central City) and Figure 7.14 b. (within the Central City).

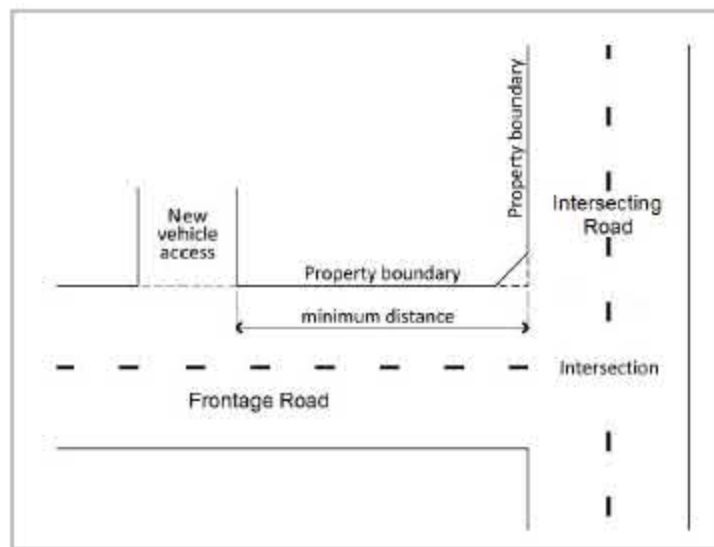


Figure 7.14 a. — Minimum distance of vehicle crossings from intersections **outside the Central City**

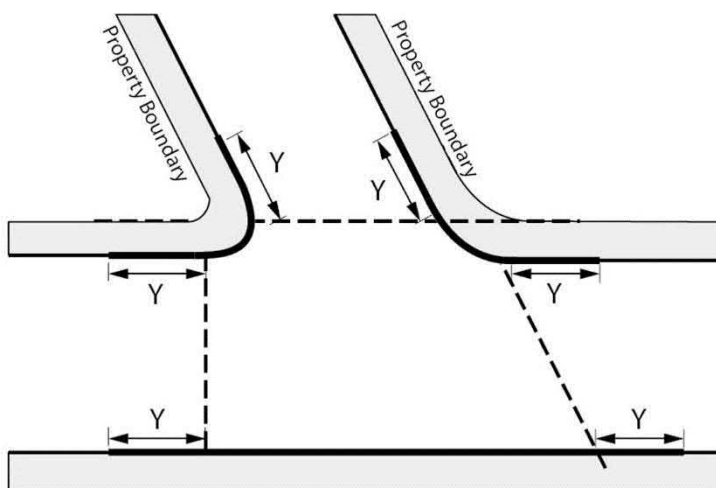


Figure 7.14 b- Minimum distance of vehicle crossings from intersections **within the Central City**

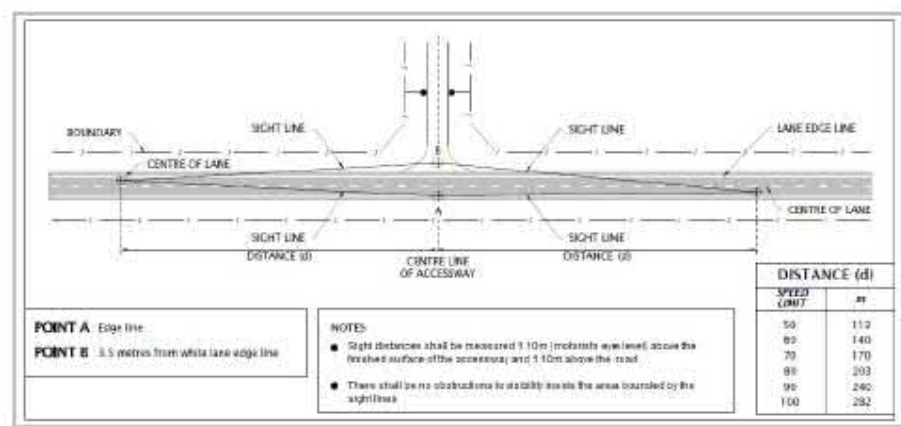


Figure 7.15- Minimum sight lines for vehicle crossing for rural roads

Appendix 7.12 – Road classification system

The purpose of Appendix 7.12 is to outline the Road Classification System, which is used to distinguish roads into categories, as some of the rules in the District Plan only apply to some of the roads in a particular category.

1. Description of the Road Classification System

Functional hierarchy (Movement and Place Functions):

The Road Classification System (based on the Road Classification System adopted in the Christchurch Transport Strategic Plan) presents a dual role for roads by applying a ‘place’ (land use) function for roads, alongside a ‘movement’ (or link) function.

The Road Classification System in the Christchurch Transport Strategic Plan has been simplified for use in the District Plan. The traditional four ‘movement’ function categories remain (Major Arterial, Minor Arterial, Collector and Local) to show the role that the road plays in moving people and goods around the transport network. Some roads have changed their classification from the previous District Plans as changes to the network have occurred over the last few years. [Within the Central City the collector category is referred to and further distinguished as Main Distributors and Local Distributors to be consistent with the Christchurch Central Recovery Plan.](#)

In addition to the four ‘movement categories’, four ‘place categories’ now sit within the system to reflect the different ‘place’ requirements: Rural, Industrial, Residential, and Centres. These additions to the categories take into account the surrounding land use, and show the role the road plays in contributing to the amenity values, identity and public space of the adjoining area. [All of the Central City is classified as within the centres category. However it is referred to and further distinguished as Outer Zone, Inner Zone and Core to be consistent with the Christchurch Central Recovery Plan.](#)

When the four place types are combined with the four levels of movement function, a two-dimensional array, or ‘matrix’, with 16 potential cells is created. This gives roads a dual classification, of one ‘place’ function and one ‘movement’ function. This ensures, for example, that arterial roads in residential areas are managed differently to reflect their context in a different manner than arterial roads in industrial areas or local roads in residential areas.

Use hierarchy (modal networks):

In addition to the functional hierarchy, a road use hierarchy has also been defined within the Christchurch Transport Strategic Plan. These networks highlight that different modes of transport have different priorities within the network. There are five modal networks defined in the Christchurch Transport Strategic Plan:

- i. the cycle network of major, local and recreational cycle routes (including on and off road cycle ways, and cycle ways within rail corridors);
- ii. the core public transport route network;
- iii. the walking network;
- iv. the freight network (including the rail network); and
- v. the strategic road network.

These networks are not specifically shown in the District Plan as they will be subject to change over time. However, they are an important part of Christchurch's transport network and will be considered as part of the Integrated Transport Assessment process.

In addition to the classification system the Christchurch Transport Strategic Plan highlights the need to manage the road network more efficiently. The Christchurch Network Management Plan is being developed to guide how the network will be managed based on user priority and the time of day, to reflect the different demands that occur on the networks and the importance of prioritising users during different times of the day.

Note that Appendix 8.6.3 of Chapter 8 contains the standards for new roads.

2. Summary of the Road Classification categories

Each road will have a dual classification both a 'movement' and 'place' classification (see Figures 7.17 (a-f) for maps of the road classification). The 'movement' and 'place' function categories are described in Table 7.17.

Table 7.17 Explanation of movement and place categories

	Movement function category	Explanation
i.	Major arterial roads	State Highways and key roads in Christchurch District that cater especially for longer trips. Major Arterial Roads are the dominant elements of the roading network which connect the major localities of the region, both within and beyond the main urban area, and link to the most important external localities. Some major arterials, particularly some state highways, serve an important bypass function within Christchurch District, directing traffic through it to areas beyond. They are managed to minimise adverse effects from access on network efficiency. All motorways within Christchurch District are classified as major arterial roads.
ii.	Minor arterial roads	Roads that provide connections between major arterial roads and the major rural, suburban and industrial areas and commercial centres. Generally, these roads cater for trips of intermediate length. They will generally connect to other minor and major arterial roads and to collector roads. Arterial roads

	Movement function category	Explanation
		provide the most important movement function and as such require the highest degree of movement function protection. They may also define the boundaries of neighbourhood areas.
iii.	Collector roads	Roads that distribute and collect local traffic between neighbourhood areas and the Arterial road network. These are of little or no regional significance, except for the loads they place on the Arterial road network. They link to the Arterial road network and act as local spine roads, and often as bus routes within neighbourhoods, but generally do not contain traffic signals. Their traffic movement function must be balanced against the significant property access function which they provide. Collector roads within the central city are known as distributor roads. These roads have a similar 'movement' function to the distributor streets in the Central City, which are shown in the Christchurch Central Recovery Plan.
iv.	Main Distributor Streets (within Central City only)	A specific type of collector road which form key movement corridors into the Central City from the surrounding areas. Main Distributor Streets are the second highest order link types within the Central City and form key movement corridors within the Central City from surrounding areas.
v.	Local Distributor Streets (within Central City only)	A specific type of collector road which are important for distribution of traffic to parking precincts or provide for public transport movements. Local distributor streets are the third highest order link types and are important for the distribution of traffic to parking precincts, or to provide for public transport movement.
vi.	Local roads	All other roads in Christchurch District. These roads function almost entirely for access purposes and are not intended to act as through routes for motor vehicles.
	Place function category (outside the Central City)	
vii.	Urban (Centres)	Any road that is adjacent to a Commercial Zone. These are the areas which are shown as the Urban (Centres) Place Type on the Road Classification Maps (Figures 7.17(a - f)).
viii.	Urban (Industrial)	Any road that is adjacent to an Industrial Zone. These are the areas which are shown as the Urban (Industrial) Place Type on the Road Classification Maps (Figures 7.17(a - f)) ¹ .
ix..	Urban (Residential)	All other roads within the existing urban area as defined by Map A of Chapter 6 of the Canterbury Regional Policy Statement, as well as roads that are adjacent to any other Residential Zone in Christchurch District. These are the areas which are shown as the Urban (Residential) Place Type on the Road Classification Maps (Figures 7.17(a - f)).
x.	Rural	All roads outside the existing urban area as defined by Map A of Chapter 6 of the Canterbury Regional Policy Statement, except for roads adjoining to any Residential, Industrial, and/or Commercial Zone in Christchurch District. Rural roads are generally the roads classified as rural or semirural in the road classification system in the Christchurch Transport Strategic Plan.
	Place Function Category (within the Central City)	
xi.	Core	Any road within the core as shown on Figure 7.16
xii.	Inner zone	Any road that is within an area bordered by Kilmore, Madras, St Asaph Streets and the eastern edge of Hayley Park, and also all of Victoria Street, and

	Movement function category	Explanation
		Colombo Street between St Asaph St and Moorhouse Ave. This area is shown on the Road Classification Map - Figure 7.16.
xiii.	Outer zone	Any other road within the Central City.

¹ If a road is adjacent to a Commercial Zone on one side of the road and adjacent to an Industrial Zone on the other side of the road, then the place function is Urban (centres).

Figure 7.16: Central City Road Classification Map

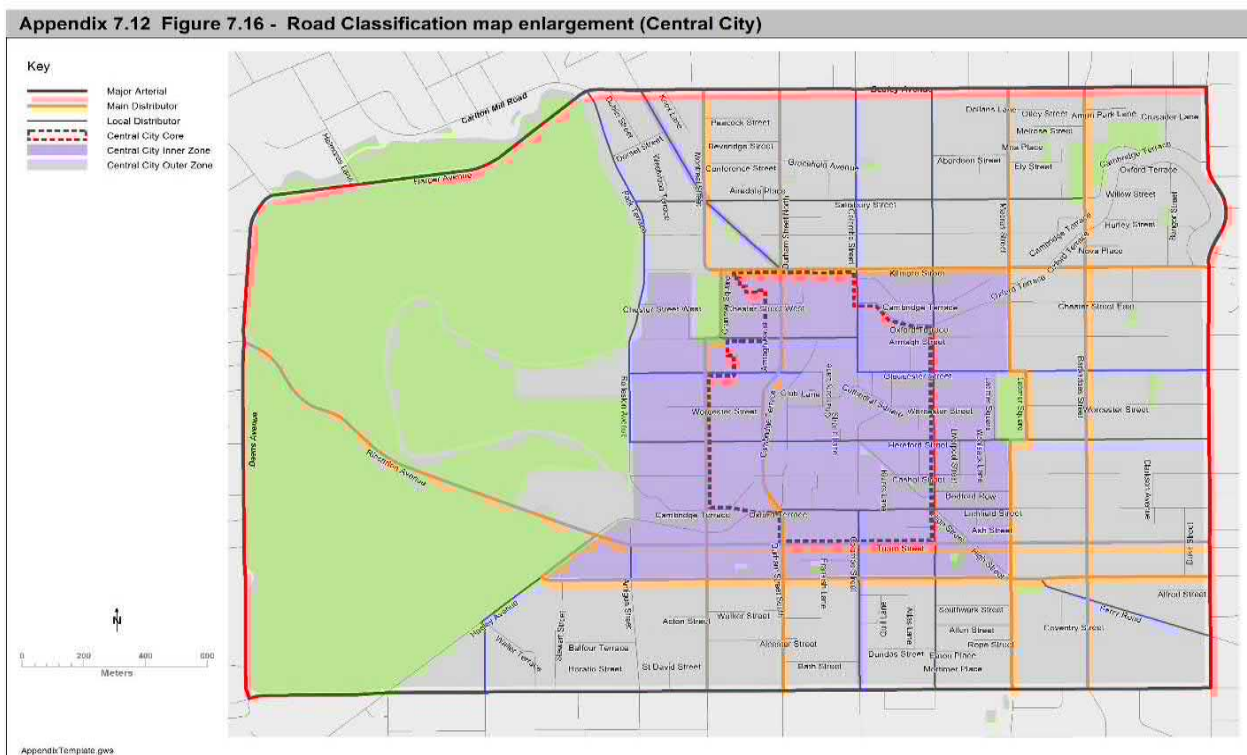
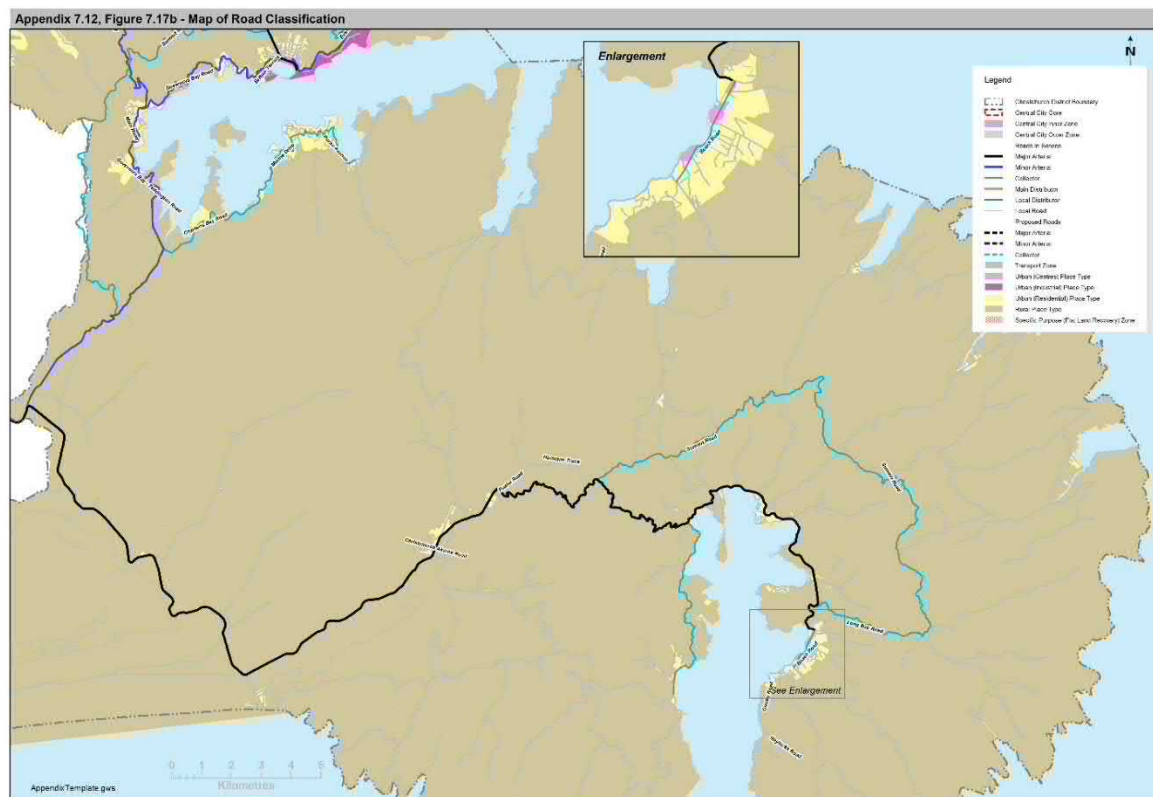
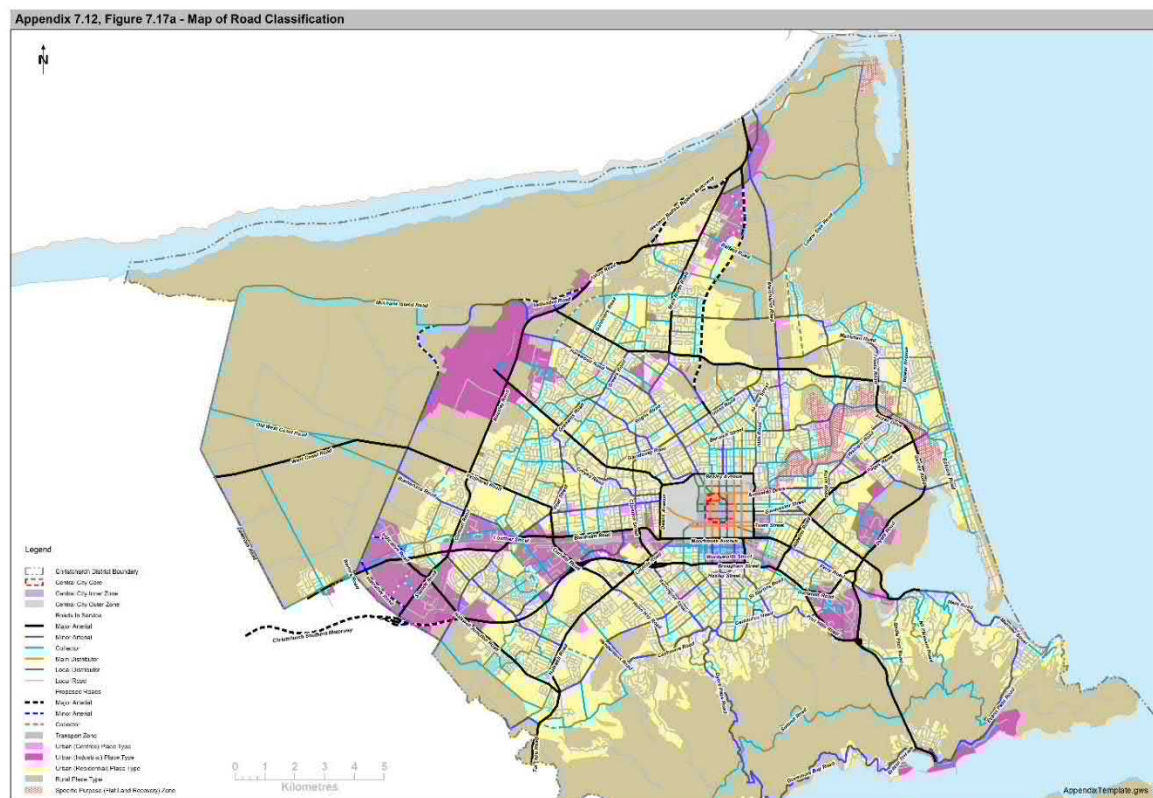
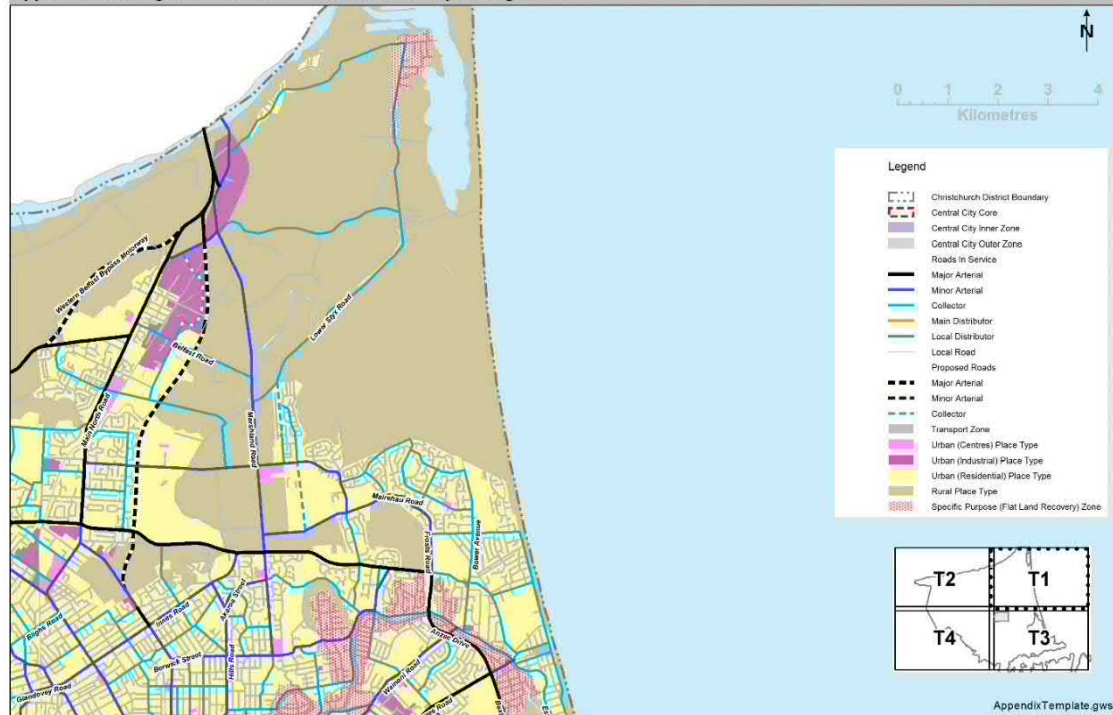
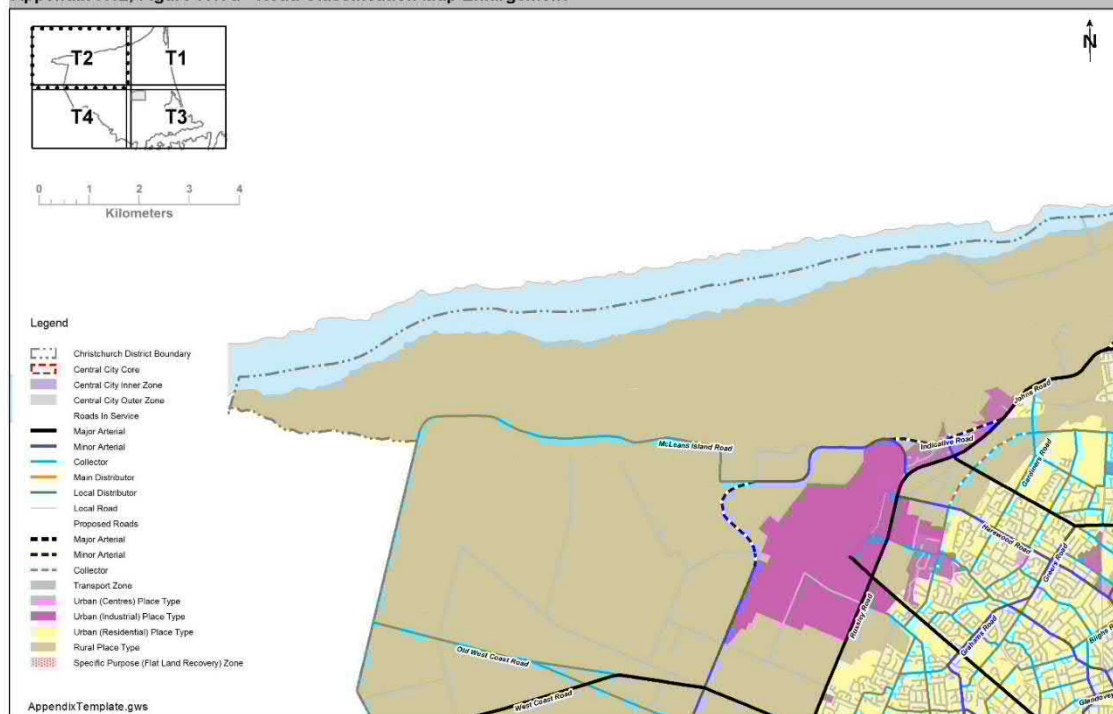


Figure 7.17 Road Classification Maps

Appendix 7.12, Figure 7.17c - Road Classification Map Enlargement



Appendix 7.12, Figure 7.17d - Road Classification Map Enlargement



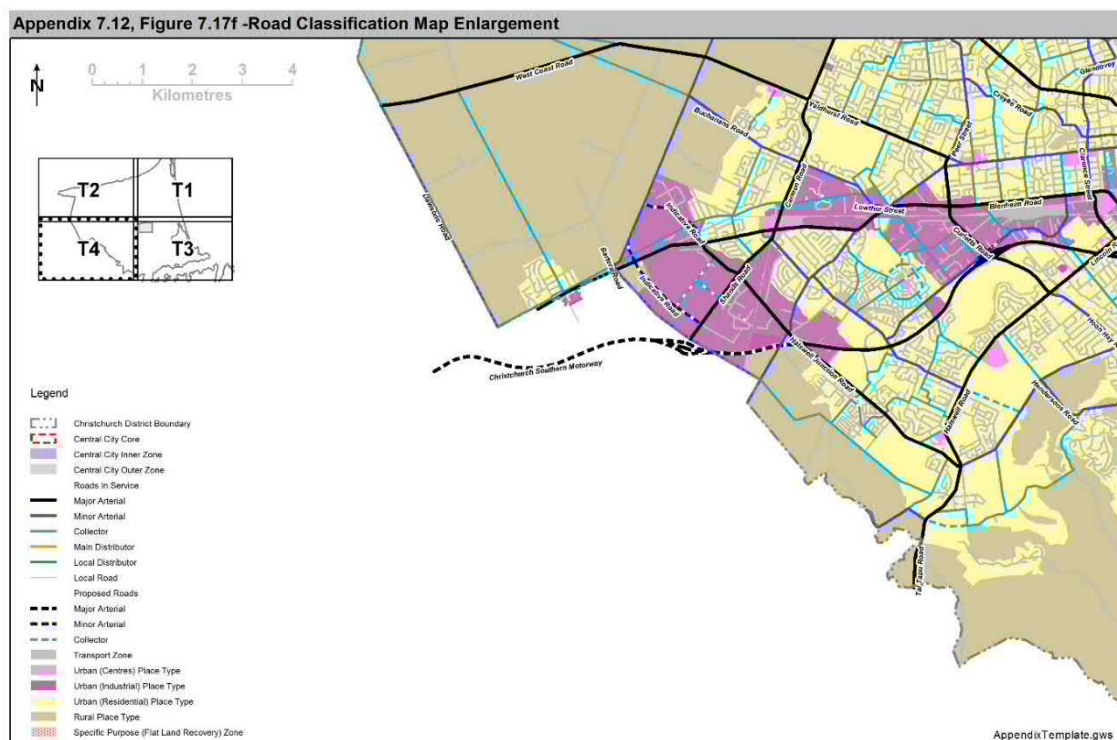
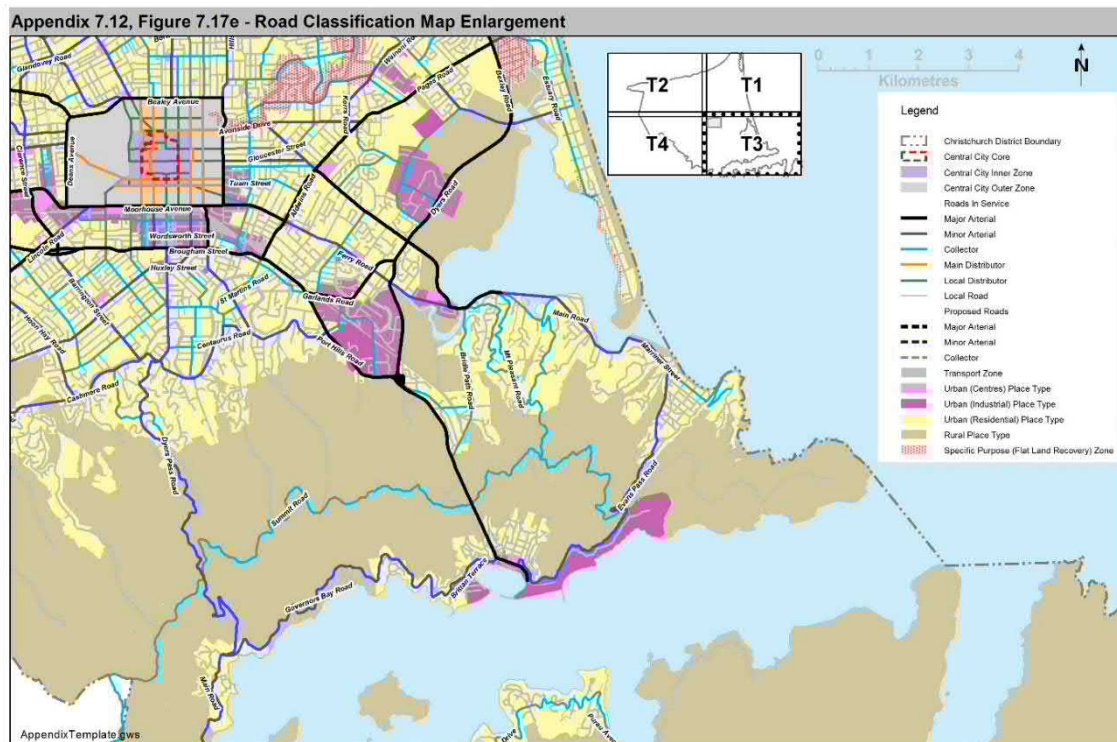


Table 7.18 – List of Arterial and Collector roads

Road	Classification
Acheson Avenue (Emmett Street – Hills Road)	Collector
Aidanfield Drive (Halswell Road – Wigram Road)	Collector
Akaroa Street (Briggs Road-Hills Road)	Minor arterial
Aldwins Road (Ferry Road – Linwood Avenue)	Major arterial
Alvaston Drive (Patterson Terrace – Halswell Junction Road)	Collector
Ambleside Drive (Grahams Road Kendal Avenue)	Collector
Amyes Road (Shands Road – Springs Road)	Minor arterial
Annex Road (Blenheim Road-Birmingham Drive)	Collector
Antigua Street (Moorhouse Avenue – Broughton Street)	Collector
Antigua Street (Tuam Street-St Asaph Street)	Local Distributor Street
Anzac Drive (Travis Road – Bexley Road)	Major Arterial
Apsley Drive (Withells Road – Cutts Road)	Collector
Armagh Street (Cranmer Square (east side)-Colombo Street)	Local Distributor Street
Armagh Street (Montreal Street-Cranmer Square (east side))	Main Distributor Street
Athol Terrace (Brodie Street-Peer Street)	Collector
Avondale Road (Breezes Road-New Brighton Road)	Collector
Avonhead Road (Yaldhurst Road-Russley Road)	Collector
Avonside Drive (Fitzgerald Avenue-Linwood Avenue)	Minor arterial
Avonside Drive (Swanns Road-Retreat Road West)	Collector
Avonside Drive (Retreat Road East-Wainoni Road)	Minor Arterial
Awatea Road (Springs Road – Dunbars Road)	Minor Arterial
Aylesford Street (Westminster Street – Hills Road)	Collector
Aynsley Terrace (Opawa Road – Garlands Road)	Collector
Balcairn Street (Hindness St – Revell Street)	Collector

Road	Classification
Barbadoes Street (Bealey Avenue Warrington Street)	Collector
Barbadoes Street (Bealey Avenue-Moorhouse Avenue)	Main Distributor Street
Barrington Street (Jerrold Street South-Cashmere Road)	Minor arterial
Barrington Street (Jerrold Street South-Lincoln Road)	Major arterial
Barters Road (Waterloo Road-Main South Road)	Minor arterial
Bassett Street (Travis Road – New Brighton Road)	Minor arterial
Beach Road (Frosts Road-Marine Parade)	Collector
Beach Road, Akaroa (Rue Lavaud – Rue Jolie)	Collector
Bealey Avenue (Park Terrace-Fitzgerald Avenue)	Major arterial
Belfast Road (Main North Road-Marshland Road)	Collector
Bellevue Terrace (Major Hornbrook Road-Mt Pleasant Road)	Collector
Beresford Street (Hardy Street-Marine Parade)	Collector
Berwick Street (Cranford Street-Forfar Street)	Minor arterial
Bexley Road (Anzac Drive-Breezes Road)	Major arterial
Birdwood Avenue (Eastern Terrace – Sandwich Road)	Collector
Birmingham Drive (Annex Road-Wrights Road)	Minor arterial
Blakes Road (Belfast Road – Radcliffe Road)	Collector
Blenheim Road (Main South Road-Moorhouse Ave)	Major arterial
Blighs Road (Wairakei Road-Papanui Road)	Collector
Blighs Road (Wairakei Road-Idris Road)	Collector
Bowenvale Avenue Bridge (Centaurus Road – Eastern Avenue)	Collector
Bower Avenue (New Brighton Road-Broadhaven Avenue)	Collector
Bowhill Road (Palmer's Road-Marine Parade)	Collector
Breens Road (Wairakei Road-Harewood Road)	Collector
Breezes Road (Avondale Road-Pages Road)	Collector

Road	Classification
Breezes Road (Pages Road-Bexley Road)	Minor arterial
Bridge Street (Bexley Road-Estuary Road)	Minor arterial
Bridge Street (Estuary Road- Marine Parade)	Collector
Bridle Path Road (Main Road-Tunnel Road)	Collector
Briggs Road (Innes Road – Akaroa Street)	Collector
Briggs Road (Akaroa Street-Marshland Road)	Minor arterial
Brittan Terrace (Simeon Quay – Park Terrace)	Minor arterial
Broadhaven Avenue (Queenspark Drive-Bower Avenue)	Collector
Brodie Street (Parkstone Avenue – Athol Terrace)	Collector
Brougham Street (Simeon Street – Opawa Road) (Southeast of Heathcote River)	Major arterial
Buchanans Road (Racecourse Road-Pound Rd)	Minor arterial
Buchanans Road (Pound Rd – Old West Coast Road)	Collector
Buckleys Road (Linwood Avenue – Rudds Road)	Major arterial
Burlington Street (Huxley Street – Brougham Street)	Minor arterial
Burnbrae Street (Tennyson Street – St Martins Road)	Collector
Burwood Road (Lake Terrace Road – Mairehau Road)	Collector
Burwood Road (Mairehau Road – Waitikiri Drive Road)	Minor arterial
Byron Street (Colombo Street-Waltham Road)	Collector
Cambridge Terrace (Gloucester Street-Cashel Street)	Main Distributor Street
Candys Road (Sabys Road-Halswell Road)	Minor arterial
Carlton Mill Road (Harper Avenue-Rossall Street)	Minor arterial
Carmen Road (Main South Road-Masham Road)	Major arterial
Cashel Street (Linwood Avenue – Fitzgerald Avenue)	Collector
Cashmere Road (Kennedys Bush Road-Hendersons Road)	Collector
Cashmere Road (Hendersons Road-Colombo Street)	Minor arterial

Road	Classification
Caspian Street (Ebbtide Street-Rockinghorse Road)	Collector
Caulfield Avenue (Murphys Road – Hamill Road)	Collector
Cavendish Road (Northcote Road-Veitches Road)	Collector
Cavendish Road (Grampian Street-Styx Mill Road)	Collector
Centaurus Road (Colombo Street-Port Hills Road)	Major arterial
Chapmans Road (Port Hills Road-Cumnor Terrace)	Collector
Charteris Bay Road (Governors Bay Teddington Road – Marine Drive)	Collector
Chattertons Road (McLeans Island Road-West Coast Road)	Collector
Checketts Avenue (Ensign Street – Wales Street)	Collector
Christchurch Akaroa Road (Selwyn District Boundary – Woodhills Road)	Major arterial
Clarence Street (Riccarton Road – Blenheim Road)	Minor arterial
Clarence Street (Blenheim Road – Whiteleigh Avenue)	Major arterial
Claridges Road (Gardiners Road-Grampian Street)	Collector
Clyde Road (Riccarton Road-Greens Road)	Collector
Cobham Street (Barrington Street – Lyttelton Street)	Collector
Colombo Street (Bealey Avenue-Gloucester Street)	Local Distributor Street
Colombo Street (Centaurus Road-Brougham Street)	Minor arterial
Colombo Street (Brougham Street-Moorhouse Avenue)	Collector
Colombo Street (Lichfield Street-Moorhouse Avenue)	Local Distributor Street
Condell Avenue (Greens Road-Blighs Road)	Collector
Connaught Drive (Halswell Junction Road – Produce Place)	Collector
Coronation Street (Barrington Street-Selwyn Street)	Collector
Corsair Drive (Springs Road – Kittyhawk Avenue)	Collector
Courtenay Street (Trafalgar Street-Westminster Street)	Collector
Cranford Street (Edgeware Road-Innes Road)	Minor arterial

Road	Classification
Cranford Street (Innes Road-Proposed Northern Arterial Extension)	Major arterial
Cranford Street (Proposed Northern Arterial Extension –Main North Road)	Minor arterial
Cranmer Square (east side) (Kilmore Street-Armagh Street)	Main Distributor Street
Cresswell Avenue (Gayhurst Road-westwards-New Brighton Road)	Collector
Creyke Road (Clyde Road-Ilam Road)	Minor arterial
Croydon Street (Southampton Street – Huxley Street)	Collector
Cumnor Terrace (Maunsell Street-Chapmans Road)	Collector
Curletts Road (Halswell Road-Yaldhurst Road)	Major arterial
Curries Road (Port Hills Road-Maunsell Street)	Collector
Cuthberts Road (Ruru Road-Breezes Road)	Collector
Cutts Road (Yaldhurst Road-Woodbury Street)	Collector
Daniels Road (Main North Road-Grimseys Road)	Collector
Dawsons Road (Jones Road-West Coast Road)	Minor arterial
Deans Avenue (Moorhouse Avenue-Harper Avenue)	Major arterial
Disraeli Street (Selwyn Street-Orbell Street)	Collector
Dunbars Road (Awatea Road-Halswell Road)	Minor arterial
Dunbars Road (Awatea Road Wigram Road)	Collector
Durham Street North (Bealey Avenue-Gloucester Street)	Main Distributor Street
Durham Street North (Bealey Avenue-Springfield Road)	Collector
Durham Street South (Brougham Street-Moorhouse Avenue)	Minor arterial
Durham Street South (Cashel Street-Moorhouse Avenue)	Main Distributor Street
Dyers Pass Road (Colombo Street-Governors Bay Road)	Minor arterial
Dyers Road (Ferry Road-Breezes Road)	Major arterial
Eastern Terrace (Birdwood Avenue-Bowenvale Bridge)	Collector
Ebbtide Street (Estuary Road-Caspian Street)	Collector

Road	Classification
Edgeware Road (Springfield Road-Hills Road)	Collector
Emmett Street (Briggs Road – Shirley Road)	Collector
Ensign Street (Checketts Avenue – Lillian Street)	Collector
Ensors Road (Brougham Street-Ferry Road)	Major arterial
Ensors Road (Fifield Terrace-Brougham Street)	Collector
Epsom Road (Racecourse Road-Main South Road)	Collector
Estuary Road (Jervois Street – Ebbtide Street)	Collector
Evans Pass Road (Summit Road Wakefield Avenue)	Minor arterial
Farquhars Road (Main North Road-Grimseys Road)	Collector
Farrington Avenue (Wairakei Road-Harewood Road)	Collector
Fendalton Road (Clyde Road-Deans Avenue)	Major arterial
Ferry Road (Fitzgerald Avenue-Moorhouse Avenue)	Collector
Ferry Road (Aldwins Road-Humphreys Drive)	Minor arterial
Ferry Road (Moorhouse Avenue-Aldwins Road)	Major arterial
Ferry Road (Humphreys Drive-St Andrews Hill Road)	Major arterial
Ferry Road (St Asaph Street-Fitzgerald Avenue)	Local Distributor Street
Fitzgerald Avenue (Bealey Avenue-Moorhouse Avenue)	Major arterial
Forfar Street (Winton Street – Warrington Street)	Collector
Frankleigh Street (Lyttelton Street-Barrington Street)	Minor arterial
Frosts Road (Beach Road-Travis Road)	Minor arterial
Gamblins Road (Wilsons Road-St Martins Road)	Collector
Gardiners Road (Johns Road-Harewood Road)	Collector
Garlands Road (Aynsley Terrace-Opawa Expressway)	Collector
Garlands Road (Opawa Expressway-Rutherford Street)	Major arterial
Gasson Street (Brougham Street-Moorhouse Avenue)	Minor arterial

Road	Classification
Gayhurst Road (Cresswell Avenue-Avonside Drive)	Collector
Gebbies Pass Road (Governors Bay Teddington Road – Christchurch Akaroa Road)	Minor arterial
Gilberthorpes Road (Waterloo Road-Buchanans Road)	Collector
Gladstone Quay (Norwich Quay – Cashin Quay)	Major arterial
Glandovey Road (Fendalton Road-Idris Road)	Collector
Glandovey Road (Idris Road-Rossall Street)	Minor arterial
Glenstrae Road (McCormacks Bay Road – Monks Spur Road)	Collector
Gloucester Street (Colombo Street-Madras Street)	Local Distributor Street
Gloucester Street (Fitzgerald Avenue – Gayhurst Road)	Collector
Gloucester Street (Latimer Square (east side)-Fitzgerald Avenue)	Local Distributor Street
Gloucester Street (Madras Street-Latimer Square (east side))	Main Distributor Street
Gloucester Street (Rolleston Avenue-Oxford Terrace)	Local Distributor Street
Glovers Road (Halswell Road-Kennedys Bush Road)	Collector
Goulding Avenue (Main South Road – Shands Road)	Collector
Governors Bay Road (Park Terrace Dyers Pass Road)	Minor arterial
Governors Bay Teddington Road (Main Road, Governors Bay Gebbies Pass Road)	Minor arterial
Grahams Road (Avonhead Road – Waimairi Road)	Collector
Grahams Road (Waimairi Road-Greers Road)	Minor arterial
Grampian Street (Veitches Road-Claridges Road)	Collector
Greers Road (Grahams Road-Sawyers Arms Road)	Minor arterial
Greers Road (Waimairi Road-Grahams Road)	Collector
Grimseys Road (Queen Elizabeth II Drive Farquhars Road)	Collector
Guildford Street (Greers Road-Grahams Road)	Collector
Hackthorne Road (Cashmere Road - Pentre Terrace)	Collector
Hagley Avenue (Riccarton Avenue-St Asaph Street)	Main Distributor Street

Road	Classification
Hagley Avenue (St Asaph Street-Selwyn Street)	Local Distributor Street
Halswell Junction Road (Main South Road -Foremans Road)	Minor arterial
Halswell Junction Road (Main South Road-Halswell Road)	Major arterial
Halswell Road (Curletts Road-Old Tai Tapu Road)	Major arterial
Hamill Road (Halswell Junction Road – Caulfield Avenue)	Collector
Hammersley Avenue (Quinns Road – Marshland Road)	Collector
Hampshire Street (Wainoni Road – Breezes Road)	Collector
Hansons Lane (Riccarton Road-Blenheim Road)	Collector
Harbour Road (Kainga Road – Lower Styx Road)	Collector
Harewood Road (Orchard Road – Johns Road)	Collector
Harewood Road (Papanui Road-Johns Road)	Minor arterial
Hargood Street (Ferry Road-Linwood Avenue)	Collector
Harman Street (Lincoln Road- Selwyn Street)	Collector
Harper Avenue (Deans Avenue-Bealey Avenue)	Major arterial
Harrow Street (Olliviers Road-Aldwins Road)	Collector
Hawke Street (New Brighton Road-Marine Parade)	Collector
Hawkins Road (Radcliffe Road – Quaid's Road)	Collector
Hay Street (Linwood Avenue-Ruru Road)	Collector
Hayton Road (Symes Road – Wigram Road)	Collector
Heaton Street (Strowan Road-Papanui Road)	Collector
Heberden Avenue (Nayland Street-Scarborough Road)	Collector
Hendersons Road (Halswell Road-Sparks Road)	Collector
Hendersons Road (Sparks Road - Cashmere Road)	Collector
Hereford Street (Fitzgerald Avenue-Linwood Avenue)	Minor arterial
Hereford Street (Latimer Square (east side)-Fitzgerald Avenue)	Local Distributor Street

Road	Classification
Hereford Street (Madras Street-Latimer Square (east side))	Main Distributor Street
Hereford Street (Rolleston Avenue-Madras Street)	Local Distributor Street
Highsted Road (Harewood Road-Styx Mill Road)	Collector
Hills Road (Whitmore Street – Innes Road)	Minor arterial
Hindness St (Dunbars Road – Balcairn Street)	Collector
Holmwood Road (Fendalton Road-Rossall Street)	Collector
Hoon Hay Road (Halswell Road-Cashmere Road)	Minor arterial
Humphreys Drive (Linwood Avenue-Ferry Road)	Major arterial
Huxley Street (Colombo Street-Burlington Street)	Minor arterial
Huxley Street (Croydon Street – Burlington Street)	Collector
Idris Road (Fendalton Road-Wairakei Road)	Minor arterial
Idris Road (Wairakei Road - Blighs Road)	Collector
Ilam Road (Riccarton Road-Wairakei Road)	Collector
Innes Road (Papanui Road-Queen Elizabeth II Drive)	Minor arterial
Inwoods Road (Broadhaven Avenue-Mairehau Road)	Collector
Jarnac Boulevard (Buchanans Road – Millesimes Way)	Collector
Jeffreys Road (Clyde Road-Idris Road)	Collector
Jerrold Street North (Collins Street-Barrington Street)	Major arterial
Jerrold Street South (Collins Street-Barrington Street)	Major arterial
Johns Road (Harewood Road-Main North Road)	Major arterial
Jones Road (Railway Terrace Dawsons Road)	Collector
Kahu Road (Kotare Street-Straven Road)	Minor arterial
Kainga Road (Main North Road-Harbour Road)	Collector
Kendal Avenue (Memorial Avenue-Wairakei Road)	Collector
Kennedys Bush Road (Glovers Road-Cashmere Road)	Collector

Road	Classification
Kensington Avenue (Innes Road – Westminster Street)	Collector
Kerrs Road (Pages Road-Wainoni Road)	Minor arterial
Keyes Road (Bowhill Road-Hawke Street)	Collector
Kilburn Street (Greers Road-Farrington Avenue)	Collector
Kilmarnock Street (Deans Avenue-Straven Road)	Minor arterial
Kirk Road (West Coast Road-Main South Road)	Collector
Kittyhawk Avenue (The Runway – Corsair Drive)	Collector
Kotare Street (Clyde Road-Kahu Road)	Minor arterial
Lake Terrace Road (Marshland Road-New Brighton Road)	Collector
Langdons Road (Greers Road-Main North Road)	Collector
Latimer Square (east side)	Main Distributor Street
Lichfield Street (Durham Street-Manchester Street)	Local Distributor Street
Lillian Street (Ensign Street – Halswell Road)	Collector
Lincoln Road (Moorhouse Avenue-Whiteleigh Avenue)	Minor arterial
Lincoln Road (Whiteleigh Avenue-Curletts Road)	Major arterial
Linwood Avenue (Avonside Drive-Aldwins Road)	Minor arterial
Linwood Avenue (Aldwins Road – Humphreys Drive)	Major arterial
Locksley Avenue (McBratneys Road-New Brighton Road)	Collector
Lodestar Avenue (Hayton Road – Stark Drive)	Collector
Long Bay Road (Summit Road – Christchurch Akaroa Road)	Collector
Lower Styx Road (Marshland Road-Harbour Road)	Collector
Lowther Street (Racecourse Road – Main South Road)	Minor arterial
Lyttelton Street (Lincoln Road-Rose Street)	Collector
Maces Road (Cuthberts Road-Dyers Road)	Collector
Madras Street (Bealey Avenue – Winton Street)	Collector

Road	Classification
Madras Street (Bealey Avenue-Gloucesterc Street)	Main Distributor Street
Madras Street (Hereford Street-Moorhouse Avenue)	Main Distributor Street
Magdala Place (Birmingham Drive – Proposed Bridge Link to Wigram Road)	Minor arterial
Maidstone Road (Waimairi Road-Withells Road)	Collector
Maidstone Road (Ilam Road - Waimairi Road)	Minor arterial
Main North Road (Northcote Road – Dickeys Road)	Major arterial
Main North Road (Cranford Street –Northcote Road)	Minor arterial
Main North Road (Dickeys Road – Waimakariri District Boundary)	Minor arterial
Main Road (McCormacks Bay Road West The - Esplanade)	Minor arterial
Main Road (St Andrews Hill Road-McCormacks - Bay Road west)	Major arterial
Main Road, Governors Bay (Dyers Pass Road – Governors Bay Teddington Road)	Minor arterial
Main South Road (Blenheim Road – Selwyn District Boundary)	Major arterial
Main South Road (Riccarton Road-Blenheim Road)	Minor arterial
Mairehau Road (Marshland Road – Frosts Road)	Minor arterial
Major Hornbrook Road (Bellevue Terrace-St Andrews Hill Road)	Collector
Malcolm Avenue (Eastern Terrace – Colombo Street)	Collector
Manchester Street (Bealey Avenue – Edgeware Road)	Collector
Manchester Street (Bealey Avenue-Moorhouse Avenue)	Local Distributor Street
Mandeville Street (Riccarton Road – Blenheim Road)	Collector
Marine Drive (Charteris Bay Road – Waipapa Avenue)	Collector
Marine Parade (Bridge Street-Beach Road)	Collector
Marriner Street (Wakefield Avenue – Main Road)	Minor arterial
Marshland Road (Shirley Road – Main North Road)	Minor arterial
Marshs Road (Main South Road – Springs Road) ¹	Minor arterial
Marshs Road (Springs Road – Whincops Road)	Collector

Road	Classification
Martindales Road (Port Hills Road-Bridle Path Road)	Collector
Masham Road (Yaldhurst Road-Carmen Road)	Major arterial
Matipo Street (Riccanton Road-Blenheim Road)	Collector
Matipo Street (Blenheim Road – Wrights Road)	Minor arterial
Maunsell Street (Tanner Street – Cumnor Terrace)	Collector
McBratneys Road (River Road-Locksley Avenue)	Collector
McCormacks Bay Road (Main Road (west) Main Road (east))	Collector
McFaddens Road (Rutland Street-Cranford Street)	Collector
McGregors Road (Ruru Road-Rudds Road)	Collector
McLeans Island Road (Johns Road-Proposed Pound Road deviation)	Minor arterial
McLeans Island Road (Proposed Pound Road deviation– Chattertons Road)	Collector
McMahon Drive (Aidanfield Drive – Dunbars Road)	Collector
Memorial Avenue (Clyde Road-Orchard Road)	Major arterial
Merrin Street (Avonhead Road-Withells Road)	Collector
Middleton Road (Blenheim Road-Riccanton Road)	Collector
Milton Street (Barrington Street-Colombo Street)	Minor arterial
Moncks Spur Road (Mt Pleasant Road-Glenstrae Road)	Collector
Montreal Street (Armagh Street-Moorhouse Avenue)	Main Distributor Street
Montreal Street (Bealey Avenue-Kilmore Street)	Main Distributor Street
Montreal Street (Brougham Street Moorhouse Avenue)	Minor arterial
Moorhouse Avenue (Deans Avenue-Ferry Road)	Major arterial
Mt Pleasant Road (Main Road Summit Road)	Collector
Mustang Avenue (Awatea Road – Corsair Drive)	Collector
Nayland Street (Wakefield Avenue-Heberden Avenue)	Collector
New Brighton Road (Marshland Road-Avondale Road)	Minor arterial

Road	Classification
New Brighton Road (Avondale Road Pages Road)	Collector
Nicholls Road (Halswell Junction Road – Halswell Road)	Collector
Normans Road (Strowan Road-Papanui Road)	Collector
North Avon Road (Whitmore Street-River Road)	Collector
North Parade (North Avon Road-Shirley Road)	Collector
Northcote Road (Greers Road-Main North Road)	Major arterial
Northern Motorway and Connectors (Waimakariri District Boundary-Dickeys Road)	Major arterial
Northwood Boulevard (Main North Road – Springbrook Lane)	Collector
Norwich Quay (Tunnel Road – Gladstone Quay)	Major arterial
Norwood Street (Sandwich Road – Tennyson Street)	Collector
Nottingham Avenue (Wales Street – Patterson Terrace)	Collector
Nursery Road (Tuam Street – Ferry Road)	Collector
Old West Coast Road (Chattertons Road- West Coast Road)	Collector
Opawa Road (Wilsons Road North - Aynsley Terrace)	Collector
Opawa Road (Brougham Street (southeast of the Heathcote River) Port Hills Road)	Major arterial
Orchard Road (Memorial Ave – Wairakei Road)	Collector
Orion Street (Emmett Street – Quinns Road)	Collector
Ottawa Road (Wainoni Road – Pages Road)	Collector
Owles Terrace (Pages Road Union Street)	Collector
Oxford Street (Norwich Quay – Sumner Road)	Minor Arterial
Pages Road (Rudds Road-Anzac Drive)	Major arterial
Pages Road (Anzac Drive – New Brighton Road)	Minor Arterial
Palinurus Road (Dyers Road-Ferry Road)	Major arterial
Papanui Road (Bealey Avenue-Harewood Road)	Minor arterial
Park Terrace (Brittan Terrace – Governors Bay Road)	Minor arterial

Road	Classification
Park Terrace / Rolleston Avenue (Bealey Avenue-Hereford Street)	Local Distributor Street
Parker Street (Waterloo Road-Main South Road)	Collector
Parkhouse Road (Hayton Road-Curletts Road)	Collector
Parkstone Avenue (Avonhead Road-Brodie Street)	Collector
Parnwell Street (Basset Street – Travis Road)	Collector
Patterson Terrace (Nottingham Avenue – Alvaston Drive)	Collector
Peer Street (Waimairi Road-Yaldhurst Road)	Minor arterial
Philpotts Road (Queen Elizabeth II Drive – Innes Road)	Collector
Port Hills Road (Centaurus Road-Opawa Road)	Minor arterial
Port Hills Road (Opawa Road-Tunnel Road)	Major arterial
Port Hills Road (Horotane Valley Road-Martindales Road)	Collector
Pound Road (Waterloo Road-McLeans Island Road)	Minor arterial
Prestons Road (Main North Road-Waitikiri Drive Road)	Minor arterial
Purau Avenue (Waipapa Avenue – Camp Bay Road)	Collector
Putake Drive (Mairehau Road – Rothesay Road)	Collector
Quaids Road (Hawkins Road – Prestons Road)	Collector
Quaifes Road (Whincops Road – Sabys Road)	Collector
Queen Elizabeth II Drive (Travis Road-Main North Road)	Major arterial
Queenspark Drive (Rothesay Road-Bower Avenue)	Collector
Racecourse Road (Main South Road-Buchanans Road)	Minor arterial
Racecourse Road (Yaldhurst Road-Buchanans Road)	Collector
Radcliffe Road (Hawkins Road – Main North Road)	Collector
Radley Street (Garlands Road-Ferry Road)	Collector
Railway Terrace (Kirk Road-Jones Road)	Collector
Retreat Road (Avonside Drive-Avonside Drive)	Collector
Revell Street (Balcairn Street – Checketts Ave)	Collector
Riccarton Avenue	Main Distributor Street
Riccarton Road (Yaldhurst Road-Riccarton Avenue)	Minor arterial
River Road (North Avon Road-McBratneys Road)	Collector
Rookwood Avenue (Bower Avenue-Bowhill Road)	Collector
Rose Street (Hoon Hay Road-Barrington Street)	Collector
Rossall Street (Glandovey Road-Carlton Mill Road)	Minor arterial

Road	Classification
Rothsay Road (Queenspark Drive –Burwood Road)	Collector
Roydvale Avenue (Avonhead Road Wairakei Road)	Collector
Rudds Road (McGregors Road-Pages Road)	Collector
Rue Jolie (Beach Road, Akaroa – Aymers Valley Road)	Collector
Rue Lavaud (Woodills Road – Beach Road, Akaroa)	Collector
Ruru Road (McGregors Road-Maces Road)	Collector
Russley Road (Johns Road-Yaldhurst Road)	Major arterial
Rutherford Street (Garlands Road-Ferry Road)	Major arterial
Rutland Street (Tomes Road-St Albans Street)	Collector
Sabys Road (Trices Road-Candys Road)	Minor arterial
Sabys Road (Candys Road – Halswell Junction Road)	Collector
Salisbury Street (Park Terrace-Barbadoes Street)	Local Distributor Street
Sandwich Road (Birdwood Avenue – Norwood Street)	Collector
Sawyers Arms Road (Johns Road-Greers Road)	Major arterial
Sawyers Arms Road (Johns Road – Brouchs Road)	Minor arterial
Sawyers Arms Road (Northcote Road-Main North Road)	Collector
Scarborough Road (Taylors Mistake Road-Heberden Avenue)	Collector
Scruttons Road (Port Hills Road – Tunnel Road on-ramp)	Major arterial
Selwyn Street (Hagley Avenue-Moorhouse Avenue)	Local Distributor Street
Selwyn Street (Somerfield Street-Hagley Avenue)	Collector
Seymour Street (Main South Road – Shands Road)	Collector
Shakespeare Road (Waltham Road – Wilsons Road North)	Collector
Shands Road (Main South Road-Selwyn District Boundary)	Major arterial
Sherborne Street (Bealey Avenue-Edgeware Road)	Minor arterial
Shirley Road (Hills Road-Marshland Road)	Minor arterial
Simeon Quay (Norwich Quay – Brittan Terrace)	Minor arterial
Somerfield Street (Barrington Street – Colombo Street)	Collector
Southern Motorway and connectors (Simeon Street – Haswell Junction Road)	Major arterial
Southampton Street (Tennyson Street – Croydon Street)	Collector
Sparks Road (Halswell Road-Lyttelton Street)	Minor arterial
Spencerville Road (Main North Road-Lower Styx Road)	Collector
Springfield Road (Durham Street North-St Albans Street)	Collector

Road	Classification
Springs Road (Main South Road-Selwyn District Boundary)	Minor arterial
St Albans Street (Papanui Road-Trafalgar Street)	Collector
St Andrews Hill Road (Main Road-Major Hornbrook Road)	Collector
St Asaph Street (Hagley Avenue-Fitzgerald Avenue)	Main Distributor Street
St Martins Road (Fifield Terrace-Centaurus Road)	Collector
Stanmore Road (Tuam Street-North Avon Road)	Collector
Straven Road (Fendalton Road-Riccarton Road)	Minor arterial
Strickland Street (Brougham Street-Colombo Street)	Collector
Strowan Road (Heaton Street-Wairakei Road)	Minor arterial
Sturrocks Road (Cavendish Road-Main North Road)	Collector
Styx Mill Road (Gardiners Road-Main North Road)	Collector
Summit Road (Evans Pass Road-Selwyn District Boundary (west of Dyers Pass Road))	Collector
Summit Road (Gebbies Pass Road - Selwyn District Boundary (north of Gebbies Pass Road))	Collector
Summit Road (Christchurch Akaroa Road – Long Bay Road)	Collector
Sumner Road (Oxford Street – Evans Pass Road)	Minor arterial
Sutherlands Road (Cashmere Road – Sparks Road)	Collector
Swanns Road (Stanmore Road-Avonside Drive)	Collector
Symes Road (Haytons Road-Main South Road)	Collector
Symes Road (Vickerys Road – Main South Road)	Collector
Tai Tapu Road (Old Tai Tapu Road-Selwyn District Boundary)	Major arterial
Tanner Street (Garlands Road – Maunsell Street)	Collector
Te Korari Street (Prestons Road - Te Aue Street)	Collector
Te Rito Street (Prestons Road - Urihia Street)	Collector
Tennyson Street (Colombo Street-Burnbrae Street)	Collector
The Runway (Awatea Road – Kittyhawk Avenue)	Collector
The Runway (Stark Drive – Hayton Road)	Collector
Tomes Road (Rutland Street – Papanui Road)	Collector
Travis Road (Queen Elizabeth Drive – Anzac Drive)	Major arterial
Travis Road (Frosts Road-Bower Avenue)	Collector
Treffers Road (Parkhouse Road-Wigram Road)	Collector
Trices Road (Sabys Road-Selwyn District Boundary)	Minor arterial

Road	Classification
Tuam Street (Fitzgerald Avenue-Olliviers Road)	Collector
Tuam Street (Hagley Avenue-Fitzgerald Avenue)	Main Distributor Street
Tunnel Road (Ferry Road-Norwich Quay)	Major arterial
Union Street (Jervois Street-Owles Terrace)	Collector
Veitches Road (Sawyers Arms Road-Cavendish Road)	Collector
Vickers Road (Pilkington Way – Symes Road)	Collector
Victoria Street	Local Distributor Street
Waimairi Road (Grahams Road-Peer Street)	Minor arterial
Waimairi Road (Peer Street - Riccarton Road)	Collector
Wainoni Road (Kerrs Road-New Brighton Road)	Minor arterial
Wainui Main Road (Christchurch-Akaroa Road – Jubilee Road)	Collector
Waipapa Avenue (Marine Drive – Purau Avenue)	Collector
Wairakei Road (Strowan Road-Grahams Road)	Minor arterial
Wairakei Road (Grahams Road-Orchard Road)	Collector
Wakefield Avenue (Evans Pass Road-Marriner Street)	Minor arterial
Wales Street (Checketts Avenue – Nottingham Avenue)	Collector
Waltham Road (Brougham Street-Moorhouse Avenue)	Major arterial
Waltham Road (Riverlaw Terrace-Brougham Street)	Minor arterial
Warrington Street (Forfar Street-Hills Road)	Minor arterial
Waterloo Road (Racecourse Road-Pound Road)	Collector
Waterloo Road (Pound Road-Barters Road)	Minor arterial
Waterloo Road (Barters Road-Kirk Road)	Collector
West Coast Road (Yaldhurst Road– Selwyn District Boundary)	Major arterial
Westminster Street (Courtenay Street-Hills Road)	Collector
Wharenui Road (Riccarton Road-Blenheim Road)	Collector
Whincops Road (Halswell Junction Road-Marshs Road)	Collector
Whiteleigh Avenue (Clarence Street-Lincoln Road)	Major arterial
Whitmore Street (Bealey Avenue-Hills Road)	Minor arterial
Wickham Street (Maces Road – Dyers Road)	Collector
Wigram Road (Halswell Junction Road-Dunbars Road)	Collector
Wigram Road (Awatea Road – Treffers Road)	Minor arterial
Wilsons Road North (Shakespeare Road-Ferry Road)	Collector
Wilsons Road South (Centaurus Road-Riverlaw Terrace)	Minor arterial

Road	Classification
Withells Road (Yaldhurst Road-Avonhead Road)	Collector
Woodham Road (Avonside Drive Pages Road)	Minor arterial
Woodhills Road (Christchurch Akaroa Road – 60 metres east of Old Coach Road (end of State Highway 75))	Major arterial
Woodhills Road (60 metres east of Old Coach Road (end of State Highway 75) Rue Lavaud)	Collector
Wooldridge Road (Wairakei Road- Harewood Road)	Collector
Wordsworth Street (Durham Street-Waltham Street)	Collector
Wrights Road (Matipo Street- Birmingham Drive)	Minor arterial
Wrights Road (Birmingham Drive – Lincoln Road)	Collector
Yaldhurst Road (Riccarton Road-Curletts Road)	Minor arterial
Yaldhurst Road (Curletts Road-West Coast Road)	Major arterial

¹ Marshs Road (Shands Road to Main South Road) is a Minor Arterial. However, a new road between Main South Road and Shands Road (north of Marshs Road) is proposed to link with the Pound Road/Barbers Road realignment (see the Road Classification maps). It is intended that in future this new road will be a Minor Arterial instead of Marshs Road between Main South Road and Shands Road.

Appendix 7.13 – Building set backs to level crossings

1. Sight triangles for road/rail level crossings

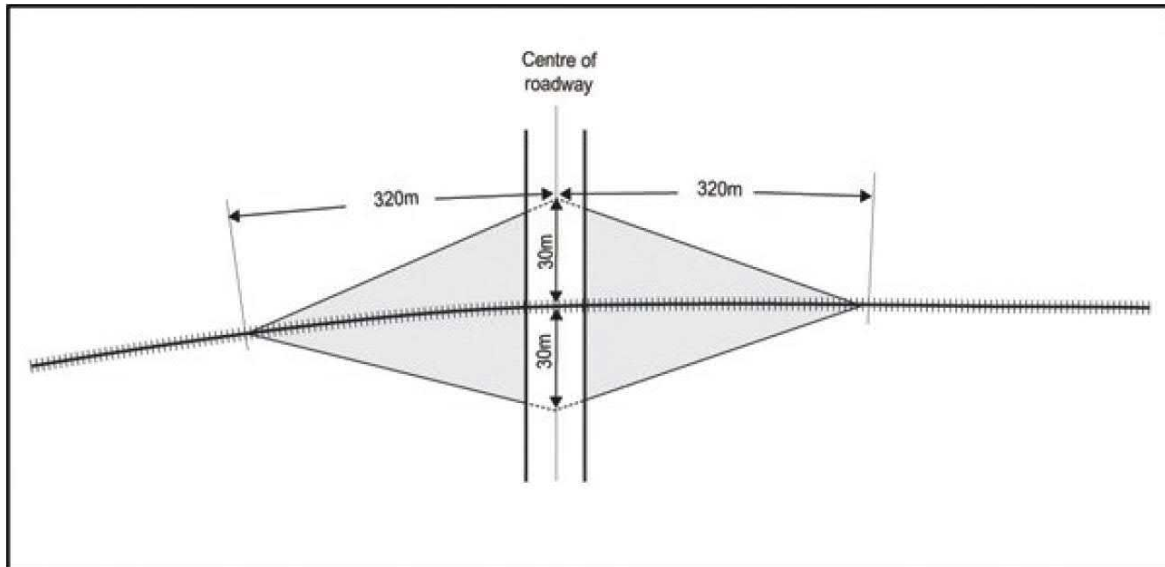


Figure 7.18: Approach sight triangles for public road/rail level crossings

Notes:

3. The 30 metre distance is measured from the closest outside rail.
4. Where there is more than one set of railway tracks, then 25 metres is added to the 320 metre distance along the railway track for each additional set of tracks.

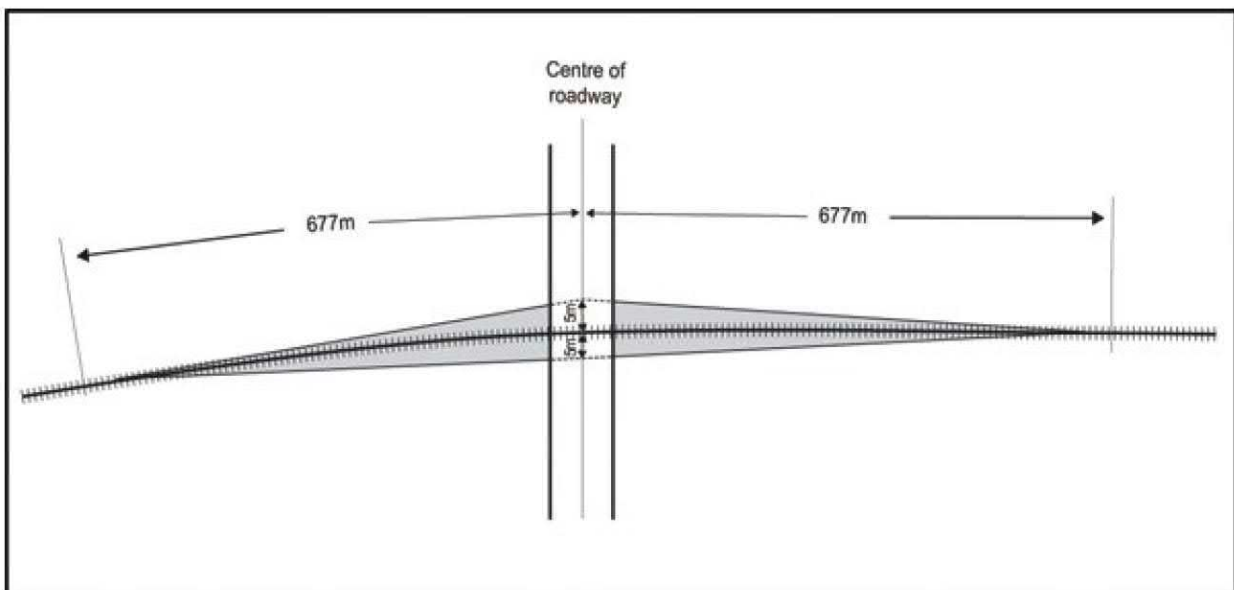


Figure 7.19: Restart sight triangles for public road/rail level crossings

Note:

1. The 5 metre distance is measured from the closest outside rail.

2. Sight triangles for rail siding level crossings

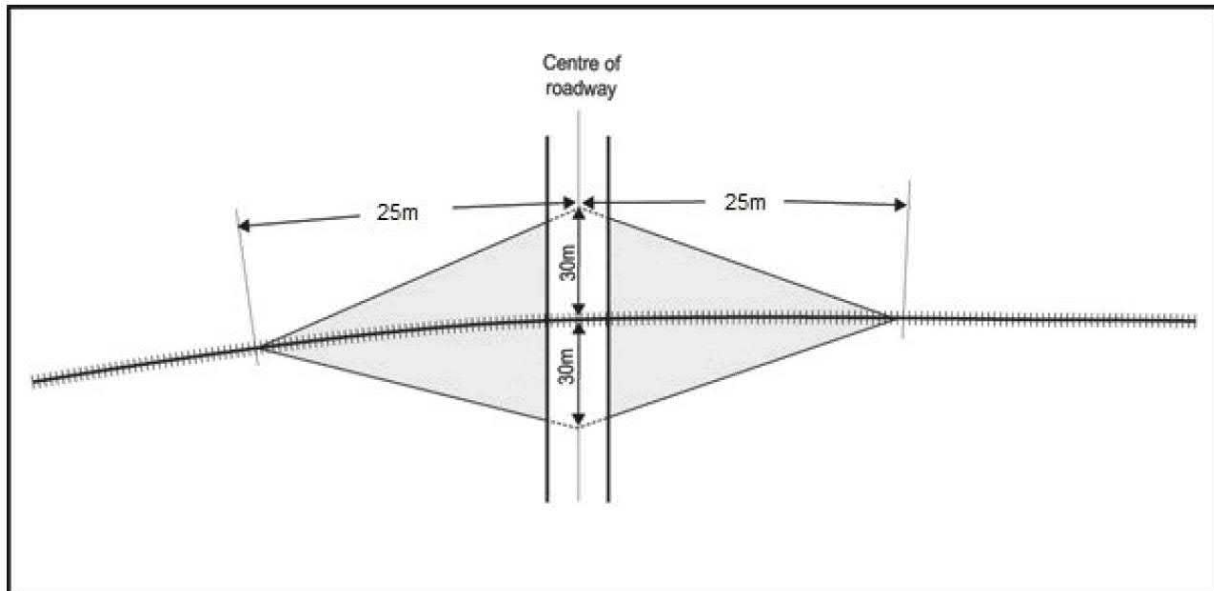


Figure 7.20: Approach sight triangles for public road/rail siding level crossings.

Note:

1. The 30 metre distance is measured from the closest outside rail.

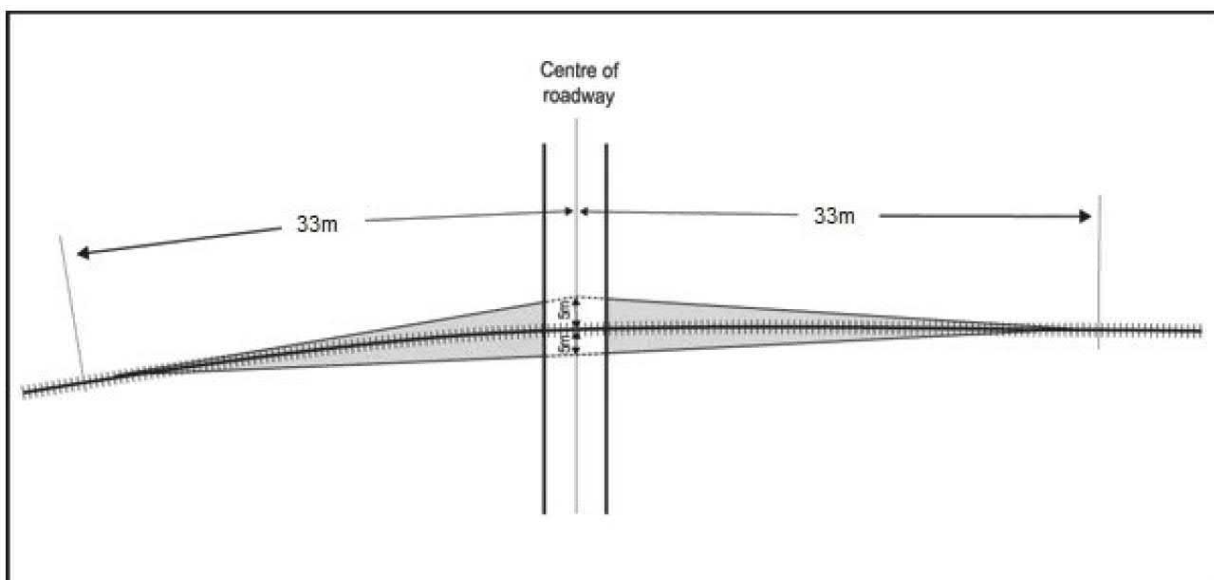


Figure 7.21: Restart sight triangles for public road/rail siding level crossings.

Note:

1. The 5 metre distance is measured from the closest outside rail.

Appendix 7.14 – Parking reduction adjustment factors

Table 7.19 Parking reduction adjustment factors

	Factor	Description	Reduction from the minimum parking requirements
Permitted reductions (without the need for a resource consent)			
a.	Public transport accessibility	Located within a 400 metre walk by public road route of a public transport stop served by a public transport service ¹ with a frequency of at least 15 minutes on weekdays between 7am and 6pm.	Between 0-100 metres: 10% reduction per service Between 101m and 200m: 6% reduction per service. Between 201m and 400m: 3% reduction per service. Up to a maximum of 16%.
b.		Located within a 200 metre walk by public road route of a public transport stop served by a public transport service with a frequency of at least 30 minutes on weekdays between 7am and 6pm.	Between 0m and 50m: 5% reduction per service. Between 51m and 125m: 3% reduction per service. Between 126m and 200m: 1% reduction per service. Up to a maximum of 8%
c.	Public parking facility	Located within a 400 metre walk by public road route from an offstreet car park that is available for use by the general public.	Between 0m and 50m: 10% reduction. Between 51m and 200m: 6% reduction. Between 201m and 400m: 2% reduction.
d.	Walking accessibility	Located within a 400 metre walk by public road route of an identified commercial core zone (refer to Chapter 15):	Between 0m and 50m: 15% reduction. Between 51m and 200m: 10% reduction. Between 201m and 400m: 5% reduction.
e.	Access to a Major Cycle Route	Located within 1.2 kilometres of a Major Cycle Route.	Between 0m and 150m: 15% reduction. Between 151m and 600m: 10% reduction. Between 601m and 1,200m: 5% reduction.
f.	Cycle parking	The number of cycle parks (and lockers and showers) provided for the activity exceeds the requirements under Rule 7.4.2.2 (cycle parking requirements).	Cycle parking exceeds requirements by 5% to 10%: 5% reduction. Cycle parking exceeds requirements by more than 10%: 10% reduction.
Reductions based on assessment through the resource consent process			
g.	Mixed-use development	Developments that contain a mix of both residential activities and activities where people are employed at the site.	Up to 5%
h.		There is a pedestrian access way that:	Up to 3%

	Good non-vehicular access to buildings	- is separated from the vehicle access and parking areas, - has a direct distance of less than 10m from a footpath on public road reserve to the activity's main building public entrance ²	
		Enable people in wheelchairs or mobility scooters, or who have strollers / prams to have full access to the activity.	Up to 3%
i	Integration with public transport	Activities that include a dedicated indoor waiting area for users of public transport or taxis that is safe, sheltered, attractive, accessible, and comfortable.	Up to 5%
j.	Travel plan	<p>The activity provides a travel plan that:</p> <ul style="list-style-type: none"> Includes measures to encourage public transport use Includes measures to encourage walking and cycling Includes ways to make travel by the private car more efficient (such as through car pooling) Sets out a contingency arrangement in case of overflow car parking Describes the ways in which the travel plan will be implemented Includes ways to monitor the effectiveness of the travel plan Includes enforcement measures 	Up to 10%

Notes:

1. If the activity satisfies more than one factor then each percentage can be added together to create a combined reduction (for example a 10% suggested reduction + a 5% suggested reduction + a 10% suggested reduction = 25% suggested reduction from the minimum parking requirements).
2. If an activity satisfies a factor (g - j) it should not automatically be assumed that the entire suggested percentage reduction from the minimum parking requirements should be applied. If an activity only just satisfies a factor then only part of the suggested percentage reduction should be applied. The full suggested percentage reduction should only be applied in cases where the activity substantially satisfies the factor. The exact reduction will be determined through the resource consent application.
3. For more information on Travel Plans or to see some examples of incentives to encourage active and/or public transport use, refer to www.transportforchristchurch.govt.nz/travelling-around/travel-planning/.

¹ This public transport service must be an additional public transport service from the one used to achieve the previous factor (a).

² For developments with multiple public entrances, this requirement to provide good pedestrian access applies to both the busiest public entrance and the public entrance closest to the nearest public transport stop.

Appendix 7.15 – Vehicle access to sites fronting more than one street – In Central City

- a. If a site fronts more than one street then vehicular access shall only be gained from the most preferred street that the site has frontage to, as shown in Table 7.20, except that, where the higher preference street is a one-way street or is divided by a raised median, a second access point may be gained from the next most preferred street. The vehicle access standard in Appendix 7.15 does not apply to the fire station site (Lot 1 DP53863).

Table 7.20 Location of access (priority ranking)

Rank	Street class
Most Preferred	Local Distributor Street outside the Core
2 nd choice	Local Street outside the Core
3 rd choice	Main Distributor Street outside the Core
4 th choice	Arterial Route
5 th choice	Local Distributor Street within the Core
6 th choice	Local Street within the Core
Least preferred	Main Distributor within the Core

Chapter 8 Subdivision, Development and Earthworks

The chapter is amended by our decision as follows.

Decision text from earlier decisions is shown in black text with grey shading. Greyed out text incorporates requests for minor corrections for which a decision has been issued.

Text in blue is the decision text for the Central City proposal only.

Please note, to ensure clarity and certainty of provisions, and consistency with the Plan's drafting style, a number of changes have been made to our earlier decisions. These changes are not identified as it has not been practical to do so.

Chapter 8 Subdivision, Development and Earthworks

8.0 Introduction

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.

This chapter relates to subdivision and earthworks that may occur throughout the city. In addition to managing subdivision, the objectives, policies and rules of this chapter also manage earthworks, which are necessary to facilitate subdivision, development, the provision of utilities, hazard mitigation and the repair of land damaged by the earthquakes.

The provisions in the chapter give effect to the Chapter 3 Strategic Directions objectives.

The lay reader will observe that, by comparison with other parts of this Plan, provisions of this chapter (particularly its rules) are significantly more detailed and prescriptive. That is a necessary aspect of ensuring subdivision consent processes properly integrate with Council infrastructure programming and funding and legal processes for securing title to subdivided land.

The principal purpose of subdivision is to provide a framework for land ownership so that development and activities can take place. Subdivision is of strategic significance and plays an important role in determining the location and density of development and its impact on the character of both rural and urban areas. It provides a physical framework that reflects and implements urban growth, form and structure policies, and enables activities to be carried out as anticipated by the zone provisions in the various areas covered by the District Plan. Because subdivision enables intensification, the impacts of it are often irreversible, so it requires careful planning.

The subdivision process regulates the provision of services for development and activities, including reserves, network infrastructure and community infrastructure. The adverse effects of activities are generally controlled by the provisions for each zone. However, some potential effects of those activities that may be undertaken on sites are most appropriately managed at the time of subdivision. For example, earthworks, and the formation of vehicle access, may have an impact on the amenity of an area, and the most effective means of addressing such effects may be conditions of consent.

The subdivision of land to create sites on undeveloped land creates expectations and property rights. It requires consideration of the need for public open spaces, reserves, community infrastructure and connections to and servicing by other infrastructure. Cost-effective servicing by infrastructure is an important consideration for greenfield developments. However, infrastructure servicing and access can also be an issue for the subdivision of already developed land. A significant reason for that is the considerable damage to public infrastructure caused by the earthquakes of 2010 and 2011. Those events resulted in parts of the City having limited ability to service new development pending further capital investment on improvements.

The Council's Development contributions Policy (made under the Local Government Act 2002) is one method by which these servicing issues can be addressed, in addition to controls provided for through this Chapter 8. The Development contributions Policy provides for development contributions to be levied for any subdivisions that generate a demand for reserves, network infrastructure, or community infrastructure (excluding the pipes or lines of a network utility operator).

The process of subdividing land provides an appropriate opportunity to consider a variety of issues including natural and other hazards in terms of the suitability of subdivided land for anticipated land uses, the provision of reserves and esplanade reserves. It allows for consideration of the potential for reverse sensitivity effects, or other ways in which new land uses may conflict with existing activities.

The subdivision process is also a means by which Ngāi Tahu cultural values can be communicated, addressed and enhanced.

8.1 Objectives and policies

8.1.1 Objective – Natural and built environments

[deferred to Natural and Cultural Heritage]

8.1.1.1 Policy – Natural features and landscapes

[deferred to Natural and Cultural Heritage]

8.1.1.2 Policy – Protection through subdivision

[deferred to Natural and Cultural Heritage]

8.1.1.3 Policy – Historic heritage and protected trees

[deferred to Natural and Cultural Heritage]

8.1.1.4 Policy – Access to waterways / Mana whakahaere

- a. Provide for appropriate public access and customary access to and along the margins of rivers, lakes, waterways and the coastline, including through esplanade reserves and strips, except in respect of Lyttelton Port of Christchurch where such provision is inappropriate due to the necessity to ensure public safety and the security of adjoining cargo and adjoining activities.

8.1.2 Objective – Design and amenity

- a. An integrated pattern of development and urban form through subdivision and comprehensive development that:
 - i. provides allotments for the anticipated or existing land uses for the zone;
 - ii. consolidates development for urban activities;
 - iii. improves people's connectivity and accessibility to employment, transport, services and community facilities;

- iv. improves energy efficiency and provides for renewable energy and use; and
- v. enables the recovery of the district.

b. *[deferred to Natural and Cultural Heritage]*

8.1.2.1 Policy – Recovery activities

- a. Ensure that subdivision processes enable recovery initiatives including by facilitating:
 - i. subdivision of greenfield and intensification areas;
 - ii. the issue of fee simple title where the following permitted or approved initiatives occur:
 - A. conversion of a residential unit into two residential units;
 - B. conversion of a family flat into a residential unit;
 - C. replacement of a residential unit with two residential units;
 - D. comprehensive development using the Enhanced development mechanism; or
 - E. comprehensive development using the Community housing redevelopment mechanism;
 - iii. conversion of the type of tenure from a cross lease or unit title to fee simple; and
 - iv. subdivision of a cross lease or unit title site arising from the updating of a flat plan or unit plan;
- b. Recognise that quarrying and other interim activities may be a suitable part of preparing identified greenfields 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.

8.1.2.2 Policy – Design and amenity / Tohungatanga

[This policy may be revisited following the hearing of the Natural and Cultural heritage proposal]

- a. Ensure that subdivision:
 - i. incorporates the distinctive characteristics of the place's context and setting;
 - ii. promotes the health and wellbeing of residents and communities; and
 - iii. provides an opportunity to recognise Ngāi Tahu culture, history and identity associated with specific places, and affirms connections between manawhenua and place.

8.1.2.3 Policy – Allotments

- a. Ensure that the layouts, sizes and dimensions of allotments created by subdivision are appropriate for the anticipated or existing land uses.
- b. In residential subdivisions (outside the central city), provide for a variety of allotment sizes to cater for different housing types and affordability.

[Clause a. of this policy may be revisited following the hearing for the Natural and Cultural Proposal]

8.1.2.4 Policy – Identity

- a. Create or extend neighbourhoods which respond to their context and have a distinct identity and sense of place, by ensuring that subdivision, where relevant:
 - i. incorporates and responds to existing site features (including trees, natural drainage systems, buildings), cultural elements and values and amenity values (including by taking advantage of views and outlooks);
 - ii. incorporates public spaces that provide opportunities for formal and informal social interaction;
 - iii. has a pattern of development that responds to the existing urban context;
 - iv. is designed with a focus on the use of open space, commercial centres, community facilities, and the use of views;
 - v. **outside the central city, in addition to iv., is designed with a focus on** density, roads, land form, stormwater facilities and, in the Residential New Neighbourhood Zone, development requirements in an outline development plan, as key structuring elements; and
 - vi. incorporates and responds to Rangatiratanga – the expression of te reo kawa, tikanga, history, identity and the cultural symbols of Ngāi Tahu.

[This policy may be revisited following the hearing for the Natural and Cultural Proposal]

8.1.2.5 Policy – Sustainable design

- a. Enable resource efficiency, use of renewable energy, and community safety and development, by:
 - i. ensuring that the blocks and lots maximise solar gain, including through orientation and dimension;
 - ii. providing a development pattern that supports walking, cycling and public transport; and
 - iii. ensuring visibility and interaction between private and public spaces, and providing well-lit public spaces.

8.1.2.6 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. **Outside the central city,** avoid significant adverse effects and remedy or mitigate other adverse effects on existing businesses, rural activities or infrastructure.

8.1.2.7 Policy – Open space

- a. Ensure, where appropriate, the provision and development of public open space networks which:
 - i. are accessible and safe and provide for various forms of recreation, including active recreation, for the health and wellbeing of communities;
 - ii. **outside the central city**, are within 400m of new residential allotments in greenfields and brownfields areas;
 - iii. recognise the landscape and natural features in the wider area and link or connect to other green or open space, community facilities, commercial centres, areas of higher density residential development, landforms and roads;
 - iv. recognise and protect values associated with significant natural features and significant landscapes, and protect or enhance ecological function and biodiversity;
 - v. reinforce and uphold the Garden City landscape character of urban Christchurch City and the heritage landscapes and plantings of Banks Peninsula townships and settlements;
 - vi. provide access to heritage places and natural and cultural landscapes including the coastline, lakes and waterways and wetlands; and
 - vii. strengthen the relationship that Ngāi Tahu and the community have with the land and water, including by protecting or enhancing natural features, customary access historic heritage, cultural landscapes as identified in the Plan, and mahinga kai.

[This policy may be revisited following the hearing for the Natural and Cultural Proposal]

8.1.2.8 Policy – Urban density

- a. Subdivision in the Residential Medium Density Zone must enable development which achieves a net density of at least 30 households per hectare.
- b. In the Residential New Neighbourhood Zone residential development areas:
 - i. a minimum net density of 15 households per hectare shall be achieved when averaged across the whole of the residential development area within the relevant outline development plan, except:
 - A. in the Residential New Neighbourhood (Prestons) Zone a minimum net density between 13 and 15 households per hectare shall be achieved; and
 - B. in areas shown on an outline development plan as being subject to development constraints;
 - ii. any subdivision, use and development which results in a residential net density lower than the required density shall demonstrate, through the use of legal mechanisms as appropriate, that the residential net density required across residential development areas of the outline development plan can still be achieved; and
 - iii. except as provided for in (ii) above, where an application is made for subdivision that would not achieve the required residential density, Council will regard all owners of

greenfield (undeveloped) land within the outline development plan area as affected parties.

- c. In the Residential New Neighbourhood Zone, 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.
- d. Subdivision in the Residential Central City Zone must enable development which achieves a net density of at least 50 households per hectare.

8.1.2.9 Policy — Outline development plans

- a. An outline development plan (as relevant) must demonstrate that:
 - i. land uses will be distributed in a way that is consistent with Policy 8.1.2.8;
 - ii. land for community uses will be provided in locations convenient to the community and of an adequate size to serve the intended population;
 - iii. adequate infrastructure capacity will be available to service the intended population and/or business activities;
 - iv. infrastructure and transport connections will be integrated effectively with networks in neighbouring areas, and with strategic infrastructure;
 - v. infrastructure and transport connections through the outline development plan area will support co-ordinated development between different landowners;
 - vi. natural hazards will be managed in an integrated way across the area; and
 - vii. significant natural and cultural heritage features, and the quality of surface water and groundwater, will be protected;

and where required to give effect to the Canterbury Regional Policy Statement Policy 6.3.3, include the necessary information set out in that policy.
- b. Information in outline development plans:
 - i. should be presented in the form of one or two plans that show a distribution of land uses, infrastructure and transport networks and connections, areas set aside from development and other land use features; and
 - ii. may include an accompanying narrative that:
 - A. is concise and addresses matters in Policy 8.1.2.9(a) and any matters required to give effect to the Canterbury Regional Policy Statement Policy 6.3.3 that cannot be shown on the plans;
 - B. describes the context and provides guidance on the outcomes sought;
 - C. specifies development requirements that must be achieved to be considered in accordance with the outline development plan; and
 - D. states any staging requirements that give consideration to the provision, funding, implementation and operation of new and upgraded infrastructure and will guide infrastructure planning processes of the Council and other network providers.

- c. Subdivision, use and development shall be in accordance with the development requirements in the relevant outline development plan, or otherwise achieve similar or better outcomes.
- d. Any quarrying or other interim activity shall not compromise the timely implementation of, or outcomes sought by, the outline development plan.

8.1.2.10 Policy – Comprehensive Residential Development

- a. In the Residential New Neighbourhood Zone, 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.

8.1.3 Objective — Infrastructure and transport

- a. Subdivision design and development promotes efficient provision and use of infrastructure and transport networks.
- b. A legible, well connected, highly walkable, and comprehensive movement network for all transport modes is provided.
- c. [Outside the central city](#), land is set aside for services which can also be used for other activities, such as pedestrian or cycle ways.

8.1.3.1 Policy – Identification of infrastructure constraints

- a. [areas](#) subject to infrastructure capacity constraints will be identified by the Council to assist public understanding and decision-making regarding network capacity available to service subdivision and subsequent land use.

8.1.3.2 Policy — Availability, provision and design of, and connections to, infrastructure

- a. Manage the subdivision of land to ensure development resulting from the creation of additional allotments:
 - i. does not occur in areas where infrastructure is not performing, serviceable or functional; and
 - ii. will be appropriately connected to and adequately serviced by infrastructure, including through any required upgrade to existing infrastructure.
- b. Ensure that new network infrastructure provided in relation to, or as part of, subdivision development is constructed, designed and located so that it is resilient to disruption from significant seismic or other natural events including by ensuring that, as far as practicable, damage from such events is minimised.
- c. Ensure that, as part of subdivision, there is adequate provision, with sufficient capacity, to service the scale and nature of anticipated land uses resulting from the subdivision, for:

- i. wastewater disposal, including lawful trade waste disposal for anticipated industrial development, consistent with maintaining public health and minimising adverse effects on the environment;
 - ii. water supply, including water of a potable standard for human consumption, and water for fire fighting purposes;
 - iii. telecommunication services including connection to a telecommunication system, with new lines being generally underground in new urban areas; and
 - iv. electric power supply, with new lines being generally underground in new urban areas - including, if necessary, ensuring the provision of new or additional or the upgrading of existing infrastructure in a manner that is appropriate for the amenities of the area.
- d. Where wastewater disposal is to a reticulated system, ensure all new allotments are provided with a means of connection to the system.
- e. Where a reticulated wastewater system is not available, ensure appropriate onsite or standalone communal treatment systems are installed.
- f. Promote use of appropriate on-site measures to manage the effects of trade wastes and reduce peak flows and loading on wastewater systems.

8.1.3.3 Policy – Transport and access

- a. Ensure the provision and development of comprehensive movement networks for all transport modes that:
- i. are legible, well connected, highly walkable, safe and efficient; and:
 - ii. enable access by people of all ages and physical abilities to public open space facilities, public transport, suburban centres, and community facilities and to move between neighbourhoods and the wider urban area.
- b. Ensure movement networks enable:
- i. vehicle parking, which in the central city should be in accordance with the road classification;
 - ii. access to properties, including for fire appliances;
 - iii. street landscaping, including street trees;
 - iv. safety and visibility;
 - v. ease of navigation;
 - vi. surface water management, in relation to movement networks; and
 - vii. utility services.
- c. Ensure that, where road or property access to an existing road is created, the existing road is of an appropriate standard.

8.1.3.4 Policy – Stormwater disposal

District wide:

- a. Avoid any increase in sediment and contaminants entering water bodies as a result of stormwater disposal.
- b. Ensure that stormwater is disposed of in a manner which maintains or enhances the quality of surface water and groundwater.
- c. Ensure that any necessary stormwater control and disposal systems and the upgrading of existing infrastructure are sufficient for the amount and rate of anticipated runoff.
- d. Ensure that stormwater is disposed of in a manner which is consistent with maintaining public health.

Outside the central city:

- e. Encourage stormwater treatment and disposal through low-impact or water-sensitive designs that imitate natural processes to manage and mitigate the adverse effects of stormwater discharges.
- f. Ensure stormwater is disposed of in stormwater management areas so as to avoid inundation within the subdivision or on adjoining land.
- g. Where feasible, utilise stormwater management areas for multiple uses and ensure they have a high quality interface with residential or commercial activities.
- h. Incorporate and plant indigenous vegetation that is appropriate to the specific site.
- i. Ensure that realignment of any watercourse occurs in a manner that improves stormwater drainage and enhances ecological, mahinga kai and landscape values.
- j. Ensure that stormwater management measures do not increase the potential for bird strike to aircraft in proximity to the airport.
- k. Encourage on-site rain-water collection for non-potable use.
- l. Ensure there is sufficient capacity to meet the required level of service in the infrastructure design standard or if sufficient capacity is not available, ensure that the effects of development are mitigated on-site.

8.1.3.5 Policy – Adverse effects on infrastructure

- a. Ensure that the requirements of infrastructure, including their ongoing operation, development and maintenance, are recognised in subdivision design, including any potential for adverse effects (including reverse sensitivity effects) from subdivision.
- b. Ensure that the operation, development and maintenance of the Lyttelton Port is not compromised by subdivision, including in relation to reverse sensitivity effects.

8.1.4 Objective - Earthworks

- a. Earthworks facilitate subdivision, use and development, the provision of utilities, hazard mitigation and the recovery of the district.

8.1.4.1 Policy - Water quality

- a. Ensure earthworks do not result in erosion, inundation or siltation, and do not have an adverse effect on surface water or groundwater quality.

8.1.4.2 Policy - Repair of earthquake damaged land

- a. Facilitate recovery by enabling property owners to make repairs to earthquake damaged land for residential purposes, where the repairs will have acceptable adverse effects on people, property and the natural environment.
- b. Recognise the need for the repair of other earthquake damaged land as part of recovery.

8.1.4.3 Policy - Benefits of earthworks

- a. Recognise that earthworks are necessary for subdivision, use and development, the provision of utilities, hazard mitigation and the recovery of the district

8.1.4.4 Policy – Amenity

- a. Ensure, once completed, earthworks do not result in any significant shading, visual impact, loss of privacy or other significant detraction from the amenity values enjoyed by those living or working in the locality.

8.1.4.5 Policy - Protection of wahi tapu and wahi taonga

- a. For land use consent applications for earthworks within or adjacent to sites of Ngāi Tahu cultural significance and silent file areas, ensure that consultation has occurred with the appropriate rūnanga.

[This policy may be revisited following the hearing for the Natural and Cultural Heritage proposal]

8.1.5 Objective - Earthworks health and safety

- a. People and property are protected during, and subsequent to, earthworks.

8.1.5.2 Policy - Land stability

- a. Avoid earthworks that will create a significant risk to people and property through subsidence, rockfall, cliff collapse, erosion, inundation, siltation or overland flows.

8.1.5.3 Policy - Nuisance

- a. Subject to Policy 8.1.4.3, ensure that earthworks avoid more than minor adverse effects on the health and safety of people and their property and detraction from their amenity values, and do not generate continuous or persistent noise, vibration, dust or odour nuisance.

8.1.5.4 Policy - Vehicle movement

- a. Subject to Policy 8.1.4.3, ensure that the transportation to and from a site of earth, construction or fill material is safe and minimises adverse transport network and local amenity value effects.

8.1.5.5 Policy - Earthworks design

- a. Ensure that earthworks over identified thresholds are designed to enable the anticipated land use.

8.1.5.6 Policy - Management of contaminated land

- a. Enable earthworks where necessary to appropriately manage land contamination.

8.2 Administration

8.2.1 How to use the rules

- a. The subdivision and earthworks rules that apply to activities in all zones are contained in:
 - i. Rules 8.3.2 and 8.5A.2 - Activity status tables; and
 - ii. Rule 8.3.3 - Activity standards.
- b. The activity status tables and standards in the following chapters also apply to subdivision and earthworks activities:
 - 5 Natural Hazards;
 - 6 General Rules and Procedures;
 - 7 Transport;
 - 9 Natural and Cultural Heritage;
 - 11 Utilities and Energy; and
 - 12 Hazardous Substances and Contaminated Land.

Chapter 5 (Natural Hazards) includes specific rules in relation to subdivision and earthworks in areas subject to natural hazards. Chapter 12 includes specific provisions relating to contaminated land. Chapter 6 manages earthworks within waterway setbacks.

The rules in the zone chapters (13-21) do not apply to subdivision or earthworks, other than quarrying activities.

8.2.2 Subdivision guidance documents

- a. There are a number of guidance documents that assist developers when preparing applications for subdivision consent and understanding the required level of service for matters relating to their development and whether these are acceptable to the Council. Where conditions are placed on subdivision consents within the matters of control or discretion specified in this chapter, such conditions may reference documents, including the following, as a means of achieving the matter of control or discretion:
 - i. Infrastructure Design Standard;
 - ii. Construction Standards Specifications;
 - iii. Stormwater Management Plans; and/or
 - iv. Waterways, Wetlands and Drainage Guide.

Note: These documents are not incorporated by reference into the District Plan.

8.2.3 Development contributions

- a. Where applicable, development contributions as set out in the Development Contributions Policy will be required to be paid prior to the issue of a certificate pursuant to section 224 of the Resource Management Act 1991.

8.2.4 Staging of subdivision

- a. A subdivision may be completed in stages, provided that each stage meets all of the conditions of approval appropriate to that stage, and that the balance of the site remaining after the completion of each stage is a site which either complies with the provisions of the Plan or with the conditions of a resource consent.

8.2.5 Suitability for proposed land use

- a. Where section 106 of the Act applies to any part of the land to be subdivided it is the applicant's responsibility to provide all information relevant to the potential hazard and to show the means by which the land shall be made suitable for the proposed land use, including legal and physical access. Regard should be had to any information held on the Council's hazards register. The Council shall have regard to any appropriate mitigation measures before issuing the subdivision consent, or declining approval pursuant to section 106. Chapter 5 of this Plan provides for the management of hazards as might be relevant to consideration of an application under section 106.
- b. Where any part of the land contains contamination, it is the applicant's responsibility to provide all relevant information and to show the means by which the land shall be made suitable for the proposed land use. Regard should be had to any information held on the Council's hazard register and the Listed Land Use Register held by the Canterbury Regional Council (LLUR).
- c. All subdivisions of land that involve buildings on or near allotment boundaries shall comply with the relevant requirements of this Plan and the Building Act 2004.

8.2.6 Restricted discretionary subdivision activities

- a. Chapter 8 includes both matters of control and matters of discretion. The rules are structured so that the Council can only decline a restricted discretionary activity application in relation to the matters of discretion specified for that purpose for that activity. However, the Council can also impose conditions on restricted discretionary activity consents in relation to the matters of discretion specified for that purpose for that activity, and which may include matters of control specified to be treated as matters of discretion for that activity.

8.3 Rules — Subdivision

8.3.1 General rules

8.3.1.1 Notification

- a. Unless stated otherwise in this chapter, for applications for subdivision consent:
 - i. where the activity is a controlled or restricted discretionary activity, the application shall not be publicly or limited notified, except as specified in clause ii. below;
 - ii. where the activity is a restricted discretionary activity and the subdivision seeks access to a State Highway, limited notification shall be only to the New Zealand Transport Agency (absent its written approval);
 - iii. where the activity is a discretionary or non-complying activity, the application may be publicly or limited notified. Where the subdivision seeks access to a State Highway, the New Zealand Transport Agency shall be notified (absent its written approval).

8.3.1.2 Standards for specific zones

- a. Zone-specific standards shall have precedence where there is any inconsistency with the general standards.

8.3.1.3 Servicing constraints

- a. In order to determine the activity status for subdivision in relation to Activity standard 8.3.3.8.b, the applicant must demonstrate that the wastewater system has adequate capacity for the respective potential land uses on all proposed allotments. The Council offers a certification process (link) as the means of demonstrating such capacity. The certificate will be valid for 6 months and will remain valid during the consenting process (following the lodging of a complete subdivision consent application and for the term of the consent). Certification is not necessary where a relevant outline development plan shows that adequate wastewater capacity is available for the proposed allotments.

8.3.2 Activity status tables

8.3.2.1 Controlled activities

- a. The activities listed below are controlled activities if they meet the relevant standards set out in the following table.
- b. Discretion to impose conditions is restricted to the matters of control set out in the following table, and as set out for those matters in Rule 8.4.

- c. Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 8.3.2.2, 8.3.2.3 and 8.3.2.4.

	Activity	Relevant standards	Matters of control
C1	Boundary adjustments	<p>a. No additional titles are created.</p> <p>b. Minimum allotment size requirements shall not apply providing that the boundary adjustment does not change the existing net site area by more than 10%.</p> <p>c. The boundary adjustment will not lead to, or increase, the degree of non-compliance with land use standards of the applicable zone.</p>	Rule 8.4.1
C2	Conversion of tenure	<p>a. Nil, other than provided in b. below.</p> <p>b. For the conversion of tenure from unit title or cross lease to fee simple for the repair and rebuild of multi-unit residential complexes, the size of the resulting fee simple title shall be within 10% of the size of the original allotment or leased area, excluding any access.</p>	Rule 8.4.2
C3	Alteration of cross leases, company leases and unit titles	Nil	Rule 8.4.2
C4	Subdivision to create allotments for access, utilities, emergency services, roads and reserves	The minimum net site area requirements do not apply.	Rule 8.4.3
C5	Subdivision in any area subject to an outline development plan or development plan, except as otherwise specified in Rules 8.3.2.1, 8.3.2.2, 8.3.2.3 or 8.3.2.4	<p>a. Activity standards in Rules 8.3.3.1 - 8.3.3.12.</p> <p>b. The subdivision shall be undertaken in accordance with the relevant outline development plan or development plan, except that:</p> <ol style="list-style-type: none"> In relation to any outline development plan in a Residential New Neighbourhood Zone, the activity shall meet the activity standard in Rule 8.3.3.11(a); In relation to any outline development plan contained in Chapters 15 or 16, compliance is only required with the key structuring elements for that 	<p>Rule 8.4.4 and, where relevant for industrial zones, Rule 8.4.5.</p> <p>In addition, in areas marked as controlled on the Awatea Outline Development Plan – Tangata whenua layer diagram in Appendix 8.6.30:</p> <ol style="list-style-type: none"> Matters arising from consultation undertaken with tangata whenua representatives in the design phase of the subdivision and preparation of the cultural assessment The means of

	Activity	Relevant standards	Matters of control
		<p>outline development plan area as described in the relevant chapter.</p> <p>c. In the Industrial Park Zone (Awatea), disposal of wastewater shall be via the Christchurch City Council reticulated sanitary sewage disposal system.</p> <p>d. For subdivision in areas marked as controlled on the Awatea Outline Development Plan – Tangata whenua layer diagram in Appendix 8.6.30, a cultural assessment shall be provided.</p>	<p>incorporating the findings of the cultural assessment in the design and implementation of the subdivision.</p>
C6	<p>Subdivision providing for residential activity in the following zones:</p> <p>a. Residential Hills;</p> <p>b. Residential Large Lot;</p> <p>c. Residential Small Settlement; and</p> <p>d. All Rural Zones other than Rural Quarry</p>	<p>a. Activity standards in Rules 8.3.3.1-8.3.3.9 and 8.3.3.12</p> <p>b. An identified building area must be shown on the scheme plan of subdivision on every allotment on which a residential unit is anticipated.</p> <p>c. Where the site contains an existing residential unit at the time the subdivision application is made, the identified building area must include the existing residential unit, or it must indicate that the residential unit will be removed from the site altogether or that it will be relocated to an identified building area for that site.</p> <p>d. The identified building area must:</p> <ol style="list-style-type: none"> include a single area of land of not less than 100m² and no greater than 2000m² which is capable of containing a residential unit; include curtilage area contiguous to the area identified in i of not less than 200m² and no greater than 4000m²; and be able to be linked by adequate and appropriate vehicle access to a formed public road. <p>e. For any subdivision in the Rural Banks Peninsula Zone creating a residential allotment with a net site area of 1-4ha under Rules 8.3.2.1 C7 or 8.3.2.2 RD7, the identified building area must include all buildings anticipated on the site.</p>	<p>Rule 8.4.4 and, where relevant, Rules 8.4.5, 8.4.6, 8.4.7, 8.4.9, 8.4.10 and 8.4.11.</p>

	Activity	Relevant standards	Matters of control
C7	In the Rural Banks Peninsula Zone, subdivision creating a residential allotment with a net site area between 1ha and 4ha and a balance allotment, that when combined meet the applicable minimum net site area standard specified in Table 5.	<p>a. Activity standards in Rules 8.3.3.3-8.3.3.9 and 8.3.3.12</p> <p>b. The combined net site area of the 1-4ha residential allotment and the balance allotment must meet the applicable minimum net site area specified in Rule 8.3.3.1 Table 5.</p> <p>c. Only one residential allotment may be created per complete multiple of the applicable minimum net site area specified in Rule 8.3.3.1 Table 5. (Where more than one 1-4ha residential allotment (plus balance) is to be created, refer to Rule 8.3.2.2 RD7).</p> <p>d. The balance allotment must be made subject to a consent notice that:</p> <ul style="list-style-type: none"> i. prevents the erection of any further residential units in perpetuity on the balance area needed to meet b. above; and ii. protects the following where they exist: <ul style="list-style-type: none"> A. sites or features identified in the schedules in Chapter 9 Natural and Cultural Heritage; B. sites of cultural significance to Ngai Tahu; C. areas of indigenous biodiversity that have been assessed as meeting the significance criteria in Policy 9.1.1.1.1a; D. public access connections. <p>e. The balance allotment must be contiguous with the 1-4ha residential allotment to which it relates.</p> <p>f. An identified building area must be shown in accordance with Rule 8.3.2.1 C6.</p>	Rules 8.4.4, 8.4.6 and 8.4.7
C8	a. Subdivision in any zone, except as otherwise specified in Rules 8.3.2.1, 8.3.2.2, 8.3.2.3 or 8.3.2.4	Activity standards in Rules 8.3.3.1 - 8.3.3.9 and 8.3.3.12, and where located in the Residential Central City Zone, 8.3.3.13.	Rule 8.4.4 and, where relevant, Rules 8.4.5 - 8.4.11.

8.3.2.2 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities if they meet the relevant standards set out in the following table.
- b. Discretion to grant or decline consent is restricted to the matters of discretion set out in Rule 8.5, as set out in the following table.
- c. Discretion to impose conditions is restricted to the matters set out in Rule 8.4 (whose matters of control are to be treated as matters of discretion) and Rule 8.5, as set out in the following table.

	Activity	Relevant standards	Matters of discretion for the purpose of imposing conditions	Matters of discretion for the purpose of granting or declining consent and imposing conditions
RD1	Boundary adjustments that do not meet any one or more of the relevant standards listed in Rule 8.3.2.1 C1	Nil	Rule 8.4.1	Rule 8.5.1
RD2	<p>Subdivision in any zone that does not meet any one or more of the relevant standards in:</p> <ul style="list-style-type: none"> Rule 8.3.2.1 C5, C6 or C8; or Rule 8.3.2.2 RD7; <p>except as otherwise specified in Rules 8.3.2.3 or 8.3.2.4.</p> <p>For subdivision in the Residential New Neighbourhood Zone that does not meet Rule 8.3.3.11.a Outline development plan or Rule 8.3.3.11.b Residential net density, Rule 8.3.1.1.a.i. does <u>not</u> apply (i.e. in these instances of non-compliance, written approvals and either limited or public notification may apply).</p>	Nil	Rule 8.4.4 and, where relevant, Rules 8.4.5 - 8.4.11.	<p>As relevant to the activity standard that is not met:</p> <ul style="list-style-type: none"> i. for Rule 8.3.3.1 - Minimum net area and dimension: Rule 8.5.12; ii. for Rule 8.3.3.3 – Access: Rule 8.5.2; iii. for Rule 8.3.3.4 - Roads: Rule 8.5.3; iv. for Rule 8.3.3.5 – Service lanes, cycleways and pedestrian access ways: Rule 8.5.4; v. for Rule 8.3.3.6 – Esplanade reserve, strip or additional land: Rule 8.5.5; vi. for Rule 8.3.3.7 – Water supply: Rule 8.5.7; vii. for Rule 8.3.3.8 – Wastewater disposal: Rule 8.5.7; viii. for Rule 8.3.3.9 – Stormwater disposal: Rule 8.5.7; ix. for Rule 8.3.3.12 – Radiocommunications: Rule 8.5.7.i; x. in the Industrial Heavy Zone (South West Hornby), for Rule 8.3.3.10 - Rule 8.5.3. xi. In the Residential New Neighbourhood Zone, for Rule 8.3.3.11.a (Outline

	Activity	Relevant standards	Matters of discretion for the purpose of imposing conditions	Matters of discretion for the purpose of granting or declining consent and imposing conditions
				<p>development plan) and Rule 8.3.3.11.b (Residential net density): Rule 8.5.9 and 8.5.10.</p> <p>xii. In the Residential New Neighbourhood Zone, for Rules 8.3.3.11.c to i: The matters referred to in clauses i to ix above as applicable, and also those in Rule 8.5.10.</p> <p>xiii. In an area shown on an outline development plan, Rule 8.5.9 and 8.5.10 where applicable.</p> <p>xiv. In the Industrial Park Zone (Awatea), in relation to the disposal of wastewater: Rule 8.5.7.</p> <p>xv. In the Rural Banks Peninsula Zone, in relation to the relevant standards for Rule 8.3.2.1 C6: Rule 8.5.14.</p> <p>xvi. In the Residential Central City Zone for Rule 8.3.3.13 – Residential site density – central city: Rule 8.5.12(g)</p>
RD3	Conversion of tenure for the repair and rebuild of multi-unit residential complexes that does not meet any one or more of the relevant standards listed in Rule 8.3.2.1 C2	Nil	Rule 8.4.2	Rule 8.5.11 and Rule 8.5.12
RD4	Subdivision in a Flood Management Area, except as otherwise specified in Rules 8.3.2.3 or 8.3.2.4.	Nil	Rule 8.4.4 and, where relevant, Rules 8.4.5 - 8.4.11	Rule 8.5.8
RD5	Subdivision of any site (other than an allotment to provide for a network utility) located within the following corridors: <p>a. 37 metres of the centre line of a 220kV National grid transmission</p>	<p>A building platform for the principal building shall be identified on each allotment that is:</p> <p>i. greater than 12 metres from the centre line of a 220kV or 110kV</p>	Rule 8.4.4 and, where relevant, Rules 8.4.5 - 8.4.11	Rule 8.5.7.i

	Activity	Relevant standards	Matters of discretion for the purpose of imposing conditions	Matters of discretion for the purpose of granting or declining consent and imposing conditions
	<p>line as shown on planning maps; or</p> <p>b. 32 metres of the centre line of a 66kV or 110kV National grid transmission line as shown on planning maps, except as otherwise specified in Rules 8.3.2.3 or 8.3.2.4.</p>	<p>National grid transmission line and greater than 12 metres from an associated support structure; or</p> <p>ii. greater than 10 metres from the centre line of a 66kV National grid transmission line and greater than 10 metres from an associated support structure.</p>		
RD6	<p>Subdivision of any site (other than an allotment to provide for a network utility) located within the following corridors:</p> <p>a. 32 metres of the centre line of a 66kV electricity distribution line as shown on planning maps; or</p> <p>b. 24 metres of the centre line of a 33kV electricity distribution line as shown on planning maps, except as otherwise specified in Rules 8.3.2.3 or 8.3.2.4.</p>	<p>A building platform for the principal building shall be identified on each allotment that is:</p> <p>i. greater than 10 metres from the centre line of a 66kV electricity distribution line or a foundation of an associated support structure; or</p> <p>ii. greater than 5 metres from the centre line</p>	<p>Rule 8.4.4 and, where relevant, Rules 8.4.5 - 8.4.11</p>	<p>Rule 8.5.7.i</p>

	Activity	Relevant standards	Matters of discretion for the purpose of imposing conditions	Matters of discretion for the purpose of granting or declining consent and imposing conditions
		of a 33kV electricity distribution line or a foundation of an associated support structure.		
RD7	In the Rural Banks Peninsula Zone, subdivision of any site creating more than one residential allotment with a net site area between 1ha and 4ha (plus balance), that is otherwise in accordance with Rule 8.3.2.1 C7.	The standards in Rule 8.3.2.1 C7, other than Standard c.	Rules 8.4.4, 8.4.6 and 8.4.7	Rule 8.5.14

8.3.2.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Subdivision in a rural zone resulting in allotments that does not meet the minimum net site area standards in Rule 8.3.3.1, unless specified otherwise.
D2	Any subdivision in the Specific Purpose (Golf Course) Zone that does not comply with a concept plan approved by the Council for that activity area in accordance with Rule 21.9.3.2.2 RD6 Concept plans.
D3	Subdivision in the Open Space Coastal Zone

8.3.2.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Subdivision in a residential zone (other than the Residential Medium Density Zone or Residential New Neighbourhood Zone) that does not meet the minimum net site area standards in Rules 8.3.3.1 or 8.3.3.2.
NC2	Subdivision that does not meet any one or more of the relevant standards listed in Rule 8.3.2.2 RD5 or RD6.

	Activity
NC3	Subdivision within the Lyttelton Port Influences Overlay, other than where a condition is proposed prohibiting noise sensitive activities on each allotment, to be complied with on a continuing basis, for the purpose of incorporation into a consent notice to be issued by the Council.
NC4	Subdivision in a rural zone resulting in an allotment with a minimum net site area less than 4ha, except as specified in Rules 8.3.2.1 C7 or 8.3.2.2 RD7.
NC5	Subdivision that does not meet any one or more of the standards at Rule 8.3.3.6(d).
NC6	In the Rural Waimakariri, Rural Templeton or Rural Quarry Zone, subdivision resulting in a new allotment or balance allotment located within the 50dBA Ldn airport noise boundary contour that does not meet the minimum net site area standards in Rule 8.3.3.1.
NC7	In the Rural Port Hills Zone, subdivision that does not meet the minimum net site area standards in Rule 8.3.3.1.

8.3.3 Activity standards

8.3.3.1 Minimum net area and dimension

- a. Allotments in the Residential Suburban, Residential Hills, Residential Large Lot, Open Space Metropolitan Facilities (golf courses, Riccarton Racecourse and Wilding, Western, Kearneys and Christchurch Parks) Zones shall have a minimum dimension of 16m x 18m.
- b. Allotments in the Residential Suburban Density Transition and Open Space Metropolitan Facilities (Addington Racecourse and Rugby Park) Zones shall have a minimum dimension of 13m x 16m.
- c. Allotments in the Residential Medium Density Zone shall either have a minimum dimension of 10m; or the application shall include a plan demonstrating that a permitted residential unit can be located on any new allotment that has a minimum dimension less than 10m, including in relation to recession planes, unit size, access and parking, outdoor living space, and floor level requirements.
- d. Allotments in any zone except the Residential New Neighbourhood Zone shall meet the minimum net site area and other requirements specified at Tables 1 - 5 to this rule.
- e. Allotments in the Residential New Neighbourhoods Zone shall meet the applicable standards at 8.3.3.11.

Table 1. Minimum net site area – residential zones

Zone	Minimum net site area	Additional standards
Residential Suburban	450m ²	<ol style="list-style-type: none"> 1. In the Cashmere and Worsleys area (shown at Appendix 8.6.7) the minimum net site area shall be 4ha unless in compliance with the outline development plans at Appendix 8.6.7. 2. In the Cashmere and Worsleys area (shown at Appendix 8.6.7): <ol style="list-style-type: none"> a. No more than 380 residential allotments shall be created or enabled by subdivision.

Zone	Minimum net site area	Additional standards
		<p>b. No more than 380 residential units shall be created or enabled by subdivision.</p> <p>3. The historic stonewalled drain shown at Appendix 8.6.7(d) shall be protected.</p> <p>4. In Character Areas, the minimum net site area shall be 600m².</p>
Residential Suburban Heathcote Village	2000m ²	In the Peat Ground Condition Constraint Overlay at Heathcote (refer to notation 4 on Planning Map 47), the total number of additional allotments created in this part of the zone, since 24 June 1995, shall not exceed 30.
Residential Suburban Existing Rural Hamlet	2000m ²	
Residential Suburban Redwood	750m ²	
Residential Suburban (Corner Henderson's and Sparks Roads)	1ha	
Residential Suburban Density Transition	330m ²	In Character Areas, the minimum net site area shall be 400m ² .
Residential Medium Density	200m ²	In Character Areas, the minimum net site area shall be 400m ² .
Residential Banks Peninsula	400m ²	
Prestons Retirement village Overlay	4ha	
Residential Hills	650m ²	<p>1. In the Montgomery Spur area (Appendix 14.10.26):</p> <p>a. any allotment shall include a net site area capable of containing a complying residential unit in the area that is not subject to the building restriction; and</p> <p>b. the minimum net site area shall be 850m².</p> <p>2. In the Moncks Spur area shown at Appendix 8.6.8, the minimum net site area shall be 850m².</p> <p>3. In the Shalamar Drive area, the minimum net site area shall be 850m².</p> <p>4. In the Cashmere and Worsleys area (shown at Appendix 8.6.7) the minimum net site area shall be 4ha unless the site is in compliance with the outline development plans in Appendix 8.6.7(a), (b) and (d).</p> <p>5. In the Richmond Hill area (shown in Appendix 8.6.9) a landscaping strip with a minimum width of 3 metres shall be provided along the southeast zone boundary.</p>

Zone	Minimum net site area	Additional standards
		<p>6. In the Upper Worsleys Spur area (shown in Appendix 14.10.28 and 14.10.29), the gully areas shown on the outline development plan shall be planted and maintained in native tree species indigenous to the area, except where they are left to regenerate by maintaining existing nursery plant cover of broom or gorse.</p> <p>7. Within the Residential Hills Mixed Density Overlay - Redmond Spur:</p> <p>a. The maximum number of allotments shall be 400.</p> <p>b. A minimum of 30% of sites shall have a minimum net site area of 1500m².</p> <p>8. Within the Residential Hills Mixed Density Overlay - 86 Bridle Path Road (Lot 1 DP412440) the maximum number of allotments shall be 9.</p>
Residential Large Lot	1500m ²	<p>1. In the Samarang and Allandale areas (shown at Appendix 8.6.12 and 8.6.13) no subdivision shall occur unless in general compliance with the relevant Development plans.</p> <p>2. In the Cashmere and Worsleys area (shown at Appendix 8.6.7) the minimum net site area shall be 4ha unless in compliance with the outline development plans at Appendix 8.6.7 (a), (b) and (d).</p> <p>3. In the Residential Large Lot Zone Akaroa Hillslopes Density Overlay the minimum net site area shall be 5000m².</p> <p>4. In the Residential Large Lot Density Overlay the minimum net site area shall be 3000m².</p>
Residential Small Settlement	1000m ²	
Residential Small Settlement Kainga Overlay Area 1 and 2	450m ²	Additional allotments shall not be created within 100m of the centre line of the primary stopbank as shown on the planning maps.
Residential Small Settlement (Takamatua)	1500m ²	Not more than 25 allotments are to be created (excluding those for reserves, roads or utilities).
Residential Banks Peninsula Zone - Diamond Harbour Density Overlay	600m ²	
Papakāinga	<p>Māori Land – no minimum</p> <p>Other Land – as applies to Rural Banks Peninsula Zone (refer Rule 8.3.3.1 Table 5 minimum net site area – rural zones)</p>	
Residential Guest accommodation	1. Kilmarnock, 197 Lincoln Road, 15 Sioux Avenue - 200m ²	

Zone	Minimum net site area	Additional standards
	2. 456 Papanui Road - 330m ² 3. 14 Henry Wigram Drive and 110 Marshlands Road - 450m ²	
Accommodation and community facility overlay	1. Land zoned Residential Medium Density on either planning map 31 or 32 - 200m ² 2. Land zoned Residential Suburban on either planning map 31 or 32 - 450m ²	
Residential Central City Zone	No minimum net site area	

Table 2. Minimum net site area – commercial and industrial zones

Zone	Minimum net site area
Commercial Core, Commercial Office, Commercial Mixed use, Commercial Retail Park, Commercial Local, and Commercial Banks Peninsula Zones	250m ²
Industrial General, Industrial Park Zones, and where connected to a Council owned reticulated sanitary sewage disposal system in the Industrial Heavy Zone	500m ²
Industrial Heavy Zone where no connection to a Council owned reticulated sanitary sewage disposal system is provided	4ha
Central City Business Zone	No minimum net site area
Central City Mixed Use Zone	500m ²

Table 3. Minimum net site area — open space zones

Zone	Minimum net site area
Open Space (McLeans Island) and Open Space Community Park Zones	300m ²
Open Space Metropolitan Facilities Zone – Kearneys Park, and Shirley, Avondale and Waimairi Golf Courses	450m ²

Open Space Metropolitan Facilities Zone – Addington and Riccarton Racecourses	330m ²
Open Space Metropolitan Facilities Zone – Lancaster Park	500m ²

Table 4. Minimum net site area - specific purpose zones

Zone	Minimum net site area								
Specific Purpose (Hospital)	<p>1. For hospitals — no minimum net site area.</p> <p>2. For activities other than hospitals, the minimum net site area for the alternate zones specified below apply.</p> <table> <tr> <th>Hospital</th><th>Alternate Zone</th></tr> <tr> <td>Lady King Hospital</td><td>Residential Hills</td></tr> <tr> <td>St Georges, Nurse Maude, Southern Cross, Mary Potter, Montreal House and Christchurch Hospitals.</td><td>Residential Medium Density</td></tr> <tr> <td>Princess Margaret Hospital</td><td>Residential Suburban Density Transition</td></tr> </table>	Hospital	Alternate Zone	Lady King Hospital	Residential Hills	St Georges, Nurse Maude, Southern Cross, Mary Potter, Montreal House and Christchurch Hospitals.	Residential Medium Density	Princess Margaret Hospital	Residential Suburban Density Transition
Hospital	Alternate Zone								
Lady King Hospital	Residential Hills								
St Georges, Nurse Maude, Southern Cross, Mary Potter, Montreal House and Christchurch Hospitals.	Residential Medium Density								
Princess Margaret Hospital	Residential Suburban Density Transition								
Specific Purpose (Airport)	No minimum net site area.								
Specific Purpose (School)	<p>No minimum net site area.</p> <p>Clarification – for activities other than education activities, the alternate zones specified in Chapter 21 apply</p>								
Specific Purpose (Tertiary education)	<p>No minimum net site area.</p> <p>Clarification – for activities other than education activities, the alternate zones specified in Chapter 21 apply.</p>								
Specific Purpose (Golf Resort)	<p>1. No minimum net site area in the Specific Purpose (Golf Resort) Zone at Clearwater and at the Christchurch Golf Resort.</p> <p>2. Concept Plan</p> <p>a. No subdivision shall take place within Academy Activity Areas A, A1 & A2 Christchurch Golf Resort shown on the outline development plan in Appendix 2 to Chapter 21.9, unless a concept plan has been lodged with and approved by the Council for that activity area in accordance with Rule 21.9.3.2.2 RD6 Concept plans.</p>								

	<p>2. Sequencing standards – Christchurch Golf Resort</p> <p>a. Prior to the Council signing a section 224 certificate under the Act, for the 71st residential allotment in the Resort Community activity Areas,</p> <p>i. The golf course and wetlands within the golf course shall have been constructed and planted in accordance with 21.9.3.2.2 RD6; and</p> <p>ii. A Management Plan for the adjoining Open Space-Margins and Water Zone shall have been lodged with and approved by the Council, which makes provision for indigenous planting (indicating species, layout and density), and which is in accordance with the outline development plan for the Christchurch Golf Resort at Appendix 2 to Chapter 21.9, for a public access track along the River, for a bridleway from the Styx River to Spencerville Road, and for a bridge providing public vehicular access across the Styx River;</p> <p>iii. 50% of the planting identified in the Management Plan for the Open Space Margins and Water Zone shall have been completed; and</p> <p>iv. Legal instruments shall have been registered against the head title, securing:</p> <p>A. Public pedestrian access over the access track identified in the Management Plan, and</p> <p>B. Public access for the purpose of a bridleway from the Styx River to Spencerville Road.</p> <p>b. Prior to the Council signing a section 224 certificate under the Act, for the 120th residential allotment in the Resort Community Activity Areas,</p> <p>i. All of the planting identified in the concept plan for adjoining Open Space – Margins and Water Zone approved by the Council shall have been completed; and</p> <p>ii. The public access track, the bridleway from the Styx River to Spencerville Road and the bridge across the Styx River shall have been constructed.</p> <p>3. Any subdivision shall only be for the purpose of creating allotments to be used for any activity permitted in the zone or for which resource consent is held, or for conservation purposes, permitted utilities or boundary adjustments.</p> <p>4. Allotments for residential units, resort apartments or resort hotel bedrooms shall only be subdivided when a building or buildings are still allowable for that allotment within the maximum number limited specified for the zones.</p>
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Table 5. Minimum net site area - rural zones

Zone	Minimum net site area
Rural Urban Fringe	4ha

Zone	Minimum net site area
Rural Waimakariri	20ha
Rural Port Hills	100ha
Rural Templeton	4ha
Rural Quarry (Miners Road and Pound Road)	4ha
Rural Quarry (McLeans Island)	20ha
Rural Banks Peninsula	40ha where the site is below or partly below the 160m contour.
Rural Banks Peninsula	100ha where the site is entirely above the 160m contour.

8.3.3.2 Allotments with existing or proposed buildings

- a. Where an allotment is to be created around an existing building (that has been constructed to the extent that its exterior is fully closed in), or a proposed building (where the subdivision consent is to be issued at the same time as, or after, the building consent for that building is issued):
- the provisions of Rule 8.3.3.1 do not apply to that allotment; and
 - the existing or proposed building(s) shall either meet all relevant standards for a permitted activity (except site density standards) in relation to the proposed allotment boundaries, or have been approved through a resource consent in relation to any standards that are not met; and
 - no allotment shall be less than the minimum net site area specified in Table 6 to this rule.
- b. Where a. above applies and a building is not yet constructed, the subdivision consent holder shall be required to erect the building before obtaining a certificate under section 224 of the Resource Management Act 1991, and the subdivision consent shall have attached to it a condition to that effect.

Table 6. Allotments with existing or proposed buildings

Zone	Minimum net site area
Residential Suburban Zone (except as provided for below)	400m ²
Residential Suburban Density Transition Zone (except as provided for below)	300m ²

Zone	Minimum net site area
Allotments for comprehensive developments provided through the Enhanced development mechanism (Chapter 14, Rule 14.11), or the Community housing redevelopment mechanism (Chapter 14, Rule 14.12)	No minimum
Allotments for residential units which have been converted into two residential units in compliance with or the subject of land-use consent under Chapter 14	No minimum
Allotments for a residential unit where a family flat has been converted into a separate residential unit in compliance with or the subject of land-use consent under Chapter 14	No minimum
Allotments for each residential unit where two residential units replace a single residential unit in compliance with or the subject of land-use consent under Chapter 14	No minimum
Allotments for a residential unit where an elderly person's housing unit has been converted to a separate residential unit that may be occupied by any person(s) in compliance with Chapter 14	No minimum
Allotments for a residential unit which is an older person's housing unit or is part of a multi-unit residential complex, retirement village, or a social housing complex, within the Residential Suburban or Residential Suburban Density Transition Zones	No minimum
Residential Medium Density Zone and Residential New Neighbourhood Zone	No minimum
Industrial General, Industrial Heavy, Industrial Park, Commercial Office, Commercial Core, Commercial Local, Commercial Banks Peninsula, Commercial Mixed use and Commercial Retail Park Zones	No minimum
Specific Purpose (Airport) Zone	No minimum
Specific Purpose (Wigram) Zone	No minimum
Any zone within the central city	No minimum

8.3.3.3 Access

- a. All sites shall have access which is able to allow vehicles to pass to and from a formed road, and such access shall be in accordance with Appendix 8.6.2 to this chapter and the standards set out in Chapter 7.
- b. Access shall not be to a state highway, limited access road or across a rail line.

8.3.3.4 Roads

- a. All roads shall be laid out, constructed and vested in accordance with the standards set out in Appendix 8.6.3, and in Chapter 7, except where alternative standards are set out in an outline development plan.
- b. In the Industrial Park Zone (Tait Campus) the subdivision shall be in accordance with the provisions of the outline development plan shown in Chapter 16 Appendix 16.6.9 and specific road and access requirements as follows:

- i. There shall be two main vehicle access points to the Industrial Park zoned part of the site. These access points shall be located on Wooldridge Road as indicated in Chapter 16 Appendix 16.6.9;
 - ii. Prior to the creation of vehicle access from the site to Stanleys Road, giveaway markings on the Stanleys Road approach to its intersection with Harewood Road shall be provided;
 - iii. Any access from Stanleys Road shall be in the locations marked on the outline development plan in Appendix 16.6.9 as 'Secondary access';
 - iv. Within 6 months of access being established to Stanleys Road, a left turn lane shall be provided on the Stanleys Road approach to the Stanleys / Harewood Road intersection;
 - v. Any subdivision with access to Stanleys Road shall include a footpath along the Industrial Park Zone frontage with Stanleys Road linking the site with Wairakei Road;
 - vi. All work associated with design and construction of vehicle access to the zone, intersection works, internal roads and footpaths within the zone, and a footpath along the road frontage of Stanleys Road carried out at the cost of the developer or their successor/s in title;
 - vii. A shared cycleway and footpath of minimum 2.5 metre width from Wooldridge Road to Stanleys Road shall be provided, as marked on the outline development plan in Appendix 16.6.9 as 'Public shared walk and cycle connection', connecting with pedestrian and cycle facilities adjoining the zone;
 - viii. Any pedestrian and cycle way through the site shall be illuminated to a level between 2 and 10 lux; and
 - ix. Any roads or accessways shall be set back from trees identified on the outline development plan in Appendix 16.6.9 as 'Existing trees not to be affected by road layout' by a distance of at least 10 metres.
- c. In the Industrial General Zone (Stanleys Road) shown in Chapter 16 Appendix 16.6.9 a footpath along the Industrial General Zone road frontage shall be provided.
- d. In the Industrial General Zone bound by Deans Avenue and the railway line, any allotments shall only have access from Lester Lane.
- e. In the Industrial General Zone (Trents Road), subdivision shall be in accordance with the provisions of the outline development plan shown in Chapter 16 Appendix 16.6.6 and specific road and access requirements as follows:
- i. Access from Trents Road shall be provided at the two vehicle access points defined on the outline development plan shown in Chapter 16 Appendix 16.6.6, comprising:
 - A. a northern road connection designed, and with signage, to limit its use to vehicles entering the zone (as shown on the outline development plan in Appendix 16.6.6);
 - B. a southern road connection designed, and with signage, to limit its use to vehicles exiting the zone (as shown on the outline development plan in Appendix 16.6.6);
 - ii. Access from Main South Road shall be provided at the one road connection shown on the outline development plan shown in Chapter 16 Appendix 16.6.6, which shall be designed to restrict its use to light vehicles, and designed and signage displayed to restrict vehicle movements to left entry into the zone and left exit out of the zone as shown on the outline development plan in Appendix 16.6.6; and

- iii. An internal road shall be provided as shown on the outline development plan in Chapter 16 Appendix 16.6.6 as 'internal roading / access way layout', including a footpath along one side of the internal road.
- f. In the Industrial Park Zone (Wairakei Road) subdivision shall be in accordance with the provisions of the outline development plan shown in Chapter 16 Appendix 16.6.14 and specific road and access requirements as follows:
 - i. Any new road within the Industrial Park Zone (Wairakei Road) shall only intersect with Wairakei Road, Stanleys Road and/or Wooldridge Road at the locations shown on the outline development plan in Appendix 16.6.14 as "Road access point – Proposed controlled intersection".
 - ii. Any subdivision of allotments that the "Collector road" runs through, as shown on the outline development plan in Appendix 16.6.14, shall incorporate a Collector road that follows that alignment. Provision shall be made for a shared cycleway and footpath of a minimum width of 2.5m parallel to the "Collector road", which shall be illuminated to a level between 2 and 10 lux.
 - iii. Any subdivision of Lot 2, DP 54992 (580 Russley Road) and Lot 1, DP 54992 (570 Russley Road) shall incorporate a Local road that follows the alignment of "Local Road" as shown on the outline development plan in Appendix 16.6.14.

8.3.3.5 Service lanes, cycleways and pedestrian access ways

- a. Service lanes, cycle ways and pedestrian access ways shall be laid out and vested in accordance with the standards set out in Table 7 below.

Table 7.

	Minimum Legal Width (m)	Minimum Formed Width (m)	Turning Area	Passing Area	Sealed and Drained	Height (m)
Service lanes	6.0	4.0	Only where the service lane has a blind end	No	Yes	4.5
Cycleways and pedestrian access ways (public)	8.0	2.5	N/A	N/A	Yes	3.5
Pedestrian access ways (private)	1.5	1.5	N/A	N/A	Yes	3.5

Note – Chapter 7 (Transport) sets out requirements for the provision of right-of-ways.

8.3.3.6 Esplanade reserve, strip or additional land

- a. Esplanade reserves and strips shall be provided in accordance with Appendix 8.6.1.
- b. Within Banks Peninsula, where any allotment of less than 4 hectares is created, an esplanade reserve 20 metres in width shall be set aside from that allotment along the mark of mean high water springs of the sea, and along the bank of any river or along the margin of any lake.

- c. In accordance with section 237A of the Act, any part of the land contained in the title to which that Section applies, forming the bed of a river or within the coastal marine area, shall vest in the Council or the Crown as appropriate.
- d. An esplanade reserve or esplanade strip 20 metres in width shall be required for any subdivision along the margins of Wairewa and Te Waihora.

8.3.3.7 Water supply

- a. All allotments shall be provided with the ability to connect to a safe potable water supply.
- b. Provision shall be made for sufficient water supply and access to water supplies for firefighting consistent with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008), except where the allotment is for a utility, road, reserve or access purposes.

8.3.3.8 Wastewater disposal

- a. All allotments shall be provided with the ability to connect to a wastewater system.
- b. A valid certificate, issued in accordance with Rule 8.3.1.3, is held which certifies that the wastewater system has adequate capacity for the respective potential land uses on all proposed allotments, except where a relevant outline development plan shows that adequate wastewater capacity is available.
- c. Where a reticulated sewer is available, and discharge is accepted in the Council's network, each new allotment shall be provided with a piped outfall connection laid at least 600mm into the net site area of the allotment.
- d. Where a reticulated sewer is not available, all allotments shall be provided with a means of disposing of sanitary sewage within the net site area of the allotment.
- e. In the case of the Meadowlands Residential New Neighbourhood Zone (Exemplar Housing Area – North Halswell), the outfall for wastewater disposal shall be to the Pump Station 42 catchment until the South East Halswell pressure sewer network is available, at which time these sites shall be connected to the South East Halswell pressure sewer network.

Note: the certification process at clause (b) is described in Rule 8.3.1.3.

8.3.3.9 Stormwater disposal

- a. All allotments shall be provided with a means for the management of collected surface water from all impervious surfaces. Where discharge is accepted in the Council's network, each new allotment shall be provided with a piped outfall laid at least 600mm into the net area of the allotment.
- b. In the Industrial General Zone (Trents Road) shown in Chapter 16 Appendix 16.6.6, all stormwater discharge shall be treated and discharged to ground within the outline development plan area so that:

- i. no discharge to surface water takes place from any site for all events up to the critical duration 2% annual exceedance probability event; and
- ii. where the stormwater treatment and discharge system is to be vested in Council, the following requirements are met:
 - A. treatment of the first 25mm of runoff from roads and hardstanding areas; and
 - B. design conforms with the relevant Council guidelines for stormwater management systems.
- c. Creation of stormwater drainage ponding areas shall not occur within three kilometres of the edge of the Christchurch International Airport Runways.
- d. Creation of stormwater drainage ponding areas shall not occur within 15 metres of the rail corridor.
- e. In the Industrial Park Zone (Tait Campus), stormwater shall be treated and attenuated in accordance with the following requirements:
 - i. First flush treatment for the first 25mm of runoff from hardstanding areas shall be provided using vegetated dry sedimentation basins;
 - ii. Flows in excess of the first flush and including the 50 year return events (9 hour duration) shall be attenuated in the locations defined on the outline development plan in Appendix 16.6.9 as 'On site stormwater treatment and attenuation';
 - iii. Stormwater discharge from the zone to the Council stormwater network shall be attenuated to pre-development levels (for up to 50 year storm events); and
 - iv. Any stormwater from any activity shall be conveyed by open naturalised swales (defined on the outline development plan in Appendix 16.6.9 as 'Open naturalised stormwater conveyance/swales') running through the zone from west to east via a series of basins as defined on the outline development plan in Appendix 16.6.9 as 'On site stormwater treatment and attenuation' to a point defined on the outline development plan from where stormwater shall be piped to an existing drain on the east side of Wooldridge Road.

8.3.3.10 Additional standards for South West Hornby

- a. Any subdivision within the area shown as “rural wastewater irrigation area” on the outline development plan at Chapter 16 Appendix 16.6.8 for the Industrial Heavy Zone (South West Hornby) shall not occur until the following works have been undertaken:
 - i. the construction and opening for traffic of the full southern spine road between Main South Road and Shands Road (marked as 'C') on the outline development plan; and
 - ii. the commencement of the physical construction works for capacity upgrades at both the following intersections -
 - A. the intersection of the southern spine road and Shands Road (marked as 'A' on the outline development plan); and
 - B. the intersection of the northern spine road and Shands Road (marked as 'B' on the outline development plan).

- b. Any subdivision within the Industrial Heavy Zone (South West Hornby) as identified on the outline development plan in Chapter 16 Appendix 16.6.8, south west of the area identified as “rural wastewater irrigation area”, shall not occur until the following works have been undertaken:
 - i. the commencement of the physical construction works for the traffic signalised intersection of Shands Road and the southern spine road (marked as ‘A’ on the outline development plan).
- c. Any subdivision of more than 15 hectares (excluding roads) within the Industrial Heavy Zone (South West Hornby) as identified in Chapter 16 Appendix 16.6.8, south west of the area identified as “rural wastewater irrigation area”, shall not occur until physical construction works of the Christchurch Southern Motorway have commenced.

8.3.3.11 Additional standards for the Residential New Neighbourhood Zone

- a. Outline development plan
 - i. The subdivision shall be in accordance with the development requirements specified in the relevant outline development plan.
- b. Residential net density
 - i. Except as provided for in (ii) - (iv):
 - A. a subdivision shall achieve a minimum net density within residential development areas of 15 households per hectare, except the subdivision of an area of land to which B applies;
 - B. a subdivision of land that the outline development plan identifies an area as development constrained, shall achieve the minimum net density (if any) specified in the outline development plan for that land (and, if the outline development plan does not specify a minimum net density for that land, no minimum density shall apply to that land).
 - ii. Subdivision in the following outline development plan areas shall achieve the minimum net density specified for any specific density areas defined in the outline development plan or on an approved subdivision consent granted before 15 July 2016:
 - A. Prestons Outline Development Plan Appendix 8.6.25
 - B. Wigram Outline Development Plan - Appendix 8.6.29
 - C. Yaldhurst Outline Development Plan - Appendix 8.6.28
 - iii. A subdivision shall be exempt from achieving the minimum net density required in (i) or (ii), if the following requirements are met:
 - A. the consent application nominates site(s) within the subdivision and outline development plan area (whether or not the site(s) is/are outside any areas in (i) or (ii)) for future higher density for the purpose of ensuring any shortfall in achieving the relevant minimum net density requirements under (i)-(ii) through the subdivision would be made up by future subdivision and development of the nominated site(s); and

- B. the consent application includes the written approval of each of owner of the nominated site(s) (if not the applicant) and an associated legal instrument that specifies the minimum net density for the site(s), binds all owners and the applicant, is enforceable by the Council (to the Council's reasonable satisfaction) and satisfies C hereof; and
- C. the legal instrument effectively prevents subdivision and land use at the nominated site(s) below its specified density in order to ensure that any shortfall in achieving the relevant minimum net density requirements of (i) and (ii) through the subdivision can be made up by future subdivision and development of the nominated site(s), in accordance with (iv).
- iv. The subdivision of a nominated site to which (iii)(B) applies shall achieve the minimum net density specified in the relevant legal instrument.
- c. Land area for subdivision
- i. Where the subdivision is not associated with comprehensive residential development, the land subject to the subdivision application shall have a minimum area of 4 hectares.
- ii. Where the subdivision is associated with comprehensive residential development where land use consent is being sought concurrently, the site being comprehensively developed and subdivided shall have a minimum net area of 6,000m².
- iii. Where the subdivision is associated with comprehensive residential development where land use consent has already been obtained, there is no minimum net area for the site being subdivided.
- d. Net area of allotments
- i. Allotments shall have the minimum and, where applicable, maximum net area specified in Table 8.

Table 8: Minimum and maximum net areas for allotments

	Activity	Net area
A	All subdivisions unless specified below: i. Corner allotments ii. All other allotments	Minimum 400m ² Minimum 300m ² except that 20% of allotments in the subdivision may be 180 – 299m ² in size.
B	Comprehensive residential development	Nil
C	Within the Highfield Outline Development Plan area (Appendix 8.6.26), allotments adjacent to Hills Road and Hawkins Road.	Minimum 800m ²
D	Within the Prestons Outline Development Plan area (Appendix 8.6.25), in Density A and B areas defined in the outline development plan or on an approved subdivision consent: i. Density A ii. Density B	Minimum 200m ² Maximum 250m ² Minimum 450m ²

	Activity	Net area
		Maximum 500m ²
E	Within the Wigram Outline Development Plan area (Appendix 8.6.29), in Density A and B areas defined in the outline development plan or on an approved subdivision consent: <ul style="list-style-type: none"> i. Density A <ul style="list-style-type: none"> Minimum 200m² Maximum 250m² ii. Density B <ul style="list-style-type: none"> Minimum 250m² Maximum 450m² 	
F	Within the Yaldhurst Outline Development Plan area (Appendix 8.6.28): <ul style="list-style-type: none"> i. in Density A areas defined in the outline development plan or on an approved subdivision consent: ii. Rear lane serviced allotments. 	Minimum 250m ²

e. Minimum allotments dimension

- i. The standards below do not apply in respect of comprehensive residential developments.
- ii. Corner allotments shall have a minimum dimension of 14m on road boundaries (each boundary) except where (iii) applies.
- iii. Allotments for terrace developments shall have a minimum dimension of 7m except for corner sites and end sites which shall have a minimum width of 10m.
- iv. All residential allotments with a boundary shared with public open space shall have a minimum dimension along that boundary of 10m except mid-block terrace allotments which shall have a minimum dimension along that boundary of 7m.
- v. All other allotments, other than access or rear allotments, shall have a minimum dimension of 10m on road boundaries.
- vi. In the following outline development plan areas, the standards in (ii) to (v) above do not apply and there is no minimum dimension for Density A and B areas defined either in the outline development plan or on an approved subdivision consent:
 - A. Prestons Outline Development Plan - Appendix 8.6.25
 - B. Wigram Outline Development Plan - Appendix 8.6.29
 - C. Yaldhurst Outline Development Plan - Appendix 8.6.28

f. Maximum cul-de-sac length

- i. Where there is a pedestrian connection from the cul-de-sac head to an adjacent street the maximum cul-de-sac length shall be 150m.
- ii. All other culs-de-sac shall have a maximum length of 100m.

g. Road frontage to public reserves

- i. The minimum road frontage to a public reserve to which the public has a general right of access (excluding local purpose reserves for walkways) shall be 25% of the length of the reserve perimeter.
- h. Reserve width
 - i. A reserve vested in Council for utility, pedestrian access or stormwater conveyance purposes shall have a minimum width of 8m.
- i. Walkable block size
 - i. Any block containing residential allotments shall have a publicly accessible maximum perimeter length of 800m.

8.3.3.12 Radiocommunications

- a. Any new allotment(s) within 1km of Radio New Zealand Limited's facilities on Gebbies Pass Road shall be of a size and shape to allow a permitted residential unit (or permitted commercial/industrial activity) to be located no closer than 1km from Radio New Zealand's facilities. This standard shall not apply to any subdivision carried out to enable Radio New Zealand's operations.

8.3.3.13 Residential site density – central city

- a. For any subdivision in the Residential Central City Zone, all allotments shall have a net site area that meets the minimum residential site density requirement in Rule 14.13.3.11, or as approved through land use consent.

8.4 Rules as to matters of control — subdivision

- a. When considering applications for controlled activities, the Council's power to impose conditions is restricted to the matters over which control is reserved as set out in the table in Rule 8.3.2.1 and as set out for that matter below.

8.4.1 Boundary adjustments

- a. Whether access to the sites will continue to be appropriate and safe.
- b. Whether each allotment has connections to services.
- c. Whether the allotments are of sufficient size and dimension to provide for the existing or proposed purpose or land use.
- d. The degree to which natural topography, drainage and other features of the natural environment, sites of cultural significance to Ngāi Tahu, or existing built features of significance, determine site boundaries where that is practicable.
- e. The relationship of the proposed allotments within the site and their compatibility with the pattern of the adjoining subdivision and land use activities.

8.4.2 Conversion of tenure, alteration of cross leases, company leases and unit titles

- a. Whether each title or leased area has vehicle access, and whether there is any decrease in formed width, parking spaces and size, or manoeuvring areas which materially compromises function or safety.
- b. Whether each title or leased area has access to services.
- c. Whether any title or leased area would be reduced in area or dimension in a manner which might result in a more than minor reduction in functionality in relation to outdoor living space, outdoor service space or outdoor storage space.
- d. Whether fire safety requirements can be met.
- e. Effects of works associated with the subdivision on:
 - i. surface and subsurface drainage patterns and stormwater management; and
 - ii. hydrological and geological features, both underlying and surface and on site and on adjoining sites.

8.4.3 Allotments for access, utilities, roads and reserves

- a. Whether the allotments (including any balance allotment) are of sufficient size and dimension to provide for the existing or proposed purpose.
- b. Whether any easement is required.

- c. The relationship of the proposed allotments within the site and their compatibility with the pattern of the adjoining subdivision and existing or anticipated land use activities, including in relation to safety and visibility.

8.4.4 General matters

8.4.4.1 Subdivision design

- a. Whether the allotments (including any balance allotment) are of sufficient size and dimension to provide for any existing land use or a permitted land use such as might reasonably be expected to establish on a site, and provision of access, storage space and service connections.
- b. Whether the dimensions and orientation of the allotments will ensure the capture of solar gain appropriate to the subsequent land uses.
- c. Outside the central city, whether any corner allotments have an appropriate corner rounding.
- d. The relationship of the proposed allotments within the site and their compatibility with the pattern of the adjoining subdivision and land use activities.
- e. The degree to which natural topography, drainage and other features of the natural environment, or sites of cultural significance to Ngāi Tahu, existing built features of significance, determine site boundaries where that is practicable.
- f. Whether any local purpose reserves, or easements are required, such as for services, stormwater, access, party walls, floors or ceilings, and that they are sufficiently designed for their purpose.
- g. The extent to which the subdivision design mitigates adverse effects, including reverse sensitivity to nearby National Grid or electricity distribution lines shown on the Planning Maps, Radio New Zealand Limited's Gebbies Pass Road facilities or other strategic infrastructure.
- h. In an outline development plan area, integration and connection to and within the site and whether the subdivision would preclude or discourage development in another part of the outline development plan area.
- i. The extent to which conditions are appropriate on a subdivision consent in a Residential New Neighbourhood Zone in order to give effect to the development requirements specified in the relevant outline development plan.
- j. The extent to which the subdivision in a Residential New Neighbourhood Zone is designed in accordance with the principles in 8.5.10 Residential New Neighbourhood Zone.
- k. In zones other than the Residential New Neighbourhood Zone, the extent to which a development needs to comply with any flexible element of an outline development plan, including for phasing or location of infrastructure or other internal elements; and consideration of the effects of the movement of any elements on other landowners of land located within or adjacent to the outline development plan area, or on the safe, efficient or effective operation of infrastructure.

- l. **Outside the central city, whether** the application provides allotments of a size and dimension that promotes building typologies with a high level of visual interaction with the street and other public spaces, while providing for a cohesive street scene and neighbourhood.
- m. **Outside the central city, whether** the subdivision meets the required household density target, the housing typologies proposed to meet that target and location and mix of typologies within the subdivision, including whether the typologies cater for all life stages, physical abilities, and opportunities for socio-economic diversity.
- n. In the Residential New Neighbourhood Zone, the means of achieving overall outline development plan densities as required by Policy 8.1.2.8, including the adequacy of any legal mechanism proposed to give effect to a density transfer or density staging proposal.
- o. **Outside the central city, where** the site is to be used for residential purposes, whether the application supports the provision of residential allotments which would allow garaging and parking to be secondary to habitable spaces both with respect to size and expression of form, and which are able to be incorporated into the overall building design especially when accessed directly from the street.
- p. Whether fire safety requirements are met in relation to the conversion of existing residential units into multiple residential units.
- q. **Outside the central city, the extent to which** the subdivision design and construction allows for earthworks, buildings and structures to comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).

8.4.4.2 Hazard constraints

- a. For any site that has been identified as contaminated or potentially contaminated, whether the site is safe for habitation, and the adequacy of any proposed mitigation and remediation.
- b. The extent to which any hazard or geotechnical constraints exist on the land and the appropriateness of measures to reduce risk, including liquefaction, flooding, rockfall, cliff collapse and other matters addressed in Chapter 5 (Natural Hazards).

8.4.4.3 Servicing and infrastructure

- a. Whether each allotment has appropriate servicing and connections to water supply, wastewater disposal, stormwater management systems and other services; whether it is necessary to provide or upgrade services or utilities to enable the site to be serviced, and whether the design, location, capacity, type and construction of services and infrastructure, including the suitability of the proposed water supply for fire-fighting purposes, and any required infrastructure upgrades, are acceptable to the Council.
- b. Whether the electricity and telecommunications supply and connection to any new allotment(s) are appropriate and provide adequate capacity, including whether it is appropriate to require additional space for future connections or technology and whether any ducting or easements are required to achieve connection.
- c. Whether appropriate provision is made for onsite storm water treatment or connection to a catchment based treatment network.

- d. **Outside the central city,** the contribution of proposals towards the development of an integrated naturalised surface water network of soil absorption, sedimentation and detention basins, wet-ponds, swales and/or wetlands to treat and manage surface water and avoid (where practicable) a proliferation of smaller facilities.
- e. **Outside the central city,** the extent to which the construction or erection of utilities for servicing a site incorporate and/or plant appropriate indigenous vegetation.
- f. **Outside the central city,** whether any proposed ponding area will be attractive to birdlife that might pose a bird strike risk to the operation of Christchurch International Airport Limited.
- g. **Outside the central city, where** wastewater capacity is close to reaching a limit, whether to reduce the lapsing period of the subdivision consent below five years to enable that capacity to be utilised by others if the development opportunity that is the subject of the consent is not implemented.
- h. The ability for maintenance, inspection and upgrade of utilities and infrastructure occur, including ensuring continued access for the same.
- i. The extent to which the design will minimise risk or injury and/or property damage from utilities or infrastructure.
- j. The extent to which potential adverse effects of electricity lines, including visual impacts, are mitigated, for example through the location of building platforms and landscape design.
- k. The suitability of the proposed water supply for fire-fighting purposes (the Council may obtain a report from the Chief Fire Officer), including the extent of compliance with SNZ PAS:4509:2008 in respect of the health and safety of the community, including neighbouring properties.
- l. The extent to which conditions are appropriate on a subdivision consent in a Residential New Neighbourhood Zone in order to give effect to the development requirements specified in the relevant outline development plan.
- m. In zones other than the Residential New Neighbourhood Zone, the extent to which a development needs to comply with any flexible element of an outline development plan, including for phasing or location of infrastructure; and consideration of the effects of the movement of any elements on other landowners of land located within or adjacent to the outline development plan area, or on the safe, efficient or effective operation of infrastructure.
- n. Within the Lyttelton Port Influences Overlay, the imposition of an appropriate, volunteered condition prohibiting noise sensitive activities on the allotments, to be complied with on a continuing basis, for the purpose of incorporation into a consent notice to be issued by the Council.

8.4.4.4 Transport networks

- a. Whether the provision, location, design, safety and efficiency of any road, frontage road, access (including access for fire-fighting), pedestrian access way, service lane, cycle way/route/lane, corner rounding, intersections, landscaping or parking area including the formation and construction, is suited to the development it serves and is acceptable to the Council.
- b. Whether service lanes, cycleways and pedestrian access ways are required or appropriate and are located and constructed in a safe and efficient manner.

- c. Whether the subdivision layout and road network supports walking, cycling and public transport, including access to reserves, facilities, commercial areas, public transport facilities.
- d. Whether provision of a cycleway or pedestrian access way encourages active modes of transport, including to community facilities.
- e. Any works or upgrades to the Council's road network required, including in relation to any network utility, state highway or rail line.
- f. In the case of multiple site subdivision where parking is provided as a common facility, whether that parking area has appropriate access to a formed road and has an appropriate layout and number of parking spaces.
- g. For the Industrial General Zone (Stanleys Road) and Industrial Park Zone (Tait Campus): the extent of the developer's contribution to the costs of Wairakei/Wooldridge Roads intersection upgrading will be agreed with the Council in accordance with the Council Development contribution Policy, which may include a Private Developer Agreement.
- h. The extent to which conditions are appropriate on a subdivision consent in a Residential New Neighbourhood Zone in order to give effect to the development requirements specified in the relevant outline development plan.
- i. In zones other than the Residential New Neighbourhood Zone, the extent to which a development needs to comply with any flexible element of an outline development plan, including for phasing or location of internal elements; and consideration of the effects of the movement of any elements on other landowners of land located within or adjacent to the outline development plan area, or on the safe, efficient or effective operation of transport networks.

8.4.4.5 Open space, reserves and recreation (including esplanade reserves, strips or additional land)

Outside the central city:

- a. The need, type, location and layout of any land to be provided for reserves for open space and recreation purposes, including whether an active frontage is provided and any requirements for the formation of that land prior to it vesting in the Council, where applicable.
- b. The degree to which the subdivision encourages active frontages to reserves for open space and recreation purposes.
- c. The provision and/or width of an esplanade reserve or esplanade strip.
- d. The manner in which the subdivision responds, in particular, to the place making and context, block layout, and relationship to street and public open spaces.
- e. Any impact of subdivision works on land for open space and recreation, on sites or areas of significance to tangata whenua, or on waterways, springs, any cultural landscape identified in the District Plan, indigenous biodiversity, mahinga kai and the coastline.
- f. The need for land to be set aside and vested in the Council as a reserve for open space and/or recreation where it will provide for one or more of the following:

- i. land for a local neighbourhood park, accessible to the user population and of a size adequate to accommodate children's play equipment, substantial tree plantings and open space;
 - ii. a linkage or potential linkage along or to significant natural features, or between other areas of public open space and community facilities;
 - iii. protection and enhancement of significant mature trees, significant areas of indigenous vegetation, margins of waterways or other significant natural features;
 - iv. protection or enhancement of historic or cultural features of significance to the population;
 - v. a usable area of open space for planting as visual relief from a built or highly developed environment;
 - vi. a flat usable area of land for district sports fields, accessible with full road frontage, and of a size adequate to accommodate at least two rugby-sized sports fields and associated user facilities and training field, tree planting, a playground and open space required for other recreation activities;
 - vii. recognition of Ngāi Tahu cultural values, historic and contemporary identity associated with sites of Ngāi Tahu cultural significance and any cultural landscapes identified in the District Plan where appropriate; and
 - viii. smaller sized public spaces that allow for community interaction, including seating and planted areas.
- g. Whether appropriate mechanisms are in place to ensure the maintenance of open space areas and reserves not being vested in Council.
- h. The extent to which conditions are appropriate on a subdivision in a Residential New Neighbourhood Zone in order to give effect to the development requirements specified in the relevant outline development plan.
- i. In zones other than the Residential New Neighbourhood Zone, the extent to which a development needs to comply with any flexible element of an outline development plan, including for phasing or location of internal elements; and consideration of the effects of the movement of any elements on other landowners of land located within or adjacent to the outline development plan area, or on the safe, efficient or effective operation of open space and reserves.

8.4.4.6 Natural and cultural values

- a. The extent to which springs are protected, maintained and enhanced, including in relation to ecological, cultural and amenity values and the extent to which the development provides for pathways, for the water to flow from the spring head, that have regard to the existing natural flow path.
- b. Any adverse effects of the proposal on the quality of surface and ground water, mahinga kai, including within waterways, on drainage to, or from, adjoining land, existing drains, waterways, and/or ponding areas.

- c. The extent to which the proposal would protect and provide for the flood storage and conveyance capacity of waterways, or on drainage to, or from, adjoining land, existing drains, waterways, and/or ponding areas.
- d. The extent to which the proposal manages erosion and sediment discharge to waterways.
- e. Recognition of Ngāi Tahu's history and identity and cultural values.
- f. The extent to which Ngāi Tahu cultural values associated with waterways, springs, indigenous biodiversity and mahinga kai are protected.
- g. The manner in which the subdivision responds to sites and areas identified in Chapter 9 (Natural and Cultural Heritage).

[These matters may be re-visited following the Natural and Cultural Heritage Hearing]

8.4.4.7 Consent notices

- a. The requirement for any consent notice where a condition is to be complied with on a continuing basis.

8.4.5 Additional matters — industrial zones

- a. Industrial Park Zone (Awatea)
 - i. The adequacy of site investigation.
 - ii. The risk to the health and safety of any persons.
 - iii. The suitability of remedial and/or site management measures to be undertaken to make the site suitable for the intended purposes and to ensure the protection of mahinga kai, water, and ground water quality during the remediation process.
 - iv. Whether the subdivision disposes of wastewater to Council's reticulated system and the capacity of that system.
- b. Industrial General Zone (Waterloo Park)
 - i. The use of conditions to require implementation of the planting plan along the full frontage of Pound Road (including that area covered by Appendix 16.6.2 Industrial General Zone (Waterloo Park)), prior to the issue of a Section 224 certificate.
 - ii. The Pound Road frontage affected by a proposed road realignment shall be subject to a condition that planting is not implemented until such time as the final location of the realignment is confirmed and the road is constructed.
 - iii. Whether the landscape plan appropriately identifies plant species, density of planting, and the planting and maintenance programme - including irrigation, weed control and replacement of dead and diseased plants.
 - iv. For any application to create new allotments for commercial or industrial activities which are located wholly between Pound Road and the internal road immediately to the east of Pound Road (as shown on Chapter 16 Appendix 16.6.2, whether the application is accompanied by a landscape plan for:

- A. the area of land identified the Chapter 16 Appendix 16.6.2 requiring specific landscape treatment and whether the plan submitted is in accordance with the design shown on the outline development plan;
 - B. the balance of any new allotment frontage areas located within 10m of the Pound Road boundary that are not already covered by the specific landscape plans required at (a) above;
 - v. Conditions on implementation need not be imposed on the portion of frontage subject to Chapter 16 Appendix 16.6.2 if planting in full accordance with Appendix 16.6.2 has already been established.
 - vi. These conditions should also require that such landscaping be irrigated for a minimum of five years from the time of planting to ensure the landscaping is able to become established.
 - vii. The extent to which the proposed landscape treatment will be effective in softening and / or screening any future buildings and creating a quality rural/urban interface as viewed by users of Pound Road and occupiers of the adjoining land.
 - viii. The extent to which the proposed landscape treatment includes a mix of canopy specimen trees and under planting and contributes to indigenous biodiversity.
 - ix. The number and spacing of specimen trees. In general this should meet the minimum criteria set out in Chapter 16 Rule 16.2.4.2.2 (Landscaped areas).
 - x. The extent to which the proposed landscape design will ultimately achieve a consistent and high quality landscape treatment along the entire Industrial General Zone frontage of Pound Road. In general this shall include:
 - A. a predominance of evergreen species with a lesser proportion of deciduous specimen trees;
 - B. adoption of a sustainable planting and maintenance plan which minimises energy inputs such as irrigation and fertiliser;
 - C. a planting pattern and species choice that it is simple and bold so as to provide design continuity and consistency and is in general accordance with the landscaping shown on Chapter 16 Appendix 16.6.2;
 - D. the use of plants that are readily available;
 - E. the use of plants that are adapted to local soils, namely Templeton soil type;
 - F. the use of plants that are naturally drought and disease resistant;
 - G. a planting pattern and density of plants that will result in a landscape outcome that is aesthetically pleasing with no avoidable gaps; and
 - H. trees are able to attain sufficient height to soften the appearance of buildings.
 - xi. The design and layout of the subdivision and whether the subdivision is in accordance with Chapter 16 Appendix 16.6.2.
- c. Industrial Heavy Zone (South West Hornby)
- i. The extent to which the development has an adverse effect on the function, capacity and safety of the internal and adjoining road network.

- ii. The extent to which the measures for mitigating the effects of development support a comprehensive and integrated approach to development of the South West Hornby industrial area.
- iii. The extent to which the development affects the construction and future operation of the Movement network as shown on the outline development plan, including whether it provides opportunities for walking, cycling and public transport use.

8.4.6 Additional matters — rural zones

- a. The inclusion of a consent notice on the title or balance to limit the ability for further subdivision additional residential units or to protect open rural character, areas of significant indigenous vegetation and significant habitats of indigenous fauna, ecological corridors, sites of Ngāi Tahu cultural significance, public access connections to the coast or connections to public walking/cycling networks including alignment with the Christchurch City Council Public Open Space Strategy 2010-2040, and the positive effects of the protection of the allotment.
- b. The extent to which an identified building area can be accommodated within the proposed allotment and its location in relation to surrounding land uses, rural character, sites of cultural significance, sites of ecological significance, significant or outstanding natural features or landscapes.
- c. The extent to which clustering or grouping development is beneficial to the continuation of rural productive activities, including the ability to use versatile soils, and to manage adverse effects on areas of outstanding natural landscapes and the elements of natural character such as indigenous vegetation, landform, waterways and wetlands.
- d. The visual impact of buildings, development and associated works and the extent to which additional restrictions on location, scale and design of buildings are necessary.
- e. The extent to which the subdivision will lead to development of sensitive activities that will increase the potential to create reverse sensitivity effects in relation to the ability to utilise land for rural productive activities and in relation to surrounding permitted and existing activities.
- f. The benefits of consolidation of smaller titles to create larger allotments.
- g. The extent to which the proposal is consistent with the objectives and policies of Chapter 17 Rural.
- h. Whether the layout of the subdivision provides for allotments that result in sufficient separation between buildings, particularly residential buildings and curtilage, to maintain rural character relevant to the surrounding area and zone and avoids a form of development that results in a character of residential large-lot development.

8.4.7 Additional matters — coastal environment

- a. The nature, extent and implications of coastal hazards relevant to the site.
- b. The effectiveness of any coastal hazard mitigation works proposed.

- c. The design of proposed works including buildings, coastal hazard mitigation works, and access roads.
- d. The nature of any existing or proposed coastal hazard mitigation or earthworks, engineering design, and their effects on safety and vulnerability of the site and adjacent sites.
- e. The effects of development on surface and subsurface drainage patterns and stormwater management.
- f. The adequacy of drainage and sediment control measures.
- g. The ability of the site to accommodate stable, accessible and serviceable identified building area.
- h. The extent to which the works will lead to removal of vegetation, topsoil or sand, or the modification of ecosystems or natural character, or adverse landscape and visual effects.
- i. The extent to which the activity or works would impact on public or recreational access, where available.
- j. The effects of any development on public access to and along the landward boundary of the coastal marine area.

8.4.8 Additional matters — character areas

- a. Whether the site size retains the special characteristics of the area including:
 - i. the distinctive topographic qualities and landforms or features that contribute to landscape quality and built form of the area.
 - ii. the form, pattern and grain of subdivision, including the size of sites.
 - iii. the ability to achieve the characteristic balance of buildings to open space across the site.
 - iv. the retention of large scale mid block vegetation and tree planting.
 - v. the continuity and coherence of the area.
 - vi. provision of a front yard building setback which is consistent with the pattern of the Character Area and which is available for tree and garden planting rather than garaging, car parking and manoeuvring.
 - vii. the ability to locate a dwelling on the site that achieves the architectural characteristics of the Character Area, including the relationship to the street.

8.4.9 Additional matters — Specific Purpose (Golf Resort) Zone at Christchurch Golf Resort

- a. Whether the location of an identified building area is fully contained within the boundaries of the Resort Community and Academy Activity Areas.
- b. Whether it is appropriate to require a legal instrument be registered against the head title securing public pedestrian access over the access track identified in the Concept plan.

- c. Whether it is appropriate to require a legal instrument be registered against the head title securing a bridleway from the Styx River to Spencerville Road, as shown on the outline development plan.

8.4.10 Additional matters — Cashmere and Worsleys Development Plan area

- a. Whether upgrades to the road network and access restrictions shown on the Outline development plan are necessary, including:
 - i. Whether access onto Shalamar Drive from the outline development plan should be restricted.
 - ii. Whether Worsleys Road should be realigned in accordance with the "Required Roads" shown in Appendix 8.6.7
 - iii. Whether the Hoon Hay, Cashmere and Worsleys Roads intersection requires upgrading (refer to Appendix 8.6.7).

8.4.11 Additional matters — Moncks Spur Development Plan area

- a. Whether upgrades to the road network and access restrictions shown on the outline development plan are necessary, including:
 - i. Whether access via Horizon Heights (Lot 7, DP 64814) is necessary and appropriately secured and vested.
 - ii. Whether it is appropriate to form and vest in the Council a continuous through road from Mt. Pleasant Road between the intersections with Moncks Spur Road and Major Hornbrook Road to Horizon Heights.

8.5 Rules as to matters of discretion — subdivision

- a. When considering applications for restricted discretionary activities, the Council's power to grant or decline consent is restricted to the matters over which discretion is specifically restricted for that purpose in the table in Rule 8.3.2.2 and as are set out for those matters in Rule 8.5 below.
- b. When considering applications for restricted discretionary activities, the Council's power to impose conditions on the consent is restricted to the matters over which discretion is specifically restricted for that purpose in the table in Rule 8.3.2.2 and as are set out for those matters in Rule 8.4 (matters of control to be treated as matters of discretion) and Rule 8.5 below.

8.5.1 Boundary adjustments

- a. Whether access to the sites will continue to be appropriate and safe.
- b. Whether each allotment has connections to services.
- c. Whether the allotments are of sufficient size and dimension to provide for the existing or proposed purpose or land use.
- d. The degree to which natural topography, drainage and other features of the natural environment, sites of cultural significance to Ngāi Tahu, or existing built features of significance, determine site boundaries where that is practicable.
- e. The relationship of the proposed allotments within the site and their compatibility with the pattern of the adjoining subdivision and land use activities.

8.5.2 Property access

- a. The location, safety and efficiency of any access, including whether the location, formation and construction is suited to the development it serves, and whether any associated works or upgrades are required.
- b. The provision of vehicular access to all properties, including for fire fighting purposes, unless topography of the ground prevents such access to any part of the site (including non-contiguous areas of a site).
- c. In case of multiple site subdivision where parking is provided as a common facility, whether that parking area has appropriate access to a formed road.
- d. The safety and efficiency of state highways, limited access roads and rail corridors.

8.5.3 Roads

- a. Whether the provision, location, design, safety and efficiency of any road, frontage road, corner rounding, intersections or landscaping, including the formation and construction, is suited to the development it serves.
- b. Whether new roads or upgrades to existing roads are required, including in relation to any network utility, state highway or rail line.
- c. Whether new roads are appropriately routed and integrate safely and efficiently with the existing road network.
- d. Whether new or upgraded roads are satisfactorily designed and constructed, including providing a safe environment for road users and pedestrians, and are acceptable to the Council.
- e. Whether subdivision layout and new or upgraded roads provide for public transport, cycling and walking, where appropriate, including access to reserves, facilities, commercial areas, and public transport facilities.

8.5.4 Service lanes, cycleways and pedestrian access ways

- a. Whether service lanes, cycleways and pedestrian access ways are required or appropriate, and whether their provision, location, design, safety and efficiency, including the formation and construction, is suited to the development it serves.
- b. Whether the subdivision layout and access network supports walking, cycling and public transport, including access to reserves, facilities, commercial areas, public transport facilities.
- c. Whether provision of a cycleway or pedestrian access way encourages active modes of transport, including to community facilities.
- d. Whether service lanes, cycleways and pedestrian access ways are satisfactorily designed and constructed, including providing a safe environment for road users and pedestrians, and are acceptable to the Council.

8.5.5 Esplanade reserves, strips or additional land

- a. The appropriateness of esplanade provision where the subdivision is a minor boundary adjustment, for minor additions to existing cross lease or unit titles, a reallocation of accessory buildings to different units, or is necessary because garages are erected in locations shown on earlier survey plans for an existing cross lease or unit title, where an existing strip agreement is varied or where no additional sites are being created by the subdivision.
- b. The provision and / or width of an esplanade reserve or esplanade strip, having regard to:
 - i. the existing or anticipated development, water quality, habitats, ecological or natural values, conservation values, wāhi tapu, mahinga kai, customary access and other taonga, topography and landscape;
 - ii. public safety or the security of property;
 - iii. recreational use;

- iv. the existence or mitigation of natural hazards; and
 - v. any existing or proposed reserve or access to that reserve;
- c. Whether the costs of the provision and maintenance of a 20 metre wide esplanade reserve or esplanade strip are more than the potential public benefits of the purposes of esplanade reserves or strips.
- d. Whether an access strip may be required by Council where an esplanade reserve exists or is proposed that does not have public access.
- e. Whether, under section 230 of the Resource Management Act, the Council might waive a requirement for an esplanade reserve or esplanade strip where there is:
- i. adequate alternative public access; or
 - ii. adequate means of protecting water quality and conservation values; or
 - iii. adequate provision for public recreational use of the area of coast, river or lake in question; or
 - iv. where a site is being subdivided for the sole purpose of creating a utility allotment; or
 - v. provision of land for open space and recreation

8.5.6 Springs

[deferred]

8.5.7 Servicing

- a. Whether each allotment has appropriate servicing and connections to water supply, wastewater disposal, stormwater management systems and other services, whether it is necessary to provide or upgrade services or utilities to enable the site to be served, and whether the design, location, capacity, type and construction of services and infrastructure, including the suitability of the proposed water supply for fire-fighting purposes, and any required infrastructure upgrades, are acceptable to the Council.
- b. Whether appropriate provision is made for onsite stormwater treatment and disposal, or connection to a catchment based treatment network.
- c. Any impact of the provision or operation of service utilities or infrastructure on sites or areas of significance to tangata whenua or on waterways and the coastline.
- d. Any adverse effect on public health.
- e. Where a reticulated system is not immediately available but is likely to be in the near future, the appropriateness of temporary systems.
- f. Where infrastructure serving the land has been damaged by earthquakes; whether the infrastructure is performing, serviceable and functional.
- g. Whether there is the ability for allotments to appropriately connect to an electrical supply system and a telecommunications network.

- h. The suitability of the proposed water supply for fire-fighting purposes (the Council may obtain a report from the Chief Fire Officer), including the extent of compliance with SNZ PAS:4509:2008 in respect of the health and safety of the community, including neighbouring properties.
- i. Whether the subdivision impacts on strategic infrastructure, including its ongoing operation, development and maintenance, and any potential for adverse effects on that infrastructure (including management of potential reverse sensitivity effects).
- j. In the central city, the extent to which innovative solutions to reduce the extent of stormwater run-off are appropriate and the functionality of those solutions.

Notes:

- 1. National Grid transmission lines and strategic electricity distribution lines are shown on planning maps.
- 2. The Council will consult the network utility operator or line owner where an application proposes to subdivide land within the transmission corridors.

8.5.8 Flood Management Area

- a. Whether the subdivision includes measures that will reduce susceptibility to flooding.
- b. Whether the subdivision would have an impact on adjoining land in terms of flooding, and any measures to mitigate that impact.
- c. The extent to which flood hazard areas will impinge on the intended activities on any allotment.

8.5.9 Compliance with outline development plans and density

- a. For subdivision in a residential zone, whether the subdivision precludes the required household density target to be met across residential development areas of the outline development plan area, including the housing typologies required to meet that target, and whether the typologies cater for all life stages, physical abilities, and opportunities for socio-economic diversity.
- b. Whether the subdivision precludes or discourages development in another part of the outline development plan area.
- c. Whether the subdivision integrates and connects appropriately to other parts of the outline development plan area, and the surrounding area, and any layering diagrams.
- d. Whether the proposed layout is practicable and provides for the existing or intended purpose or land use.
- e. Whether the potential effects of natural hazards will be appropriately avoided or mitigated.
- f. The extent to which the subdivision affects the ability of any future subdivision stages by other landowners in the outline development plan area to be in accordance with the outline development plan.
- g. The extent to which a development complies with any fixed or flexible elements of an outline development plan, or with the development requirements of an outline development plan in a

Residential New Neighbourhood Zone, including for phasing or location of infrastructure or other internal elements; and consideration of the effects of the movement of any elements on other landowners of land located within or adjacent to the outline development plan area, or on the safe, efficient or effective operation of infrastructure.

8.5.10 Additional matters — Residential New Neighbourhood Zone

Integration, context and placemaking

- a. Whether the subdivision integrates with the existing context including retention of existing natural and built features, adjacent patterns of development and potential visual and physical connections.
- b. Whether the subdivision responds to and complements the design and layout of adjacent blocks, streets and open spaces.
- c. Whether the subdivision provides for adjoining land within the outline development plan to be developed in accordance with Residential New Neighbourhood standards and the outline development plan.
- d. Whether the subdivision contributes to the sense of place envisaged in the outline development plan, drawn from its context and delivered through the block, street and open space layout, to the configuration of allotments and elements of the open space.

Subdivision design (including provision for range of housing types)

- e. Whether the subdivision provides allotments that will enable diversity of housing types.
- f. Whether the subdivision provides allotments that are orientated to provide for solar gain.
- g. Whether the subdivision distributes allotments for higher density building typologies to support community and commercial facilities and public transport, and create a critical mass of activity and focus for development, and provide a logical and legible development form.
- h. Whether the subdivision locates larger allotments on corner sites to provide for larger scale building typologies to assist neighbourhood legibility.
- i. Whether the subdivision has dimensions and orientation which will provide for efficient vehicle access and parking that is safe for pedestrians and cyclists, and that does not compromise the quality of current or future public or private space.
- j. Whether the subdivision provides allotments that retain the central areas of blocks for open space or shared vehicle accesses.
- k. Whether the subdivision provides an allotments pattern that will promote complementary housing typologies to protect the privacy and outlook of adjacent sites and existing residential properties.
- l. Whether the subdivision provides an allotments pattern that will promote a consistent built interface with the street and minimises the use of rear allotments.

Movement networks

- m. Whether the subdivision provides for a comprehensive network of vehicle, cycle and pedestrian routes that provide, maintain or enhance safe and efficient physical and visual links within the neighbourhood and to surrounding neighbourhoods.
- n. Whether the subdivision includes road widths which are sufficient for the current and any identified future function of the road.
- o. Whether the subdivision includes road design which contributes toward a speed environment that is compatible with street function and adjacent land uses.
- p. Whether the subdivision minimises the use of rights of way.

Public spaces (including interaction between private and public spaces)

- q. Whether the subdivision provides public open space that can incorporate large scale tree planting, and low impact design features.
- r. Whether the subdivision provides allotments that enable a high level of visual interaction with the street and other public open spaces, without unnecessary visual barriers.
- s. Whether the subdivision promotes a cohesive street scene and neighbourhood.

8.5.11 Conversion of tenure, alteration of cross leases, company leases and unit titles

- a. Whether each title or leased area has vehicle access, and whether there is any decrease in formed width, parking spaces and size, or manoeuvring areas which materially compromises function or safety.
- b. Whether each title or leased area has access to services.
- c. Whether any title or leased area would be reduced in area or dimension in a manner which might result in a more than minor reduction in functionality in relation to outdoor living space, outdoor service space or outdoor storage space.
- d. Whether fire safety requirements can be met.
- e. Effects of works associated with the subdivision on:
 - i. surface and subsurface drainage patterns and stormwater management.
 - ii. hydrological and geological features, both underlying and surface and on site and on adjoining sites.

8.5.12 Allotment net area and dimensions

- a. Whether the allotments (including any balance allotment) are of sufficient size and dimension to provide for any existing land use or a permitted land use such as might reasonably be expected to establish on a site, and provision of access, storage space and service connections.
- b. Whether the dimensions and orientation of the allotments will ensure the capture of solar gain appropriate to the subsequent land uses.

- c. Whether any corner allotments have an appropriate corner rounding.
- d. The relationship of the proposed allotments within the site and their compatibility with the pattern of the adjoining subdivision and land use activities.
- e. The degree to which natural topography, drainage and other features of the natural environment, or sites of cultural significance to Ngāi Tahu, existing built features of significance, determine site boundaries where that is practicable.
- f. Whether fire safety requirements are met in relation to the conversion of existing residential units into multiple residential units.
- g. Where the subdivision is located in the Residential Central City Zone, and does not meet the minimum site density requirement in Rule 14.13.3.11, whether it is demonstrated that a net density of 50 households per hectare can be achieved through other mechanisms, or the site has qualities that mean the density requirements cannot be met.

8.5.13 Natural and cultural heritage

[deferred to Natural and Cultural Hearing]

8.5.14 All rural zones

- a. In considering whether or not to grant subdivision consent, the Council shall have regard to the matters in 8.4.6 Additional matters - rural zones.

8.5A Rules — Earthworks

8.5A.1 Notification

1. Any application arising from non-compliance with standards in Rule 8.5A.2 may be limited notified, but shall not be publicly notified. Applications arising from Rule 8.5A.2.3 NC1 will be notified to Transpower New Zealand Limited or Orion New Zealand Limited (where relevant) (absent written approval).

Notes.

1. The consent of the Regional Council may be required for earthworks activities, including those in, on, under or over the bed of a river, as well as vegetation clearance, deposition over an aquifer and earthworks in erosion prone areas.
2. The Council's Cleanfill Licensing Bylaw 2008 includes requirements for the disposal of soils.
3. The Council's Water, Wastewater and Stormwater Bylaw 2014 includes requirements for the protection of waterways.
4. Part I of the Heritage New Zealand Pouhere Taonga Act 2014 states that no work may be undertaken on an archaeological site (whether recorded or unrecorded) until an archaeological authority to destroy, damage or modify a site has been granted by the Heritage New Zealand Pouhere Taonga in accordance with that Act.
5. Attention is drawn to the Mahaanui Iwi Management Plan 2013 (including the Accidental Discovery Protocol), Te Whakatau Kaupapa, and the Ngai Tahu Freshwater Policy.
6. Resource consent may be required for earthworks under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. In particular the NES applies to earthworks associated with the removal or replacement of fuel storage tanks, earthworks associated with sampling or disturbance of land identified in the Listed Land Use Register held by Canterbury Regional Council. In these instances, the NES applies instead of the District Plan provisions.

8.5A.2 Activity status tables

8.5A.2.1 Permitted activities

The activities listed below are permitted activities if they meet the activity standards set out in the following table.

Activities may also be restricted discretionary or non-complying as specified in Rules 8.5A.2.2 and 8.5A.2.3.

Activity	Activity Standard
<p>P1 Earthworks:</p> <p>a. outside a Flood Management Area or Flood Ponding Area; and</p> <p>b. not for the purpose of the repair of land used for residential purposes and damaged by earthquakes</p> <p>Clarification:</p> <p>1. Refer to Chapter 5 for earthworks within a Flood Management Area or Flood Ponding Area.</p> <p>2. Refer to P2 for earthworks for the purpose of the repair of land used for residential purposes and damaged by earthquakes</p>	<p>i. Earthworks shall not exceed the volumes in Table 9 over any 12 month time period.</p> <p>ii. Earthworks in zones listed in Table 9 shall not exceed a maximum depth of 0.6m, other than in relation to farming activities, quarrying activities or permitted education activities.</p> <p>iii. Earthworks shall not occur on land which has a gradient that is steeper than 1 in 6.</p> <p>iv. Earthworks involving soil compaction methods which create vibration shall comply with DIN 4150 1999-02 and compliance shall be certified through a statement of professional opinion provided to the Council from a suitably qualified and experienced chartered or registered engineer.</p> <p>v. Earthworks involving mechanical or illuminating equipment shall not be undertaken outside the hours of 0700 – 1900 in a Residential Zone.</p> <p>Clarification: between 0700 and 1900 hours, the noise standards in Chapter 6 Rule 6.1.4.2.3 and the lux thresholds at Chapter 6 Rule 6.3.2.3.1 both apply.</p> <p>vi. Earthworks involving mechanical equipment, other than in residential zones, shall not occur outside the hours of 0700 and 2200 except where compliant with NZS6803:1999.</p> <p>Clarification: between 0700 and 2200 hours, the noise standards in Chapter 6 Rule 6.1.4.2.3 apply except where NZS6803.1999 is complied with, and the lux thresholds in Chapter 6 Rule 6.3.2.3.1 apply.</p> <p>vii. Fill shall consist of clean fill.</p> <p>viii. The activity standards listed in Rule 8.5A.2.1 P3, P4 and P5.</p> <p>Notes:</p> <p>A. the Erosion and Sediment Control Guidelines (prepared by Environment Canterbury) may be of assistance in terms of the design and location of any filter.</p> <p>B. The Natural Resources Regional Plan and Land and Water Regional Plan include provisions for earthworks in riparian margins and the Port Hills respectively and provisions in relation to dust control.</p> <p>C. The Council's Water Supply, Wastewater and Stormwater Bylaw 2014 applies.</p>
<p>P2 Earthworks for the purpose of the repair of land used for residential</p>	<p>a. The earthworks shall:</p>

Activity	Activity Standard
<p>purposes and damaged by earthquakes.</p> <p>Clarification</p> <p>1. For the purposes of this rule, “repair of land used for residential purposes damaged by earthquakes” does not include repair of land on the Port Hills or Banks Peninsula. It does include all other residential land whether or not an EQC payment has been made and residential land which was unimproved when damage occurred. Refer to Appendix 2.2 of Chapter 2.</p>	<ul style="list-style-type: none"> i. only occur in a zone listed in Table 10 Earthworks for the purpose of land repair; and ii. be commenced prior to the expiry of this rule on 31 December 2018. <p>b. Where the land repair and earthworks are not designed, supervised or certified by a Chartered Professional Engineer with experience in geotechnical engineering or Professional Engineering Geologist (IPENZ Registered), any filling, excavation or disturbance of soils shall not exceed the requirements of Table 10.</p> <p>c. Where the land repair and earthworks are designed, supervised and certified by a Chartered Professional Engineer with experience in geotechnical engineering or Professional Engineering Geologist (IPENZ Registered), any earthworks shall meet the following requirements:</p> <ul style="list-style-type: none"> i. The site or part of the site shall not be located within a silent file (as shown in the Mahaanui Iwi Management Plan), or statutory acknowledgement area. ii. Not more than 80m³ of grout shall be used per site. iii. Land repair works involving soil mixing aggregate piers, or grout shall not occur within 1.0m of a boundary. iv. At least 3 working days prior to commencing any work on the site (including stockpiling and preparatory works): <ul style="list-style-type: none"> A. written notice shall be provided to the Council informing of the location of the land repair and the name and contact details of the supervising engineer; B. written notice shall be provided to any occupier of a residential unit adjoining the land repair site to inform the occupier that the works will be taking place, the expected duration of the works and of the contact details of the site supervisor; and C. a sign shall be erected at the front of the property which includes the name and contact details of the site supervisor. v. A statement of professional opinion completed by a suitably qualified and experienced Chartered Professional Engineer with experience in geotechnical engineering or Professional Engineering Geologist (IPENZ Registered) shall be provided to the Council within 3 months of the land repair being completed to the effect that the works meet all applicable standards and requirements and are suitable for their intended purpose. The statement

Activity	Activity Standard
	<p>will include as-built plans of the works.</p> <p>vi. Depth of fill above ground level shall meet the requirements for the repair of land damaged by earthquakes within Flood Management Areas as specified in Chapter 5 (Natural Hazards).</p> <p>d. General standards</p> <p>i. There shall be no earthworks within 3m of any utility waterway to be piped or 5m of any open utility waterway.</p> <p>Note: Consent may be required from Canterbury Regional Council for earthworks within 10m of other rivers and lakes and 20m of the coast. Refer to the Land and Water Regional Plan, Rules 8.5.2, 9.5.6 and 11.5.1.</p> <p>ii. [placeholder – Stage 3]</p> <p>iii. All filling greater than 0.3m in depth shall be in accordance with New Zealand Standard NZS 4431:1989 Code of Practice for Earth Fill for Residential Development. Certification is not required except as specified in (c)(v) above.</p> <p>iv. All land repair works are to be managed in accordance with New Zealand Standard NZS 6803:1999 Acoustics - Construction Noise and DIN 4150 1999-02 Structural Vibration.</p> <p>v. Land repair works involving mixing or insertion of grout shall not involve:</p> <p>A. mixtures with a flow time that is greater than 30 seconds when tested in accordance with the grout flow test at NZS 3112: Part 1: 1986 (Test 3) or a flowable concrete/grout including cement and inert additives which exceed a diameter of 300mm when tested in accordance with inverted cone test in NZS 3112: Part 1: 1986 (Test 11) except for in-situ mixing; or</p> <p>B. pressurised injection of grout into the ground.</p> <p>vi. A. Where grout is deposited into land using in-situ mixing the grout shall be mixed evenly through the augured soil column and the percentage of grout within the augured soil column shall not exceed 20%; or</p> <p>B. Where grout is deposited into land using methods other than in-situ mixing, the percentage of cement in the dry grout mixture shall not exceed 30%.</p> <p>vii. Land repair materials shall consist only of:</p> <p>A. soil, gravel, rocks, concrete, sand, silt (such as</p>

Activity	Activity Standard
	<p>exists on site already), or clean, inert material;</p> <p>B. cement and/or bentonite grout including inert additives; or</p> <p>C. timber foundation piles.</p> <p>D. and shall not:</p> <p>E. include or disturb putrescible, pollutant, inflammable or hazardous components; and/or</p> <p>F. include fill which comprises more than 5% vegetation of any load by volume.</p> <p>viii. Land repair works, other than dust and sediment control measures, shall not be undertaken outside of the hours of 7.30am to 6.00pm Monday to Friday and 8.00am to 5.00pm on Saturday. No works shall occur on public holidays.</p> <p>ix. The activity standards listed in Rule 8.5A.2.1 P3, P4 and P5.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The Erosion and Sediment Control Guidelines (prepared by Environment Canterbury) may be of assistance in terms of the design and location of any filter. 2. The Natural Resources Regional Plan and Land and Water Regional Plan include provisions for earthworks in riparian margins and the Port Hills respectively and also provisions in relation to dust control. 3. The Council's Water Supply, Wastewater and Stormwater Bylaw 2014 is applicable. <p>In addition to the exemptions in Rule 8.5A.3, the following earthworks are exempt from compliance with the Standards for P2:</p> <ol style="list-style-type: none"> i. Works involving the establishment, repair or replacement of any permitted utilities or the maintenance of existing drains or ponds by a utility operator. ii. Works permitted by or exempted from a building consent (including works forming part of foundations for a building) where: <ol style="list-style-type: none"> A. they meet the standards in Table 10 and (c)(vi) controlling depth of fill above ground level in Flood Management Areas (Chapter 5 Natural Hazards); and B. they are designed, supervised and certified by a suitably qualified and experienced chartered

Activity	Activity Standard
	<p>geotechnical engineer, and</p> <p>C. they meet General standards (d)(i) and (d)(ii).</p> <p>iii. Testing or investigation preceding land repairs or remediation as a result of land damaged by earthquakes provided it meets activity standard P2 (a):</p> <p>iv. Filling or excavation associated with the maintenance of flood protection works.</p> <p>v. In the Central City, filling or excavation associated with the repair, maintenance, upgrade or construction of flood protection works undertaken or authorised by Christchurch City Council or the Crown.</p> <p>For the avoidance of doubt, where the earthworks are associated with the repair of land used for residential purposes and damaged by earthquakes. Rule 8.5A.2.1 P2 applies alone and instead of other earthworks rules in Rules 8.5A.2.1 – 8.5A.2.3 (other than RD2 if the activity standards for P2 are not complied with).</p> <p>Clarifications:</p> <p>a. Measurement of volume shall include only areas which have been disturbed, including by filling, excavation, soil mixing or injection of materials. Soil above or between these areas which remains undisturbed does not form part of the allowable volume, including where those undisturbed soils are compacted or are otherwise altered by the works.</p> <p>b. For the purposes of this rule, the building consent platform extends to a maximum of 2.5m from the exterior wall of enclosed structures or from support structures of open structures.</p> <p>c. For the purposes of this rule, when land repairs are being undertaken over a number of properties at the same time and by the same contractor, the site boundary for the purpose of the setback is the outer perimeter of the properties that are the subject of the land repair works.</p> <p>Advice Notes:</p> <p>1. People intending to do land repair earthworks are responsible for complying with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 People should contact the Christchurch City Council or Canterbury Regional Council to find out whether their land has been used for hazardous activities which might trigger the need for compliance with the NES.</p> <p>2. Any vegetation removed during land repairs should not be replaced with pest species which are listed in Appendix 1 to the Infrastructure Design Standard (Part 10).</p>

Activity	Activity Standard
<p>P3 a. Earthworks in the vicinity of the National Grid, except as otherwise specified in Rules 8.5A.2.2 or 8.5A.2.3.</p>	<p>a. Earthworks within 12 metres of the centre line of a 110kV or a 220kV National Grid transmission line or within 10 metres of the centre line of a 66kV National Grid transmission line shall:</p> <ul style="list-style-type: none"> i. be no deeper than 300mm within 6m of a foundation of a National grid transmission line support structure; and ii. be no deeper than 3m: <ul style="list-style-type: none"> A. between 6 and 12 metres from the foundation of a 110kV or a 220kV National Grid transmission line support structure; or B. between 6 and 10 metres from the foundation of a 66kV National Grid transmission line support structure; and iii. not destabilise a National Grid transmission line support structure; and iv. not result in a reduction in the ground to conductor clearing distances below what is required by Table 4 in New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001), unless the requirements of Clause 2.2.3 of NZECP34:2001 are met. <p>b. Activity standard a.i (above) shall not apply to:</p> <ul style="list-style-type: none"> i. earthworks for a network utility as part of an electricity transmission activity; ii. earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, driveway or farm track.
<p>P4 Earthworks in the vicinity of a 66kV electricity distribution line, except as otherwise specified in Rules 8.5A.2.2 or 8.5A.2.3</p>	<p>a. Earthworks within 10 metres of the centre line of a 66kV electricity distribution line shall:</p> <ul style="list-style-type: none"> i. meet the requirements of Clause 2.2.1 and/or 2.2.3 (as applicable) of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001); or ii. meet the following requirements: <ul style="list-style-type: none"> A. be no deeper than 300mm within 6 metres of a foundation of a 66kV electricity distribution line support structure; and B. be no deeper than 3m between 6 and 10 metres from the foundation of a 66kV electricity distribution line support structure; and C. not destabilise an electricity distribution line support structure; and D. not result in a reduction in the ground to

Activity	Activity Standard
	<p>conductor clearing distances below what is required by Table 4 in the NZECP 34:2001.</p> <p>b. Activity standard a.ii.A (above) shall not apply to:</p> <ul style="list-style-type: none"> i. Earthworks for a network utility, as part of an electricity distribution activity; ii. Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, drive or farm track.
<p>P5 Earthworks in the vicinity of a 33kV electricity distribution line or the 11kV (Heathcote to Lyttelton) electricity distribution line, except as otherwise specified in Rules 8.5A.2.2 or 8.5A.2.3.</p>	<p>a. Earthworks within 5 metres of the centre line of a 33kV electricity distribution line or the 11kV (Heathcote to Lyttelton) electricity distribution line shall:</p> <ul style="list-style-type: none"> i. meet the requirements of Clause 2.2.1 of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34: 2001); or ii. meet the following requirements: <ul style="list-style-type: none"> A. be no deeper than 300mm within 2.2 metres of a foundation of a 33kV and 11kV Heathcote to Lyttelton support structure; and B. be no deeper than 0.75m between 2.2 and 5 metres from the foundation of a 33kV and 11kV Heathcote to Lyttelton electricity distribution line support structure; and C. not destabilise an electricity distribution line support structure; and D. not result in a reduction in the ground to conductor clearing distances below what is required by Table 4 in the NZECP 34:2001. <p>b. Activity standard a.ii.A (above) shall not apply to:</p> <ul style="list-style-type: none"> i. Earthworks for a network utility, as part of an electricity distribution activity; ii. Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, drive or farm track.

Table 9: Maximum volumes – earthworks

Zone / Overlay	Volume
<p>Residential</p> <ul style="list-style-type: none"> a. All residential zones. b. 	<p>20m³/site</p>
<p>Commercial / Industrial</p> <ul style="list-style-type: none"> a. Commercial Local, and Commercial Banks Peninsula Zones. b. Commercial Core, Commercial Office, Commercial Mixed use, Central City Mixed Use, Mixed Use (South Frame), Commercial Retail 	<p>20m³/site</p> <p>1000m³/ha</p>

	Park, Industrial General, Industrial Heavy and Industrial Park Zones.	
	c. Central City Business Zone	200m ³ /ha
Rural and Papakāinga/Kāinga Nohoanga	a. All rural zones (excluding excavation and filling associated with quarrying activities)	100m ³ /ha
Open Space	a. Open Space Metropolitan Facilities and Open Space McLeans Island Zones.	500m ³ /ha
	b. Open Space Community Park Zones.	20m ³ /site
	c. Open Space Natural and Open Space Water and Margins Zones. (Refer to Rules 6.6.2.1 - 6.6.2.4 of Chapter 6 in relation to earthworks adjoining waterbodies).	50m ³ /ha
	d. Open Space Water and Margins Zone at Lake Ellesmere / Te Waihora and Lake Forsyth / Wairewa. (Refer to Rules 6.6.2.1 - 6.6.2.4 of Chapter 6 in relation to earthworks adjoining waterbodies).	10m ³ /ha
	e. Open Space Coastal Zone.	50m ³ /ha
	f. Open Space Avon River Precinct (Te Papa Ōtākaro) Zone. Note: this volume threshold applies outside the waterway setback provided in Chapter 6.	50m ³ /ha
Specific Purpose	a. Specific Purpose (Hospital) Zone and Specific Purpose (Tertiary Education) Zone.	150m ³ /ha
	b. Specific Purpose (Airport) Zone.	5000m ³ /ha
	c. Specific Purpose (Cemetery) Zone.	20m ³ /site
	d. Specific Purpose (Golf Resort) Zone.	20m ³ /site
	e. Specific Purpose (Flat Land Recovery) Zone.	50m ³ /ha
	f. All other Specific Purpose Zones.	100m ³ /ha
Transport		No limit.

Clarification:

1. The volume thresholds contained in Table 9 provide for both the amount of fill and the amount of excavation.
2. Where a volume threshold in Table 9 is stated in m³/ha, this shall be applied as a ratio.
3. Chapter 5 manages earthworks within identified hazard areas. Chapter 12 contains provisions relating to contaminated land. Chapter 6 manages earthworks within waterbody setbacks.

Table 10 Earthworks for the purpose of land repair

	Column A Max. Volume (Cumulative)	Column B Max. depth (m)	Column C Max. depth of fill (m) [below ground level]	Column D Fill above ground level	Column E Setback from site boundary
Central City Mixed Use and Residential Zones (except the Residential Hills and Residential Large Lot Zones, and the Stormwater Capacity Constraint Overlay), where a site or part of a site is not located in a Flood Management Area or a Flood Ponding Area*	50m ³ /site	0.6	0.6	0.3m max. depth;	Setback from site boundary must be equivalent to or greater than the depth of earthworks.
Rural Zones (except the Rural Banks Peninsula Zone), where a site or part of a site is not located in a Flood Management Area or Flood Ponding Area *	2000m ³ /site	0.6	0.6	0.3m max. depth;	
Land repair works in any zone listed in this table involving soil mixing aggregate piers, or grout.	Not more than 10m ³ of grout per site	1.0	1.0	0.3m max. depth.	

* shown on planning maps

8.5A.2.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 8.5A.4, as set out in the following table.

Activity		Matters of discretion
RD1	Any activity listed in Rule 8.5A.2.1 P1 that does not meet any one or more of the activity standards.	Rule 8.5A.4.
RD2	Any activity listed in Rule 8.5A.2.1 P2 that does not meet any one or more of the activity standards. Any applications arising from this rule shall not be publicly or limited notified.	Rule 8.5A.4.
RD3	Earthworks within the Stormwater Capacity Constraint Overlay	Rule 8.5A.4, matters 1 and 3
RD4	Earthworks within 20m of coastal hazard mitigation works	Rule 8.5A.4, matters 1, 3, 4 and 5.

8.5A.2.3 Non-complying activities - earthworks

The activities listed below are non-complying activities:

NC1	Any activity that does not meet any one or more of the activity standards in Rule 8.5A.2.1 P3, P4 or P5.
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8.5A.2.4 Prohibited activities — earthworks

The activities listed below are non-complying activities:

PR1	Quarrying activities within the central city
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8.5A.3 Exemptions

The following earthworks are exempt from the activity standards set out in Rule 8.5A.2.1 P1 and P2:

- 1) Holes for posts, trees or other plants;
- 2) Excavation for any wells where any necessary resource consents or building consents have been obtained;
- 3) Deposition of spoil from drain clearance work within the site the drain crosses; or
- 4) Any earthworks subject to an approved building consent where they occur wholly within the footprint of the building. For the purposes of this rule, the footprint of the building extends 1.8m from the outer edge of the wall. This exemption does not apply to earthworks associated with retaining walls/structures which are not required for the structural support of the principal building on the site or adjoining site.
- 5) Earthworks associated with the maintenance, upgrade or construction of hazard mitigation and protection works where undertaken by the Council, the Canterbury Regional Council, the Crown or undertaken in accordance with a rule in Chapter 5.
- 6) Any earthworks involving:

- a) the establishment, repair or replacement of any utility permitted in Chapter 11 of this Plan (apart from the establishment of stormwater management utilities which are permitted by Chapter 11 Utilities and Energy and not undertaken by the Council or a network utility operator); or
 - b) established and/or consented utilities; or
 - c) the maintenance of existing drains or ponds, including within road reserves.
- 7) Any test pits or boreholes necessary as part of a geotechnical assessment or contaminated land assessment where the ground is reinstated to existing levels within 48 hours.
- 8) **Outside the central city,** any excavation for interment within the Special Purpose (Cemetery) zone, urupa, or any legally established private cemetery or pet cemetery.
- 9) Cultivation and cropping activities in Rural zones, including in relation to the erection of structures not requiring building consent.
- 10) Maintenance and operational earthworks at Bromley Sewage Ponds.
- 11) The construction of fire ponds, stock tracks and vehicle access tracks in Rural zones. Rule 9.1.2.2.1 - 9.1.2.2.5 of Chapter 9 are of particular relevance.
- 12) Earthworks undertaken by Christchurch City Council or Canterbury Regional Council to maintain or upgrade their own parks and reserves.
- 13) Any filling or excavation for the maintenance or establishment of farm access tracks provided the finished ground level is maintained within 200mm of natural ground level, and that filling and excavation is limited to a total of not more than 100m³/ha.
- 14) **Outside the central city,** composting or silage making.
- 15) Earthworks that are required for the removal of contaminants regulated by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

8.5A.4 Matters for discretion

1. Nuisance

- a. The extent to which any potential dust nuisance, sedimentation and water or wind erosion effects can be avoided or mitigated.
- b. The extent to which effects on neighbouring properties, and on the road network, of heavy vehicle and other vehicular traffic generated as a result of earthworks can be avoided or mitigated.
- c. The extent to which any potential changes to the patterns of surface drainage or subsoil drains can be avoided or mitigated if those changes would put the site or adjoining land at higher risk of drainage problems, inundation run-off, flooding, or raise that site's or adjoining land's water table.
- d. Whether any change in ground level would be likely to impact on trees in terms of access to water and drainage.
- e. The extent of any potential adverse effects on the quality of groundwater and whether any such can be avoided or mitigated.
- f. The extent to which any adverse effects from noise and vibration associated with earthworks and land improvement can be avoided or mitigated, and the effectiveness of any methods to mitigate such effects.

- g. The extent to which earthworks in the Open Space Avon River Precinct (Te Papa Ōtākaro) Zone have an adverse effect on the Avon River and its margins.

2. Resources and assets

- a. Whether versatile soils would be lost to production, or have their physical and biochemical qualities compromised.
- b. In relation to National grid transmission lines and electricity distribution lines
- i. the risk to the structural integrity of the National grid or electricity distribution lines;
 - vi compliance with NZECP 34:2001;
 - i. any implications arising from technical advice provided by the utility operator;
 - ii. the effects on the ability of the utility operator to operate and upgrade and develop the National grid and/or electricity distribution lines, including on-going safe and direct access; and
 - iii. the effects on the ability of the utility operator to operate, upgrade and develop its utility, including on-going safe and direct access.

3. Land stability

- a. Whether the earthworks affect the stability of adjoining land and its susceptibility to subsidence or erosion upon excavation taking place.
- b. The extent of any alteration to natural ground levels in the vicinity and, consequently, to the height and bulk of buildings that may be erected on the site.
- c. Whether the earthworks affect the future development potential of land for permitted activities, taking account of the nature of fill material proposed and the degree of compaction.

4. Coastal hazard

- a. Whether the earthworks affect the risk to life, property and the environment posed by coastal hazards.
- b. The extent to which earthworks would remedy or mitigate coastal hazard or be compatible with existing mitigation works or structures.
- c. Whether or not the work would be carried out under the supervision of either a Chartered Professional Engineer with experience in coastal processes or a professional Engineering Geologist (IPENZ registered).
- d. The extent to which the earthworks would protect structures, buildings and their occupants.

5. Quarries

- a. Whether the final rehabilitated landform is appropriate having particular regard to:
- i. the location, gradient and depth of the quarry pit;
 - ii. the availability of cleanfill material and consequent timeframes for rehabilitation;
 - iii. any other adverse effects of rehabilitation including traffic, dust, risk to groundwater, drainage and landscape effects.

6. Amenity

- a. The level of alteration to existing ground levels and the degree to which the resultant levels are consistent with the surrounding environment.
- b. The resultant effects that result from the earthworks in terms of visual amenity, landscape context and character, views, outlook, overlooking and privacy.

8.6 Appendices

Appendix 8.6.1 — Esplanade reserve and strip schedule

Explanation

Where the location description refers to the true left or true right bank of a river, this is that side looking downstream to the mouth or the junction with another river.

1. The width in column A applies to subdivision of land, to land disposal pursuant to Section 345 Local Government Act 1974, or to any land acquired by any means, either by the Council or the frontage owner.
2. The width measurement commences from the edge of the bed of the river or the landward boundary of the coastal marine area, as defined in terms of Section 2 of the Resource Management Act 1991.
3. Section 236 of the Resource Management Act 1991 shall only apply where the width of an existing esplanade reserve, created pursuant to the Local Government Act 1974, or the transitional provisions of the Resource Management Act 1991, is less than the width that existed when the reserve was created and vested in the name of the Council.
4. In the Avon/Heathcote Estuary, between Caspian Street and the spit reserve the landward boundary of the esplanade reserve, shall be the common boundary of the former road (when it is stopped) and the present private properties and section 236 of the Act shall not apply to those adjoining properties.

Appendix 8.6.1 - Esplanade reserve and strip schedule

Water body	Reserve or Strip	Location	Column A: Width (metres)
Waimakariri River	Reserve	True right bank commencing at the boundary with Selwyn District Council being the production of the centre line of Weedons-Ross Road where it intersects with the river, thence downstream to the coastal marine area, being the intersection of the production of Ferry Road centre line, and the river bank	20 plus
Otukaikino Creek (except Open Space 3D (Clearwater Resort and Rosebank) Zone) and all branches of the South Waimakariri River and tributaries	All strips	True left and right banks from the junction of the Otukaikino Creek with the Waimakariri River, near the motorway bridge, thence upstream in a generally westerly direction to the limitation of the average 3 metre river width, or to the easement shown on DP 46738, but excluding those parts of the Otukaikino Creek located within the Open Space 3D (Clearwater Resort and Rosebank) Zone.	20
Otukaikino Creek (Open Space 3D (Lagoons) Zone)	All strips	True left and right banks located within the Open Space 3D (Clearwater Resort and Rosebank) Zone.	True right bank - 20 True left bank - 10, with the purpose limited to conservation values only

Water body	Reserve or Strip	Location	Column A: Width (metres)
Kaputone Stream	All strips	True left and right banks, commencing at Guthries Road, thence downstream to the junction with the Styx River	20
Kaputone Stream	Reserve	True left and right banks located in the New Neighbourhood (East Belfast) Zone	20m average width - to be contained within the area shown as Open Space on the outline development plan at Appendix 8.6.24 - except for the section adjoining the Spring Grove residential allotment, which shall be required to extend only to the northern boundary of the allotment containing the Spring Grove Heritage Building, as indicated on Appendix 8.6.24
Styx River (upper section)	Strips	True left and right banks, commencing at the east side of Gardiners Road, thence downstream to the west boundary of the Styx Mill Conservation Reserve except where the strip on the true right bank extends into the reserve	20
Styx River (middle section)	Strips	(a) True left and right banks, commencing at the east boundary of the Styx Mill Conservation Reserve, thence downstream to the west side of Marshland Road (b) True left bank adjoining the northeast boundary of Styx Mill Conservation Reserve	20
Styx River (middle section)	Reserve	True right bank, commencing at the west boundary of the Styx River Basin Reserve, thence downstream to the point where the Styx River heads north into the Reserve.	20
Styx River (lower section)	Reserves	True left and right banks, commencing at the west side of Marshland Road, thence downstream to the coastal marine area at the control gate at the mouth of that river	20
Knights Stream	Strip	True left bank, commencing at the south side of Quaifes Road, thence downstream to the south side of Sabys Road	12

Water body	Reserve or Strip	Location	Column A: Width (metres)
Knights Stream	Strip	True right bank, commencing at the south side of Quaifes Road, thence downstream to the boundary with Selwyn District Council, at Whincops Road	12
Halswell River	Strip	True left bank, commencing at the south side of Sabys Road, thence downstream to the boundary with Selwyn District Council at the south corner of Lot 1 DP 23528, in Old Tai Tapu Road	20
Cashmere Stream	Reserve	True left bank, commencing at the east side of Cashmere Road, thence downstream to the southern corner of Lot 22 DP 22451, being number 53 Waiau Street	20
Cashmere Stream	Reserve	True right bank, commencing at the east side of Cashmere Road, thence downstream to the junction with the Heathcote River	20
Heathcote River	Strip	True right bank, commencing at the production of the centreline of Nash Road, thence downstream to the production of the centreline of Templetons Road	20
Heathcote River	Reserve	True left bank, commencing at the production of the centreline of Nash Road, thence downstream to the centreline of Lincoln Road	20
Heathcote River	Reserve	True right bank, commencing at the centreline of Curletts Road, thence downstream to the centre-line of Lincoln Road	20
Heathcote River	Reserve	True left and right banks, commencing at the centreline of Lincoln Road, thence downstream to the junction with Cashmere Stream	6
Heathcote River (Note: Includes Woolston Cut and the Loop)	Reserve	True left and right banks, commencing at the junction of Cashmere Stream, thence downstream to the centreline of Tunnel Road	20
Heathcote River	Reserve	True left and right banks commencing at the centre line of Tunnel Road, thence downstream to the coastal marine area, being a line between the southern corner of Maritime Place and the north-west corner of Reserve 4323, in Bridle Path Road	20 plus
Steam Wharf Stream	Reserve	True left and right banks commencing at the downstream side of Alport Place, thence downstream to the Heathcote River	6
Wairarapa Stream	Reserve	True left and right banks, commencing at the centre line of Fendalton Road, thence downstream to the junction with the Avon River	6

Water body	Reserve or Strip	Location	Column A: Width (metres)
Waimairi Stream	Reserve	True right bank downstream from Straven Road to the western boundary of Harakeke Street Reserve	6
Avon River (including the Mill Stream diversion)	Reserve	True left and right banks, commencing at the junction with the Wairarapa Stream, thence down stream to the production of the centreline of Wood Lane except for that part of 6 Wood Lane, where the waterway margin is contained within a conservation covenant	20
Avon River	Reserve	True left bank commencing at the production of the centreline of Wood Lane, thence downstream to the centreline of Helmores Lane	12
Avon River	Reserve	True left bank commencing at the centreline of Helmores Lane, thence downstream to the centre line of Harper Avenue, except between 8 and 68 Carlton Mill Road the boundary of the esplanade reserve at the rear of these properties shall be the common boundary with the existing unformed legal road and Section 236 of the Act shall not apply to these properties	20
Avon River	Reserve	True right bank, commencing at the production of the centreline of Wood Lane, thence downstream to the centreline of Harper Avenue	20
Avon River	Reserve	True left and right banks, commencing at the centreline of Harper Avenue, thence downstream to the production of the western roadside of Rolleston Avenue	20 plus
Avon River (including Kerrs Reach and its Loop)	Reserve	True left and right banks, commencing at the production of the west roadside of Rolleston Avenue thence downstream to the production of the centreline of Pages Road	20
Avon River	Reserve	True right bank downstream from Straven Road to western boundary of Main North Railway property	6
Avon River	Reserve	True left and right banks, commencing at the production of the centreline of Pages Road, thence downstream to the coastal marine area, being the production of the east roadside boundary of Kibblewhite Street	20 plus
Horseshoe Lake Reserve (excluding the artificial outfall)	Reserve	True left and right banks, commencing at the eastern side of Horseshoe Lake Road where the stream crosses that road from the Christchurch Golf Course, thence downstream to the northern boundary of the City Council pumping station	12
Dudley Creek	Reserve	True right bank, commencing at the north road side of Poulton Avenue, thence downstream to the junction with the Avon River	6

Water body	Reserve or Strip	Location	Column A: Width (metres)
Dudley Creek	Reserve	True left bank, commencing at the north road side of Poulton Avenue, thence downstream to the junction with the Avon River	12
Coastal marine area (Waimakariri, Brooklands Lagoon, Pegasus Bay coastline, Sumner, Taylors Mistake and Lyttelton Harbour)	Reserve	Commencing in the Waimakariri River at the point on the production of the centreline of Ferry Road, following the true right bank, thence generally eastwards to the mouth of the Styx River and Brooklands Lagoon, both sides of Brooklands Lagoon, thence southwards along the boundary between the Waimakariri River and the Avon and Heathcote River estuary mouth, thence along the city boundary at Sumner and the coastline to the boundary with Banks Peninsula Wards, in Lyttelton Harbour. Along the Coastal Marine Area between the blind end of Whitewash Head Road and Taylors Mistake Bay, the landward boundary of the esplanade reserve shall be the common boundaries of the private properties with the Crown Grant Road (when that road is stopped) and Section 236 of the Resource Management Act 1991 shall not apply to any of those private properties.	20 plus
Avon and Heathcote River estuary	Reserves	Commencing at that point where the estuary mouth intersects with the city boundary at South Brighton Spit, thence in a westerly and northerly direction to the production of the centreline of Tern Street	20 plus
Estuary continued	Reserve	Commencing on the production of the centreline of Tern Street, thence in a northerly direction to the northern boundary of Lot 3 DP 21691, being the property situated at 88B Rockinghorse Road	6
Estuary continued	Reserve	Commencing at the northern boundary of Lot 3 DP 21691, thence in a northerly direction to the northern boundary of Lot 2 DP 49643, being the property situated at 64A Rockinghorse Road	20
Estuary continued	Reserve	Commencing at the northern boundary of Lot 2 DP 49643, thence in a northerly direction to the centreline of Godwit Street	6
Estuary continued	Reserve	Commencing on the centreline of Godwit Street, thence in a northerly direction to the mouth of the Avon River, at the eastern abutment of the bridge	20 plus

Water body	Reserve or Strip	Location	Column A: Width (metres)
Avon River (Coastal marine area)	Reserve	Commencing at the eastern abutment of the bridge at the mouth of the river, thence upstream along the true left bank to the production of the line of the east side of Kibblewhite Street, then along that line to the true right bank, thence downstream to the mouth of the river on the western abutment of the bridge	20 plus
Estuary continued	Reserve	Commencing at the western abutment of the bridge at the mouth of the Avon River, thence westwards and southwards to the western abutment of the Heathcote River Bridge	20
Heathcote River (Coastal marine area)	Reserve	Commencing at the western abutment of the Heathcote River Bridge, thence upstream along the true left bank to the production of the line joining the south west corner of Maritime Place with the north-west corner of Reserve 4323, in Bridle Path Road, thence along that line to the true right bank, thence downstream to the east abutment at the Heathcote River mouth	20 plus
Estuary continued	Reserve	Commencing at the eastern abutment at the mouth of the Heathcote River, thence generally eastwards towards McCormacks Bay, thence following that bay to the intersection of Main Road (Sumner) and Beachville Road, thence eastwards to the south-west corner of Lot 1 DP 22406, being the property situated at number 124 Beachville Road	20 plus
Estuary continued	Reserve	Commencing at the south-west corner of Lot 1 DP 22406, thence north, east and south, to the south-east corner of Lot 3 DP 12450, being the property situated at 84 Beachville Road	6
Estuary continued	Reserve	Commencing at the south-east corner of Lot 3 DP 12450, thence south along Beachville Road to the northern corner of Lot 3 DP 2633	20 plus
Estuary continued	Reserve	Commencing at the northern corner of Lot 3 DP 2633, thence southward to the south-east corner of Lot 78 DP 1178, being 129 Main Road (Sumner)	6
Estuary continued	Reserve	Commencing at the south-east corner of Lot 78 DP 1178, thence southward to the northern corner of Pt RS 309	12
Estuary continued	Reserve	Commencing at the northern corner of Pt RS 309, thence in an easterly direction along Moncks Bay, the beach at Shag Rock, to the intersection of the mean high water springs mark at the city boundary, near Cave Rock	20 plus

Appendix 8.6.2 — Access standards

	Standard	When Applicable
1	The access shall be formed and metalled, and any vehicle crossing shall be designed and formed in accordance with the requirements of Chapter 7.	Minimum standard applying to all access.
2	The access shall be paved and sealed or the pedestrian path paved and sealed.	All residential uses serving four or more sites or potential sites; All access on hill sites where the grade is steeper than 1 in 10; and All business and industrial zones.
3	Paved and sealed areas shall be drained to an approved outfall.	As for standard 2 above.
4	Provision of a turning place for 85 percentile vehicles making not more than a three point turn. Turning places shall be at intervals not greater than 80m apart; except in the Residential Medium Density Zone where an access way serves 10 or more units, turning places shall be at intervals not greater than 60m apart.	All residential uses serving 4 or more sites or potential sites. All hill sites where the access is to 2 or more sites or potential sites. All business and industrial zones.
5	Provision of passing bays and vehicle queuing space shall be designed and formed in accordance with Chapter 7.	Where required by Chapter 7.
6	Provision of a footpath separated from the access.	All residential uses serving 9 or more sites or potential sites.
7	Landscaping of surplus areas where legal width is wider than the formation.	Any access where legal width exceeds formation requirements.
8	Where the access is reserved for pedestrians only, a footpath shall be formed and sealed.	All pedestrian access.

Appendix 8.6.3 — New road standards

Road classification	Road widths (m)		Roadway widths (m)		Minimum lanes	Minimum Number of Footpaths	Median	Amenity strip	Cycle facilities
	Min	Max	Min	Max					
Major arterial - Urban	25	40	14#	34	2	2	Yes	Yes	Yes
Major arterial - Rural	25	50	15#	22#	2	No	Yes	Yes	Yes
Minor arterial - Centres	24	30	14#	22#	2	2	*	Yes	Yes
Minor arterial - Urban	23	30	14#	22#	2	2	*	Yes	Yes
Minor arterial - Rural	23	30	12#	14#	2	No	*	No	Yes
Collector – Urban	22	25	10#	14#	2	2	*	Yes	Yes
Collector - Industrial	22	25	11#	14#	2	2	*	Yes	Yes
Collector - Rural	22	25	10#	14#	2	No	*	No	*
Local – Industrial	18	25	11	14#	2	2	No	Yes	*
Local - Centres	20	25	8#	14#	2	2	No	Yes	*
Local – Residential:	16##	20	**	12	2	2##	No	Yes	*
Local - Rural	16	20	7	14	2	No	No	No	*

Clarification of standards

1	"Yes" means that the provision of those facilities shall be incorporated into the design and construction of the road.
2	* means that the provision of those facilities is allowed for in the standards for road design and construction and/or shall be considered as conditions of consent on subdivision.
3	** means that a local residential road with a roadway width 7m or wider, but less than 9m is a controlled activity. A local residential road with a roadway width 9m or wider, but less than 12m is a restricted discretionary activity. A local residential road with a roadway width less than 7m or greater than 12m is a full discretionary activity.
4	Amenity strips shall only be required on rural roads where these adjoin a residential zone.
5	Local hillside roads (on any part of a zone on the slopes of the Port Hills and Banks Peninsula) may only require one footpath.
6	Some localised road widening may be required at intersections to increase capacity.
7	The minimum diameter for a cul-de-sac turning head is:
	Residential 25 metres
	Business 30 metres
8	# means excludes any parking
9	For more information on the Road Classification, refer to Appendix 7.12 of Chapter 7
10	## A 14m road width and one footpath is optional where a road only provides access to less than 20 residential units and is less than 100m in length.

Appendix 8.6.4 — North Halswell Outline Development Plan

8.6.4.A CONTEXT

North Halswell new neighbourhood is located between the established settlements of Hillmorton and Halswell and immediately opposite the newer neighbourhoods of Aidanfield and Milns Estate. The extensive Hendersons Basin ponding area lies to the east. Nga Puna Wai Reserve and Sports Hub is located to the North West and Halswell Domain to the south. Views are afforded across Hendersons Basin to the Port Hills. Two watercourses traverse the neighbourhood from west to east - Days Drain and Dunbars Drain. High voltage distribution lines cross the southern end of the neighbourhood and there is an associated substation fronting Sparks Road. A new Key Activity Centre and an adjacent exemplar comprehensive housing development (Meadowlands) are planned at the northern end of the neighbourhood. This area has been farmed since the mid-19th Century. Spreydon Lodge, at the northern end of the neighbourhood dates back to 1856 and was the farmhouse for Spreydon Farm. It is now one of the oldest houses remaining in South West Christchurch. Harness racing stables were established here in the 1980's.

8.6.4.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the South West Area Plan, Christchurch City Council, April 2009 <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/area-plans/south-west-area-plan/>

8.6.4.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1 - 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. This new neighbourhood is to be established around the Key Activity Centre (zoned Commercial Core) proposed as a mixed use village centred focused around a main street. This will form a focus for the community.
2. Enhancement of the existing waterways will provide recreational and amenity corridors aligned to provide views to Hendersons Basin and the Port Hills.
3. Spreydon Lodge is to become a feature of the new neighbourhood, providing a link to the past.
4. There are trees along field boundaries and in the southern corner of the neighbourhood, some of which may be suitable for retention.
5. Development is to have a good interface with adjacent roads and the subdivision design is to encourage a consistent interface treatment along the length of the road.
6. Along Sparks Road and Halswell Road, where there is to be no direct vehicle access from properties, the neighbourhood is not to turn its back on the road. Instead appropriate treatment is required to complement the frontage of Hendersons Basin and Aidanfield and provide a high quality approach to the Key Activity Centre.
7. Where existing properties are to remain or where the boundary of the RNN abuts properties in the Residential Suburban Zone (Hendersons Road), larger section sizes adjacent to them, and planting buffers may be required.
8. To help mitigate the impact of distribution lines, special interface treatments such as deeper allotments and boundary planting may be required for adjacent properties.
9. Residential development is to border the Key Activity Centre. It is to be of a design and scale which is compatible with retail development on one side and residential development on the other.
10. Higher density is to be focused around the Key Activity Centre. Smaller pockets of higher density can be located throughout the area, this may be close to collector roads or where there are open outlooks.

8.6.4.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. Properties are to front onto Milns Road.
- b. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs shall provide for good connectivity between different land ownership areas through road, open space and pedestrian and cycleway linkages.
- c. Vegetation to be planted around electricity distribution lines must be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

2. DENSITY VARIATIONS

- a. The shape of Area 3, coupled with access limitations and its proximity to the substation and distribution lines may limit its development capacity. Rule 8.3.3.11(b) density exemptions apply to this constrained area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. Community (neighbourhood) parks throughout the neighbourhood and recreational routes along enhanced waterways, including the green corridor through and in association with the Meadowlands Exemplar Development.

4. ACCESS AND TRANSPORT

- a. A collector road to run from the Halswell Road/Dunbars Road intersection to Sparks Road. This road to be capable of accommodating a bus route. This access will need to be integrated with the existing signals.
- b. A collector road to run from the Halswell Road/Augustine Drive intersection through the neighbourhood to Sparks Road or Hendersons Road, providing access to the Key Activity Centre. This intersection is to be signalised.
- c. A collector road to run northwards extending from William Brittan Drive.
- d. A collector road to run northwards extending from Milns Road.
- e. A third signalised connection with Halswell Road between Augustine Drive and Dunbars Road may be required to provide access to the Key Activity Centre.
- f. A fully interconnected local road network across the site that achieves a high level of accessibility and connectivity for people, including opportunities for walking, cycling and public transport and services and that provides connections with Hendersons Road and Milns Road and the new collector roads.
- g. A network of pedestrian/cyclist routes, including the major cycleway (Quarrymans Trail) within the new neighbourhood and linking the surrounding communities with each other, Halswell Domain, the Key Activity Centre, Nga Puna Wai Reserve and Sports Hub and Hendersons Basin.

- h. Extension of the Quarrymans Trail being a major cycleway to follow along Sparks Road (where it will be part located within road reserve and partly within the ODP area) and/or through the ODP area.

5. STORMWATER

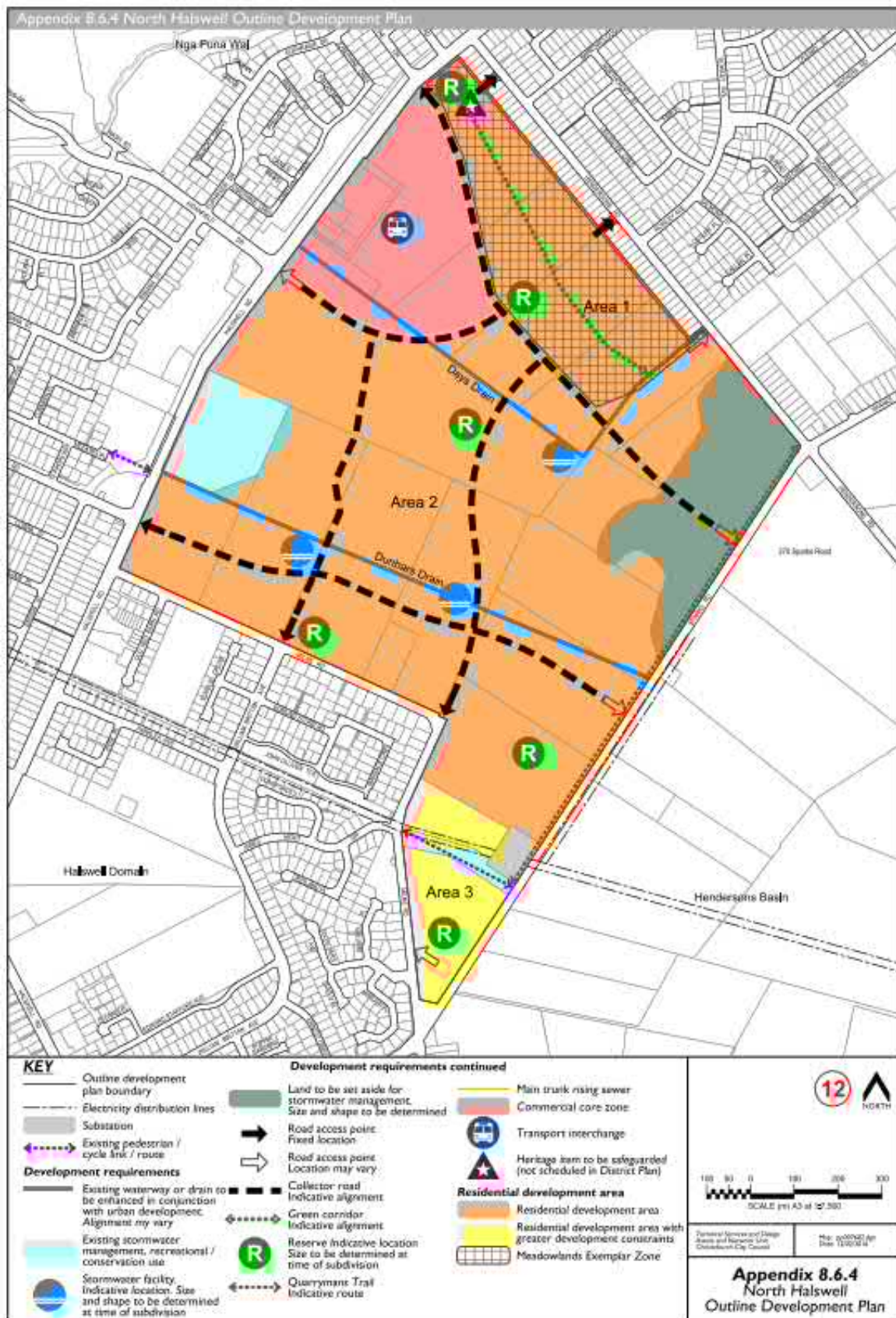
- a. Within the ponding area of Hendersons Basin, there shall not be a net increase in the flood water elevations for any storm events up to and including a two per cent annual exceedance probability design storm of 36 hour duration.
- b. Days Drain and Dunbars Drain shall be naturalised and enlarged to convey a critical two per cent annual exceedance probability storm event from their respective contributing catchments and the slopes of the waterway banks shall be 1m vertical in 4m horizontal average or flatter. Days and Dunbars Drains shall be realigned to discharge into the future Christchurch City Council stormwater wetland to be constructed at 270 Sparks Road.
- c. First flush sedimentation and detention basins adjacent to Sparks Road to service new development and 38 hectares of existing developed catchment, excepting the sub-catchment in the southernmost part of the ODP area draining to the Milns stormwater facility.
- d. There are known to be springs throughout the neighbourhood, these are to be identified and safeguarded.
- e. The indicative stormwater management area at the eastern corner of the Outline Development Plan Area is to be the primary treatment and detention area for the full development area. As an alternative option which will reduce the overall area of stormwater land required along Sparks Road, first flush treatment basins may be shifted upstream to service sub-catchments, as indicated on the Outline Development Plan Area, subject to engineering design acceptance from Christchurch City Council. It is expected that any upstream (first flush) treatment basins will discharge directly to the CCC wetland at 270 Sparks Road either via separate pipe system or via Dunbars or Days Drains, with overflow discharging into the detention basins.
- f. All first flush and detention facilities shall be designed with regard to the 'six values' approach to stormwater management and other relevant design criteria outlined in the CCC Waterways, Wetlands and Drainage Guide. The overall first flush and detention system shall provide "Full Flood Attenuation" for a 2 percent annual exceedance probability storm of 36 hour duration in accordance with Council's South West Area Stormwater Management Plan. Internal and external batter slopes of basins shall be 1m vertical in 4m horizontal average or flatter and 5 metre average landscaped setbacks from all residential allotments is required.

6. WATER AND WASTEWATER

- a. A pressure pump system to service the neighbourhood and the pump chamber for each allotment shall have a minimum total storage volume equal to 24 hours average sewer flow from the source.
- b. The approved sanitary sewer outfall for any proposed residential allotments will be the South East Halswell pressure sewer network. This includes pressure mains along Sparks Road and along the northern collector road, which will be constructed by Council. In the case of the Meadowlands Exemplar Zone the outfall will be to the Pump Station 42 catchment until the South East Halswell pressure sewer network is available, at which time these sites shall be connected to the South East Halswell pressure sewer network.
- c. Full high pressure water reticulation will be required to service development within the Outline Development Plan area. Water supply infrastructure requirements and any upgrades needed will be determined following the development of a water supply master plan for the Halswell Residential New Neighbourhoods.

7. STAGING

- a. Except for the Meadowlands Exemplar Zone, there are no staging requirements other than those relating to the provision of infrastructure.



Appendix 8.6.5 — South Masham Outline Development Plan

8.6.5.A CONTEXT

Located on the western outskirts of Christchurch this neighbourhood will integrate with and consolidate the established and developing residential community of Yaldhurst Masham, including Gilberthorpes School, the new neighbourhood of Delamain and Broomfield Common. Within the vicinity are a number of activities which need to be taken into account in the design of the residential community. A poultry farm is located immediately to the north-west. High voltage transmission lines run to the south west and distribution lines run to the east of the neighbourhood. The Islington substation and National Grid Operating Centre is located on the south side of Roberts Road. Consent has been granted for a quarry to be established in an area which includes part of the western edge of the neighbourhood. To the north is Christchurch International Airport and the 50DBA air noise contour forms the western boundary to the neighbourhood.

8.6.5.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide.

8.6.5.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1- 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. The major distinguishing feature of this neighbourhood will be the green corridor to the east. Layouts will be designed to take advantage of its recreational and amenity value, while at the same time limiting the impact of the transmission and distribution lines and pylons and the Islington substation and National Grid Operating Centre.
2. The way in which development interfaces with its surroundings is critical to the quality of this neighbourhood. Careful consideration of road alignments, pedestrian/cyclist access points, orientation of allotments and boundary treatments, is required.
3. There will be no direct vehicle access from properties to Buchanans Road however the subdivision design should encourage housing to inter-relate well with Buchanans Road.
4. There are a number of trees in the northern part of the neighbourhood which are to be considered for retention within the residential area. A sense of identity is to be created through incorporation of specific design features within the neighbourhood, such as street trees or boundary treatments.
5. Higher residential densities are expected towards Buchanans Road and the green corridor.

8.6.5.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. Vegetation to be planted around electricity distribution lines must be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

2. DENSITY VARIATIONS

- a. The transmission lines, the Islington substation and National Grid Operating Centre will place restrictions on development which may limit residential development capacity. Rule 8.3.3.11(b) density exemptions apply to this constrained area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A community (neighbourhood) park in the centre of the neighbourhood.

4. ACCESS AND TRANSPORT

- a. A collector road to connect with the collector road running between Buchanans Road and Yaldhurst Road (Jarnac Boulevard). This road is to be capable of accommodating a bus route.
- b. A footpath/cycleway to run from the collector road on the south side of Buchanans Road to Gilberthorpes School.
- c. At least three pedestrian/cyclist links from the neighbourhood to the green corridor to provide links between South Masham Residential New Neighbourhood Zone and the existing residential area to the east.
- d. A fully interconnected local road network to link from the collector road to the western and eastern areas of the neighbourhood. This is to achieve a high level of accessibility and connectivity for people, including opportunities for walking, cycling and public transport and services.

5. STORMWATER

- a. Extension of the drainage and utility reserve which runs underneath the distribution lines.
- b. A surface water management system consisting of above ground soil adsorption and infiltration basins and rapid soakage chambers is to be provided to treat the first flush of run-off and dispose of stormwater to ground soakage for all events up to and including the critical 2 percent annual exceedance probability storm. The design of the system is to have regard to the transmission and distribution lines and the proximity of the Airport for risk of birdstrike.

6. WATER AND WASTEWATER

- a. A reticulated gravity wastewater system will be required within the Outline Development Plan area with outfalls to Roberts Road and the intersection of Buchanans and Gilberthorpes Roads. At least two thirds of the allotments within the Outline Development Plan area are to discharge to the outfall at the intersection of Buchanans and Gilberthorpes Roads.
- b. Full high pressure water reticulation will be required to service development within the Outline Development Plan area. The connection points to Council's water supply network are to be on Buchanans Road directly opposite the site boundary, and on Roberts Road.

7. STAGING

- a. Development is anticipated to commence from Buchanans Road. The development of the south western area of the neighbourhood will be delayed until quarrying ceases.

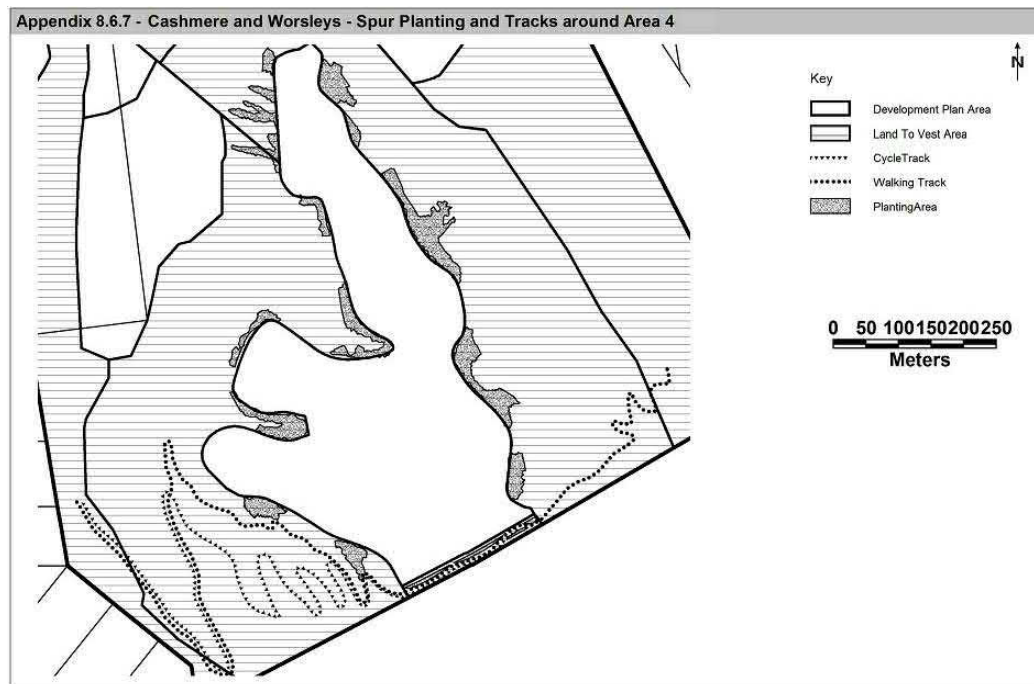


[Amend diagram to remove the Odour Assessment Area]

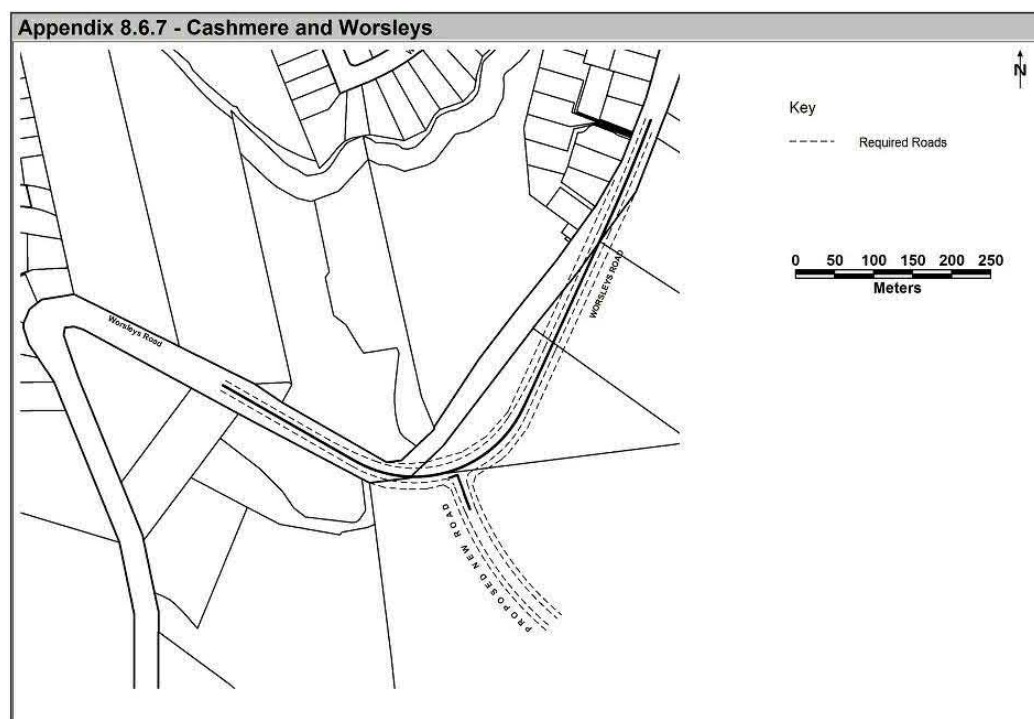
Appendix 8.6.6 — Residential Suburban and Residential Medium Density - Halswell West

[Subject to Decision 17]

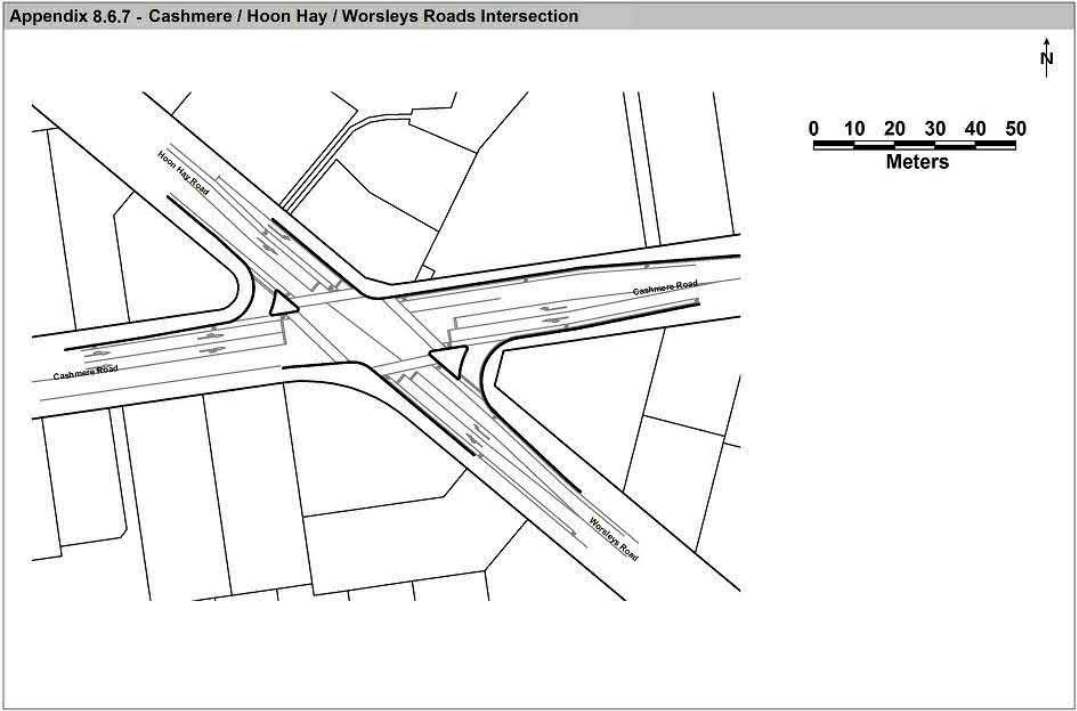
Appendix 8.6.7 – Cashmere and Worsleys Development Plan Plan (a)



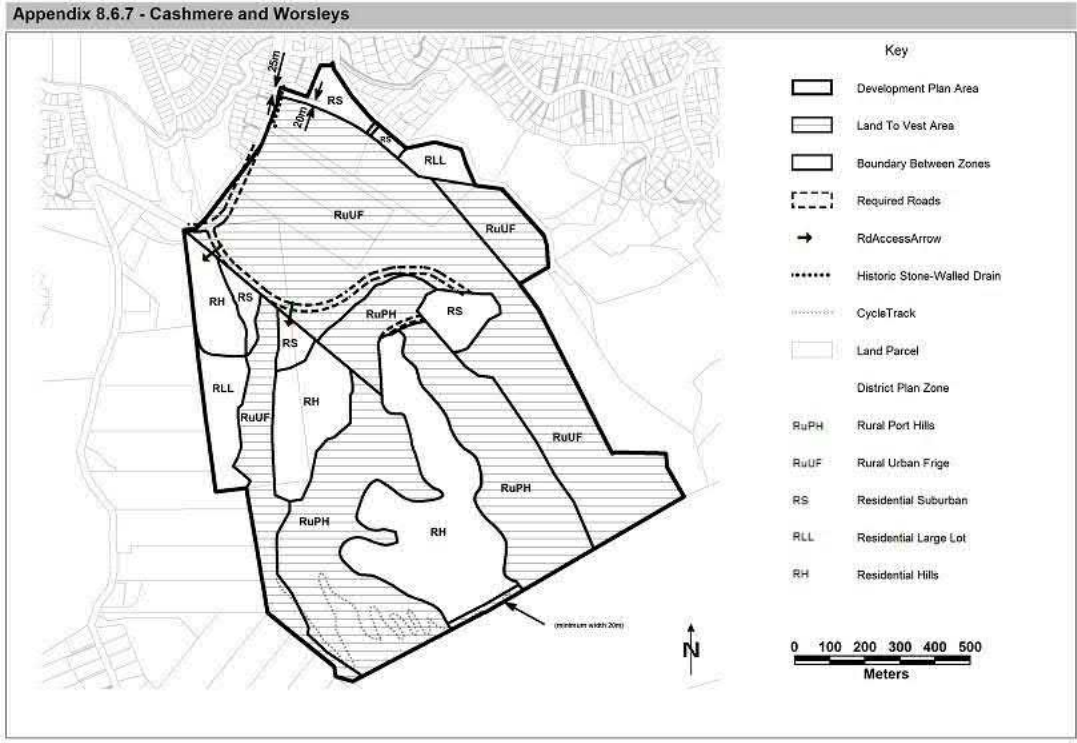
Plan (b)



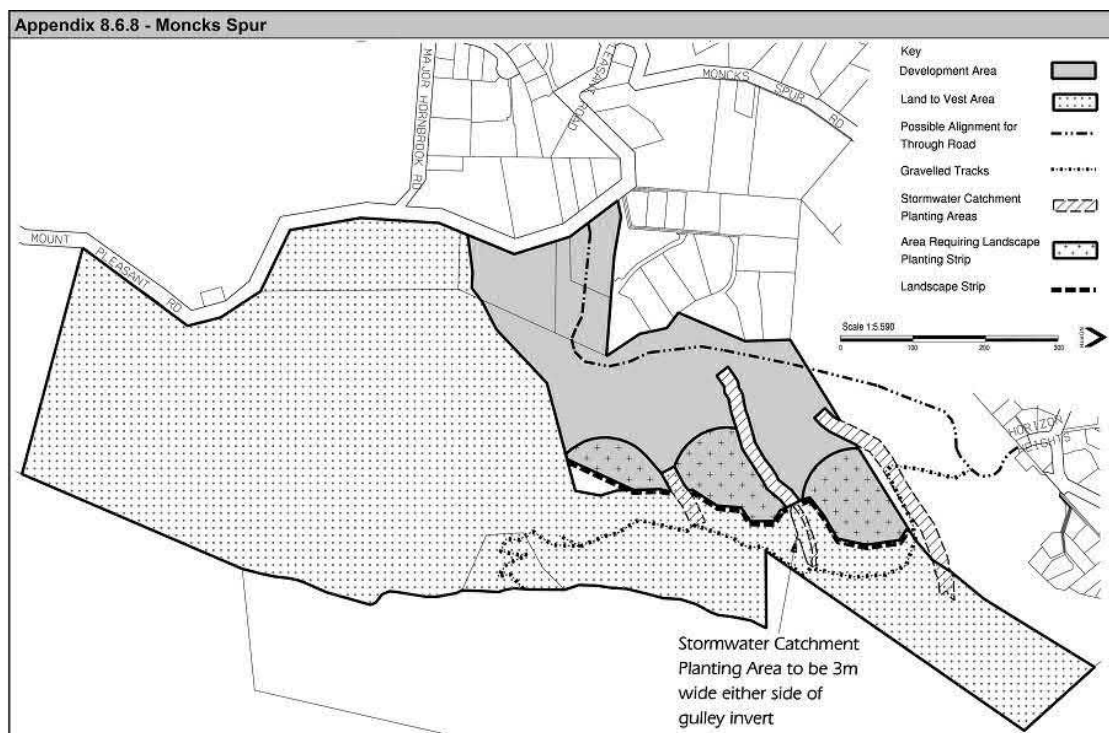
Plan (c)



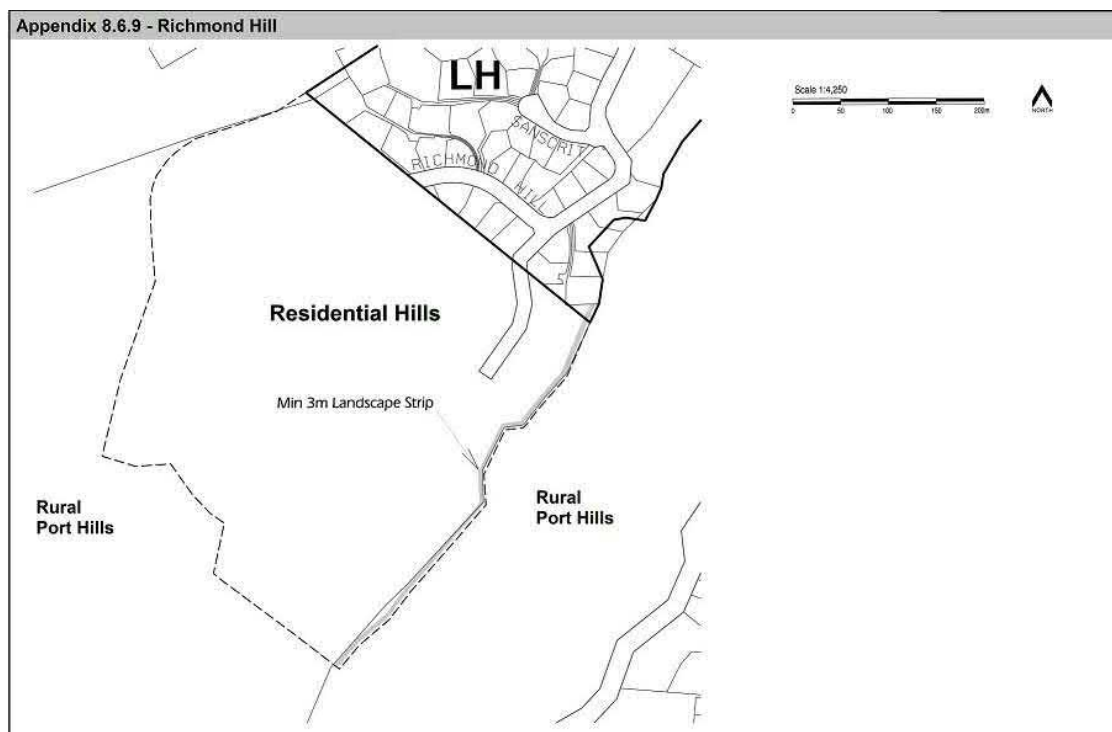
Plan (d)



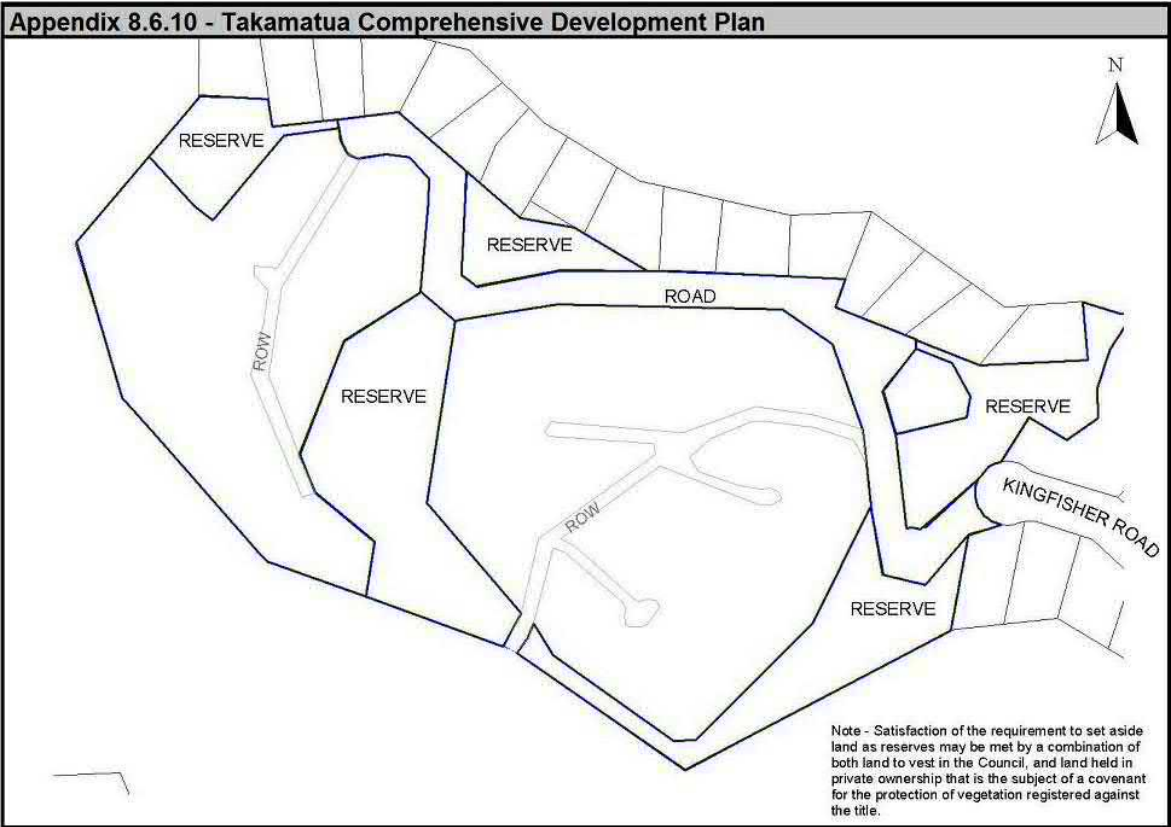
Appendix 8.6.8 – Moncks Spur Development Plan



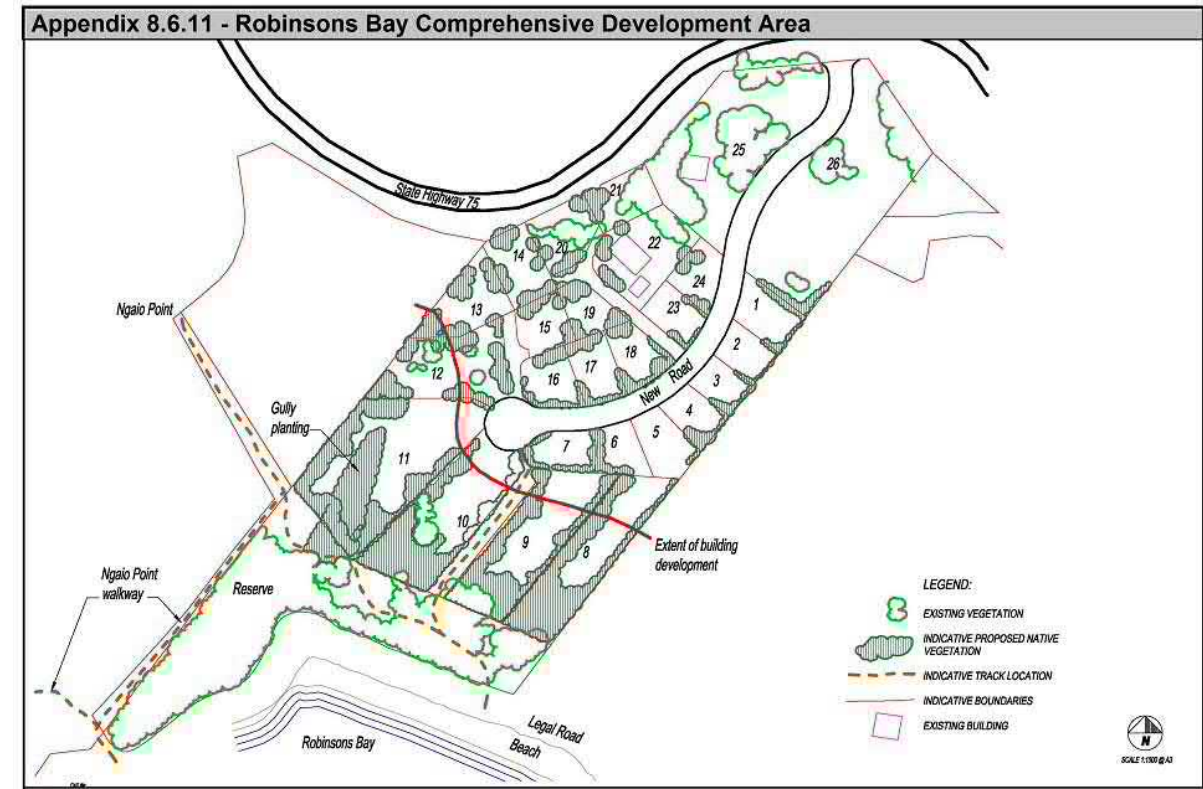
Appendix 8.6.9 - Richmond Hill Development Plan



Appendix 8.6.10 - Takamatua Development Plan

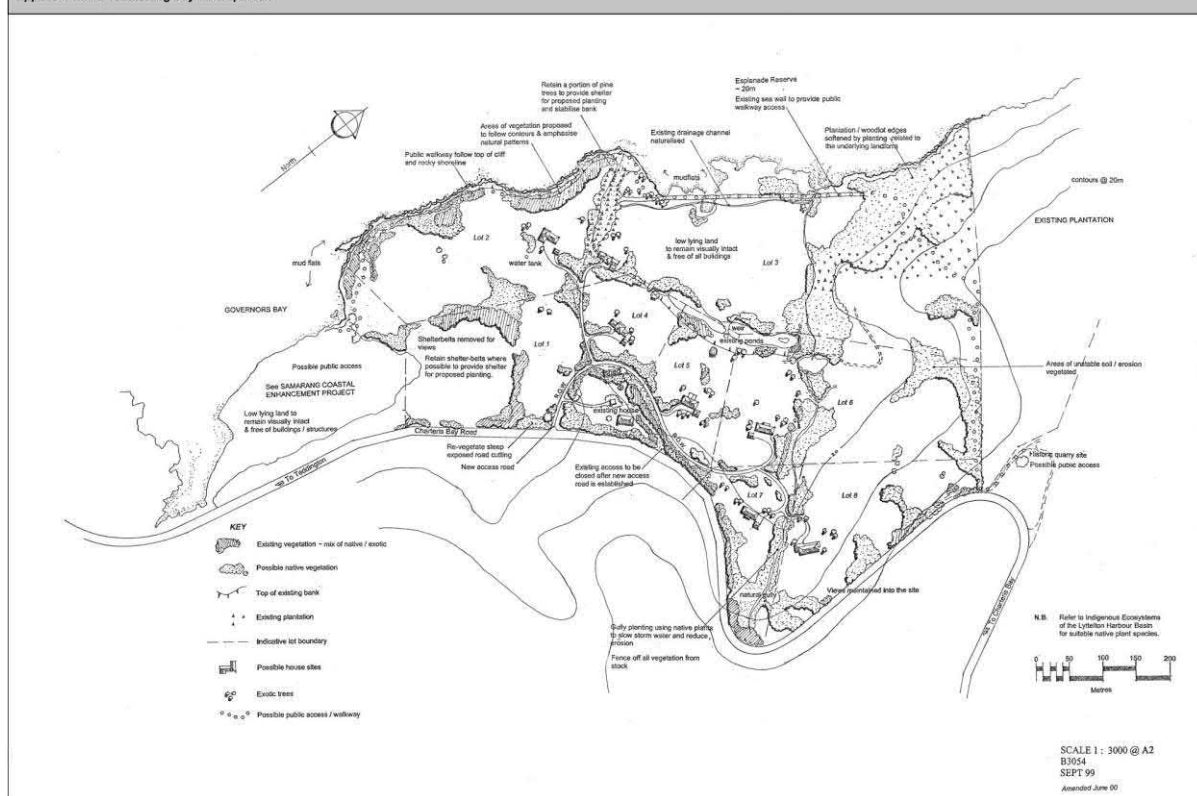


Appendix 8.6.11 - Robinsons Bay Development Plan



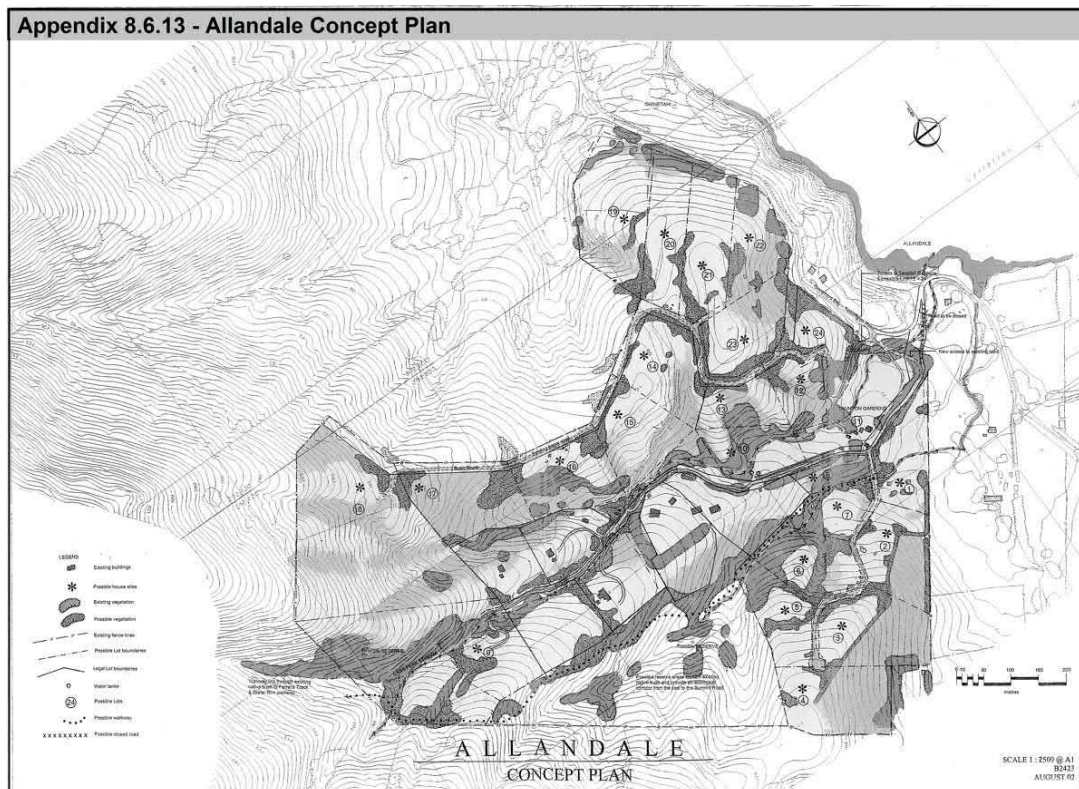
Appendix 8.6.12 - Samarang Bay Development Plan

Appendix 8.6.12 - Samarang Bay Concept Plan



Appendix 8.6.13 - Allandale Development Plan

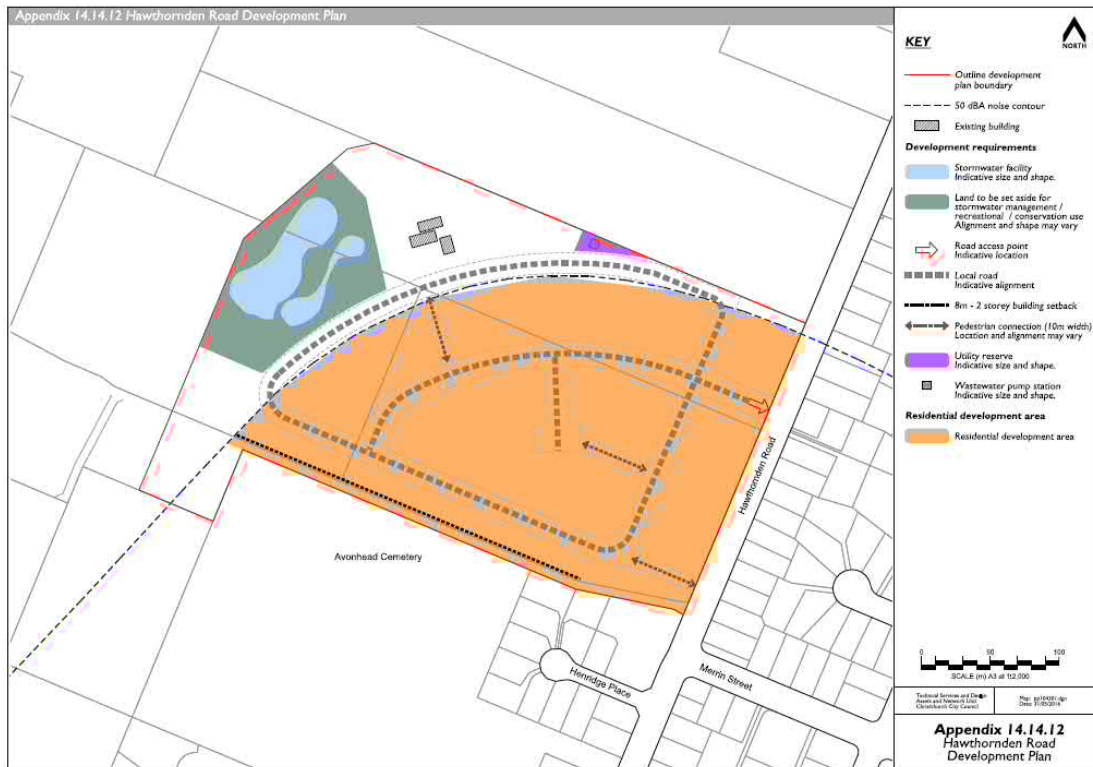
Appendix 8.6.13 - Allandale Concept Plan



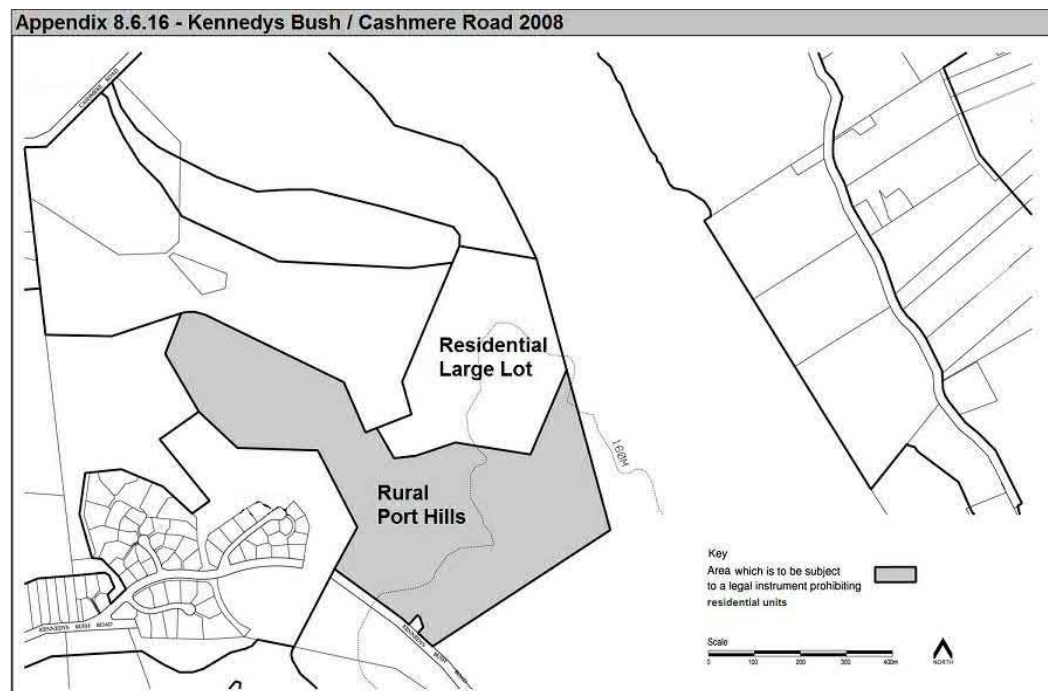
Appendix 8.6.14 Hunters Road, Diamond Harbour

[Deferred]

Appendix 8.6.15 Hawthornden Road Development Plan



Appendix 8.6.16 – Kennedys Bush / Cashmere Road Development Plan



APPENDIX 8.6.17 RICcarton Park (Riccarton Racecourse) Outline Development Plan

8.6.17.A Context

Riccarton Park new neighbourhood is located on surplus land on the western part of Riccarton Racecourse. It borders the established residential areas of Broomfield and Russley. The Paparua Stream runs across the southern part of the neighbourhood linking Arcon Stream Reserve in the west and Showgate Reserve to the south east. The existing access to the racecourse from Steadman Road is tree lined and there are mature trees along part of Steadman Road, the stream and in the south eastern corner of the neighbourhood. On the racecourse site to the south east of the new neighbourhood there are a number of protected trees and two listed heritage buildings (Riccarton Racecourse Grandstand and Tea House). The site is bisected by the sprint track 'Chute' which must remain clear for racecourse operations. Due to the fragmented development areas and restricted access, road connections through the area are limited. Electricity distribution lines run parallel to the southern boundary of the neighbourhood.

8.6.17.B Guidance

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide.

8.6.17.C Development Form and Design

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1 - 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. This new neighbourhood is distinguished by its association with the racecourse and utilisation of the mature trees and the Paparua Stream.
2. Subdivision layouts are to be designed to take advantage of the existing tree lined access and the open outlook across the racecourse while at the same time limiting the impact of the distribution lines and pylons.
3. Retention of the mature trees along the access and any protected trees is to be maximised and the layout designed to ensure they have sufficient space.
4. Streets and paths are to be aligned to maximise visibility and accessibility of the stream corridor and focus on existing trees and heritage buildings where possible.
5. Development is to have a good interface with adjacent roads and the interface is to be consistent along the length of the road. Although there is no direct vehicle access from properties on Yaldhurst Road, the subdivision design is to encourage housing to relate well with Yaldhurst Road and complement the properties which front the northern side of the road.
6. A small scale community and commercial node, in a high profile location, may develop to serve the neighbourhood and adjacent existing residential areas, with opportunities for higher density development available adjacent to this node.

8.6.17.D Development Requirements

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. Properties are to front onto Steadman Road where they adjoin the road.
- b. A screen planting strip adjacent to the Carmen Road/Masham Road (SH1) frontage is to be provided.
- a. Vegetation to be planted around electricity distribution lines must be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

2. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. Two community (neighbourhood) parks to be located within the development to maximise the number of properties within 400m walking distance of these parks.
- b. The stream corridor is to be developed to provide for recreational routes and the potential enhancement of its aquatic ecology.

3. ACCESS AND TRANSPORT

- a. A network of pedestrian/cyclist routes through the neighbourhood and connecting to existing residential areas to the north and west, to and along the stream corridor, across the electricity distribution line corridor to Buchanans Road and forming part of a walking/cycling circuit around the racecourse that connects to Racecourse Road
- b. A loop road running through Area 1, with two access points from Yaldhurst Road
- c. An upgrade to the existing access from Steadman Road to form a collector road to the eastern boundary of the residential development area, with a private connection to the Racecourse Hospitality area.
- d. A second access road from Steadman Road to the collector road in Area 2.
- e. A second collector road which runs through the development area to connect to Zenith Place.
- f. Both collector roads are to be constructed to accommodate a bus route.
- g. The Yaldhurst Road/Steadman Road intersection shall be upgraded to include traffic signalisation, prior to the occupation of a residential unit in Areas 2 or 3 of the development.
- h. The ability to provide a future vehicle connection between Area 1 and the adjacent racecourse facilities along Yaldhurst Road shall not be precluded.
- i. A footpath and required pedestrian refuges shall be constructed adjacent to development on Yaldhurst Road within the State Highway designation (between Cutts and Steadman Roads) prior to the occupation of any residential unit in Area 1.
- j. A footpath along the Steadman Road boundary shall be constructed prior to the occupation of any residential units in Areas 2 and 3 and a pedestrian refuge at the intersections of Cicada Place and Kinross Street with Buchanans Road shall be constructed prior to the occupation of any residential unit in Area 4.

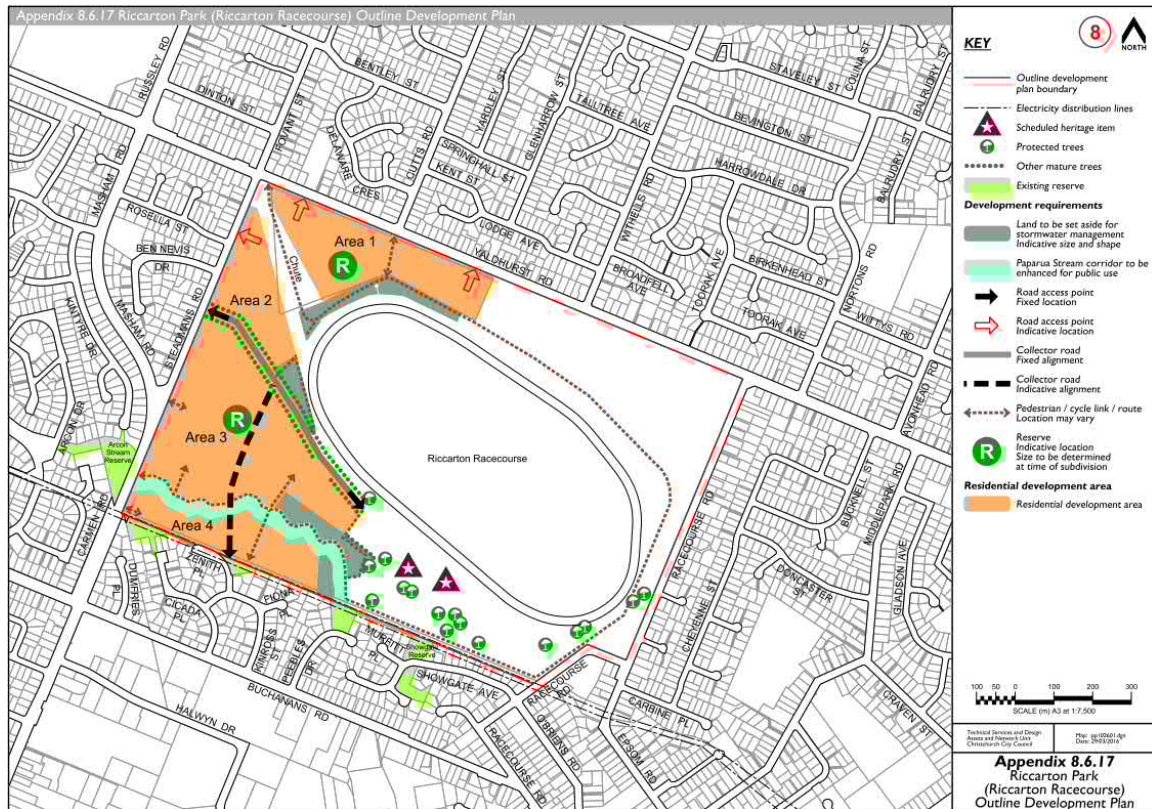
4. STORMWATER

- a. The design and layout of the stormwater management system to utilise reticulation to convey stormwater from hard surfaces (including rooftops and roading) to adequately sized treatment and infiltration basins with all stormwater being discharged to ground soakage.

- b. Stormwater facilities shall consist of a soil adsorption basin to capture and treat the first flush, and an infiltration basin with a rapid soakage system to mitigate the 50-year critical storm.
- c. Overland flowpaths for all stormwater facilities spilling to Paparua Stream in extreme storm events.
- d. The design and operation of stormwater facilities shall take into account the need to protect and enhance the Paparua Stream corridor and identify and safeguard springs (if any).

5. WATER AND WASTEWATER

- a. A new water supply main will be provided at Yaldhurst Road to service Area 1 and the Water supply pipe network will be upgraded on Yaldhurst Road, Steadman Road and Zenith Place, Kinross Street and Cicada Place to service the remainder of the development area.
- b. Wastewater is to be reticulated, with Area 1 discharging via gravity to an existing main located in Yaldhurst Road. The wastewater flows for Areas 2, 3 and 4 will drain via gravity to a single pump station to be located on the northern side of the Paparua Stream. From the pump station, flows will be conveyed via rising main to an existing sewer in Buchanans Road. The storage in the pump station is to be sized to attenuate peak flows, to avoid exacerbating downstream overflows. The final location and detailed design of these facilities will be determined through the resource consent process.



APPENDIX 8.6.18 HENDERSONS OUTLINE DEVELOPMENT PLAN**8.6.18.A CONTEXT**

The Hendersons Basin area was historically a major wetland/raupo swamp. Whilst it has been developed for farming over the last 150 years, it is still significant in terms of its ecological value and function as a natural ponding area. Cashmere Stream, which has historic, ecological and amenity values, traverses the area. The City Council owns land within the basin area and intends increasing the opportunities for wetlands, planting of native species and recreational use. Existing and future stormwater facilities will be a major feature of this neighbourhood. As development will not occur in one contiguous area, establishing connections with adjoining residential areas and integrating development with adjoining open spaces is vital to achieving walkable communities.

8.6.18.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the South West Area Plan, Christchurch City Council, April 2009 <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/area-plans/south-west-area-plan/>

8.6.18.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1 - 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. The scope for development of the area for residential purposes is limited, as extensive filling for subdivision and building would reduce the storage capacity of the basin and increase the risk of flooding to local and downstream residential areas. Land development around parts of the basin's periphery is however possible and can be maximised through engineering works, in particular compensatory stormwater storage. Development of areas zoned Rural Urban Fringe is severely constrained due to its location in the flood ponding area.
2. Area 1 is to connect with SE Halswell Residential New Neighbourhood Zone, Area 3 will form an extension of the Westmorland neighbourhood, Area 4 will form a link between the Westmorland and Cracroft neighbourhoods, but is to have its own identity.
3. New development is to be designed to take maximum advantage of the outlook across Hendersons Basin wetlands and allow visual and physical access to the basin for the wider community. This will be achieved through the provision of view shafts, alignment of roads and footpaths, orientation of allotments and convenient access points for pedestrians and cyclists.
4. Cashmere Stream and its enhancement will be a key feature of this area. The Cashmere Drainage system is registered as an historic area under the Historic Places Act 1993 (List number 7482) this includes the drain which runs between Area 4a and 4b. This should be safeguarded and recognised through on-site interpretation.
5. Kahikatea stumps are noted in the South West Area Plan (Plan 5). These should be further investigated and addressed as necessary, through the development process.
6. An open and attractive interface should be created between the edge of new residential areas and adjacent open land. This may require roads to be located along the boundary with stormwater basin/recreational/conservation or rural land, or if private property boundaries back onto the open area, appropriate boundary planting or fencing is required.
7. Where public access along the Hendersons Basin edge is expected, a design solution which addresses privacy and security issues will be required. Consideration is to be given to the view of urban development across the basin from Sparks, Cashmere and Hendersons Roads.

8. To provide a less harsh edge to development, a more sinuous alignment of the boundary between the residential development area and adjacent rural zoned land is encouraged, providing there is no increase in the total development area.
9. All development is to have a good interface with adjacent roads. In general the subdivision design should encourage houses to front onto roads and the interface treatment should be consistent along the length of the road.
10. Where existing properties are to remain, distribution lines cross the residential area or new residential areas adjoin rural or existing residential areas, larger section sizes and planting buffers may be required.
11. Higher density development, above 15 hh's/ha, is anticipated in Area 4a, particularly at the eastern end and/or adjacent to the stormwater basin.
12. There is an opportunity for interpretation boards and structures alongside the Cashmere Stream route to include history of the floodplain, raupo swamp and significance to tangata whenua.

8.6.18.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs are to demonstrate good connectivity between different land ownership areas through road, open space and pedestrian and cycleway linkages.

2. DENSITY VARIATIONS

- a. Area 2 – The land slopes steeply up to Cashmere Road making both access to Cashmere Road and development on the slope difficult. There are also existing properties here. Rule 8.3.3.11(b) density exemptions apply to this constrained area.
- b. Area 3 – The developable area will be impacted in Area 3.a by the realignment of Cashmere Stream and the need for compensatory stormwater storage and in 3.b., where there are existing buildings. Rule 8.3.3.11(b) density exemptions will apply to this constrained area.
- c. Area 4b – There are existing substantial properties, including those in Boonwood Close. Rule 8.3.3.11(b) density exemptions apply to this area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. Land for recreational/conservation use in conjunction with use for stormwater management.
- b. A community (neighbourhood) park along Sutherlands Road.
- c. The development of parts of a recreational route that connects from Sutherlands Road and runs through to Hendersons Road, running predominantly alongside Cashmere Stream.
- d. A recreational route to provide a link and a viewshaft from Westmorland to the basin area.
- e. An extension of the existing Kaiwara Street reserve. Should a road connection to Blakiston Street through the existing reserve prove acceptable, including from a parks planning perspective, the loss of the reserve will need to be compensated for through an enlarged reserve on the south side of the new road.

4. ACCESS AND TRANSPORT

- a. A secondary road through Area 1 to run from Sutherlands Road from a point immediately opposite the collector road running through South East Halswell RNN to Sparks Road. At least two road links are to be created from Sutherlands Road to the new secondary road.
- b. Road accesses between this RNN area and Sutherlands, Sparks and Cashmere Roads. These are to be safely located in relation to road accesses into S.E. Halswell and North Halswell RNN's, Redmond Spur subdivision and Westmorland.
- c. A road network which provides a connection between Cashmere Road and Hoon Hay but is designed to avoid traffic shortcutting between Westmorland and Hoon Hay. This is likely to be via Leistrella Road. Alternatively a connection from the end of Blakiston Street, may be possible.
- d. The junction with Cashmere Road is to be spaced a safe distance from Penruddock Rise. Alternatively a signalised crossroads with Penruddock Rise may be constructed.
- e. A fully interconnected local road network within Area 1 and Area 4, that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport.
- f. Pedestrian and cycle connections between residential areas and public spaces.
- g. Where development interfaces with Cashmere Road, provision will be made to enable local road widening to better manage the needs of cyclists in the area.

5. STORMWATER

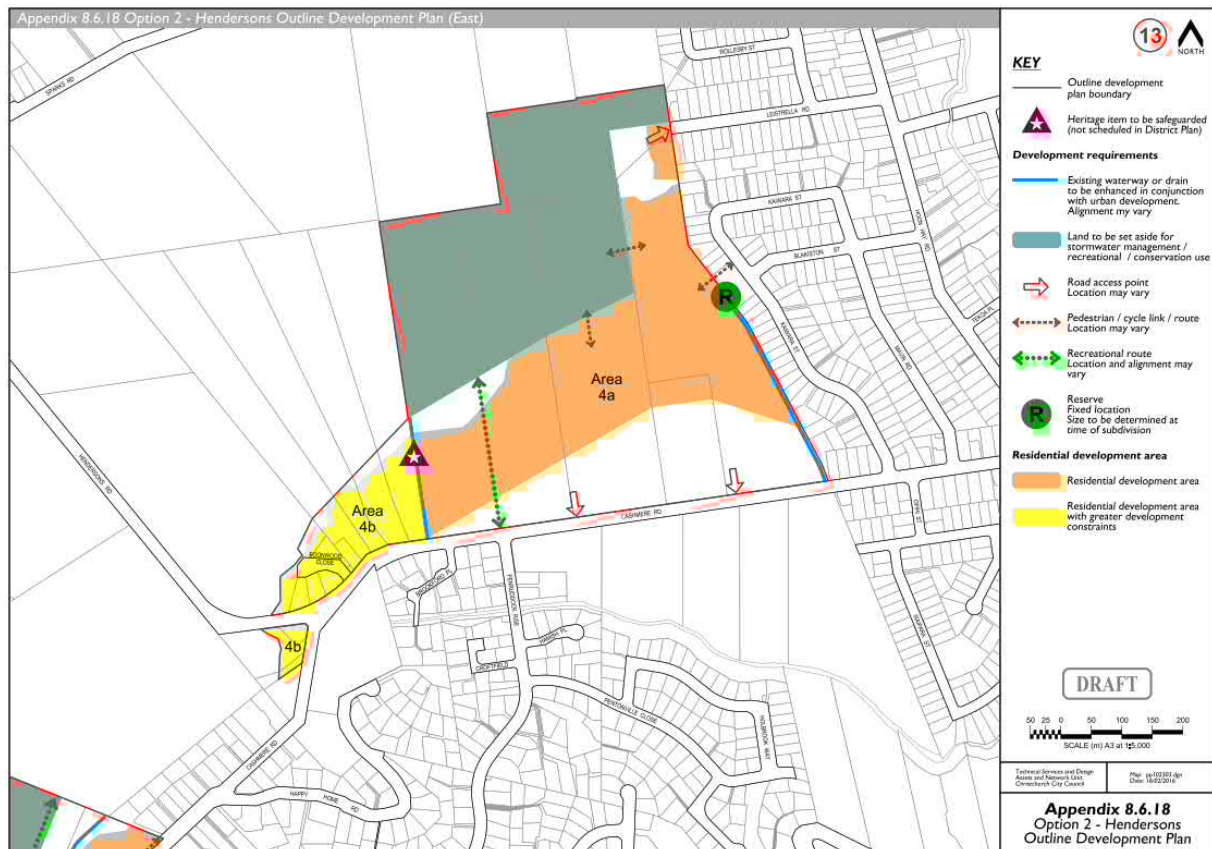
- a. Land to be set aside for compensatory stormwater storage or other stormwater management as shown on the ODP. Where no such land is shown on an allotment which also has a residential development area, additional land may be required, to be determined at the time of subdivision. Further rural land may be required for stormwater management in the future.
- b. There are known to be springs in the western part of the neighbourhood. These are to be identified and safeguarded at the time of subdivision.
- c. Existing waterways and stormwater drains shown on the ODP are to be enhanced in conjunction with residential development. All watercourses are to have a natural form and may require realignment.
- d. Land set aside for stormwater management is to also incorporate wetland habitats, walkways and cycleways.

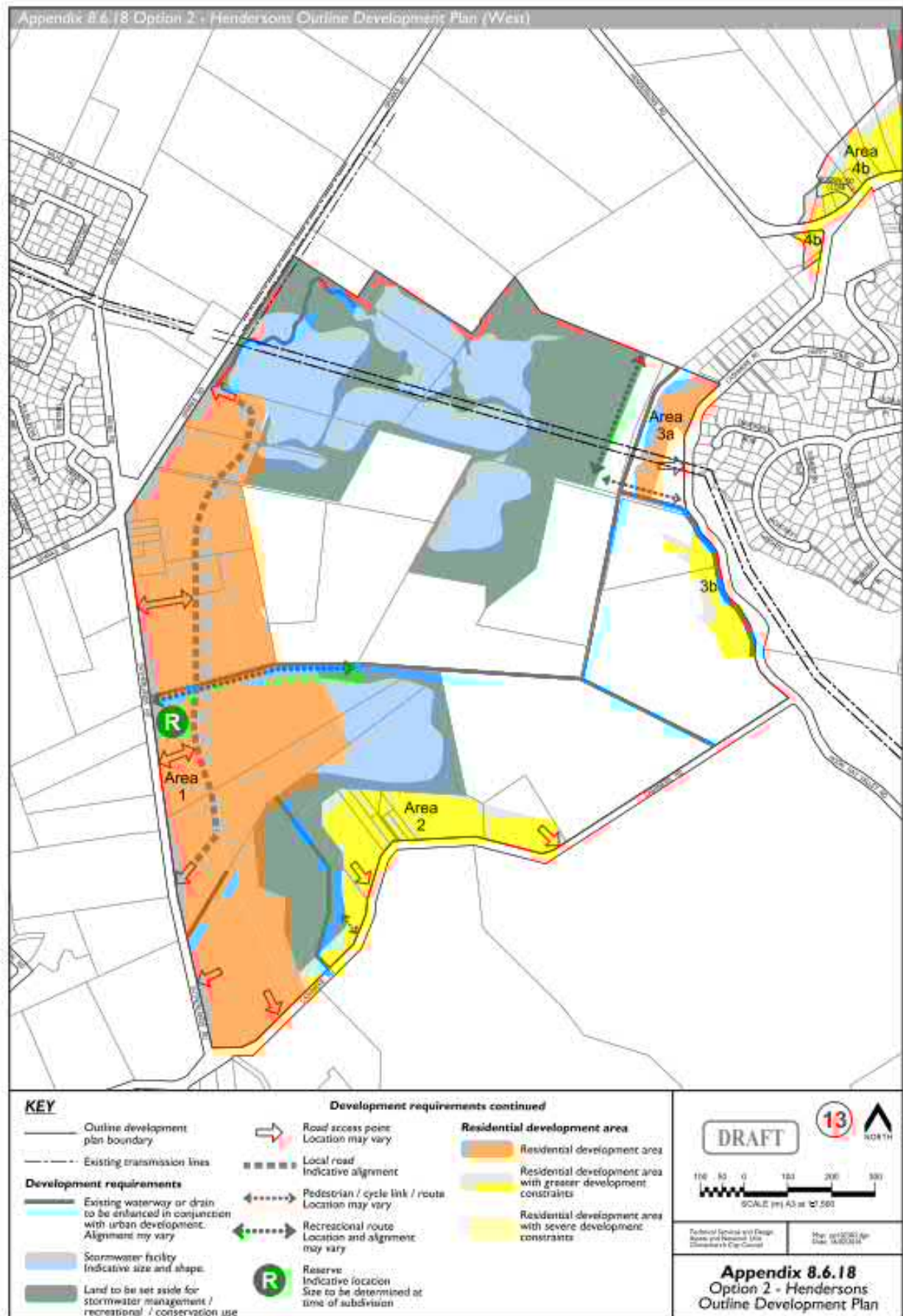
6. WATER AND WASTEWATER

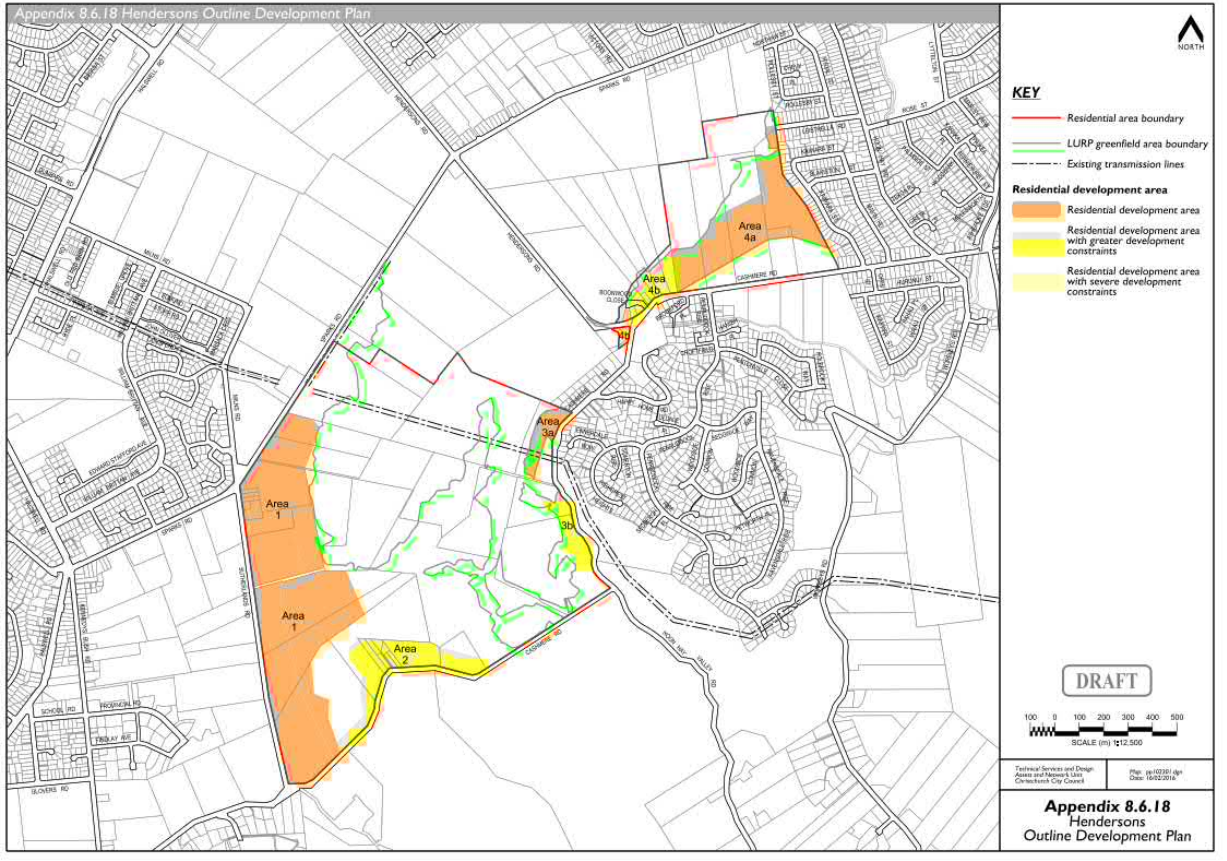
- a. Most new development in this ODP area can be serviced from the existing water supply network. However a water supply master plan for the Halswell Residential New Neighbourhoods, to be developed by Council, will confirm the infrastructure required. Some additional improvements may be required upon further more detailed investigations being undertaken by Council and/or at the time of subdivision.
- b. Area 1 to be serviced by a pressure sewer area. New residential development will be required to connect to new trunk mains along Sutherlands and Sparks Roads. A pressure sewer along Cashmere Road serving the Redmund Spur subdivision, will be upsized for Area 2. The wastewater servicing of the remaining areas will be determined at the time of subdivision.
- c. No more than 487 houses in East Hendersons shall connect to the pressure sewer system in the Pump Station 68 catchment.

7. STAGING

- a. There are no staging requirements other than those relating to the provision of infrastructure. Development is however expected to generally proceed from existing roads inwards towards the basin.







APPENDIX 8.6.19 SOUTH EAST HALSWELL OUTLINE DEVELOPMENT PLAN**8.6.19.A CONTEXT**

Located close to the centre of the Halswell community, this area has a number of established houses and mature trees and gardens. The neighbourhood is divided across the centre by a stormwater channel and tree belt running from Kennedys Bush Road to Sutherlands Road. The northern part of the area has high ecological values and is the site of traditional headwaters of the Cashmere Stream. The Quarry View subdivision forms a nucleus for development in the southern half of the neighbourhood. Views are afforded of the Port Hills and Halswell Quarry Park to the south and east.

8.6.19.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the South West Area Plan, Christchurch City Council, April 2009 <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/area-plans/south-west-area-plan/>

8.6.19.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1 - 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. Advantage is to be taken of existing mature trees to provide an identity for this neighbourhood.
2. The design of Area 1, (north of the central stormwater channel) is to be structured around the traditional headwaters, springs, a stormwater facility, and significant trees.
3. Area 2 (south of the stormwater channel) is to be designed around existing trees and a stormwater reserve, which has been established as part of the Quarry View subdivision.
4. Views southwards to the Port Hills and Halswell Quarry Park can be utilised to provide a sense of place, through the alignment of roads and reserves to form view shafts.
5. Kahikatea stumps and an archaeological site are noted in the South West Area Plan (Plan 5) near the junction of Sutherlands Road and Cashmere Road. These to be further investigated and addressed as necessary.
6. An appropriate treatment is required for the interface of development with Sparks Road, Sutherlands Road and Cashmere Road.
7. Mature trees and a drain run alongside much of Sparks Road and parts of Sutherlands Road, such that a green interface with limited access across it, may be appropriate in these locations.
8. The land slopes steeply up to Cashmere Road making both access to Cashmere Road and development on the slope difficult. An appropriate treatment for this rural/urban interface is required.
9. Where existing residential properties are to remain or where the boundary of the RNN abuts properties in the Residential Suburban Zone, larger section sizes and planting buffers may be required.
10. Residential densities of at least 15 hh's/ha are anticipated in Area 2, with opportunities for higher density development opposite Halswell Quarry Park.

8.6.19.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs shall demonstrate good connectivity between different land ownership areas through road, open space and pedestrian and cycleway linkages.
- b. Houses are to front onto Kennedys Bush Road.

2. DENSITY VARIATIONS

- a. Area 1 – Residential development in Area 1 is constrained by the smaller landholdings, the location of existing substantial houses, ecological features and the large number of mature trees. Rule 8.3.3.11(b) density exemptions apply to this constrained area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A community (neighbourhood) park towards the centre of Area 1.
- b. An extension of the Quarry View reserve in Area 2.
- c. A recreational route that runs from the reserve in Area 1 to Sutherlands Road alongside an enhanced waterway, connecting with the recreational route through the Hendersons ODP area.

4. ACCESS AND TRANSPORT

- a. A collector road capable of accommodating a bus route, to connect with a collector road running between Halswell Road and Kennedys Bush Road (South Halswell ODP) and continuing through to Sutherlands Road. This road is to link into a section of the collector road which has been formed between Findlay Avenue and Provincial Road as part of the Quarry View subdivision.
- b. A road connection from Provincial Road to link with the road network of Area 1.
- c. At least one other road connection from the collector road in a northerly direction to link with the road network of Area 1.
- d. A fully interconnected local road network across the site that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport and connections to the existing community and facilities of Halswell, particularly Halswell School, Halswell Quarry Park, bus routes and pedestrian/cyclist links and to the Hendersons RNN to the east of Sutherlands Road.
- e. Pedestrian/cyclist links from the northern reserve out to the perimeter roads and southwards to connect with the waterway and a pedestrian connection to Provincial Road.
- f. Where development interfaces with Cashmere Road, provision will be made to enable local road widening to better manage the needs of cyclists in the area.

5. STORMWATER

- a. Stormwater in Area 1 is to drain to the stormwater facility on the eastern side of Sutherlands Road.
- b. Naturalisation, enhancement and realignment where appropriate of Cashmere Stream and the stormwater drains that run through the neighbourhood, along Sparks Road and Sutherlands Road.

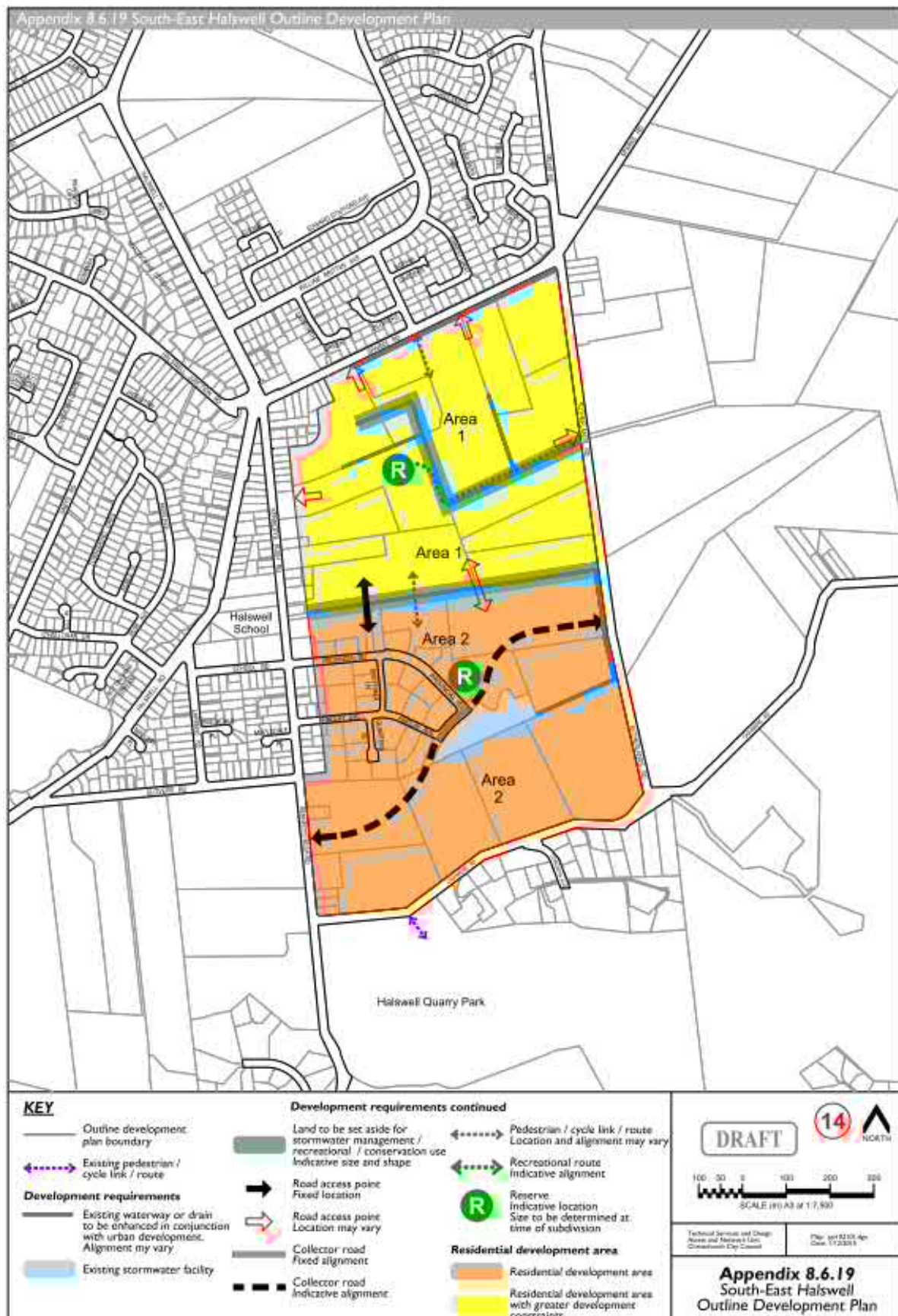
- c. Natural springs in the western part of Area 1 around the headwaters of Cashmere Stream are to be identified and safeguarded at the time of subdivision.

6. WATER AND WASTEWATER

- a. Water supply infrastructure requirements and any upgrades needed will be determined following the development of a water supply master plan for the Halswell Residential New Neighbourhoods.
- b. Wastewater to be reticulated with a pressure sewer network, discharging to pressure mains to be constructed on the collector road and Sutherlands Road.

7. STAGING

- a. There are no staging requirements other than those relating to the provision of infrastructure.



APPENDIX 8.6.20 SOUTH HALSWELL OUTLINE DEVELOPMENT PLAN**8.6.20.A CONTEXT**

This neighbourhood extends from below the hill slopes of the Hyndhope Road residential area to the established suburb of Halswell. It is bordered on its southern side by a low ridge culminating in a rocky outcrop. Green Stream runs across the southern part of the neighbourhood from Halswell/Tai Tapu Road (SH75) to Kennedys Bush Road. Across Kennedys Bush Road is the Halswell Quarry Park. Historic associations and connections with this area, include the former tramline that linked to Halswell Quarry and its use by local hapu and rūnanga. The southern western point of this neighbourhood defines the boundary of the urban area and appears as the entrance to Christchurch City when travelling from the south. Views are afforded of the Port Hills and Halswell Quarry Park to the south and east.

8.6.20.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the South West Area Plan, Christchurch City Council, April 2009 <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/area-plans/south-west-area-plan/>

8.6.20.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1.- 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. This new neighbourhood is to be structured around the realigned corridor of Green Stream, stormwater facilities and land for recreational and conservation use in the south of the neighbourhood. Collectively these will form a 'green edge' to Christchurch.
2. Advantage should be taken of: views out to the south and south east by aligning roads and pedestrian/cycle routes to provide view shafts; the interface with Halswell Quarry Park and the link through the site from Larsens Road.
3. Any new facilities within the neighbourhood should be located such that they form or strengthen a community node, this is likely to be alongside Kennedy's Bush Road and/or the collector road.
4. Where existing properties are to remain larger section sizes and planting buffers adjacent to them may be required.
5. There is an opportunity to recognise Maori and European heritage in the design of this area. In particular the route of the former tramline to Halswell Quarry is to be recognised and interpretation provided, to include the history of the tramline and local quarrying.
6. There is an opportunity to create a gateway feature at or near the south western corner of the neighbourhood, adjacent to Halswell Road, to mark the entrance to the city.
7. An archaeological site is noted in the South West Area Plan (Plan 5) in the vicinity of Halswell Road, it is to be further investigated and addressed as necessary.
8. There is an opportunity to cluster housing development to the northern part of Area 3 to maximise the width of the open space corridor that extends along the southern part of the outline development plan area and connects to Halswell Quarry Park. Larger building setbacks and deeper sections should also be considered to further maximise the width of this open space corridor (green edge).

8.6.20.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs shall demonstrate good connectivity between different land ownership areas through road, open space and pedestrian and cycleway linkages.
- b. Houses are to front onto Glovers Road and Kennedys Bush Road.
- c. Along the Halswell Road frontage, where there is to be no direct property access, the subdivision design will demonstrate an appropriate and attractive treatment along Halswell Road.

2. DENSITY

- a. Area 2 - The area adjacent to the Hyndhope Road residential area is to be developed at a low density due to parts of this area being lower lying, to contribute to the green edge and to ensure that new development is compatible with existing properties. Rule 8.3.3.11(b) density exemptions apply to this constrained area.
- b. Area 3 - There may be geological and surface water management constraints in this area. Rule 8.3.3.11(b) density exemptions apply to this area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A green edge to the city comprising land for stormwater management, wetlands, recreational and conservation use.
- b. A recreational route to run across the southern part of the site to provide a direct connection to Halswell Quarry Park.
- c. Two community (neighbourhood) parks in the northern part of the neighbourhood.

4. ACCESS AND TRANSPORT

- a. No individual property access to Halswell Road.
- b. A collector road to run from Halswell Road from a point immediately opposite Candys Road through the neighbourhood across Kennedys Bush Road to connect up and align with the collector road through the South East Halswell RNN to the east. Other than the collector road, no additional road junctions with Halswell Road. This road to be capable of accommodating a bus route.
- c. A fully interconnected local road network across the neighbourhood that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport and connections to the existing facilities of Halswell, particularly Halswell School, Halswell Quarry Park, bus routes and pedestrian/cyclist links.
- d. Road connections from Glovers Road.
- e. A connection from the local road network in Area 1 to Area 2.
- f. Pedestrian/cyclist routes from Glovers Road and Kennedys Bush Road to link via reserves to the southern open space.

5. STORMWATER

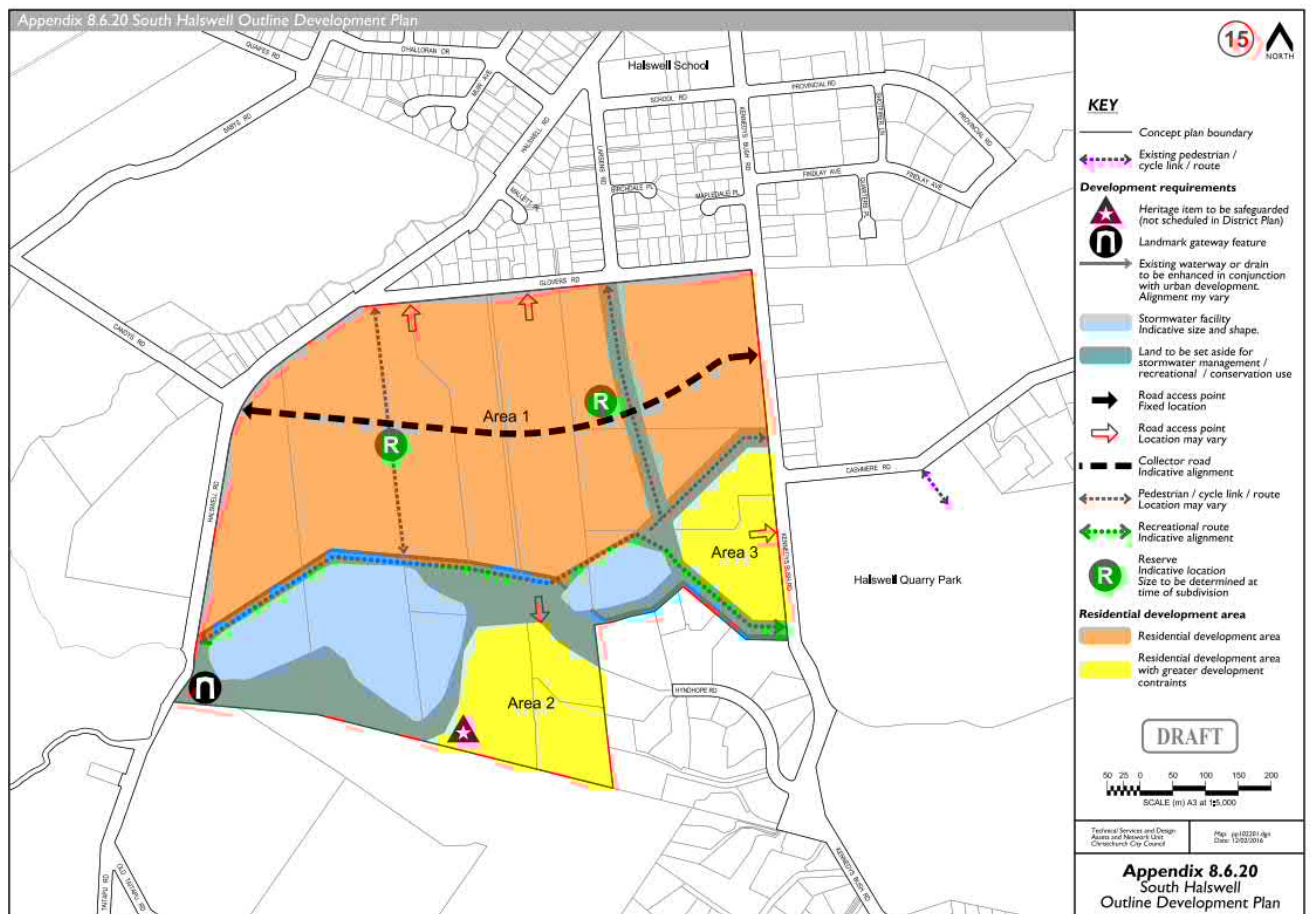
- a. Extensive provision for stormwater management across the southern portion of the neighbourhood. Stormwater facilities and wetland habitats to be located adjacent to a realigned Green Stream.
- b. Swales to run from Glovers Road and Kennedys Bush Road to link to the eastern stormwater facility.
- c. There are known to be springs near the southern boundary. These are to be identified and safeguarded at the time of subdivision.

6. WATER AND WASTEWATER

- a. Water supply infrastructure requirements and any upgrades needed will be determined following the development of a water supply master plan for the Halswell Residential New Neighbourhoods.
- b. Wastewater to be reticulated with a pressure sewer network, discharging to a pressure main on the collector road to the east of Kennedys Bush Road.

7. STAGING

- a. There are no staging requirements other than those relating to the provision of infrastructure.



APPENDIX 8.6.21 SOUTH WEST HALSWELL OUTLINE DEVELOPMENT PLAN**8.6.21.A CONTEXT**

Halswell has a history of early Maori occupation, followed by European settlement. This area has been farmed since the mid-19th Century. Quaifes Road and Candys Road were named after prominent early settlers. The Murphys, longstanding landowners, ran a dairy farm and dairy business. There is a large reserve to the west of Murphys Road (Longhurst Reserve) a large stormwater management area close to Sabys Road, Nottingham Stream runs along the southern edge of the new neighbourhood and several drains traverse the site. Views are afforded of the Port Hills to the south east and rural land to the south and west.

8.6.21.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the South West Area Plan, Christchurch City Council, April 2009 <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/area-plans/south-west-area-plan/>

8.6.21.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1- 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. This new neighbourhood is to be structured around views out to the south west and south (by aligning roads to provide view shafts); a central collector road; stormwater management facilities; and the Nottingham Stream corridor.
2. The neighbourhood is to be connected to the communities and facilities of West Halswell to the west and Halswell to the north and east.
3. Any new local commercial centres and/or community facilities within the neighbourhood are to be located such that they create or strengthen a community node, this is likely to be alongside the collector road and/or a reserve.
4. A new school is to be located at the corner of Murphys and Quaifes Road providing a focal point for the neighbourhood.
5. Appropriate boundary treatments are required along the entire length of the ODP boundary to provide a good interface with adjacent roads. The interface treatment will generally be consistent along the length of the road.
6. The subdivision design will demonstrate how an appropriate interface treatment is to be achieved between future housing and the following: Quaifes Road and the rural area beyond; directly with rural land; Sabys Road stormwater basin; Nottingham Stream, Talbot Reserve and new reserves and stormwater facilities.
7. Talbot Reserve is well located to serve new development in its vicinity. Additional Neighbourhood Parks are to be well distributed throughout the neighbourhood.
8. Higher density development is expected to be closer to the collector road, reserves, stormwater facilities or any community facilities.
9. Where existing properties are to remain or where the boundary of the RNN abuts properties in the Residential Suburban Zone larger section sizes and planting buffers adjacent to them may be required.

8.6.21.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs shall demonstrate good connectivity between different land ownership areas through road, open space and pedestrian and cycleway linkages.
- b. Houses are to face onto Murphys Road.

2. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A recreational route adjacent to the rural boundary and Nottingham Stream. This is to provide a connection between Longhurst Reserve, a stormwater facility close to Quaifes Road and Nottingham Stream.

3. ACCESS AND TRANSPORT

- a. A collector road to run through Area 1 between Murphys Road and Quaifes Road. The western end to be located immediately opposite Caulfield Avenue. At the eastern end, the point of connection to Quaifes Road to be approximately as shown on the ODP.
- b. A collector road to run between Quaifes Road and Candys Road. The eastern leg of Quaifes Road can be closed to through traffic at its western end once the collector road between Quaifes Road and Candys Road has been established.
- c. A fully interconnected local road network across the neighbourhood and connected to the wider area via existing access points around the perimeter of the ODP in order to integrate the neighbourhood with the existing Halswell settlement. This network is to achieve a high level of accessibility for people, including opportunities for walking, cycling and public transport. An access point has been set aside in Country Palms Drive.
- d. Road connections in Area 1 between Quaifes Road and the collector road.
- e. Road connections in Area 2 between Quaifes Road, Sabys Road and the new collector road.
- f. More than one road access onto Sabys Road from Area 3, to enable a loop road through the area.
- g. At least one pedestrian/cyclist access across Nottingham Stream to connect to Halswell Road.

4. STORMWATER

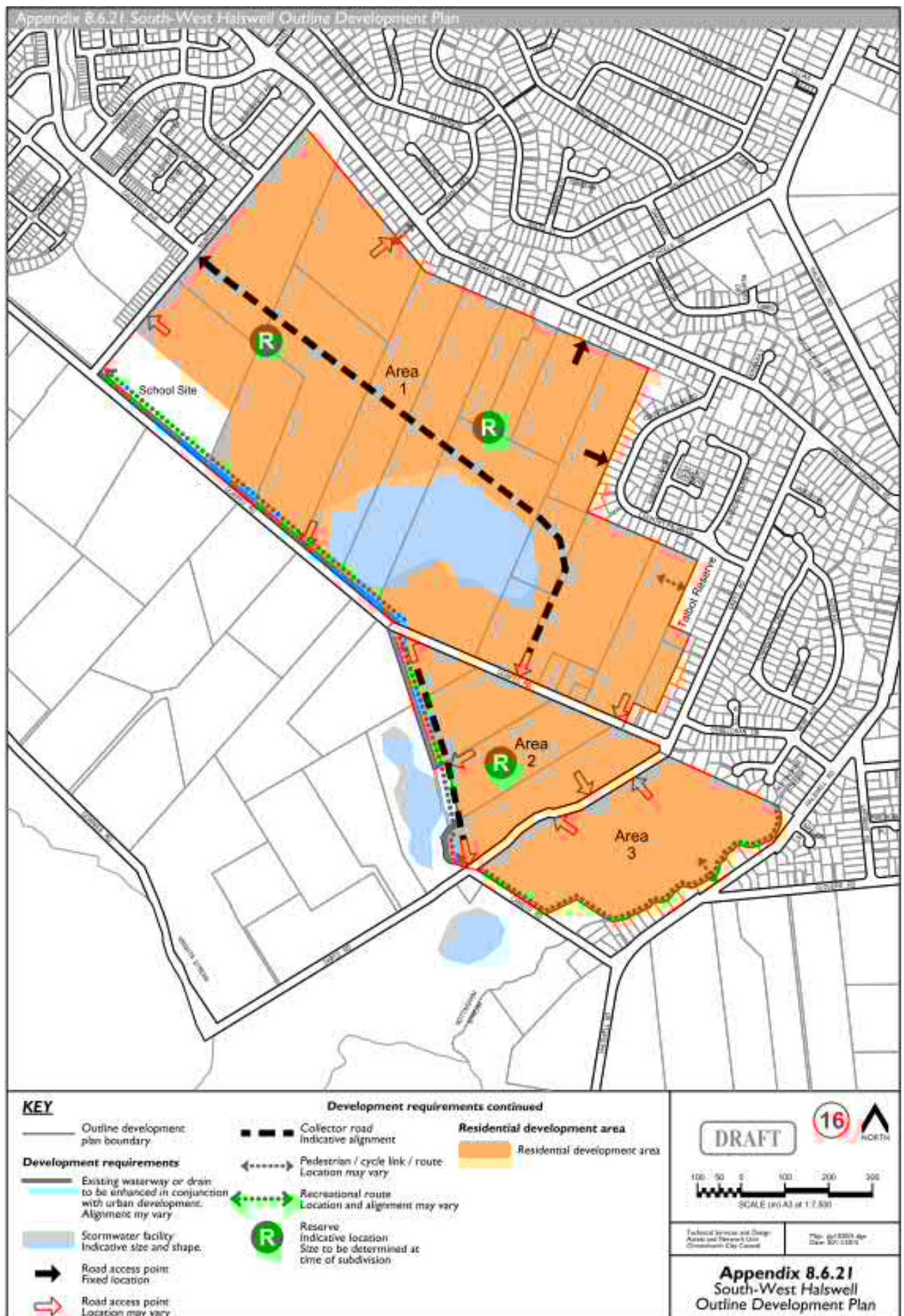
- a. A large stormwater facility, to be located close to Quaifes Road.
- b. A stormwater facility to be provided to service Area 3, either within Area 3 or located to the south.
- c. Existing waterways/drains which traverse Area 1 and Area 2 are to be naturalised, enhanced and realigned as necessary, to run into the new stormwater facility in Quaifes Road and the Sabys Road stormwater facility, respectively.
- d. The waterway which runs along Quaifes Road and the south western boundary of Area 2 to be naturalised and enhanced to become a feature of the new neighbourhood in conjunction with the recreational route.
- e. There are known to be springs in the western part of Area 1. These are to be identified and safeguarded at the time of subdivision.

5. WATER AND WASTEWATER

- a. Water supply infrastructure requirements and any upgrades needed will be determined following the development of a water supply master plan for the Halswell Water Supply Zone.
- b. Wastewater infrastructure requirements and any upgrades needed will be determined following the development of a wastewater master plan for the South West Halswell ODP area.

6. STAGING

- a. There are no staging requirements other than those relating to the provision of infrastructure. Possible alternative interim infrastructure solutions may be considered at the time of subdivision under Chapter 8, Rule 8.3.2.2 Restricted Discretionary Activity RD2.



APPENDIX 8.6.22 SOUTH EAST BELFAST OUTLINE DEVELOPMENT PLAN

8.6.22.A CONTEXT

Belfast, originally a raupo swamp, developed as a township following the establishment of farming runs in the 1850's and the commencement of agricultural and industrial activities a couple of decades later. The settlement is physically distinct due to its situation at the northern edge of the city and its separation from the rest of Christchurch by the Styx River corridor to the south and extensive rural/urban boundary. Belfast is a highly significant area for local Maori. It has historically been a traditional thoroughfare for travelling between Kaiapoi and Banks Peninsula. The Styx River, Kaputone Stream, railway line and proposed Northern Arterial Motorway will contain this new neighbourhood and provide the opportunity to clearly identify it as a distinct place distinguished by its connection with the Styx River.

8.6.22.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is also provided in the Belfast Area Plan, Christchurch City Council, June 2010. <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/area-plans/belfast-area-plan/>

8.6.22.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1.- 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. The edge of residential development will be visible from Main North Road and across the river from the Styx River Conservation Reserve and Redwood Springs neighbourhood. New development is to be designed to take maximum advantage of the Styx River through providing visual and physical access to the river corridor for residents and the wider community. This can be achieved through the provision of view shafts, pedestrian/cyclist links, alignment of roads and footpaths, location of reserves and orientation of allotments.
2. Belfast/Northwood Key Activity Centre is in close proximity. The neighbourhood is to be designed to take advantage of this, with higher densities closer to the Key Activity Centre and good connections to it.
3. Radcliffe Road will provide access between the motorway and Main North Road. New development will need to be designed to have a good interface with this road. The treatment is to be consistent along its length.

8.6.22.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. Subdivision layouts are to be designed to align roads and footpaths along the edge of the river corridor in the same manner as Willowview Drive to the south.

- b. The new neighbourhood is to link with the East Belfast ODP area, adopting similar treatments for the interface with the railway line and motorway, to ensure a good outlook and acceptable noise levels for residents, and take advantage of any recreational opportunities.
- c. A short section of Kaputone Stream runs along the north eastern boundary of the ODP area. It is to be enhanced and utilised as a design feature and recreational asset in the same manner as the rest of the corridor.

2. DENSITY VARIATION

- a. Area 1. B - This area interfaces with the Kaputone Stream and motorway corridor and is an irregular shape. This may limit its development capacity. Rule 8.3.3.11(b) density exemptions apply to this constrained area.
- b. Area 2 - The irregular southern boundary and the need for setbacks will reduce the development capacity of this block a little, but it is otherwise unencumbered and a density of at least 15 hhs/ha is to be achieved.
- c. Area 3 - This pocket of land has severe development constraints and may be more appropriately used for stormwater management, conservation and recreational use. Should this not eventuate lower density residential development may be achievable. Rule 8.3.3.11(b) density exemptions apply to this constrained area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A community (neighbourhood) park close to the north side of Radcliffe Road in a central location.
- b. A community (neighbourhood) park alongside the Styx River in a central location.
- c. Recreational routes along the Styx and Kaputone River esplanades.
- d. Two heritage items are to be retained, being the 17 Blakes Road stable block and 120 Radcliffe Road bay villa.
- e. The location of the historic Maori footpath that once ran through Belfast is to be identified and the route restored or marked.

4. ACCESS AND TRANSPORT

- a. Radcliffe Road to be upgraded to collector road status to provide for public transport, pedestrian and cycleways.
- b. Blakes Road to be upgraded to urban standard, to correlate with the design for the section through East Belfast RNN.
- c. A fully interconnected local road network across the site that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport and that provides connections with Radcliffe Road, Blakes Road and across Thompsons Road to connect with the East Belfast ODP area.
- d. At least one access onto Radcliffe Road from Area 1.a. in addition to Blakes Road.
- e. More than one access onto Radcliffe Road from Area 2 to enable a loop road through the area.
- f. Pedestrian and cyclist links to adjacent areas (including over the railway line and under the motorway) and to the Styx River and Kaputone Stream corridors.

- g. Formation of a section of the Northern Line Cycleway, an off-road pathway from Belfast to South Hagley Park.

5. STORMWATER

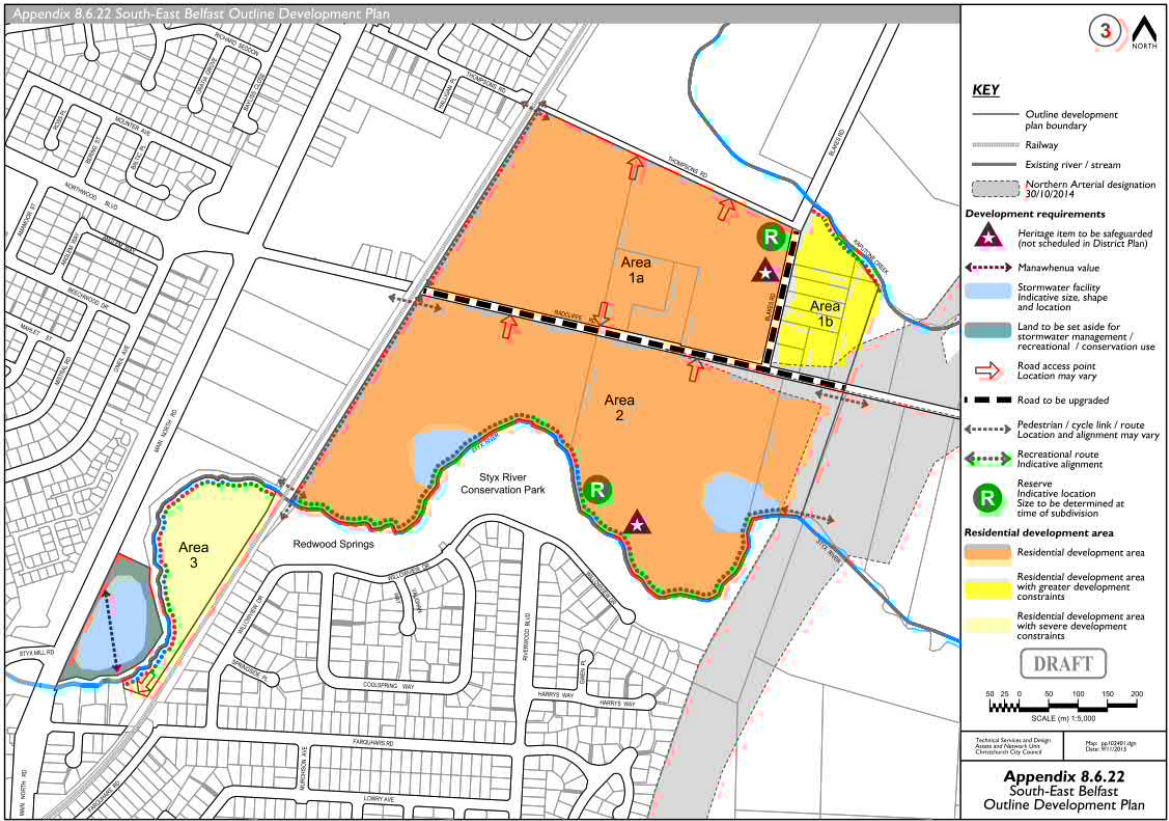
- a. Two stormwater facilities adjacent to the Styx River in Area 2.
- b. Stormwater management area adjacent to Main North Road.

6. WATER AND WASTEWATER

- a. A new water supply main is to be constructed from the Thompsons Water Supply Pump Station (on Thompsons Road next to the railway line) or from the water supply main on Thompsons Road, which runs south and east through the South East Belfast ODP area to connect to the Highfield ODP area.
- b. A new pressure main along Thompsons Road to the sewer on Main North Road will be required to service the new neighbourhood. Wastewater Pump Station 62 will need to be upgraded to accommodate growth in the Belfast area.

7. STAGING

- a. There are no staging requirements other than those relating to the provision of infrastructure.



APPENDIX 8.6.23 NORTH WEST BELFAST OUTLINE DEVELOPMENT PLAN**8.6.23.A CONTEXT**

The North West Belfast Outline Development Plan area is located on the northern edge of the city and is generally bounded by Johns Road, the Main North Road, the Groynes open space and the Waimakariri stopbank. The neighbourhood lies in close proximity to many essential facilities and amenities including the shopping centres at Belfast and Northwood as well as having easy access to major employment nodes at Belfast and the Airport. The established residential areas at Belfast and Northwood are located to the immediate east, north and south of the site. The Western Belfast bypass is located to the west of the site.

8.6.23.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is also provided in the Belfast Area Plan, Christchurch City Council, June 2010. <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/area-plans/belfast-area-plan/>.

8.6.23.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1 - 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. The main feature of this area will be the outlook to the adjacent open space to the north west of the site and the connections available to the Groynes, Clearwater and Waimairi walkway. Maximum advantage can be taken of these features through the provision of view shafts, pedestrian/cyclist links, alignment of roads and footpaths, location of reserves and orientation of allotments.
2. This new neighbourhood offers significant opportunities in respect of integrating the new areas with on-site and nearby natural features and open space including the Groynes Reserve, Clearwater and the adjacent walkways.
3. A new neighbourhood centre (zoned Commercial Core) located close to the Main North Road intersection with Johns Road, will provide a focus for the area and offer a range of local retail, business and community services.
4. Where existing properties are to remain or where the boundary of the RNN abuts properties in the Residential Suburban Zone, larger section sizes and/or planting buffers at the interface may be required.
5. The subdivision design is to achieve an open and attractive interface with the adjoining open spaces.
6. The subdivision design is to provide a good interface with adjacent roads and generally the interface treatment is to be consistent along the length of the road.
7. Any on-site surface stormwater treatment/detention facilities provided are to be generally associated with open space locations.

8.6.23.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple landowners within the ODP area and a number of well-established existing properties. Subdivisions shall demonstrate how new development is to be coordinated between the different land owners.

2. DENSITY VARIATIONS

- a. Whilst a density of at least 15hh/ha is required across the ODP area, the land to the west of the Western Belfast ByPass will not achieve this yield due to access constraints. Rule 8.3.3.11(b) density exemptions apply to this constrained area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A walkway link between Belfast (intersection of Main North Road and Johns Road) to the Waimairi walkway.
- b. Two community (neighbourhood) parks generally located on the west end of the site and within the east section of the site close to the neighbourhood centre.
- c. A site boundary setback of 15 metres from the Devondale Driveway and the area within the setback is to include a consistent design of permeable fences and the placement of key trees and shrubs within this 15m setback.

4. ACCESS AND TRANSPORT

- a. A collector road running through the site from a point generally opposite Richill Street to Groynes Drive. This road is to be capable of accommodating a bus route.
- b. A single intersection is to be formed either directly on the Richill Street intersection with Main North Road or on Darroch Street, at a safe distance from the intersection of Darroch Street and Main North Road, in consultation with the relevant road controlling authority.
- c. Access to Johns Road between Lagan Street and Swift Street.
- d. A fully connected local road network across the neighbourhood that achieves a high level of accessibility for people including opportunities for walking, cycling and public transport. This will provide connections to Main North Road, Johns Road, and Groynes Drive and pedestrian and cyclist connections to the Groynes and the Waimairi walkway.
- e. Residential and other activities will have no direct vehicular access to Johns Road other than via intersections shown on the ODP while Johns Road between Groynes Drive and Main North Road is defined as a major arterial road in this Plan or until the state highway status of this part of Johns Road is revoked, whichever occurs the earlier. This requirement can be reconsidered with the written approval from the relevant road controlling authority.
- f. The connection of the collector road across the Devondale Driveway will be subject to agreement being reached with the existing owners of that land or alternative legal mechanisms such as acquisition under the Public Works Act.

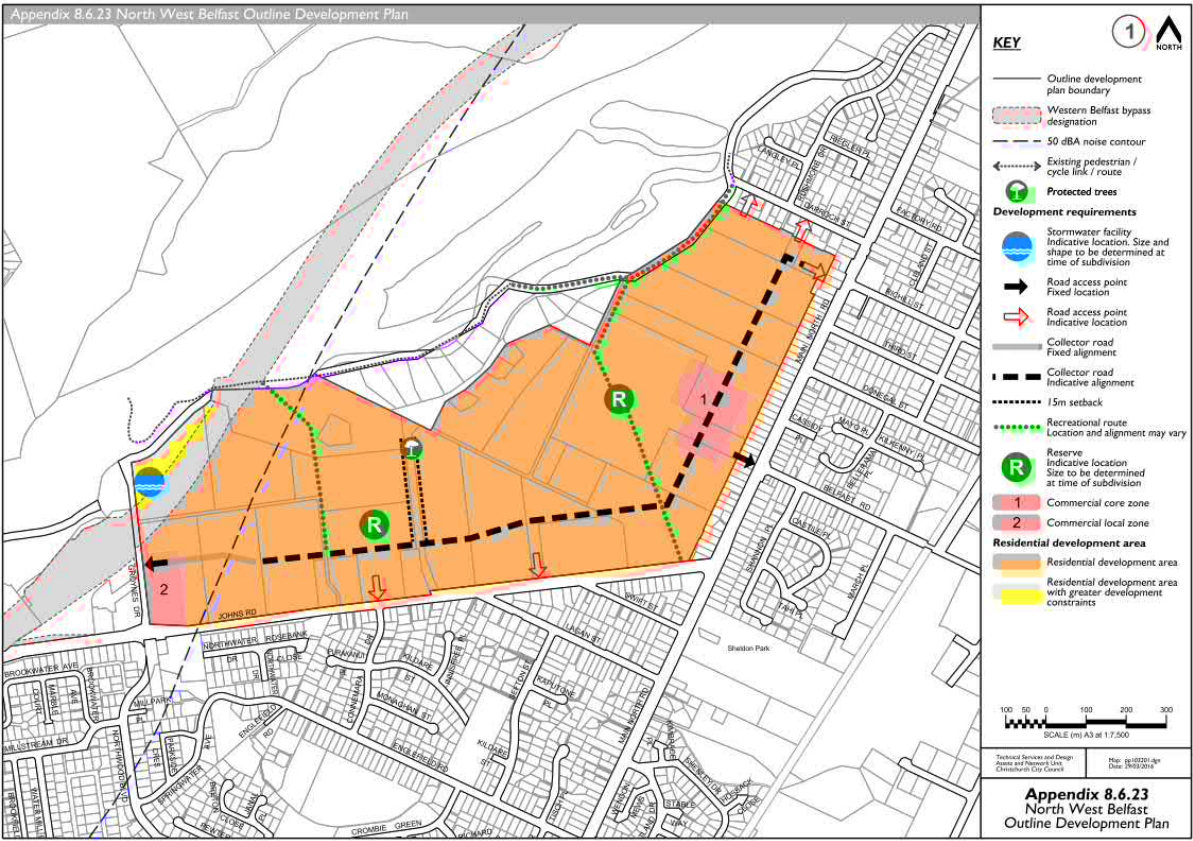
5. STORMWATER

- a. A stormwater management solution for the area which allows for the integration of stormwater with the surrounding Otukaikino catchment.
- b. Where off-site stormwater treatment/detention facilities are provided these are to be developed in conjunction with enhancement of the habitat and ecological values of the Otukaikino River and tributaries that the stormwater system is connected to.

- c. Natural Springs (if any) to be identified and safeguarded at the time of subdivision.
- d. The design, layout and plant species proposed for any stormwater areas are to be undertaken and selected having consideration to the operations of the Christchurch International Airport.

6. WATER AND WASTEWATER

- a. A new water supply main through the ODP area connecting to the Belfast water supply pump station and existing water supply mains on Groynes Drive and Johns Road.
- b. A new wastewater main through the ODP area connecting to the existing wastewater main on Main North Road. Wastewater Pump Station 62 will need to be upgraded to accommodate growth in the Belfast area.



APPENDIX 8.6.24 EAST BELFAST OUTLINE DEVELOPMENT PLAN**8.6.24.A CONTEXT**

Belfast, originally a raupo swamp, developed as a township following the establishment of farming runs in the 1850's and the commencement of agricultural and industrial activities a couple of decades later. Belfast is a highly significant area for local Maori. It has historically been a traditional thoroughfare for travelling between Kaiapoi and Banks Peninsula. The East Belfast ODP area extends east and west from Blakes Road which divides the new neighbourhood in two. The Main North Railway Line runs to the west and the Northern Arterial Motorway designation to the east. The Belfast Business Park (previously occupied by the Canterbury Freezing Works) is generally to the north. The Belfast/Northwood Key Activity Centre is to the south west. A defining feature of the site is the Kaputone Stream, which traverses the site. It is recognised as both an important natural feature of the area and as having cultural significance to local Iwi. East Belfast also contains Spring Grove, a Heritage Item that is recognised as being an important heritage resource for the Belfast Community. The construction of the Northern Arterial Motorway will require the realignment of the Kaputone Stream.

8.6.24.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is also provided in the Belfast Area Plan, Christchurch City Council, June 2010. <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/area-plans/belfast-area-plan/>

8.6.23.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1.- 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. The Kaputone Stream will become the major feature of this neighbourhood together with Spring Grove heritage house. New development is to have an open and attractive interface with the Kaputone Stream corridor.
2. A number of mature trees also provide a link to the past. Maximum advantage is to be taken of these features through provision of view shafts, alignment of roads, pedestrian/cyclist links and orientation of allotments.
3. A high quality public open space system comprising a network of green linkages including esplanade reserve and community (neighbourhood) parks within a curvilinear corridor system including stormwater facilities and public amenity areas is anticipated.
4. The interface with the railway line and motorway is to be designed to ensure a good outlook and acceptable noise levels for residents and take advantage of any recreational opportunities.
5. Blakes Road will become a primary link through the neighbourhood. New development is to be designed to have a good interface with this road.
6. Where practicable similar interface treatments will be achieved along the length of the railway line, the stream corridor, the motorway and Blakes Road.
7. A site is zoned Commercial Local on the west side of Blakes Road between the RNN Zone and Belfast Business Park. This can provide local shopping, community and services uses and become a focal point for the community.
8. There are two protected trees which are to be retained and could become a feature of the development.

8.6.24.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. An odour buffer area is to be provided adjacent to Belfast Road until such time as specific reverse sensitivity issues cease. Activities within the odour buffer area are limited to non-residential activities including educational, spiritual, day care or health facility uses until such time as the buffer area is no longer required, after which residential activities can locate in this area.

2. DENSITY VARIATIONS

- a. In the area identified as Spring Grove heritage house as shown on the Outline Development Plan, the minimum allotment size shall be 3,500m². Rule 8.3.3.11(b) density exemptions apply to this constrained area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A continuous open space corridor generally based on the alignment of the Kaputone Stream and integrated with stormwater devices, cycle and pedestrian facilities, including esplanade reserve with an average width of 20m and a minimum width of 5m.
- b. Where part of the open space areas, including the Kaputone Open Space Corridor are not required by the Council for public open space, the land shall then be treated as a continuation of the immediately adjacent residential area and the Residential New Neighbourhood rules shall apply unless otherwise stated in consent notice under section 221 of the Resource Management Act (or similar mechanism) for that land.
- c. A community (neighbourhood) park in a central location.

4. ACCESS AND TRANSPORT

- a. A fully interconnected local road network across the site that achieves a high level of accessibility for people including opportunities for walking, cycling and public transport and that provides connections with Thompsons Road and Blakes Road and safe and convenient pedestrian and cycle access to the South East Belfast ODP area, to facilitate access to nearby facilities such as Sheldon Park, the Belfast/Northwood Key Activity Centre the Commercial Local Zone and Belfast School.
- b. Blakes Road is to be upgraded to collector standard to become the primary movement route ('the spine road') through the site linking Belfast Road with Thompsons Road to the south and continuing through South East Belfast ODP area to Radcliffe Road.
- c. Connections to the cycle routes alongside the railway line and motorway from within the neighbourhood.

5. STORMWATER

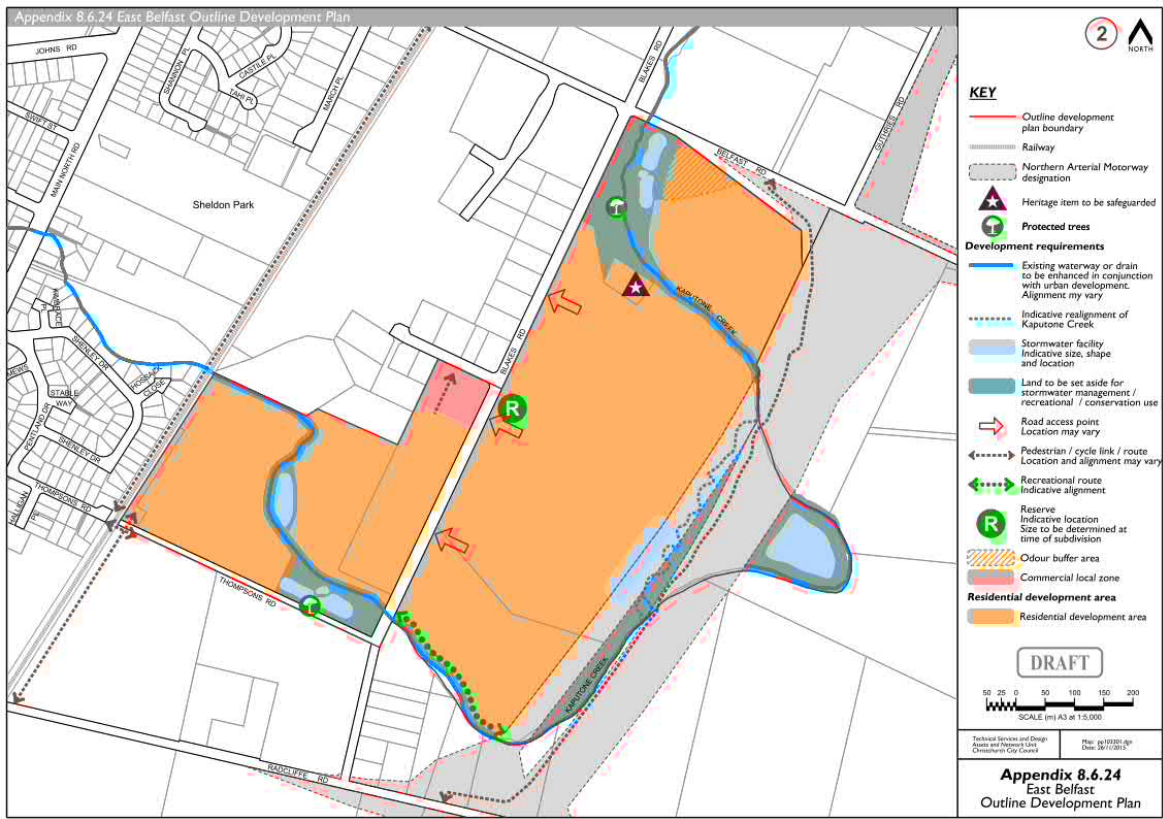
- a. A sustainable stormwater management system for the neighbourhood integrated alongside open space reserves and compatible with the natural, cultural, ecological and amenity values of the site.
- b. All natural watercourses in the neighbourhood are to be integral components of the open space network.

6. WATER AND WASTEWATER

- c. Water supply mains are in place. A new well will be required at the Thompsons water supply pump station to service growth in the Belfast area.
- d. Wastewater mains are in place. Wastewater Pump Station 62 will need to be upgraded to accommodate growth in the Belfast area.

7. STAGING

- a. No more than 200 residential allotments shall be created until such time as Blakes Road (from Belfast Road to Radcliffe Road) has been upgraded to a minimum 9m wide sealed carriageway or until such time as financial provision has been made for these works within the Council's Capital Works Programme and Development Contributions Policy, whichever is the earlier.
- b. Where any part of the Northern Arterial Motorway Designation is uplifted the Residential New Neighbourhood Zone rules shall apply unless otherwise stated in a consent notice under Section 221 of the Resource Management Act (or similar mechanism) for that land.



APPENDIX 8.6.25 PRESTONS (NORTH AND SOUTH) OUTLINE DEVELOPMENT PLAN**8.6.25.A CONTEXT**

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

8.6.25.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide.

8.6.25.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1.- 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. New development is to integrate with established urban areas and with on-site and nearby natural features and open space and the Neighbourhood Centre on Prestons Road.
2. The key feature of the new neighbourhood will be the central stormwater and open space corridor.
3. There is potential for at least one small scale community and commercial node, in a high profile, readily accessible location.

8.6.25.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION AND INTERFACES

- a. Subdivision designs will demonstrate connectivity between different land ownership areas through road, open space and pedestrian and cycleway linkages.
- b. From and along the rural boundary a 15m building setback is required and prior to or concurrently with the construction of the first building on any allotment, a solidly clad boundary fence shall be erected, having a minimum height of 1.8 metres and a maximum height of 2m.
- c. A 10m deep landscape strip shall be planted along the frontage with Lower Styx Road with native shrubs and small trees selected from the Prestons Planting List. One large native tree selected from Prestons Planting List shall be provided per 40m² of the 10m required landscape strip.
- d. Buildings shall be setback 15m from Lower Styx Road.
- e. Fencing along the boundary with Lower Styx Road, and fencing along first 10m of internal boundaries back from Lower Styx Road, shall not exceed a maximum height of 1.2m and shall be at least 50% visually transparent.

- f. A 3m landscape strip shall be planted along Mairehau Road with native shrubs and small trees selected from the Prestons Planting List. One tree selected from the Prestons Planting List shall be provided per 20m² of the 3m required landscaping strip. A Minimum 50% of required trees shall be native.
- g. Buildings shall be setback 10m from Mairehau Road.
- h. Fencing on the boundary with Mairehau Road, and fencing along first 3m of internal boundaries, back from Mairehau Road shall not exceed a maximum height of 1.2m and shall be at least 50% visually transparent.
- i. A 10m landscape strip shall be provided adjacent to the boundary with the Waitikiri and Windsor Golf Courses and shall be maintained as turf. One large tree selected from the Prestons Planting List shall be provided per site adjoining golf courses. One additional large tree selected from the Prestons Planting List shall be planted per 100m² of the 10m required landscape strip.
- j. A minimum 10m building setback from the boundary with the Waitikiri and Windsor Golf Courses.
- k. Fencing on the boundary with Waitikiri and Windsor Golf Courses, and fencing along first 10m of internal boundaries back from Waitikiri and Windsor Golf Courses, shall not exceed a maximum height of 1.2m and shall be at least 50% visually transparent.

2. DENSITY VARIATIONS

- a. A density of between 13 and 15 households per hectare (hhs/ha) is to be achieved across the ODP area, with variety in density and housing types. The density types shall be defined on the Outline Development Plan maps below or on an approved subdivision consent plan.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A continuous reserve corridor located from the Domain on Prestons Road through to Mairehau Road.
- b. Additional community (neighbourhood) parks are required to support the higher density areas.

4. ACCESS AND TRANSPORT

- a. A fully interconnected local road network across the site that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport.
- b. No direct vehicle access from any residential allotment shall be granted to Mairehau Road from the following unless the 80km speed limit on Mairehau Road is reduced to 60km or less, or a subdivision consent plan establishing residential access is approved;
 - i. any secondary road until such time as the portion of the main primary road linking Prestons Road to Mairehau Road is open to traffic;
 - ii. any residential allotment.

5. STORMWATER

- a. All watercourses in the neighbourhood are to be integral components of the open space network.

6. WATER AND WASTEWATER

- a. The area is serviced by a vacuum sewer system. The Vacuum Sewer Pump Station VS5003 has capacity for the equivalent of 2,364 residential allotments.

7. STAGING

- a. No more than 1700 residential units and 7200m² of non-residential activities within the Prestons ODP area shall occur until such time as construction of the Northern Arterial Motorway and the 4-laning of QEII Drive between Main North Road and Innes Road together with either the Northern Arterial Motorway extension or the Hills Road extension has commenced.

8. PRESTONS PLANTING LIST

Large Native Trees	
Dacrydium cupressinum	rimu
Podocarpus totara	totara
Prumnopitys taxifolia	matai

Large Exotic Trees	
Acer campestre	field maple
Alnus Glutinosa	black alder
Liquidambar styraciflua	liquidambar
Platanus orientali	'autumn glory' plane tree
Quercus coccinea	scarlet oak
Quercus palustris	pin oak
Tilia cordata	small-leaved lime

Native Shrubs and Small Trees >1.2m	
Coprosma propinqua	mikimiki
Coprosma robusta	karama
Coprosma aff.	mikimiki (shrub)
Cordyline australis ti kouka	kouka/cabbage tree
Griselinia littoralis	kapuka/broadleaf
Hebe salicifolia	koromiko (shrub)
Hoheria angustifolia	hohere/narrow-leaved lacebark
Lophomyrtus obcordata	rohutu/nz murtle
Melicope simplex	poataniwha (shrub)
Melicytus ramiflorus	mahoe
Myrsine divaricata	weeping mahout
Olearia paniculata	golden akeake/akiraho
Pennantia corymbosa	kaikomako
Phormium tenax	harakeke
Pittosporum tenuifolium	kohuhu/black matipo/tawhiro
Pseudopanax crassifolius	horoeka/lancewood

Small Native Trees	
Dodonea viscosa	akeake
Kunzea ericoides	kanuka
Leptospermum scoparium	manuka
Plagianthus regius manatu	lowland ribbonwood
Sophora microphylla	south island kowhai
Native Shrubs <1.2m	
Anemanthele lessoniana	hunangamoho/wind grass
Astelia fragrans	kakaha/bush lily
Carex buechananii	purei
Carex testacea speckled sedge	speckled sedge
Cyperus ustulatus	toetoe upotangata
Dainella nigra	inkberry
Festuca novae-zelandiae	fescue tussock
Haloragis erecta	toatoa
Hypericum gramineum	new zealand st johnswort
Libertia ixioides	mikoikoi/nz iris
Poa cita	silver tussock
Poa colensoi	blue tussock
Polystichum richardii	pikopiko/black shield fern
Uncinia uncinata	hook-sedge





[Update to include three indicative commercial nodes as identified on plans in closing legal submissions of Canterbury Racecourse Reserve Trustees and Ngāi Tahu Property Limited (Submitter 2366), CDL Land Limited (Submitter 2275 and FS 2814) and Ngāi Tahu Property Limited (Submitter 806 and 2235), 24 March 2016. The Key for these locations is to refer to "Indicative location of local commercial area"]

APPENDIX 8.6.26 HIGHFIELD PARK OUTLINE DEVELOPMENT PLAN**8.6.26.A CONTEXT**

The Highfield Park RNN is located in the Marshlands Area of Christchurch, it extends north and south from Prestons Road. The first settlers in the 1860's undertook major drainage work to turn the swampland into productive farmland. Hills Road, which forms most of the eastern boundary of the neighbourhood was formed along the hard soil which provided the only safe route through the area, hence its curvilinear alignment and country lane character. The Styx River forms the northern boundary and Horners Drain traverses the southern half of the site, mostly in a deep open box drain with steep sides. Views are afforded across rural land to the north and east and towards the Port Hills to the south. There are a few large existing residential units located towards the centre of the neighbourhood. A number of established trees of both native and exotic species are located along Hills and Hawkins Roads, Prestons Road and within the environs of residential units. Prestons Road provides access to the established neighbourhood of Redwood to the west and the Prestons RNN and neighbourhood centre to the east. The Northern Arterial Motorway corridor will form the western boundary.

8.6.26.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide.

8.6.26.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1–8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. The Styx River, the proposed Northern Arterial Motorway, QEII Drive and rural land to the east will contain this new neighbourhood and provide the opportunity to clearly identify it as a distinct place. The linear nature of the site lends itself to being structured around a central corridor comprising the collector road and linear reserves.
2. North-south alignment of roads will enable views to the south as well as good solar access to properties.
3. New development is to be designed to have an open and attractive interface with the river corridor and provide visual and physical access to the river corridor for residents and the wider community.
4. Advantage can also be taken of Hills Road and existing trees and hedgerows to provide a connection with the past.
5. Development immediately adjacent to Hills Road and Hawkins Road is to provide a transition between the RNN and rural zoned land to the east and respect the rural character and function of the road.
6. Where existing properties are to remain larger section sizes and planting buffers adjacent to them may be required.
7. New development adjacent to the motorway and QEII Drive is to be designed such that a good outlook to and from the road and acceptable noise levels for residents is achieved. This may require longer allotments, screen planting and mounding. If acoustic fencing is used its blank appearance should be softened by planting.
8. There is potential for at least one small scale community and commercial node, in a high profile, readily accessible location.

8.6.26.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs are to demonstrate good connectivity between different land ownership areas through road, open space and pedestrian and cycleway linkages.
- b. Development is to face onto Prestons Road although there is to be no vehicle access to it, other than the collector road.
- c. Subdivision layouts are to be designed to align roads and footpaths along the edge of the river corridor.

2. DENSITY VARIATIONS

- a. Area 1 - Residential densities of at least 15 hhs/ha are anticipated, with densities generally increasing towards the collector road and towards Prestons Road and around any commercial node.
- b. Area 2 - There is a risk of flooding in this area due to a shallow aquifer and a drain that flows into it. Rule 8.3.3.11(b) density exemptions apply to this constrained area.
- c. Area 3 - There are special setback provisions relating to these areas alongside the motorway and Hills and Hawkins Road, which may restrict development capacity. Rule 8.3.3.11(b) density exemptions apply to this constrained area. Allotments immediately adjacent to Hills Road and Hawkins Road are to be a minimum net site area of 800m.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A continuous community (linear) park corridor incorporating Horners Drain from the Styx River corridor to QEII Drive. This corridor is to include a community (neighbourhood) park in the north of the neighbourhood and a community (neighbourhood) park adjacent to the collector road in the south of the neighbourhood.
- b. Three further community (neighbourhood) parks, one in the north eastern part of the neighbourhood and two in the south eastern part of the neighbourhood.
- c. Continuation of the Styx "Source to Sea" reserve network along the river corridor. A recreational route along the Styx River esplanade from Hawkins Road to connect with the Styx River Conservation Reserve adjacent to Redwood Springs. This to include a pedestrian/cyclist link under the Northern Arterial Motorway.
- d. Horners Drain is to be enhanced and naturalised to provide a point of difference within the neighbourhood.

4. ACCESS AND TRANSPORT

- a. Those roads identified in Diagram A are to be developed in accordance with the illustrated cross section.
- b. Improvements to the intersection of Main North Road/Prestons Road.
- c. Improvements to Prestons Road through the neighbourhood.
- d. A collector road running northwards and southwards from Prestons Road. This to include a signalised intersection at Prestons Road.
- e. Traffic signals (or an alternative intersection treatment agreed with the Council) at the intersection of Grimseys Road and Prestons Road.

- f. Upgrading of Hawkins Road between Prestons Road and Selkirk Road to include a minimum carriageway width of 7m and a shared path on the Highfield ODP side to accommodate walking and cycling.
- g. Upgrading of Hills Road between Prestons Road and QEII Drive to include a minimum carriageway width of 7m and a shared path on the Highfield ODP side to accommodate walking and cycling.
- h. A fully interconnected local road network across the site that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport. This is to provide connections with Prestons Road, Hills Road and Hawkins Road and access for pedestrians and cyclists to the Styx River corridor, Owen Mitchell Park (if possible under the motorway) and QEII Drive.

5. STORMWATER

- a. A stormwater management solution for the neighbourhood which allows for the integration of stormwater from upstream catchments such as Kruses Drain, Horners Stream and the Cranford Basin, but does not preclude the ability of stormwater from the Northern Arterial Motorway being effectively managed and discharged.
- b. A stormwater management facility incorporating a wetland area adjacent to QEII Drive
- c. Enhancement of the habitat and ecological values of the Styx River and its margins in association with stormwater management and provision of reserves and to give effect to the Styx River Stormwater Management Plan.
- d. Reconfiguration and enhancement of Horners Stream to improve its capacity and functioning for stormwater management while ensuring habitat and ecological values are enhanced and developed
- e. Natural springs (if any) to be identified and safeguarded at the time of subdivision.

6. WATER AND WASTEWATER

- a. New water supply trunk mains will be required through the Highfield ODP area, with connections to the East Belfast ODP area, Prestons Road and QEII Drive. A new Highfield well and water supply pump station will be required when development is approximately 80% complete.
- b. A wastewater master plan needs to be developed to determine the type of wastewater service that will be constructed in the Highfield ODP area. New wastewater main(s) will be required from the Highfield ODP area to the Northcote Collector on Main North Road, along Prestons Road and/or QEII Drive.

7. STAGING

- a. Prior to the approval of any subdivision north of the Transport Monitoring Line (TML) shown on the ODP construction of the following must commence:
 - i. Upgrading Prestons Road between the existing urban/rural boundary and the Hawkins/Hills Road intersection
 - ii. Formation of the collector road/Prestons Road intersection (including the provision of traffic signal infrastructure) and
 - iii. Upgrading the Main North Road intersection to better accommodate turning movements out of Prestons Road and right turn movements from Main North Road.
- b. Prior to the approval of any subdivision that creates the 400th residential allotment north of the TML construction on the installation of traffic signals at the Marshland Road/Prestons Road intersection must commence.

- c. Prior to the approval of any subdivision that creates the 750th residential allotment north of the TML construction on the installation of traffic signals at the Grimseys Road/Prestons Road intersection (or an alternative intersection treatment agreed with the Council) must commence.
- d. Hawkins Road is to be upgraded in conjunction with the establishment of any new road connections to Selkirk Place or Hawkins Road.
- e. Hills Road is to be upgraded in conjunction with the establishment of any new road connections to Hills Road. Upgrading to occur between QEII Drive and the new road connection until the establishment of the fifth connection, at which time the upgrading is to be completed between QEII Drive and Prestons Road.
- f. Once 1400 residential allotments have been granted consent in this RNN all subsequent subdivision applications for residential allotments must demonstrate that Level of Service E or better shall be achieved for the turn movements of the intersections identified in the table below. If construction of the Northern Arterial Motorway has commenced then these requirements shall not apply.

Intersection	Approach and Movement
Main North/Prestons	Main North Road - right turn. Prestons Road - left turn and right turn
Grimseys/Prestons	All movements
Collector road/Prestons	All movements (unless the traffic signals are already operational)
Hawkins/Hills/Prestons	All movements
Lower Styx/Hawkins/Marshland	Hawkins Road - all permitted movements. Marshlands road - right turn into Hawkins Road
Hills/QEII	Hills Road: left turn
QEII/Innes	QEII Drive: westbound through movement

- g. Concurrently or prior to the approval of any subdivision that includes part of Horners Stream, an engineering design concept for the realignment of Horners Stream (from its connection with Kruses Drain through to the Styx River) and an ecological assessment of the design at a conceptual level shall be provided to the Council for consideration for certification. Detailed engineering, landscape and ecological design for each section of the Stream is required at the time of subdivision consent.

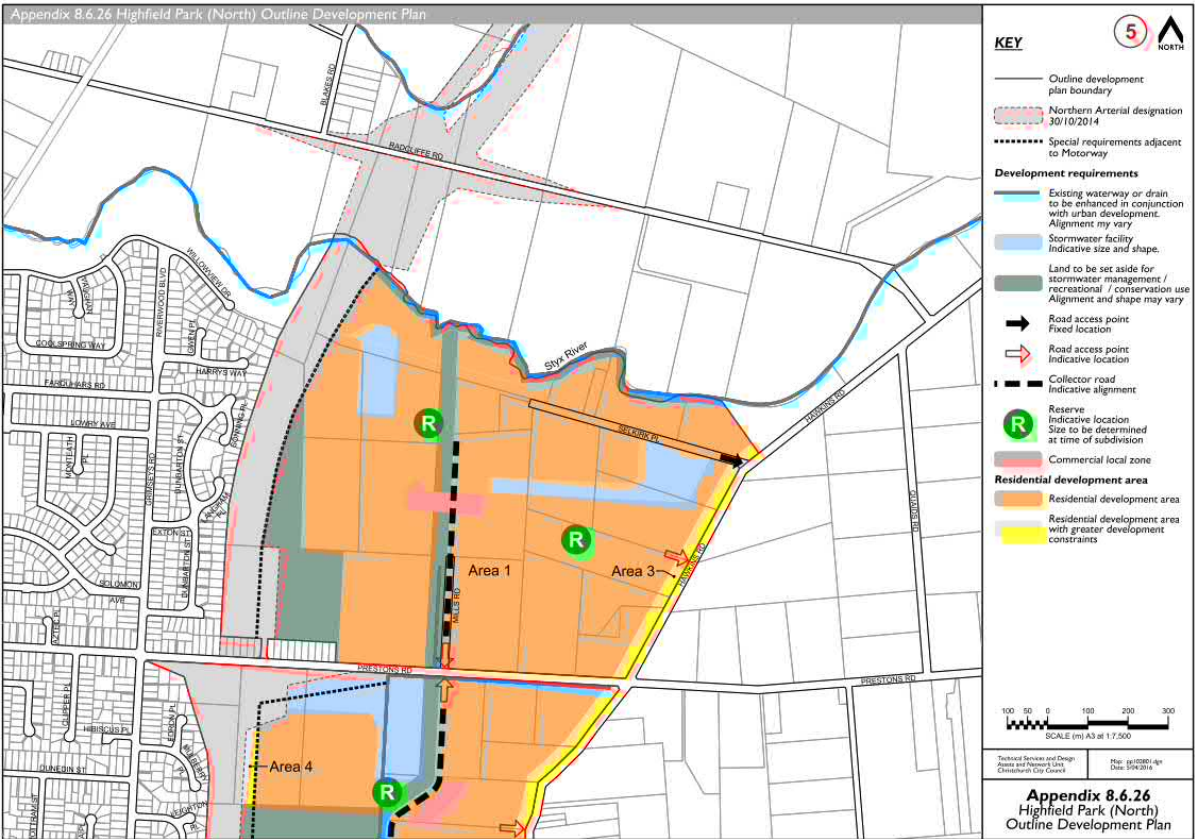
8. ADDITIONAL SETBACK REQUIREMENTS

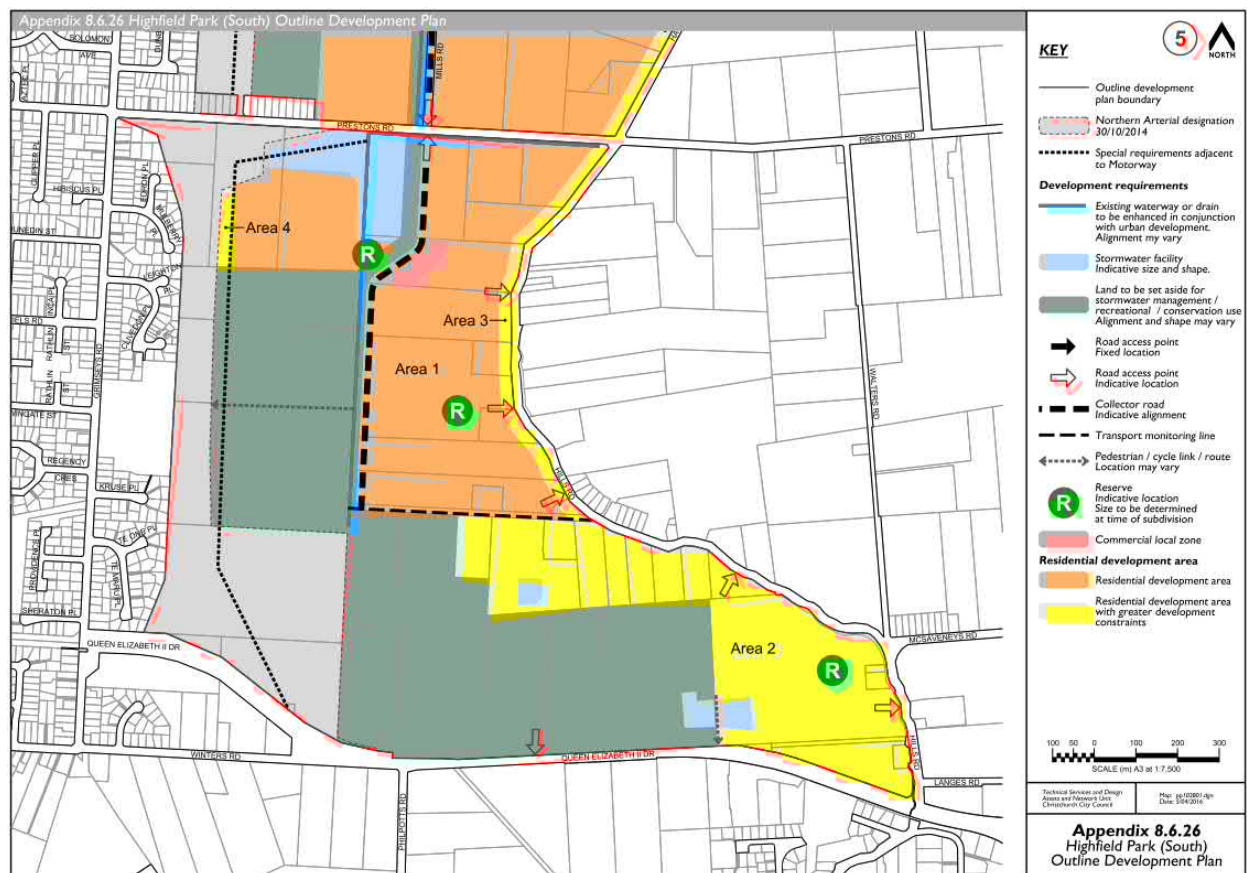
- a. Minimum building setback from Hills and Hawkins Road shall be 10m. The full length of the frontage of Hills Road and Hawkins Road shall be planted to a depth of 5m from the road.
- b. Where a rear boundary or side boundary of any land within a subdivision abuts a property not owned by the applicant (other than land owned by the Council or NZTA) prior to any earthworks or land improvement being undertaken associated with the subdivision, the entire boundary length shall be planted to a depth of 5m and shall only include plants as listed below. Ongoing maintenance of the planted strip shall be required through Consent Notices imposed by condition of subdivision consent to be registered on the Certificate of Title of all new allotments to be created by the subdivision which abut such boundaries.

[illegible]

Independent Hearings Panel
Christchurch Replacement District Plan
Te paenae mātuhake o te mahere whakakōwhiri a rohe o Ōtautahi

Alnus glu nosa - black alder	Quercus palustris - pin oak
Alnus rubra - red alder	Quercus robur fas gata
Carpinus betulinus fas gata - upright hornbeam	Tilia cordata - lime
Liquidambar styraciflua - liquidamber	Prunus species - flowering cherries





APPENDIX 8.6.27 UPPER STYX OUTLINE DEVELOPMENT PLAN**8.6.27.A CONTEXT**

This area to the north west of Christchurch lies to the south of the Styx River, one of the primary natural features of Christchurch. Prior to European settlement, the extensive wetlands and easy access to the sea made the Styx an important area for mahinga kai (food gathering) and for the cultivation and harvesting of flax. There are numerous large trees and boundary and garden planting. The Styx River forms part of the northern boundary of the neighbourhood and Highsted Stream and a number of drains run through it. Tullet Park is near the centre of the neighbourhood, Harewood Park, Willowbank Wildlife Reserve and the extensive Styx Mill Conservation Reserve are located to the west and north. The existing residential areas of Casebrook, Redwood and Regents Park lie to the south and east. Cavendish Business Park is located immediately to the east of the RNN with a frontage to Cavendish Road. The western boundary of the ODP area is formed by the airport noise contour.

8.6.27.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide.

8.6.27.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1.- 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. The main features of this area will be the waterways (Styx River and Highsted Stream), Tullet Park and its proximity to Styx Mill Conservation Reserve. Advantage can also be taken of existing trees and hedgerows to provide a sense of maturity and a connection with the past.
2. Where existing properties are to remain and where the RNN abuts properties in the Residential Suburban Zone larger section sizes and/or planting buffers adjacent to them may be required.
3. New development is to have an open and attractive interface with the Styx River corridor.
4. New development adjacent to the north western boundary should be to establish an appropriate interface with adjoining rural land.
5. Housing densities are to generally increase towards Tullet Park.
6. Higher density development may be appropriate opposite Cavendish Business Park and around the stormwater facilities.
7. There is a protected tree which is to be retained and its setting could be enhanced to provide a focal point for the local area.
8. There is potential for a commercial local centre on Claridges Road, opposite Tullet Park, to provide a focus for the development and support higher density areas.

8.6.26.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs are to demonstrate good connectivity between different land ownership areas through road, open space and pedestrian and cycleway linkages.

- b. Development is to face onto Styx Mill Road, Cavendish Road, Claridges Road, Gardiners Road and Highsted Road.
- c. This edge of the neighbourhood will be visible across the river from the Styx Mill Conservation Reserve. As the reserve is intended to provide a wilderness experience, the subdivision design is to demonstrate how views of urban development from within the reserve can be minimised and where possible avoided.

2. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A recreational route between the Styx River corridor and Tullet Park, incorporating an enhanced and realigned Highsted Stream and new stormwater facilities.
- b. Three further community (neighbourhood) parks, two in the north and one in the south eastern part of the neighbourhood.
- c. An extension to Tullet Park.
- d. Continuation of the Styx "Source to Sea" reserve network along the river corridor.

3. ACCESS AND TRANSPORT

- a. A collector road running across the western side of the neighbourhood connecting Styx Mill Road and Claridges Road.
- b. A collector road running from Cavendish Road through the neighbourhood to Gardiners Road, forming crossroads with Highsted Road, a new north-south collector road (as in 3.a above) and Claridges Road. This road is to be capable of accommodating a bus route.
- c. A collector road running between Cavendish Road and a new north-south collector road (as in 3.a above).
- d. A fully interconnected local road network across the site that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport. This is to provide connections with Styx Mill Conservation Reserve, Tullet Park and existing roads.

4. STORMWATER

- a. A sustainable stormwater management solution for the neighbourhood integrated alongside open space reserves
- b. Enhancement of the habitat and ecological values of the Styx River and its margins in association with stormwater management and provision of reserves and to give effect to the Styx River/Purakaunui Area Stormwater Management Plan.
- c. Reconfiguration and enhancement of Highsted Stream to improve its capacity and functioning for stormwater management while ensuring habitat and ecological values are enhanced and developed
- d. Natural springs (if any) to be identified and safeguarded at the time of subdivision.

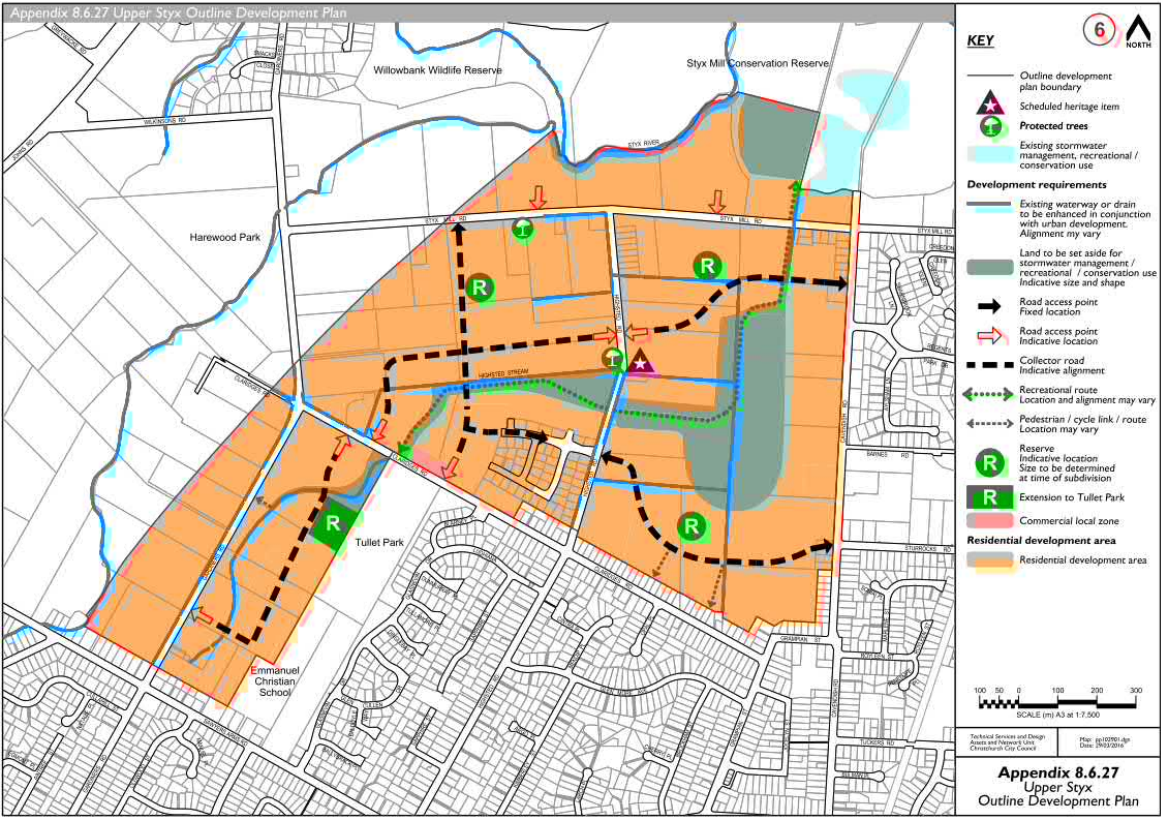
5. WATER AND WASTEWATER

- a. A water supply network, including the water supply main along the collector road.

- b. A pressure sewer network. Most of the area will discharge to the gravity main on Highsted Road. The properties on Cavendish Road will be serviced by a pressure sewer network, discharging to the gravity main on Cavendish Road.

6. STAGING

- a. There are no staging requirements beyond those relating to the provision of infrastructure.



APPENDIX 8.6.28 YALDHURST OUTLINE DEVELOPMENT PLAN**8.6.28.A CONTEXT**

Located on the north western outskirts of Christchurch this neighbourhood will integrate with and consolidate the established and developing residential community of Yaldhurst Masham, including Delamain to the south and Kintyre Estate and Broomfield to the east. Land is zoned for a Neighbourhood Centre adjacent to Yaldhurst Road. A creek runs along the southern boundary of the neighbourhood. High voltage distribution lines run through the neighbourhood. To the north is Christchurch International Airport and the 50DBA air noise contour affects the western part of the neighbourhood.

8.6.28.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide.

8.6.28.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1 - 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. This new neighbourhood is to be established around the Neighbourhood Centre which will form a focus for the community. As with Delamain the collector Road (Jarnac Boulevard) will be the spine of the new neighbourhood and a key structuring element.
2. Two other distinguishing features of this neighbourhood will be the green corridor associated with the distribution lines and the creek.
3. Subdivision layouts will take advantage of recreational and amenity values, while at the same time limiting the impact of the distribution lines and pylons. This will require careful consideration of road alignments, pedestrian/cyclist access points, orientation of allotments and boundary treatments.
4. Subdivision layouts are to be designed to take advantage of views to rural land to the west.
5. The development is to retain an open and attractive interface with the adjoining open spaces.
6. All development is to provide a good interface with adjacent roads. This interface treatment should generally be consistent along the length of the road.
7. To help mitigate the impact of distribution lines, special interface treatments such as deeper allotments and boundary planting within allotments, is to be provided for adjacent allotments.

8.6.28.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs are to provide for good connectivity between different land ownership areas through road, open space and pedestrian and cycleway linkages.
- b. Jarnac Boulevard will extend north through the site and connect the neighbourhood with Yaldhurst Road.

- c. Integration with the surrounding existing green network is required. This includes integration with Broomfield Common to the south, the distribution line corridor and a possible future District Park to the west.

2. DENSITY VARIATIONS

- a. Residential density types are defined on the Outline Development Plan map or on an approved subdivision consent plan.

3 OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. Provision of a high quality public open space corridor along the existing 'creek' and surface water channel alignments.
- b. A 20m wide landscape strip along SH73 to accommodate a range of functions including the following:
 - i. East/West cycle and pedestrian movements along SH73.
 - ii. On-site local vehicle access.
 - iii. Screen planting in order to ensure a high quality visual interface between the development and SH73.
 - iv. Ground/surface mounding, fencing and associated screen planting in order to reduce traffic noise from SH73.

4. ACCESS AND TRANSPORT

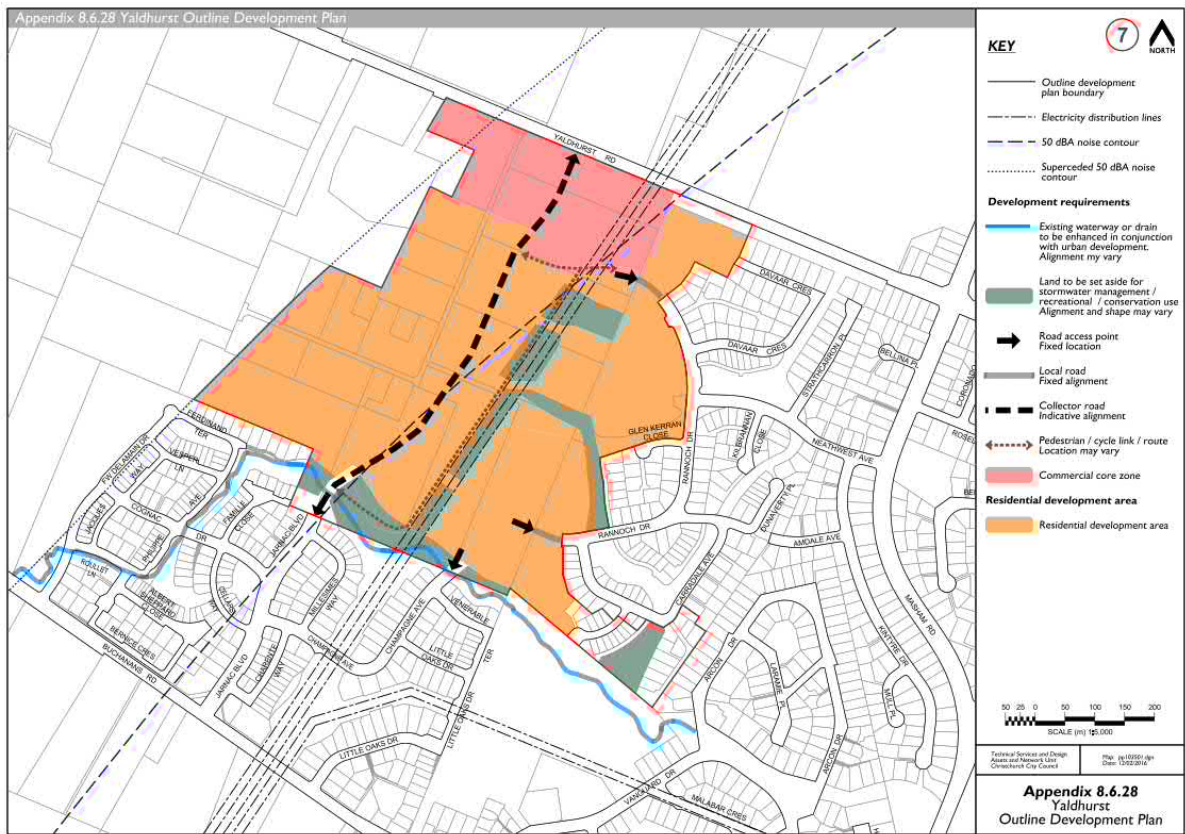
- a. A primary north-south collector road. This route should provide access off SH73 via a signalised intersection (located at no less than 600m from the Masham Rd / Yaldhurst SH73 intersection) and run south through the site (west of the existing distribution lines) to join with Jarnac Boulevard. This route to be capable of accommodating a bus route as well as access to adjacent properties.
- b. A fully interconnected local road network across the site that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport. Including two roads through the eastern part of the neighbourhood connecting with the collector road and linking in to both ends of Rannoch Drive to form a loop road.
- c. There shall be no road access or direct property access to Yaldhurst Road other than via the collector road.

5. STORMWATER

- a. An integrated stormwater management solution for the neighbourhood which combines both engineered techniques and low impact stormwater attenuation, in general accordance with the Living G (Yaldhurst) Surface Water Management System Operation and Maintenance Management Plan.
- b. All watercourses in the neighbourhood are to be integral components of the open space network.
- c. Existing creek alignments are to be retained and in some places widened, in order to help facilitate total stormwater detention across the site. The conveyance drainage network will feed to and utilise these alignments.
- d. Design and operation of the stormwater management system so as to reduce the potential for bird strike issues associated with the operation of Christchurch International Airport.

6. WATER AND WASTEWATER

- a. Existing water and wastewater mains will need to be extended to service the ODP area. It will be the developer's responsibility to construct the new water supply and wastewater mains.



APPENDIX 8.6.29 WIGRAM OUTLINE DEVELOPMENT PLAN**8.6.29.A CONTEXT**

The Wigram Outline Development Plan area is located on part of the former Wigram Aerodrome in the south west of the city. It is part of a larger neighbourhood developed under a former Living G zoning, known as Wigram Skies. This wider neighbourhood is characterised by substantial areas of conservation and open space and a commercial local centre, known as The Landing.

8.6.29.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the South West Area Plan, Christchurch City Council, April 2009 <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/area-plans/south-west-area-plan/>

8.6.29.C DEVELOPMENT FORM AND DESIGN

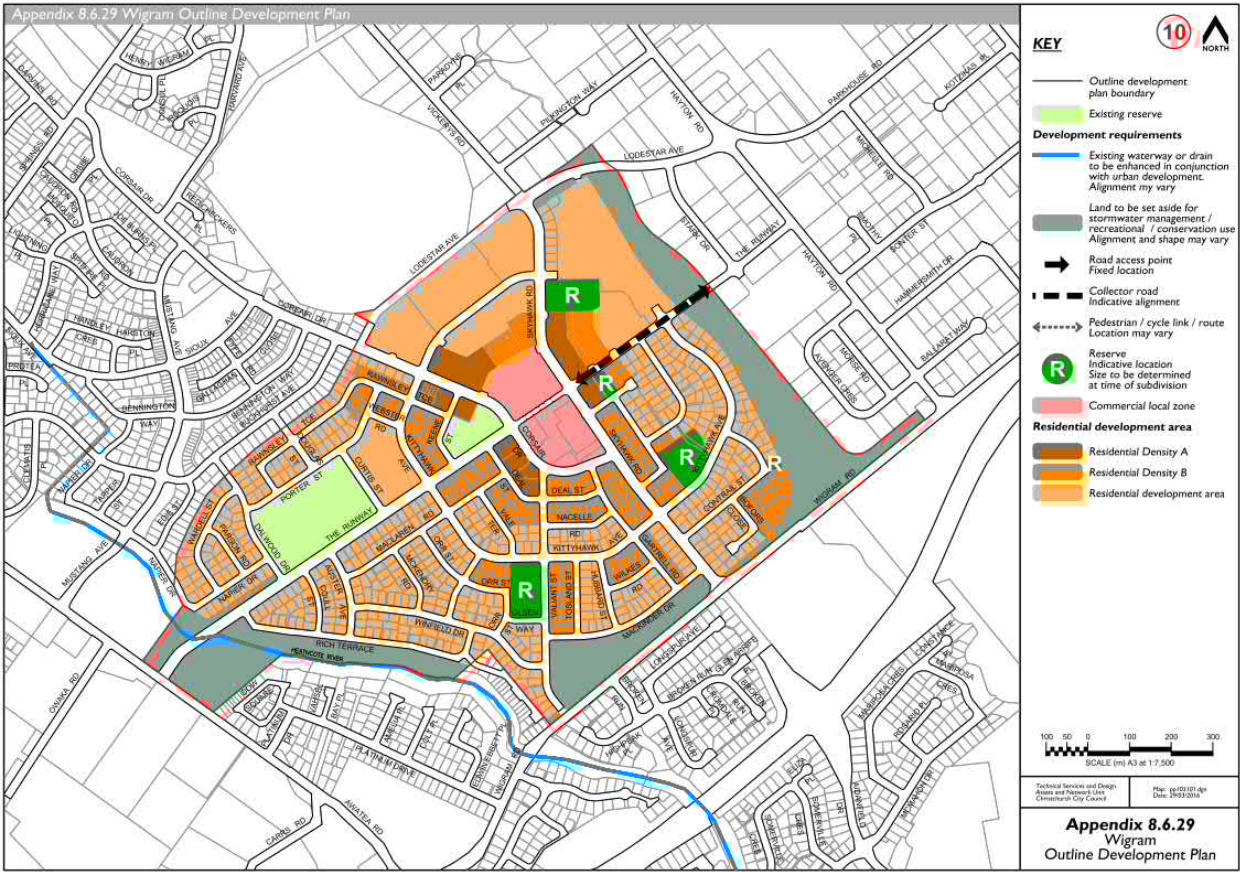
The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1.- 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. A sense of place is to be continued from the adjoining Wigram Skies development which is centred around the former runway and a new town centre (The Landing) and acknowledges airforce associations, Tangata whenua values and enhancement of the Heathcote River and Haytons Drain.
2. The town centre provides a focal point for the wider community.
3. The town centre and its surrounds is to have a more prominent built form associated with higher density development. Buildings with elements of additional height have been encouraged in the town centre to reinforce its role as a visual and activity focal point for the community.

8.6.29.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. A linear community park along the north-eastern edge of the neighbourhood following Haytons drain. The open space will accommodate stormwater infrastructure and help form a buffer between the residential area and the industrial area. The provision of open space to accommodate Haytons drain will provide an opportunity to protect and enhance ecological and tangata whenua values and restore wildlife habitat.
2. Community (neighbourhood) parks well distributed throughout the neighbourhood.
3. A collector road along the route of the runway, completing The Runway road between Awatea Road and Haytons Road.
4. A stormwater management system to include swales and flow paths as well as detention/soakage facilities within the public open spaces linking and containing the Heathcote River and realigned Haytons Drain. All stormwater systems are to be designed in a manner which recognises the values important to tangata whenua particularly in regards to enhancing ecological values and water quality associated with the Heathcote River and Hayton Drain.
5. Residential density types are defined on the Outline Development Plan map or on an approved subdivision consent plan.



APPENDIX 8.6.30 AWATEA OUTLINE DEVELOPMENT PLAN**8.6.30.A CONTEXT**

Awatea has a history of early Maori occupation. The name Owaka Road, recognizes the traditional 'waka' link from Knights Stream to the Heathcote River. Awatea means: light or bright pathway. From the mid-nineteenth Century the area was farmed. McTeigues Road and Carrs Road were named after early landowners who formed the roads. The extensive Mahurangi Reserve, incorporating the Heathcote River corridor forms the northern boundary of the neighbourhood, while the western, southern and eastern boundaries are formed by Wilmers Road, Halswell Junction Road and Wigram Road respectively. The Christchurch Southern Motorway bisects the neighbourhood, separating it into two communities, which are referred to here as Area 1, north of the motorway and Area 2, south of the motorway. High voltage distribution lines cross the eastern section of Area 2. The Little River Link cycleway, alongside the motorway, traverses the neighbourhood. Warren Park lies immediately to the west and Westlake Reserve is located to the east.

8.6.30.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the South West Area Plan, Christchurch City Council, April 2009 <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/area-plans/south-west-area-plan/>

8.6.30.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in 8.4.1.- 8.4.4 or the matters for discretion in 8.5. They are not requirements for the purposes of Rule 8.3.3.11(a) or Rule 14.9.3.16.

1. Awatea is strategically located within the natural surface water system. The development of the neighbourhood provides the opportunity for better management of stormwater from the wider area.
2. New development is to be designed to take maximum advantage of Mahurangi Reserve and river corridor and Carrs Reserve, through providing visual and physical access to them for residents and the wider community. The Mahurangi Reserve will be the major feature of Area 1. The development of this neighbourhood provides the opportunity to acknowledge the traditional 'waka' link, along the river corridor and southwards towards Knights Stream. Area 2 has Carrs Reserve as its centrepiece.
3. A site on Awatea Road in the centre of Area 1 is zoned Commercial Local, allowing for a local centre to establish.
4. Development immediately adjacent to, or facing across a road to industrial zoned land or the motorway should be designed to provide a compatible boundary between the two uses. This may require a combination of larger section sizes, special building design and boundary planting.
5. Development is to face onto Wilmers Road, Owaka Road, Awatea Road and Wigram Road even where there is to be no direct property access to it.
6. New development is to have an open and attractive interface with all reserves in and adjoining the new neighbourhood.
7. Where existing properties or non-residential uses are to remain or distribution lines cross the residential area, larger section sizes and planting buffers adjacent to them, may be required.
8. Higher densities are anticipated in Area 1, around the junction of Awatea Road, Wigram Road and the motorway where Housing Accord developments are located. Higher densities are also appropriate close to collector roads, reserves, the local commercial centre or any other community facilities.
9. Landscaping and indigenous plantings that emphasise the cultural history of Awatea are to be incorporated into the subdivision design and reserve plantings. This includes the re-establishment of a section of the traditional Waka Trail where relevant.

10. There is potential for a pedestrian/cyclist overbridge between Carrs Road and Carrs Reserve to enhance and extend the connection to the Little River Cycleway.

8.6.30.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.3.3.11(a) and Rule 14.9.3.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. Awatea is surrounded by other residential neighbourhoods: Wigram, Westlake and Longhurst/Knights Stream. Convenient and safe access between these communities and their facilities and Awatea, for all users, is to be provided.
- b. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs will demonstrate good connectivity between different land ownership areas through road, open space and pedestrian and cycleway linkages.
- c. The boundary of Area 1, with industrial Zoned land and the motorway between Owaka Road and Carrs Road is to have a stormwater reserve of at least 10 metres wide, immediately north of the boundary, along its entire length.

2. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A network of open space, integrated with stormwater management facilities, connecting Warren Park, Mahurangi Reserve, Carrs Reserve, Westlake Reserve.

3. ACCESS AND TRANSPORT

- a. Collector roads running west to east through Area 1, between Awatea Road and Wigram Road and between Wilmers Road and Carrs Road and through Area 2 between McTeigue Road and Wigram Road. These are to be capable of accommodating a bus route.
- b. A fully interconnected local road network across the site that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport. This is to provide connections with Wilmers Road, Awatea Road, Wigram Road, Mc Teigue Road and Halswell Junction Road, which bound the neighbourhood as well as Owaka Road and Carrs Road within the neighbourhood. Access for pedestrians and cyclists is required to the local commercial centre and reserves within the neighbourhood as well as recreational and community facilities in neighbouring suburbs.
- c. Connections to the Little River Cycleway from the north and along Owaka Road.
- d. Vehicle Access, Area 1a - when a road connection from Rich Terrace becomes available any existing vehicle access point to Wigram Road shall be closed.

4. STORMWATER

- a. An overall stormwater infrastructure system has been designed. It is important that as development occurs, stormwater is controlled in a manner that accords with this overall design. All watercourses in the area are to be integral components of the open space network.

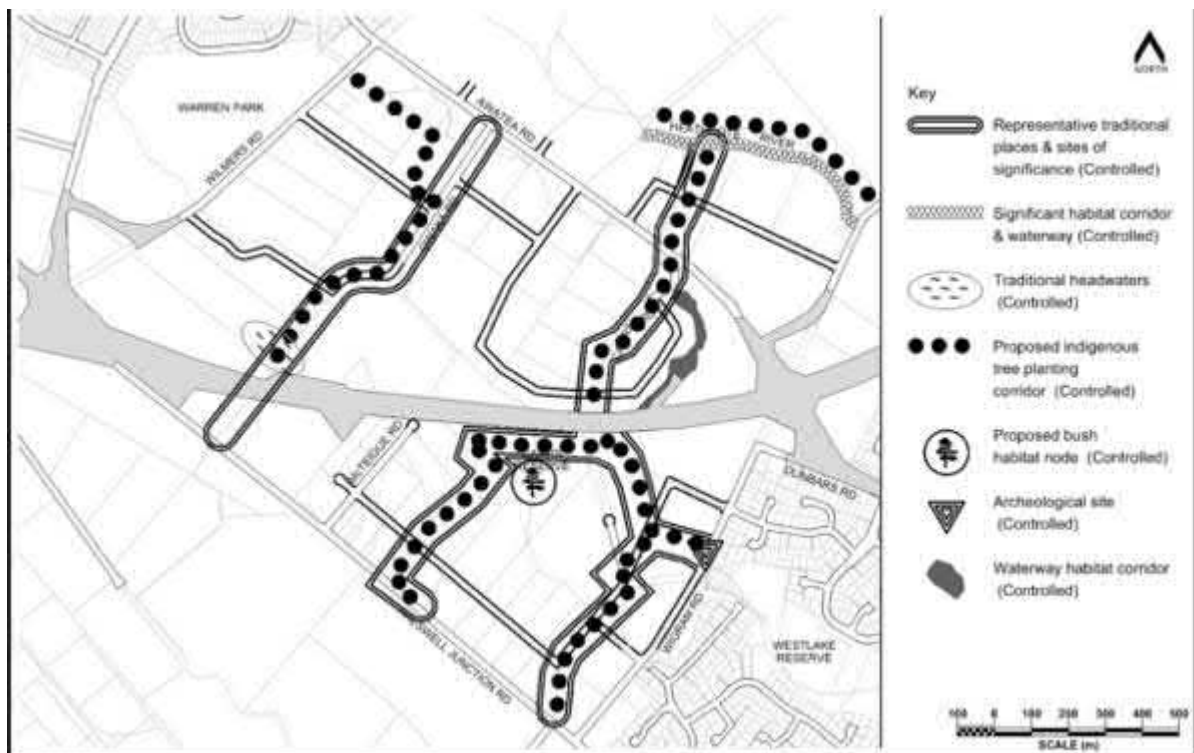
5. WATER AND WASTEWATER

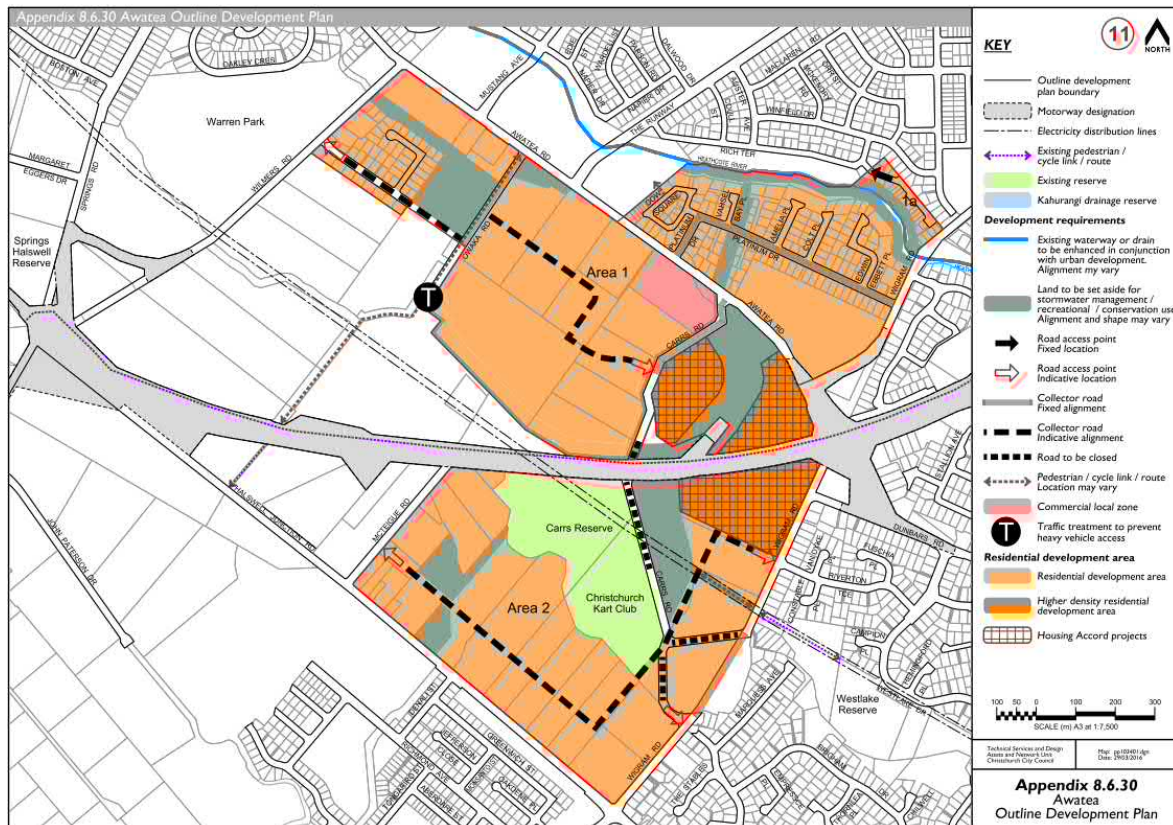
- a. Area 1, north of the motorway will be serviced by two connections to the water supply main on Awatea Road. Area 2, south of the motorway along Halswell Junction Road will be serviced by connections to the water supply main on Halswell Junction Road. New water supply mains along the collector roads will be required.
- b. Area 1 and 350, 396 and 410 Wigram Road is to be serviced by a gravity wastewater network with lift stations, discharging to the existing wastewater mains on Awatea Road. Some of the wastewater network has been constructed and this will need to be extended to service the remainder of the area.
- c. Area 2 (except for 350, 396 and 410 Wigram Road) is to be serviced by a gravity wastewater network, with a wastewater main from McTeigue Road, along the proposed collector road, discharging into the existing wastewater main on Halswell Junction Road. It will be the developer's responsibility to construct the new water supply and wastewater mains.

6. STAGING

- a. There are no staging requirements other than those relating to the Christchurch Kart Club (refer to Chapter 14 Rule 14.9.2.5 Non-complying activities NC3).

Awatea Outline Development Plan - Tangata Whenua layer





Chapter 11 Utilities and Energy

The notified proposal is amended by our decision as follows.

Decision text from earlier decisions is shown in black text.

Text in blue is the decision text for the Central City proposal only.

Please note, to ensure clarity and certainty of provisions, and consistency with the Plan's drafting style, a number of changes have been made to our earlier decisions. These changes are not identified as it has not been practical to do so.

Chapter 11 Utilities and Energy

11.1 Introduction

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.

This chapter relates to a range of utilities that may occur throughout the District. The objectives, policies, rules, standards and assessment criteria seek to provide for the operation, maintenance, upgrading and development of utilities, while also managing the potential adverse effects of utilities on the environment.

The provisions of this chapter also seek to avoid the potential adverse effects of other land uses and developments, including reverse sensitivity effects, on the operation, maintenance, upgrade and development of utilities.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

11.2 Objectives and policies

11.2.1 Objective — Provision of utilities

- a. Effective and efficient provision of utilities in a manner that is integrated with land use and development in the District.
- b. The continued operation, maintenance, upgrade and development of utilities throughout the District.
- c. An increase in renewable electricity generation activities.

11.2.1.1 Policy — Sustainable water supply

- a. Achieve sustainability and resilience of the District's water supply by encouraging water conservation and the re-use and recycling of water.

11.2.1.2 Policy — Benefits of utilities

- a. Require that new utilities are designed and constructed to maintain function should a significant seismic event or other natural hazard event occurring.
- b. Recognise the national, regional and local benefits of the secure and efficient operation of utilities by providing for the operation, maintenance, upgrade and development of utilities.

11.2.1.3 Policy — Renewable electricity generation

- a. Provide for the operation, maintenance, upgrade and development of utilities that derive or generate electricity through renewable sources by:
 - i. recognising the benefits to people and communities of renewable electricity generation;
 - ii. acknowledging the implications and constraints associated with renewable generation activities, including locational, operational and technical matters;
 - iii. promoting small and community scale renewable electricity generation activities, such as from solar and wind energy;
 - iv. reducing the use of finite resources for the generation of electricity; and
 - v. recognising the benefits of reducing greenhouse gas emissions that contribute to climate change

11.2.1.4 Policy — Radiocommunications and telecommunications

[Deferral to Chapter 9 Natural and Cultural Heritage]

11.2.1.5 Policy — Electricity transmission and distribution

- a. Recognise the national significance of the National Grid by:
 - i. providing for the benefits derived from a secure and efficient electricity transmission network;
 - ii. providing for the operation, maintenance, upgrade and development of the National Grid;
 - iii. acknowledging that the management of adverse effects of the National Grid is constrained by technical and operational requirements; and
 - iv. having regard to the route, site and method selection when considering the effects of new infrastructure or major upgrades.
- b. Provide for ongoing operation, maintenance, upgrade and development of the electricity distribution network, while;
 - i. having particular regard to the post-earthquake repair and resilience requirements of the electricity distribution network.

11.2.1.6 Policy — Fuel facilities, storage and supply systems

Recognise the importance of operating, maintaining and developing a reliable and resilient fuel storage and supply system.

11.2.2 Objective — Adverse effects

- a. The adverse effects of new or upgraded utilities on other activities and the environment are managed, whilst having regard to the technical and operational requirements of utilities.
- b. The protection of utilities from the adverse effects of other activities.

11.2.2.1 Policy — Adverse effects of utilities

[Deferral to Chapter 9 Natural and Cultural Heritage]

11.2.2.2 Policy — Adverse effects on utilities

- a. Avoid adverse effects on utilities, including reverse sensitivity effects, that may compromise their operation, maintenance, upgrade and development.
- b. Avoid adverse effects, including reverse sensitivity effects, on the National Grid and the identified strategic electricity distribution lines, through the management of activities within an identified buffer corridor.

11.2.2.3 Policy — Radiofrequency, electric and magnetic fields

- a. Manage the potential adverse effects of radiofrequency, electric and magnetic fields associated with utilities.
- b. Avoid locating sensitive activities where there could be adverse effects from utilities that generate radio frequency, electric and magnetic fields.

11.3 How to interpret and apply the rules

- a. The rules that apply to all utilities in the District are contained in the activity status tables (including activity specific standards) in:

- i. Rule 11.4;
- ii. Rule 11.5;
- iii. Rule 11.6;
- iv. Rule 11.7; and
- v. Rule 11.8.

Note: The activity standards in Rule 11.9 also apply to all activities listed in Rules 11.4–11.8.

- b. The rules in the zone chapters (13 – 21) do not apply to utilities, unless specified or referenced in this chapter.
- c. The activity status tables and standards in the following chapters also apply to all utilities in the District:

- 5 Natural Hazards;
- 6 General Rules and Procedures;
- 7 Transport;
- 8 Subdivision, Development and Earthworks;
- 9 Natural and Cultural Heritage
 - 9.1 Indigenous Biodiversity and Ecosystems;
 - 9.3 Historic Heritage;
 - 9.4 Significant Trees;
 - 9.5 Ngāi Tahu Values and the Natural Environment; and
 - 9.6 Coastal Environment
- 12 Hazardous Substances and Contaminated Land.

Chapter 5 (Natural Hazards) includes specific rules in relation to utilities in areas subject to hazards.

[Stage 3 — Chapter 9 Natural and Cultural Heritage]

- d. All telecommunications facilities operated by a network utility operator are controlled by the Resource Management (National Environmental Standards for Telecommunications Facilities)

Regulations 2008 (NESTF) in respect of the generation of radiofrequency fields. In the road reserve equipment cabinets, noise from these cabinets, and masts / antennas on existing structures are also controlled by the NESTF. Other telecommunications facilities or activities will be managed by the District Plan.

- e. The National Environmental Standards for Telecommunications Facilities Regulations 2008 manages instances where:
 - i. An original utility structure is replaced with a replacement utility structure;
 - ii. The addition of an antenna makes a structure into a replacement utility structure;
 - iii. If an antenna on a replacement utility structure is replaced; or
 - iv. A dish antenna is added to or replaced on an original utility structure or replacement utility structure.
- f. Under the NESTF, other telecommunications facilities or activities are managed by the District Plan:
 - i. Within the dripline of a tree or other vegetation where the trees or other vegetation are managed by the District Plan.
 - ii. On the same side of the road as items or land identified as having historic heritage values, where the land or items are identified by the District Plan.
 - iii. On the same side of the road as land or sites that are identified as having visual amenity values by the District Plan.
- g. The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA) contain a separate code of rules for the operation, maintenance, upgrading, relocation or removal of an existing transmission line, which is part of the National Grid, as defined in the regulations. Except as provided for by the regulation, no rules in this District Plan apply to such activities. Where an activity does not relate to an existing transmission line that is part of the National Grid, or where new transmission lines and associated structures are proposed, the District Plan provisions apply.
- h. Any application for resource consent for a controlled or restricted discretionary activity arising from the rules in this chapter shall not be publicly or limited notified. For any other application for resource consent, the Council may publicly or limited notify the application.
- i. Unless otherwise stated, a permitted activity includes operation of that activity.

11.4 Rules — Utilities and energy — General

11.4.1 Permitted activities — General

The activities listed below are permitted activities if they meet the activity specific standards set out in this table and the activity standards in Rule 11.9.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 11.4.2 to 11.4.4 and 11.5 to 11.8.

	Activity	Activity specific standards
P1	Construction or extension of any access tracks to utilities.	Nil <i>[Stage 3 — Chapter 9 Natural and Cultural Heritage]</i>
P2	Weather stations and navigation aids.	a. Weather stations and navigation aids greater than 1 metre in height or 6 m ² in area shall not be located within: <ul style="list-style-type: none"> i. a Character Area Overlay ii. <i>[Stage 3 — Chapter 9 Natural and Cultural Heritage]</i>
P3	Maintenance of a utility and the establishment of associated temporary structures, including vegetation trimming or removal.	Nil
P4	Utility cabinets as part of any utility, excluding any utility cabinet for electricity transmission or distribution provided for under Rule 11.5.1 P2.	a. The utility cabinet is located underground; or b. For above ground telecommunications cabinets, or those regulated by the NESTF, the maximum floor area shall be 2 m ² and the maximum height shall be 2 metres (measured from ground level or the top of a concrete plinth if there is one); and c. For above ground utility cabinets other than in standard (b) above, the maximum floor area shall be 10 m ² and the maximum height shall be 2.5 metres (measured from ground level or the top of a concrete plinth if there is one). d. For utility cabinets in the Avon River Precinct/Te Papa Ōtākaro Zone the maximum floor area shall be 5m ² and the maximum height shall be 3 metres.
P5	Utility buildings, excluding any utility buildings for electricity transmission or distribution provided for under Rule 11.5.1 P2.	a. Built form standards for the relevant zone.
P6	Installation of network utilities and ancillary equipment underground.	Nil

	Activity	Activity specific standards
P7	New lines and associated utility structures to provide electricity supplies to electric tramway trolley bus or rail systems.	Nil
P8	Utility structures for street lighting.	Nil
P9	Re-location of utilities.	a. The re-location must not be more than 2 metres measured horizontally, except that it may be more than 2 metres but not exceed 5 metres horizontally where it is associated with road widening or it is for safety reasons.
P10	Replacement of an existing utility structure or mast.	a. The diameter or width of the replacement utility structure or mast at its widest point must not exceed twice that of the replaced utility structure or mast at its widest point. b. The height of the replacement utility structure or mast must not exceed whichever of the following is the greater height: <ol style="list-style-type: none"> the height of the replaced utility structure or mast; or the applicable maximum height for a building in the relevant zone. c. The replaced utility structure or mast must be removed once the replacement structure or mast is in place.
P11	Addition to an existing utility structure or mast.	a. The combined diameter or width of the existing utility structure or mast plus the addition (at its widest point) must not exceed twice that of the pre-existing utility structure (at its widest point). b. The combined height of the existing utility structure or mast plus the addition must not exceed whichever of the following is the greater: <ol style="list-style-type: none"> the pre-existing height of the existing utility structure or mast; or the applicable maximum height for a building in the relevant zone.
P12	Replacement of an existing transmission or distribution tower.	a. The replacement tower must not exceed the height of the replaced tower by more than 15%. b. Each side of the replacement tower's footprint must not be longer than the length of any side of the replaced tower's footprint plus 25% of the width of the replaced tower's footprint. c. The replaced tower must be removed once the replacement tower is in place.

	Activity	Activity specific standards
P13	<p>An increase in the carrying or operating capacity, efficiency or security of electricity transmission or distribution lines, or telecommunication lines, by the following activities:</p> <ul style="list-style-type: none"> a. the addition of wires, cables, circuits and/or conductors; b. the re-conductoring of the line with higher capacity conductors; c. the re-sagging of conductors; d. the addition of longer or more efficient insulators; e. the addition of earth wires (which may contain telecommunication lines, earthpeaks and lightning rods); f. the replacement of above-ground ducts, cables and pipes up to a 50% increase in diameter; and g. the replacement of the utility. 	<ul style="list-style-type: none"> a. If the utility is replaced, the replacement utility must be of a similar scale and character to the structure that is replaced.
P14	An increase in the carrying or operating capacity, efficiency or security of fuel and gas transmission or distribution lines, including the installation of isolation valves or other ancillary equipment, and the associated replacement of the utility.	<ul style="list-style-type: none"> a. If the utility is replaced, the replacement utility must be of a similar scale and character to the structure that is replaced.
P15	The installation of new mid-span electricity poles to address clearances required by New Zealand Electrical Code of Practice 34:2001.	Nil.
P16	Customer connections from and to buildings, facilities, structures and sites used for or serviced by utilities.	Nil.
P17	The attachment to existing bridges (except any bridge that is a structure identified in Appendix 9.3.6.1) of a pipe or cable for the conveyance of water, wastewater, stormwater, electricity, gas or fuel, or for telecommunications.	<ul style="list-style-type: none"> a. Where the bridge is on publicly owned land and standard (b) does not apply, the pipe or cable: <ul style="list-style-type: none"> i. must be attached to the underside of the bridge or incorporated within the bridge structure or within an existing attached cable/pipe structure; or ii. must not exceed 100 mm in diameter. b. Where the bridge is on publicly owned land located in a Character Area Overlay, the pipe or cable: <ul style="list-style-type: none"> i. must be attached to the underside of the bridge or incorporated within the bridge structure or within an existing attached cable/pipe structure; or ii. must not exceed 63 mm in diameter, be

	Activity	Activity specific standards
		in a cluster of no more than two pipes, and be either the same colour as the bridge at the point of attachment or be of a matt finish colour with less than 20% reflectivity.
P18	Utility equipment within existing buildings.	Nil.
P19	Temporary utilities operating for less than 12 months, excluding emergency or back-up electricity generation permitted in Rule 11.6.1 P4.	a. Built form standards for the relevant zone. b. The noise standards in Rule 6.1.4 for the relevant zone.

11.4.2 Restricted discretionary activities — General

The activities listed below are restricted discretionary activities, provided they meet the activity standards in Rule 11.9

Decision to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 11.10, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 11.4.1 P2 that does not meet one or more of the activity specific standards.	a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2
RD2	Any activity listed in Rule 11.4.1 P4 that does not meet one or more of the activity specific standards.	a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3 d. Health and safety – Rule 11.10.4
RD3	Any activity listed in Rule 11.4.1 P5 that does not meet one or more of the activity specific standards.	a. Heritage and natural environment – Rule 11.10. b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3 d. Health and safety – Rule 11.10.4(a)
RD4	Any activity listed in Rule 11.4.1 P17 that does not meet one or more of the activity specific standards.	a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2(d) and (e) c. Operational considerations - 11.10.3 d. Electricity generation – 11.10.5(d), (e) and (h) e. Water, wastewater and stormwater – 11.10.6

11.4.3 Discretionary activities — General

The activities listed below are discretionary activities, provided they meet the activity standards in Rule 11.9.

Activity	
D1	Any activity not provided for as a permitted, restricted discretionary, discretionary or non-complying activity in Rules 11.4.1, 11.4.2 or 11.4.3 or in Rules 11.5 to 11.8.

11.4.4 Non-complying activities — General

The activities listed below are non-complying activities.

Activity	
NC1	Any activity that does not meet one or more of the activity standards for utilities in Rule 11.9.

11.5 Rules — Electricity transmission and distribution

11.5.1 Permitted activities — Electricity transmission and distribution

The activities listed below are permitted activities if they meet the activity specific standards set out in this table and the activity standards in Rule 11.9.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 11.4, 11.5.2, and 11.6 – 11.8.

	Activity	Activity specific standards
P1	New electricity transmission and electricity distribution lines and associated structures or equipment.	a. New above ground utilities shall not be located within: <ol style="list-style-type: none"> a Character Area Overlay <i>[Stage 3 — Chapter 9 Natural and Cultural Heritage]</i> b. New utility structures or towers shall not exceed: <ol style="list-style-type: none"> 25 metres in height in the Rural, Specific Purpose (Lyttelton Port), Commercial and Industrial Zones, and any Transport Zone adjoining these zones; or 15 metres in height in all other zones (including adjacent Transport Zones) <i>[Stage 3 — Chapter 9 Natural and Cultural Heritage]</i>
P2	Transformers, substations, switching stations, kiosks, cabinets, and ancillary buildings.	a. The following built form standard for the relevant zone: <ol style="list-style-type: none"> daylight recession planes. b. The total floor area shall not exceed 10m ² . c. The maximum height shall not exceed 5.5 metres.

11.5.2 Restricted discretionary activities — Electricity transmission and distribution

The activities listed below are restricted discretionary activities, provided they meet the activity standards in Rule 11.9.

Decision to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 11.10, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 11.5.1 P1 that does not meet one or more of the activity specific standards.	a. Amenity, location and design – Rule 11.10.2 b. Operational considerations – Rule 11.10.3 c. Health and safety – Rule 11.10.4

	Activity	The Council's discretion shall be limited to the following matters:
		d. <i>[Stage 3 — Chapter 9 Natural and Cultural Heritage]</i>
RD2	Any activity listed in Rule 11.5.1 P2 that does not meet one or more of the activity specific standards.	a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3

11.6 Rules — Energy

11.6.1 Permitted activities — Energy

The activities listed below are permitted activities if they meet the activity specific standards set out in this table and the activity standards in Rule 11.9.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 11.4, 11.5, 11.6.2 - 11.6.4, 11.7 and 11.8.

	Activity	Activity specific standards
P1	Installation and operation of equipment for assessing a site for suitability for renewable electricity generation.	a. Equipment shall not be on a site for more than 12 months in any 36 month period. b. The noise standards in Rule 6.1.4 for the relevant zone. c. Equipment shall not be located within: <ul style="list-style-type: none"> i. a Character Area Overlay ii. <i>[Stage 3 — Chapter 9 Natural and Cultural Heritage]</i>
P2	Installation and operation of a solar cell or array of cells for the generation and use of electricity.	a. The electricity generated must be either: <ul style="list-style-type: none"> i. solely for use on the site as ancillary to the principal use of the site; or ii. for use on the site as ancillary to the principal use of the site and also for supply to not more than 20 residential units and/or industrial/commercial tenancies – subject to which, any excess may be contributed to the National Grid. b. The cell or array must be either incorporated into or mounted on the roof of a building. c. If the building breaches the daylight recession plane specified by the built standards for the relevant zone, the cell or array may also breach it provided that no cell protrudes more than 20 mm from the roof. d. If the building does not breach the daylight recession plane, the cell or array must not breach it either. e. There must not be a solar concentrator.
P3	Substations, transformers, or buildings ancillary to electricity generation equipment.	a. The daylight recession planes for the relevant zone. b. The total floor area shall not exceed 10 m ² . and c. The maximum height shall not exceed 5.5 metres.
P4	Emergency or back-up electricity generation that is not the primary electricity supply to the site.	d. The noise standards in Rule 6.1.4.2.2 for noise from emergency activities.
P5	Installation and operation of a wind turbine for the generation and use of	a. The electricity generated must be either: <ul style="list-style-type: none"> i. solely for use on the site as ancillary to the principal use

	Activity	Activity specific standards
	electricity on a site or sites in Rural or Industrial Zones.	<p>of the site; or</p> <p>ii. for use on the site as ancillary to the principal use of the site and also for supply to not more than 20 residential units (of a Rural or Residential Zone) and/or industrial/commercial tenancies (of an Industrial Zone)</p> <p>—</p> <p>subject to which, any excess may be contributed to the National Grid.</p> <p>b. If standard (a)(i) applies, no more than one wind turbine is to be erected on each site. If standard (a)(ii) applies, the wind turbines may be clustered on one or more of the sites.</p> <p>c. No above ground part of any wind turbine (including the full extent of blades) shall exceed a total height of 20 metres above the ground.</p> <p>d. The road boundary building setbacks and minimum building setbacks from internal boundaries of the relevant Rural or Industrial Zone apply. Compliance with this standard shall be to any above ground part of each wind turbine and the full extent of blades of each wind turbine.</p> <p>e. The noise standards in Rule 6.1.4 for the relevant Rural or Industrial Zone apply.</p> <p>f. <i>[Stage 3 — Chapter 9 Natural and Cultural Heritage]</i></p>
P6	Installation and operation of gas and fuel (including LPG) distribution or transmission pipelines, including necessary incidental equipment.	Nil.
P7	Tanks for the storage of gas, including LPG.	a. Built form standards for the relevant zone.

11.6.2 Restricted discretionary activities — Energy

The activities listed below are restricted discretionary activities, provided they meet the activity standards in Rule 11.9.

Decision to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 11.10, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 11.6.1 P1 that does not meet one or more of the activity specific standards.	<p>a. Amenity, location and design – Rule 11.10.2(a)</p> <p>b. Operational considerations – Rule 11.10.3(a)</p>
RD2	Any activity listed in Rule 11.6.1 P3 that does not meet one or more of the activity specific standards.	<p>a. Heritage and natural environment – Rule 11.10.1</p> <p>b. Amenity, location and design – Rule 11.10.2</p>

	Activity	The Council's discretion shall be limited to the following matters:
		<ul style="list-style-type: none"> c. Operational considerations – Rule 11.10.3 d. Health and safety – Rule 11.10.4(a) e. Electricity generation – Rule 11.10.5
RD3	Any activity listed in Rule 11.6.1 P4 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3 d. Health and safety – Rule 11.10.4(a) e. Electricity generation – Rule 11.10.5
RD4	<p>Installation and operation of a wind turbine for the generation and use of electricity on a site or sites other than in Rural or Industrial Zones that meet the standards specified in paragraphs a. to f. of this Rule RD4:</p> <ul style="list-style-type: none"> a. If the electricity generated is solely for use on the site(s), not more than one wind turbine is to be erected on each site; and b. No above ground part of the wind turbine (including the full extent of blades) exceeds a total height of 20 metres above ground; and c. Each wind turbine meets the road boundary building setback and minimum building setback from internal boundaries of the relevant zone; and d. The noise standards for the relevant zone are met; and e. No wind turbine is located within a Character Area Overlay; and f. The electricity generated is either: <ul style="list-style-type: none"> i. solely for use on the site(s) as ancillary to the principal use of the site(s); or ii. for use on the site or sites as ancillary to the principal use of the site(s) and also for supply to not more than 20 residential units and/or industrial/commercial tenancies – <p>subject to which any excess may be contributed to the National Grid.</p>	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2(a) c. Operational considerations – Rule 11.10.3(a) d. Health and safety – Rule 11.10.4(a) e. Electricity generation – Rule 11.10.5(b) and (k)

	Activity	The Council's discretion shall be limited to the following matters:
RD5	Any activity listed in Rule 11.6.1 P2 that does not meet one or more of the activity specific standards (b)–(e).	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3 d. Health and safety – Rule 11.10.4(a) e. Electricity generation – Rule 11.10.5
RD6	Any activity listed in Rule 11.6.1 P5 that does not meet one or more of the activity specific standards (b) – (e).	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3 d. Health and safety – Rule 11.10.4(a) e. Electricity generation – Rule 11.10.5
RD7	Installation and operation of a utility and associated pipes and structures for the generation of energy using waste products.	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3 d. Health and safety – Rule 11.10.4(a) e. Electricity generation – Rule 11.10.5 f. Water, wastewater and stormwater – Rule 11.10.6
RD8	Any activity listed in Rule 11.6.1 P7 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3 d. Health and safety – Rule 11.10.4(a)

11.6.3 Discretionary activities — Energy

The activities listed below are discretionary activities, provided they meet the activity standards in Rule 11.9.

Activity	
D1	<p>Any activity listed in Rule 11.6.1 P2 that does not meet activity specific standard (a) where:</p> <ul style="list-style-type: none"> a. The activity occurs in the Rural, Commercial (other than in the Central City) or Industrial Zones and does not occur within the area covered by the Christchurch International Airport Protection Surfaces; and b. Any solar concentrator does not reflect light into a Residential Zone for more than 15 hours per annum. c. <i>[Stage 3 — Chapter 9 Natural and Cultural Heritage]</i>
D2	<p>Any activity listed in Rule 11.6.1 P5 that does not meet activity specific standard (a) where:</p> <ul style="list-style-type: none"> a. The activity occurs in the Rural Port Hills, Rural Templeton, Rural Urban Fringe, Rural Waimakariri, Rural Quarry or Rural Banks Peninsula Zones; and b. Noise levels comply with the limits prescribed in NZS6808:2010 (Acoustics – Wind Farm Noise). Noise levels shall be measured and assessed in accordance with NZS6808:2010. c. <i>[Stage 3 — Chapter 9 Natural and Cultural Heritage]</i>

Activity	
D3	Non-renewable electricity generation: <ol style="list-style-type: none"> In Industrial Zones; and Where the utility complies with the rules in Chapter 16 (Industrial) and noise rules in Chapter 6 (General Rules).

11.6.4 Non-complying activities — Energy

The activities listed below are non-complying activities.

Activity	
NC1	Any activity listed in Rule 11.6.1 P2 that does not meet activity specific standard (a) and is not provided for in Rule 11.6.3 D1.
NC2	Any activity listed in Rule 11.6.1 P5 that does not meet activity specific standard (a) and is not provided for in Rule 11.6.3 D2.
NC3	Non-renewable electricity generation activities not provided for in Rule 11.6.3 D3.

11.7 Rules — Communications facilities

11.7.1 Permitted activities — Communications facilities

The activities listed below are permitted activities if they meet the activity specific standards set out in this table and the activity standards in Rule 11.9.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 11.4 - 11.6, 11.7.2 and 11.8.

	Activity	Activity specific standards
P1	Freestanding communications utilities.	<ul style="list-style-type: none"> a. Freestanding communications utilities shall not be located in: <ul style="list-style-type: none"> i. a Character Area Overlay ii. <i>[Stage 3 — Chapter 9 Natural and Cultural Heritage]</i> b. Any utility structure shall not exceed: <ul style="list-style-type: none"> i. 25 metres in height (excluding lightning rods) and any head frame shall be no greater than 6 metres in diameter at its widest point in the Transport, Specific Purpose (Port), Industrial, Commercial or Rural Urban Fringe Zones; or ii. 35 metres in height (excluding lightning rods) and any head frame shall be no greater than 6 metres in diameter at its widest point in the Rural Waimakariri Zone; or iii. 30 metres in height (excluding lightning rods) and any head frame shall be no greater than 6 metres in diameter at its widest point in the Transport, Industrial, Commercial, or Rural Urban Fringe Zones, where two or more network utility operators utilise the same utility structure; or iv. 40 metres in height (excluding lightning rods) and any head frame shall be no greater than 6 metres in diameter at its widest point in the Rural Waimakariri Zone where two or more network utility operators utilise the same utility structure; or v. 20 metres in height (excluding lightning rods) and 1 metre in diameter above a height of 6 metres, except for any head frame which shall be no greater than 6 metres in diameter at its widest point in any other zone. c. Any dish antenna shall be less than 1.8 metres in diameter in Industrial, Commercial or Rural Zones, and less than 0.8 metres in any other zone. d. Any other antenna shall not exceed a surface area of 1.5 m².
P2	Communications utilities attached to a building, including ancillary equipment.	<ul style="list-style-type: none"> a. Any dish antenna shall be less than 1.8 metres in diameter in the Industrial, Commercial or Rural Zones, and less than 0.8 metres in diameter in any other zone. b. Any other antenna shall not exceed a surface area of 1.5 m².

	Activity	Activity specific standards
		c. Any antenna shall not exceed a height of 3 metres from the point of attachment or the height limit for the relevant zone, whichever is the greater.
P3	Amateur radio configurations.	<p>a. The top of any utility structure is less than 20 metres above ground level.</p> <p>b. Any antenna other than a simple wire dipole shall meet the following criteria:</p> <ul style="list-style-type: none"> i. Any of the elements making up the antenna shall not exceed 0.08m in diameter and 14.9m in length; ii. For horizontal HF yagi or loop antenna the boom length shall not exceed 13m; iii. No part of the antenna, utility structure or guy wires shall overhang the property boundary; and iv. Simple wire dipoles shall not overhang property boundaries. <p>c. Any dish antenna shall:</p> <ul style="list-style-type: none"> i. Be less than 5 metres in diameter/width; ii. Be pivoted less than 4 metres above the ground; and iii. If located in any Residential Zone, meet the minimum setback and daylight recession plane standards in Chapter 14.
P4	Communication kiosks.	<p>a. The maximum height of a communication kiosk shall be 2.5 metres (excluding any small cell or antenna permitted in clause (b) below), and the maximum volume shall be 2.4 m³.</p> <p>b. Any attached small cell or antennas shall be less than 1 metre in height and shall not have a horizontal dimension greater than the horizontal dimensions of the communication kiosk.</p>
P5	Installation of above ground lines and utility structures for communication utilities.	<p>a. New utilities shall not be located within a Character Area Overlay.</p> <p>b. The utility structures shall not exceed a height of:</p> <ul style="list-style-type: none"> i. 25 metres in the Rural, Specific Purpose (Lyttelton Port), Commercial, Industrial and any Transport Zones adjoining these zones; or ii. 15 metres in all other zones (including adjacent Transport Zones).

11.7.2 Restricted discretionary activities — Communications facilities

The activities listed below are restricted discretionary activities, provided they meet the activity standards in Rule 11.9.

Decision to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 11.10, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 11.7.1 P1 that does not meet one or more of the activity specific standards.	a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3
RD2	Any activity listed in Rule 11.7.1 P2 that does not meet one or more of the activity specific standards.	a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3
RD3	Any activity listed in Rule 11.7.1 P3 that does not meet one or more of the activity specific standards.	a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3
RD4	Any activity listed in Rule 11.7.1 P4 that does not meet the activity specific standard.	a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3
RD5	Any activity listed in Rule 11.7.1 P5 that does not meet one or more the activity specific standards.	a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3

11.8 Rules — Water, wastewater and stormwater

11.8.1 Permitted activities — Water, wastewater and stormwater

The activities listed below are permitted activities if they meet the activity specific standards set out in this table and the activity standards in Rule 11.9.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 11.4 – 11.7, and 11.8.2.

	Activity	Activity specific standards
P1	Water, wastewater and stormwater connections to public networks.	<p>Nil.</p> <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. Refer to the Infrastructure Design Standard and/or Construction Specification Standard as published by the Council. 2. Connections to the Council's reticulated water supply are applied for through the "WS1 Water Connection Application form". 3. Connections to the Council's reticulated stormwater and wastewater systems are through the building consent process. Connections are to be installed by a Council Authorised Drain Layer.
P2	Construction or operation of structures for the conveyance, treatment, storage or retention / detention of water, wastewater and stormwater by the Council or a network utility operator.	<p>a. Built form standards for the relevant zone.</p> <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. Refer to the Infrastructure Design Standard and/or Construction Specification Standard as published by the Council. 2. Refer also to relevant Stormwater Management Plans and Integrated Catchment Management Plans.
P3	Structures and equipment ancillary to the maintenance and operation of water, wastewater and stormwater facilities.	<p>Nil.</p> <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. Refer to the Infrastructure Design Standard and/or Construction Specification Standard as published by the Council. 2. Refer also to the Canterbury Regional Council's Erosion and Sediment Control Guide. 3. Works should be undertaken in accordance with the best practicable option to minimise discharge. For guidance refer to the sediment control guidelines prepared by the Canterbury Regional Council. Works may also require consent from Canterbury Regional Council.
P4	Rainwater collection systems.	<p>a. Water tanks shall meet zone provisions for height and road boundary building setbacks and minimum building setbacks from internal boundaries.</p> <p>Advice note:</p>

	Activity	Activity specific standards
		1. The installation of rainwater tanks may require building consent.
P5	Solar hot water systems.	Nil. Advice note: 1. The installation of solar hot water systems may require building consent.

11.8.2 Restricted discretionary activities — water, wastewater and stormwater

The activities listed below are restricted discretionary activities, provide they meet the activity standards in Rule 11.9.

Decision to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 11.10, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 11.8.1 P2 that does not meet the activity specific standard.	a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – 11.10.3 d. Health and safety – 11.10.4(a) e. Water, wastewater and stormwater – Rule 11.10.6
RD2	Any activity listed in Rule 11.8.1 P4 that does not meet the activity specific Standard.	a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3 d. Health and safety – Rule 11.10.4(a) e. Water, wastewater and stormwater – Rule 11.10.6(a)
RD3	Use of greywater collection systems (excluding those permitted by Rule 11.8.2 P2).	a. Water, wastewater and stormwater – Rule 11.10.6(a), (b) and (k) Advice Notes: 1. The installation of greywater systems may require building consent. 2. The use of greywater may require resource consent from the Canterbury Regional Council.

11.9 Rules — Activity standards — All activities

The following activity standards shall be met by all activities in Rules 11.4 – 11.8.

Applicable to	Activity Standard
Any utilities that emit radiofrequency fields, which are not regulated by an amateur radio licence.	<ol style="list-style-type: none"> a. The utility operator must plan and operate the utility in accordance with NZS2772: Part 1:1999 Radiofrequency Fields Part 1 – Maximum Exposure Levels – 3 kHz to 300 GHz. b. The utility operator must ensure that the Council receives, before the utility becomes operational, the following: <ol style="list-style-type: none"> i. written or electronic notice of where the utility is or where it is proposed to be; and ii. a report that— <ol style="list-style-type: none"> 1. is prepared in accordance with AS/NZS 2772.2:2011: Radiofrequency Fields Part 2: Principles and methods of measurement and computation – 3 kHz to 300 GHz and 2. takes account of exposures arising from other utilities in the vicinity of the utility; and 3. predicts whether the radiofrequency field levels at places in the vicinity of the utility that are reasonably accessible to the general public will comply with NZS 2772: Part 1:1999 Radiofrequency Fields Part 1 – Maximum Exposure Levels – 3 kHz to 300 GHz. c. If the prediction referred to in standard (b) is that the radiofrequency field levels will reach or exceed 25% of the maximum level authorised by NZS 2772: Part 1:1999 Radiofrequency Fields Part 1 – Maximum Exposure Levels – 3 kHz to 300 GHz for exposure of the general public, the utility operator must ensure that the Council receives, within 3 months of the utility becoming operational, a report that— <ol style="list-style-type: none"> i. is prepared in accordance with AS/NZS 2772.2:2011: Radiofrequency Fields Part 2: Principles and methods of measurement and computation – 3 kHz to 300 GHz; and ii. provides evidence that the actual radiofrequency field levels at places in the vicinity of the utility that are reasonably accessible to the general public comply with NZS 2772: Part 1:1999 Radiofrequency Fields Part 1 – Maximum Exposure Levels – 3 kHz to 300 GHz. <p>Advice Note:</p> <ol style="list-style-type: none"> 1. The exposure assessment in standard (b) is not required to include an evaluation of the uncertainty in that assessment.
The operation of any utility that emits power frequency electric and magnetic fields.	<ol style="list-style-type: none"> a. Exposures to power frequency electric and magnetic fields in areas normally accessible to the public shall not exceed 5 kilovolts per metre and 200 microtesla as measured and assessed in accordance with the International Commission on Non-Ionising Radiation Protection Guidelines for Limiting Exposures to Time Varying Electric and Magnetic Fields (1Hz – 100kHz). <p>Advice Note:</p>

Applicable to	Activity Standard
	<p>1. The Ministry of Health 2013 guidelines “Electric and Magnetic Fields and Your Health: Information on electric and magnetic fields association with transmission lines, distribution lines and electrical equipment – 2013 edition”, in addition to compliance with the exposure limits in standard (a), recommend:</p> <ul style="list-style-type: none"> - the implementation of very low cost measures to reduce exposures when constructing new electrical infrastructure, and; - when contemplating changes to existing sources, consideration of field reduction alongside safety, reliability and economic aspects.
Any utilities within 12 metres of the centre line of a 110kV or a 220 kV National Grid transmission line, or within 10 metres of the centre line of a 66 kV National Grid transmission line.	<p>a. The utility shall comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZCEP 34:2001).</p> <p>b. The utility shall not be for the reticulation or storage of water for irrigation purposes.</p>
Any utilities within 10 metres of the centre line of a 66kV electricity distribution line or within 5 metres of the centre line of a 33kV or the 11kV Heathcote to Lyttelton distribution line.	<p>a. The utility shall comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZCEP 34:2001).</p>

11.10 Rules — Matters of discretion

When considering applications for restricted discretionary activities, the Council's discretion to grant or decline consent, or impose conditions, is restricted to the matters over which discretion is restricted in the relevant rule and as described below.

11.10.1 Heritage and natural environment

- a. Any cumulative visual effects arising from the utility, particularly in relation to telecommunication facilities and energy generation facilities; and
- b. If any activity is proposed within a Character Area Overlay, any relevant assessment matters in Chapter 14; and
- c. *[Stage 3 — Chapter 9 Natural and Cultural Heritage]*

11.10.2 Amenity, location and design

- a. The practicality and effectiveness of screening the utility;
- b. In respect of utilities attached to buildings, whether the utility is placed within the visual envelope of an existing building, and the extent to which the colour and design of the facility corresponds to the existing building;
- c. Consideration of the number and size of any other existing utility on the building;
- d. The extent to which any adverse effects of the utility have been avoided, remedied or mitigated by the route, site and method selection; and
- e. Whether the location and size of the utility impacts on the ability of people to access any facility, building, shop, recreation facility or other activity on a site.

11.10.3 Operational considerations

- a. The extent to which the scale and height of buildings or other structures proposed are necessary to meet the technical, operational or functional requirements of the utility;
- b. Consideration of soil stability, erosion, and geotechnical matters on the selection of the route or site of a utility and the extent to which these matters can be mitigated;
- c. Whether placing lines or other utilities underground is unreasonable in terms of additional costs or environmental effects; and
- d. Any risk to, and effects on, the operation, maintenance, upgrading and development of transmission lines, including the National Grid.

11.10.4 Health and safety

- a. Whether the utility will be located in close proximity to any sensitive activity and the extent of any effect on human health.

11.10.5 Electricity generation

- a. Whether the utility will make a meaningful contribution to renewable electricity generation targets set by central government (90% by 2025) and the Council's Climate Smart Strategy 2010 - 2025.
- b. The distance between the utility and residences, public places, or places from which the utility would be visible, and whether the utility would impose adverse visual effects on or dominate the surrounding landscape... *[Deferral to Chapter 9 Natural and Cultural Heritage]*;
- c. Whether views to the utility are expansive or constrained;
- d. The extent to which the siting and size of the utility responds to its landscape context;
- e. The relative elevation of the utility in relation to residences, public places or place from which the utility will be visible, including whether the utility is located on a ridgeline or series of ridgelines, or would form part of a skyline;
- f. Number, design and extent of wind turbines and associated structures, and predominant orientation in relation to the landform;
- g. The effects on natural topography, landforms and geological forms;
- h. The ecological effects including any loss of indigenous flora, fauna, habitat and riparian margins, including through birdstrike;
- i. The extent of and effect on adjoining land uses of noise levels, noise modulation, glint/glare, and shadow flicker;
- j. The need to locate wind turbines and associated structures where the wind resource is available and the quality of the wind resource;
- k. The extent and visibility of roads, earthworks and vegetation clearance associated with the construction, operation or maintenance of the utility;
- l. For solar cells, in addition to the above:
 - i. the time of day, year, and time per day when adjoining or adjacent properties would be affected by reflected solar glare and the degree of luminance;
 - ii. the number of properties affected and their relative proximity; and
 - iii. whether there is any glare hazard.
- m. The necessity for non-renewable electricity generation elements in the District's electricity supply network, including for building resilience.

11.10.6 Water, wastewater and stormwater

- a. The requirements of the Infrastructure Design Standard and/or Construction Standard Specifications as published by the Council;
- b. Whether the proposed servicing will serve its intended purpose;
- c. Whether the utility utilises the existing or proposed topography and proposed networks to convey surface water by way of gravity systems;
- d. Whether provision is made for safe access for maintenance of surface water infrastructure;
- e. Whether the utility incorporate existing or new appropriate indigenous vegetation, recognising the ability of particular species to absorb water, and to which planting reflects Ngāi Tahu history and identity associated with specific place;
- f. The suitability of the proposed water supply for fire-fighting purposes (the Council may obtain a report from the Chief Fire Officer), including the extent of compliance with the SNZ PAS:4509:2008 in respect of the health and safety of the community, including neighbouring properties;
- g. The extent to which the proposed surface water management systems are consistent with the relevant Council Stormwater Management Plan or Integrated Catchment Management Plan;
- h. Any adverse effects on the functioning or values of the existing network of drains, springs, waterways and ponding areas;
- i. The provision for, and protection of, the flood storage and conveyance capacity of waterways.
- j. Whether the proposed ponding area will be attractive to birdlife that might pose a bird strike risk to the operation of Christchurch International Airport Limited; and
- k. The requirements of AS/NZS 1547:2000.

Chapter 12 – Hazardous Substances and Contaminated land

The notified proposal is amended by our decision as follows.

Text that is highlighted grey indicates text from earlier decisions and is not the subject of this decision.

Where the Decision text from earlier decisions is the same as, or equivalent to, a Central City Hazardous substances and Contaminated Land provision it is shown in black text.

Please note, to ensure clarity and certainty of provisions, and consistency with the Plan's drafting style, a number of changes have been made to our earlier decisions. These changes are not delineated as it has not been practical to do so.

Chapter 12 Hazardous Substances and Contaminated Land

12.1 Hazardous substances

12.1.1 Introduction

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.

This chapter seeks to manage the residual risks associated with the storage, use, or disposal of hazardous substances, this includes the minimisation of reverse sensitivity effects, and avoidance of sensitive activities being located within a defined Risk Management Area. The defined Risk Management Area is located in Woolston, the extent of which is illustrated on Planning Map 47.

The objectives, policies and rules in this chapter provide for the storage, use, or disposal of hazardous substances as a permitted activity throughout the District, subject to provisions in other chapters. The exception to the permitted activity status is the inclusion of two non-complying activities. The first relates to new storage or use of hazardous substances with explosive or flammable properties within close proximity to National Grid transmission lines and some electricity distribution lines. The second is for sensitive activities locating within the defined Risk Management Area.

Plan users should be aware that certain activities which comply with the rules regulating hazardous substances under the District Plan may still require consent from the Canterbury Regional Council (CRC).

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

12.1.2 Objectives and policies

12.1.2.1 Objective - Adverse environmental effects

- a. The residual risks associated with the storage, use, or disposal of hazardous substances in the district are managed to acceptable levels to not adversely affect people, property and the environment while recognising the benefits of facilities using hazardous substances.

12.1.2.1.1 Policy - Location of new facilities using, storing or disposing of hazardous substances

- a. Locate new facilities using, storing, or disposing of hazardous substances on appropriate sites to ensure that any residual risks to strategic infrastructure are managed to acceptable levels.

12.1.2.1.2 Policy – Identifying and managing individual and cumulative effects of facilities using, storing, or disposing of hazardous substances

- a. Identify the individual and cumulative effects associated with facilities using, storing or disposing of hazardous substances and manage residual risks to people, property and the environment to acceptable levels.

12.1.2.2 Objective - Risk and reverse sensitivity effects

- a. Sensitive activities are established at suitable locations to minimise reverse sensitivity effects on and avoid unacceptable risks from established facilities using, storing or disposing of hazardous substances.

12.1.2.2.1 Policy - Establishment of sensitive activities

- a. The establishment of sensitive activities in close proximity to existing major facilities using, storing or disposing of hazardous substances shall be:
 - i. avoided in the first instance when that facility or area includes strategic infrastructure or where the sensitive activity may be exposed to unacceptable risk; and
 - ii. minimised, to allow such facilities to carry out their operations without unreasonable reverse sensitivity constraints.

12.1.2.2.2 Policy - Risk Management Areas

- a. Avoid sensitive activities locating within Risk Management Areas where these have the potential to be exposed to unacceptable risk and /or may otherwise constrain the development, operation, upgrading or maintenance of bulk fuel and gas terminals.

Note: The Risk Management Areas are shown on Planning Map 47. The geographic extent of these areas may be subject to a future plan change to have effect by 31st March 2019 and any such plan change would need to be based on the findings of a Quantitative Risk Assessment.

12.1.2.3 Objective - Acceptable slope stability risks in relation to hazardous substances

- a. Residual risks of adverse effects from the use, storage, or disposal of hazardous substances are managed to acceptable levels in areas affected by slope instability.

12.1.2.3.1 Policy - Risks and adverse effects within areas affected by natural hazards

- a. Design, construct and manage any proposal involving use, storage or disposal of hazardous substances within areas affected by slope instability to ensure residual risks are managed to acceptable levels.

12.1.3 How to interpret and apply the rules

- a. The following rules apply to activities that involve the use, storage, and disposal of hazardous substances, and sensitive activities located within a defined Risk Management Area.
- b. There are regional rules applicable to the contamination of land, air and water associated with the storage, use, and disposal of hazardous substances. Certain activities which comply with the rules regulating hazardous substances under the District Plan may still require consent from the Canterbury Regional Council (CRC).
- c. The activity status tables and standards in the following chapters also apply:

4	Papakāinga/Kāinga Nohoanga Zone
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	Residential
15	Commercial
16	Industrial
17	Rural
18	Open Space
19	Coastal Environment
21	Specific Purpose Zones

12.1.4 Rules - Hazardous substances

12.1.4.1 Activity status tables - Hazardous substances

12.1.4.1.1 Permitted activities

The activities listed below are permitted activities if they comply with any activity specific standards set out in this table.

Activities may also be non-complying as specified in Rule 12.1.4.1.2.

Activity		Activity specific standards
P1	The use, storage or disposal of any hazardous substance (unless otherwise specified in this plan).	Nil

12.1.4.1.2 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	<p>a. Any new storage or use of hazardous substances with explosive or flammable properties within:</p> <p>i. 10 metres of the centre line of a 66kV National Grid transmission line or a 66kV electricity distribution line; or</p>

	<ul style="list-style-type: none"> ii. 5 metres of the centre line of a 33kV electricity distribution line; or iii. 12 metres of the centre line of a 110kV or 220kV National Grid transmission line. <p>b. For the purpose of (a), the definition of hazardous substances excludes the following activities, facilities and quantities:</p> <ul style="list-style-type: none"> i. storage of substances in or on vehicles being used in transit on public roads; ii. installations where the combined transformer oil capacity of the electricity transformers is less than 1,000 litres; iii. fuel in mobile plant, motor vehicles, boats and small engines; iv. gas and oil pipelines and associated equipment that are part of a utility; v. retail activities selling domestic scale usage of hazardous substances, such as supermarkets, trade suppliers, and pharmacies. vi. the accessory use and storage of hazardous substances in minimal domestic scale quantities; vii. fire-fighting substances, and substances required for emergency response purposes on emergency service vehicles and at emergency service facilities viii. activities involving substances of Hazardous Substances and New Organisms sub-classes 1.4, 1.5, 1.6, 6.1D, 6.1E, 6.3, 6.4, 9.1D and 9.2D unless other hazard classification applies; ix. the temporary storage, handling and distribution of national or international cargo containers; x. waste treatment and disposal facilities (not within High Flood Hazard Areas and Flood Management Areas), and waste in process in the Council's trade waste sewers, municipal liquid waste treatment and disposal facilities (not within High Flood Hazard Areas and Flood Management Areas) which may contain hazardous substance residues; xi. vehicles applying agrichemicals and fertilisers for their intended purpose.
NC2	<p>Any sensitive activity located within a Risk Management Area. This rule shall cease to have effect by 31 March 2019.</p> <p>Note: The Risk Management Areas are shown on Planning Map 47. The geographic extent of these areas may be subject to a future plan change to have effect by 31st March 2019 and any such plan change would need to be based on the findings of a Quantitative Risk Assessment.</p>

Note to be placed on Planning Map 47 under "Other Notations":

Risk Management Area (refer Rule 12.1.4.1.2). *The geographic extent of these areas may be subject to a future plan change to have effect by 31st March 2019 and any such plan change would need to be based on the findings of a Quantitative Risk Assessment.*

12.1.5 Other methods

- a. Education will be used to promote public awareness about the costs and benefits of hazardous substances and associated facilities, to encourage resource users to take responsibility for their own health and safety, and for management of the effects of their activities on the public and the environment.
- b. Industry Codes and New Zealand Standards and Guidelines will be utilised in some circumstances to provide the basis for controls on the use of hazardous substances.
- c. Develop specific guidelines to assist operators of facilities using, storing, or disposing of hazardous substances in achieving compliance with relevant management requirements.
- d. Preparation and operation of site management systems and emergency plans to avoid or mitigate the risk of hazardous substances escaping into the environment.
- e. Promotion by government and local government of “Cleaner Production” and recycling principles, including methods and processes to improve operating efficiency and minimise the release of hazardous substances, or the use of alternative non-hazardous substances or technologies.
- f. Waste Disposal Guidelines will be used for the disposal of hazardous waste to Local Authority approved facilities to protect human health and the receiving environment from potential adverse effects. Advice may be given on pre-treatment requirements or alternative methods of disposal for non-acceptable wastes.
- g. Liaise with parties involved with hazardous substance use, such as the regional council and adjoining territorial authorities, WorkSafe New Zealand, Ministry of Health, Ministry for the Environment, the Environmental Protection Authority (EPA), the New Zealand Police and owner/operators who use hazardous substances, to allow more effective risk management coordination.

12.2 Contaminated land

12.2.1 Introduction

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.

This chapter seeks to manage the subdivision, use or development of land containing elevated levels of contaminants to protect human health and the environment, and to enable the land to be used in the future. It does this by providing a policy framework for contaminated land in the District, and in particular to enable observance of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (Soil NES). This chapter contains no rules.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

12.2.2 Objective and policies

12.2.2.1 Objective - Contaminated land - managing effects

- a. Land containing elevated levels of contaminants is managed to protect human health and the environment, which includes significant natural and Ngāi Tahu cultural values from the adverse effects of subdivision, development and use of contaminated land and natural hazards, including from site investigations, earthworks and soil disturbance, and to enable the land to be used in the future.

12.2.2.1.1 Policy - Best practice approach

- a. Require any proposal to subdivide, use or develop contaminated or potentially contaminated land to apply a best practice approach to investigate the risks, and either remediate the contamination or manage activities on contaminated land to protect people and the environment.

Note: The status of some activities will be determined by the requirements of the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. Reference should be made to the Ministry for the Environment website for a copy of these regulations, a user's guide, and documents incorporated by reference in these regulations.

12.2.2.1.2 Policy – Remediation

- a. Remediation of contaminated land should not pose a more significant risk to human health or the environment than if remediation had not occurred.

12.2.2.1.3 Policy – Future use

- a. Use or development of contaminated land that has been remediated or has an existing management plan in place, must not damage or destroy any containment works, unless comparable or better containment is provided.

12.2.3 Other methods

- a. The Ministry for the Environment's Hazardous Activities and Industries List (HAIL), the list of properties on Environment Canterbury's Listed Land Use Register, Council records, and site investigations shall provide the basis for identifying whether land is contaminated or potentially contaminated. It is the duty of the person undertaking any activity to ascertain whether the land is identified as having a current or past use that is identified in the HAIL. The Resource Management (NES for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 specifies two methods for determining whether a piece of land is, was or more than likely had a HAIL activity on it. Use of the Ministry for the Environment's Contaminated Land Management Guidelines will form the approach to achieving best practice. Where contamination is confirmed and this data becomes known to Council it will be included on Land Information Memorandums (LIM).
- b. Maintain factsheets, templates and guidance to assist with consent applications under the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

Chapter 14 Residential

The notified proposal is amended by our decision as follows.

Text that is highlighted grey indicates Stage 1 and 2 text and is not the subject of this decision. Greyed out text incorporates requests for minor corrections for which a decision has been issued.

Where the decision text from earlier decisions is the same as, or equivalent to, a Central City Residential provision, it is shown in black text.

Text in blue is the decision text for the Central City proposal only.

Please note, to ensure clarity and certainty of provisions, and consistency with the Plan's drafting style, a number of changes have been made to our earlier decisions. These changes are not identified as it has not been practical to do so.

Chapter 14 - Residential

14.0 Introduction

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.

The provisions in this chapter give effect to the Chapter 3 Strategic Direction Objectives.

This chapter relates to residential, community, 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.

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.

14.1 Objectives and policies

14.1.1 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.

14.1.1.1 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 14.1.1.1a, 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, 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 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 14.1.1.1a

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 garage, ancillary buildings and provision for gardens and landscaping.</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 older persons).</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 adjoining some commercial centres.</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 central City and around other larger commercial centres across the city. The zone provides a range of housing options for people seeking convenient access to services, facilities, employment, retailing, entertainment, parks and public transport.</p> <p>The zone provides for medium scale and density of predominantly two or three storey buildings, 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 sites, and more particularly through comprehensive development of multiple adjacent sites. Zone standards and urban design assessments provide for new residential development that is attractive, and delivers safe, secure, private, useable and well landscaped buildings and settings.</p>
Residential Central City Zone	<p>Located within the central city, 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 greenfield 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. Families 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>
Residential Banks Peninsula Zone	<p>Includes urban and suburban living, commuter accommodation and the small harbour settlements.</p>

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 garage, ancillary buildings and provision for gardens and landscaping.</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 older persons).</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 buildings 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 District Plan 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.</p> <p>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 Residential Banks Peninsula Zone are controlled in order to mitigate adverse effects on the character and amenity of the area.</p>
Residential Hills Zone	<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 landscaping, and control of reflectivity of roof finishes in order to blend buildings 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 older persons). Provision is also made for a range of appropriate non-residential activities.</p>
Residential Large Lot Zone	<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 Banks Peninsula.</p>
Residential Small Settlement	<p>Covers the many small settlements on Banks Peninsula, 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 buildings 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>
Residential Back Zone	<p><i>Deferred to Coastal Environment Hearing</i></p>

14.1.1.2 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
 - 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 14.1.4 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 14.1.2.

14.1.1.3 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 14.1.1.1.a.i.;
 - 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.

14.1.1.4 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.

14.1.1.5 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 14.1.2.

14.1.1.6 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 14.1.2

14.1.1.7 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 14.1.2.

14.1.1.8 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 people throughout residential areas.
- b. Provide for comprehensively designed and managed, well-located, higher density accommodation options and accessory services for older people and those requiring care or assisted living, throughout all residential zones.
- c. Recognise that housing for older people 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 14.1.2

14.1.1.9 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(d).

- 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.

14.1.2 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 greenfields priority areas; and
 - v. temporary infringement of built form standards as earthquake repairs are undertaken.

Note: Policies 14.1.1.1, 14.1.1.2, 14.1.1.3, 14.1.1.4, 14.1.1.5, 14.1.1.6, 14.1.1.7, and 14.1.1.8 also implement Objective 14.1.2

14.1.2.1 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.

14.1.2.2 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 on existing heavy industrial areas, Christchurch International Airport, arterial traffic routes, and railway lines.

14.1.2.3 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.

14.1.2.4 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.

14.1.3 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 other strategic transmission lines, the state highway network, and other strategic infrastructure.

14.1.3.1 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 and minor arterial road network;
 - iv. the Port of Lyttelton;
 - v. the National grid and strategic distribution lines identified on the planning maps.

14.1.4 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 14.1.6.1, 14.1.6.2, 14.1.6.3, 14.1.6.6, and 14.1.6.8 also implement Objective 14.1.4.

14.1.4.1 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 14.1.1.1a), 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.

14.1.4.2 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.

14.1.4.3 Policy – Scale of home occupations

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

14.1.4.4 Policy – Character of low and medium density areas

- a. Ensure, consistent with the zone descriptions in Table 14.1.1.1a, 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 14.1.4.2.

14.1.4.5 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, provides access to mahinga kai and sites of Ngāi Tahu cultural significance.

14.1.4.6 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, mahinga kai areas and sites of Ngāi Tahu cultural significance.

14.1.4.7 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
- 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.

14.1.4.8 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;
- through non-regulatory methods including incentives.

14.1.5 Objective – Residential New Neighbourhood Zone

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

14.1.5.1 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 and other interim activities may be a suitable part of preparing identified greenfields 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.

14.1.5.2 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.

14.1.5.3 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 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.

14.1.5.4 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.

14.1.5.5 Policy – Infrastructure servicing for developments

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

14.1.5.6 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.

14.1.5.7 Policy – Nga kaupapa / protection and enhancement of sites, values and other taonga of significance to tangata whenua

[deferred to Stage 3 Chapter 9]

14.1.6 Objective – Non-residential activities

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.

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

14.1.6.1 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 14.1.4

14.1.6.2 Policy - Community activities and facilities

- a. Enable community activities and 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 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 14.1.4

14.1.6.3 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 14.1.1.1a.

Note: This policy also implements Objective 14.1.4

14.1.6.4 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.

14.1.6.5 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.

14.1.6.6 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 14.1.4

14.1.6.7 Policy – Guest accommodation

- a. 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.

14.1.6.8 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.

14.1.7 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.

14.1.7.1 Policy – Redevelopment of brownfield sites

- a. To support and incentivise the comprehensive redevelopment of brownfield sites for mixed use residential 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.

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

- 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.

14.1.8.1 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.

14.1.8.2 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.

14.1A 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 14.2 – Residential Suburban Zone and Residential Suburban Density Transition Zone;
 - ii. Rule 14.3 – Residential Medium Density Zone;
 - iii. Rule 14.4 – Residential Banks Peninsula Zone;
 - iv. Rule 14.5 – Residential Hills Zone;
 - v. Rule 14.6 – Residential Bach Zone;
 - vi. Rule 14.7 – Residential Large Lot Zone;
 - vii. Rule 14.8 – Residential Small Settlement Zone;
 - viii. Rule 14.9 – Residential New Neighbourhood Zone;
 - ix. Rule 14.10 – Residential Guest Accommodation Zone;
 - x. Rule 14.13 – Residential Central City Zone; and
 - xi. Rule 14.14 - Matters of control and discretion.

- b. 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 14.11 – Enhanced development mechanism; and
- ii. Rule 14.12 – Community housing redevelopment mechanism.

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.

The rules that define where the enhanced development mechanism can be used are contained in the qualifying standards in Rule 14.11.2.

The information that is required for resource consent applications utilising the community housing redevelopment mechanism is set out in Rule 14.12.4, and for the enhanced development mechanism, in Rule 14.11.5

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.

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.

- c. 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;
 - 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 14.15.6);
 - 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 15.10.4;
 - 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.
- Note: In addition, there may be some areas where area specific rules are provided only under the built form standards.
- d. The activity status tables and standards in the following chapters also apply to activities in all residential zones:
 - 5** Natural Hazards;
 - 6** General Rules and Procedures;
 - 7** Transport;
 - 8** Subdivision, Development and Earthworks;
 - 9** Natural and Cultural Heritage;
 - 11** Utilities and Energy; and
 - 12** Hazardous Substances and Contaminated Land.
 - e. Where the word “facility” is used in the rules (e.g. spiritual facility), it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.

Similarly, where the word/phrase defined include the word “activity” or “activities”, the definition includes the land and/or buildings for that activity unless stated otherwise in the activity status tables.

14.2 Rules – Residential Suburban Zone and Residential Suburban Density Transition Zone

14.2.1 *This number is not used.*

14.2.2 Activity status tables

14.2.2.1 Permitted activities

The activities listed below are permitted activities in the Residential Suburban Zone and Residential Suburban Density Transition Zone if they meet any activity specific standards set out in this table, the applicable built form standards in Rule 14.2.3, and the area specific rules in Rule 14.2.4.

Activities may also be permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.2.2.2, 14.2.2.3, 14.2.2.4, and 14.2.2.5, or in the area specific rules in Rule 14.2.4.

Activity		Activity specific standards
P1	Residential activity, except for boarding houses	<ul 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	<ul 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. 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 6 metres. This total space can be provided as: <ul 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. <p>Note: This requirement replaces the general outdoor living space requirements set out in Rule 14.2.3.5.</p>
P3	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms	Nil

Activity		Activity specific standards															
P4	Multi-unit residential complexes within the Residential Suburban Density Transition Zone	a. The complex shall only contain up to and including four residential units. b. The minimum net floor area (including toilets and bathrooms, but excluding carparking, garaging or balconies) for any residential unit in the complex shall be:															
P5	Social housing complexes	<table><thead><tr><th></th><th>Number of bedrooms</th><th>Minimum net floor area</th></tr></thead><tbody><tr><td>1.</td><td>Studio.</td><td>35m²</td></tr><tr><td>2.</td><td>1 Bedroom.</td><td>45m²</td></tr><tr><td>3.</td><td>2 Bedrooms.</td><td>60m²</td></tr><tr><td>4.</td><td>3 or more Bedrooms.</td><td>90m²</td></tr></tbody></table> c. Any residential unit fronting a road or public space shall have a habitable space located at the ground level, and at least 50% of all residential units within a complex shall have a habitable space located at the ground level. d. Each of these habitable spaces 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 accessible to the rest of the unit.		Number of bedrooms	Minimum net floor area	1.	Studio.	35m ²	2.	1 Bedroom.	45m ²	3.	2 Bedrooms.	60m ²	4.	3 or more Bedrooms.	90m ²
	Number of bedrooms	Minimum net floor area															
1.	Studio.	35m ²															
2.	1 Bedroom.	45m ²															
3.	2 Bedrooms.	60m ²															
4.	3 or more Bedrooms.	90m ²															
P6	Older person’s housing unit	a. Any older person’s housing unit shall have a maximum gross floor area of 120m ² .															
P7	Retirement villages	a. Building façade length – there must be a recess in the façade of a building where it faces a side or rear boundary from the point at which a building exceeds a length of 16 metres. The recess must: i. be at least 1 metre in depth, for a length of at least 2 metres; ii. be for the full height of the wall; and iii. include a break in the eave line and roof line of the façade.															
P8	Conversion of an elderly person's housing unit existing at 6 December 2013, into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a bond or other appropriate legal instrument (P8 only applies until 30 April 2018)	a. There shall be no reduction in the areas and dimensions of the lawfully established outdoor living space associated with each unit.															
P9	Conversion of a family flat existing at 6 December 2013 into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a legal instrument	a. Each converted flat shall have a minimum gross floor area, excluding terraces, garages, sundecks, and verandahs, of 35m ² . b. There shall be a total outdoor living space on the existing site (containing the residential unit and the family flat) with a minimum area of 90m ² and a minimum dimension of 6m. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m ² in area.															

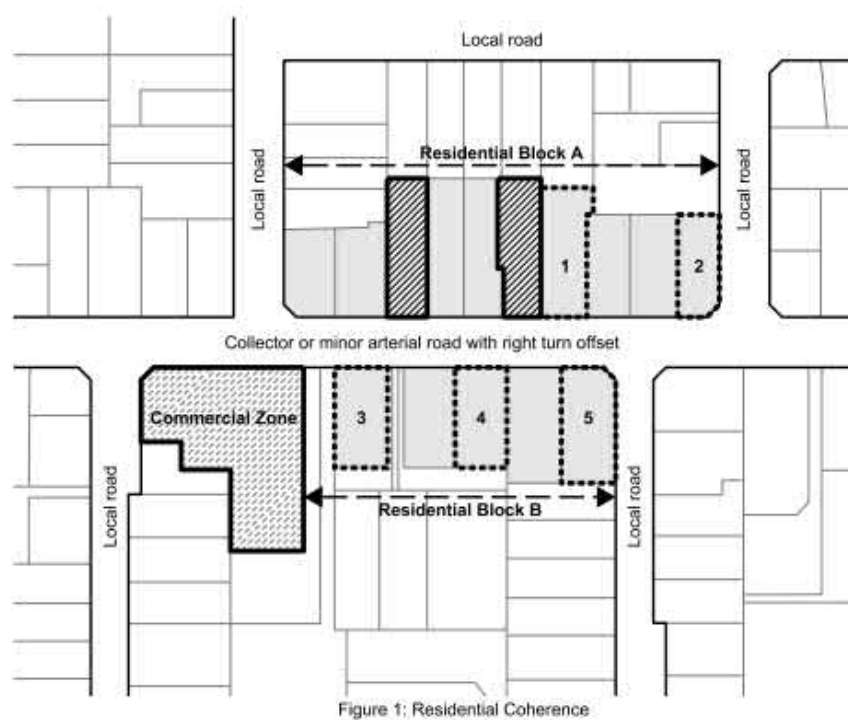
Activity		Activity specific standards
		Note: This requirement replaces the general outdoor living space requirements set out in Rule 14.2.3.5.
P10	Conversion of a residential unit (within, or as an extension to, a residential unit) into two residential units	<p>a. Each residential unit shall have a minimum gross floor area, excluding terraces, garages, sun decks and verandahs, of 35m².</p> <p>b. There shall be a total outdoor living space on the existing site with a minimum area of 90m² and a minimum dimension of 6m. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area.</p> <p>Note: This requirement replaces the general outdoor living space requirements set out in Rule 14.2.3.5.</p> <p>c. The residential unit to be converted shall be outside:</p> <ol style="list-style-type: none"> 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 14.15.5; 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 any Flood Management Area.
P11	Replacement of a residential unit with two residential units	<p>a. The existing site shall be occupied by one residential unit and that residential unit has been, or will be, demolished because the insurer(s) of that unit have determined that the residential unit was uneconomic to repair because of earthquake damage.</p> <p>b. The existing site shall be outside:</p> <ol style="list-style-type: none"> 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 14.15.5; 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 any Flood Management Area. <p>c. There shall be a total outdoor living space on the existing site with a minimum area of 90m² and minimum dimension of 6m. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area.</p> <p>Note: This requirement replaces the general outdoor living space requirements set out in Rule 14.2.3.5.</p>

Activity	Activity specific standards
P12 Construction of two residential units on a site that was vacant prior to the Canterbury earthquakes of 2010 and 2011	<p>a. The existing site 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 14.15.5; 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 Flood Management Area. <p>b. There shall be a total outdoor living space on the existing site with a minimum area of 90m² and minimum dimension of 6m. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area.</p> <p>Note: This requirement replaces the general outdoor living space requirements set out in Rule 14.2.3.5.</p>
P13 Home occupation	<p>a. The gross floor area of the building, plus the area used for outdoor storage area, occupied by the home occupation shall be less than 40m².</p> <p>b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.</p> <p>c. Any retailing shall be limited to the sale of goods grown or produced on the site, or internet-based sales where no customer visits occur.</p> <p>d. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of:</p> <ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday; and ii. 0800 – 1900 Saturday, Sunday and public holidays. <p>e. Visitor or staff parking areas shall be outside the road boundary setback.</p> <p>f. Outdoor advertising shall be limited to a maximum area of 2m², except that where the activity is located on sites with frontage to Memorial Avenue or Fendalton Road there shall be no signage.</p>
P14 Care of non-resident children within a residential unit in return for monetary payment to the carer	<p>There shall be:</p> <ul style="list-style-type: none"> a. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and b. at least one carer residing permanently within the residential unit.
P15 Bed and breakfast	<p>There shall be:</p> <ul style="list-style-type: none"> a. a maximum of six guests accommodated at any one time; b. at least one owner of the residential unit residing permanently on site; and c. no guest given accommodation for more than 90 consecutive days.

Activity		Activity specific standards
P16	Education activity	The activity shall:
P17	Pre-schools	a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal, is available;
P18	Health care facility	
P19	Veterinary care facility	b. only occupy a gross floor area of building of less than 200m ² , or in the case of a health care facility, less than 300m ² ;
P20	Places of assembly	c. limit outdoor advertising to a maximum area of 2m ² ; d. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of: <div style="margin-left: 40px;"> Education activity <div style="margin-left: 40px;"> i. 0700 – 2100 Monday to Saturday; and ii. Closed Sunday and public holidays. </div> Pre-schools <div style="margin-left: 40px;"> i. 0700 – 2100 Monday to Friday, and ii. 0700 – 1300 Saturday, Sunday and public holidays. </div> Health care facility <div style="margin-left: 40px;"> i. 0700 – 2100. </div> Veterinary care facility Places of assembly </div> e. in relation to pre-schools, limit outdoor play areas and facilities to those that comply with the Group 1 acoustic standard for residential zones; f. in relation to pre-schools, veterinary care facilities and places of assembly: <div style="margin-left: 40px;"> i. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and ii. only locate on residential blocks where there are no more than two non-residential activities already within that block; Note: See Figure 1. </div> g. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four; h. in relation to places of assembly, entertainment facilities shall be closed Sunday and public holidays; i. in relation to noise sensitive activities, not be located within the 50 dBA Ldn Air Noise Contour as shown on the Planning Maps; and j. not include the storage of more than one heavy vehicle on the site of the activity.
P21	Spiritual facilities	The facility shall: a. limit the hours of operation to 0700-2200; and

Activity	Activity specific standards
	b. not include the storage of more than one heavy vehicle on the site of the activity.
P22 Community corrections facilities	The facility shall:
P23 Community welfare facilities	a. limit the hours of operation when the site is open to clients and deliveries to between the hours of 0700 – 1900; and b. limit signage to a maximum area of 2m ² .
P24 Emergency services facilities	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 <i>[This was the subject of Decision 3, numbering and text referring to multi-unit residential complexes is amended by this decision under Cl 13(5) and (6)(a)]</i>	a. Where the repair or rebuild of a building will not alter the building footprint, location, or height, the building need not comply with any of the built form standards. b. Where the building footprint, location, or height is to be altered no more than necessary in order to comply with legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer: <ul style="list-style-type: none"> i. the only built form standards that shall apply are those specified in Rules 14.2.2.3 – Building height and 14.2.3.6 – Daylight recession planes; ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes. <p>Clarification: examples of regulatory or legal requirement that may apply include the New Zealand Building Code, Council 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. Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to adjoining 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.
P26 Temporary lifting or moving of earthquake damaged buildings where the activity does not comply with one or more of Rules: <ul style="list-style-type: none"> a. 14.2.3.3 – Building height; b. 14.2.3.4 – Site coverage; c. 14.2.3.5 – Outdoor living space; d. 14.2.3.6 – Daylight recession planes; or e. 14.2.3.7 – Minimum building setbacks from 	a. Buildings shall not be: <ul style="list-style-type: none"> i. moved to within 1 metre of an internal boundary and/or within 3 metres of any waterbody, scheduled tree, listed heritage item, natural resources and Council owned structure, archaeological site, or the coastal marine area; or ii. lifted to a height exceeding 3 metres above the applicable recession plane or height control. b. The building must be lowered back or moved back to its original position, or a position compliant with the District Plan or consistent with a resource consent, within 12 weeks of the lifting or moving works having first commenced. c. In all cases of a building being moved or lifted, the owners/occupiers of land adjoining the sites shall be informed of

Activity		Activity specific standards
	<p>internal boundaries and railway lines.</p> <p><i>[This was the subject of Decision 2, numbering and text is amended by this decision under Cl 13(5) and (6)(a)]</i></p>	<p>the work at least seven days prior to the lift or move of the building 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 Council's Resource Consents Manager shall be notified of the lifting or moving the building at least seven days prior to the lift or move of the building occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>
P27	Relocation of a building	Nil
P28	Temporary military or emergency service training activities	
P29	Market gardens, community gardens, and garden allotments	








-  Complying residential activities
-  Existing non- residential activities (Maximum 3 per block)
-  Existing commercial zone (not part of residential block)
-  Residential Block A: Either 1 or 2 are the only complying sites for new pre-school, place of assembly or veterinary care facility. This block can only support one more non-residential activity.
-  Residential Block B: Either 3 and 5, or 4 only are the only complying sites.

Figure 1: Residential coherence

14.2.2.2 Controlled activities

The activities listed below are controlled activities.

Unless otherwise specified, controlled activities shall not be limited or publicly notified.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14.14, as set out in the following table.

		The matters over which Council reserves its control:
C1	Fences that do not comply with Rule 14.2.3.10 – Street scene amenity and safety - fences	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
C2	Residential units (including any sleep-outs) containing more than six bedrooms in total	a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6
C3	Multi-unit residential complexes and social housing complexes not complying with Rule 14.2.3.2 – Tree and garden planting	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
C4	Multi-unit residential complexes and social housing complexes not complying with Rule 14.2.3.12 – Service, storage and waste management spaces	a. Service, storage and waste management spaces – Rule 14.14.20
C5	Social housing complexes, where the complex does not comply with any one or more of the activity specific standards in Rule 14.2.2.1 P5 c. or d.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
C6	Multi-unit residential complexes in the Residential Suburban Density Transition Zone, where the complex does not comply with any one or more of the activity specific standards in Rule 14.2.2.1 P4 c. or d.	

14.2.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, 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 14.14.2
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	
RD3	Minor residential unit where the minor unit is a detached building and does not comply with any one or more of the activity specific standards in Rule 14.2.2.1 P2 a., b., c., and d.	a. Minor residential units - Rule 14.14.23
RD4	Conversion of a residential unit (within or as an extension to a residential unit) into two residential units that does not comply with any one or more of the activity specific standards in Rule 14.2.2.1 P10 a. and b.	
RD5	Social housing complexes, where any residential unit in the complex does not comply with the activity specific standard Rule 14.2.2.1 P5 b.	a. Minimum unit size and unit mix – Rule 14.14.4
RD6	Multi-unit residential complexes in the Residential Suburban Density Transition Zone, where any residential unit in the complex does not comply with the activity specific standard Rule 14.2.2.1 P4 b.	
RD7	Social housing complexes – over four residential units	a. Residential design principles – Rule 14.14.1
RD8	Multi-unit residential complexes in Residential Suburban Density Transition Zone – over four residential units	
RD9	Older person's housing units that do not comply with the activity specific standard in Rule 14.2.2.1 P6 a.	a. Scale of activity - Rule 14.14.5
RD10	Retirement villages that do not comply with any one or more of the activity specific standards in Rule 14.2.2.1 P7	a. Retirement villages - Rule 14.14.10
RD11	Boarding house	a. Scale of activity - Rule 14.14.5 b. Traffic generation and access safety - Rule 14.14.6
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 14.14.5
RD13	Convenience activities where: a. the site is located on the corner of a minor arterial road that intersects with either a minor arterial road or collector road;	a. Residential design principles - Rule 14.14.1 b. Scale of activity – Rule 14.14.5 c. Non-residential hours of operation – Rule 14.14.22

Activity	The Council's discretion shall be limited to the following matters:
<ul style="list-style-type: none"> b. the total area occupied by retailing on the site is no more than 50m² public floor area; c. the activity does not include the sale of alcohol; d. outdoor advertising is limited to no more than 2m² and shall be within the road boundary setback; e. the hours of operation when the site is open to business visitors or clients are limited to between the hours of 0700 – 2200 Monday to Sunday and public holidays; and f. there is no provision of on-site parking area for visitors or service purposes. 	<ul style="list-style-type: none"> d. Traffic generation and access safety – Rule 14.14.6
<p>RD14 Integrated family health centres where:</p> <ul style="list-style-type: none"> a. the centre is located on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal is available; b. the centre is located on sites adjoining a Neighbourhood, District or Key activity centre; c. the centre occupies a gross floor area of building of between 301m² and 700m²; d. outdoor advertising signage is limited to a maximum area of 2m²; and e. the hours of operation when the site is open to patients, or clients, and deliveries is limited to between the hours of 0700 – 2100. 	<ul style="list-style-type: none"> a. Scale of activity - Rule 14.14.5 b. Traffic generation and access safety - Rule 14.14.6 c. Non-residential hours of operation - Rule 14.14.22
<p>RD15 Animal shelter at 14 and 18 Charlesworth Street.</p> <p>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).</p>	<ul style="list-style-type: none"> a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety - Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
<p>RD16 Spiritual facilities that do not comply with the hours of operation in Rule 14.2.2.1 P21.</p> <p>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).</p>	<ul style="list-style-type: none"> a. Non-residential hours of operation – Rule 14.14.22
<p>RD17 Community corrections and community welfare facilities that do not comply with any one or more of the activity specific standards in Rule 14.2.2.1 P22 or P23.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>As relevant to the breached rule:</p> <ul style="list-style-type: none"> a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
<p>RD18 Temporary lifting or moving of earthquake damaged buildings that does not comply with any one or more of the activity specific standards in Rule 14.2.2.1 P26.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Relocation of a buildings and temporary lifting or moving of earthquake damaged buildings – Rule 14.14.17

Activity		The Council's discretion shall be limited to the following matters:
RD19	Buildings that do not comply with Rule 14.2.3.3 – Building height	a. Impacts on neighbouring property – Rule 14.14.3
RD20	Buildings that do not comply with Rule 14.2.3.6 – Daylight recession planes	
RD21	Activities and buildings that do not comply with Rule 14.2.3.4 – Site coverage where the site coverage is between 35% and 40%. Any application arising from this rule shall not be limited or publicly notified.	a. Site density and site coverage – Rule 14.14.2
RD22	Multi-unit residential complexes, social housing complexes, and older person's housing units that do not comply with Rule 14.2.3.4 – Site coverage, where the site coverage is between 40-45% (calculated over the net site area of the site of the entire complex or group of units). Any application arising from this rule shall not be limited or publicly notified.	
RD23	Market gardens where the site coverage exceeds 55%. Any application arising from this rule shall not be limited or publicly notified.	
RD24	Residential units that do not comply with Rule 14.2.3.5 – Outdoor living space. Any application arising from this rule shall not be limited or publicly notified.	a. Outdoor living space – Rule 14.14.21
RD25	Buildings that do not comply with Rule 14.2.3.9 – Road boundary building setback. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
RD26	Buildings that do not comply with Rule 14.2.3.7 – Minimum building setbacks from internal boundaries and railway lines, other than Rule 14.2.3.7(6) (refer to RD28)	a. Impacts on neighbouring properties – Rule 14.14.3 b. Minimum building, window and balcony setbacks – Rule 14.14.19
RD27	Buildings that do not comply with Rule 14.2.3.8 – Minimum setback and distance to living area windows and balconies and living space windows facing internal boundaries	
RD28	Buildings that do not comply with Rule 14.2.3.7(6) relating to rail corridor boundary setbacks	a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor.
RD29	Residential units that do not comply with Rule 14.2.3.11 – Water supply for firefighting. 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 14.14.8
RD30	Activities and buildings that do not comply with any one or more of the activity specific standards in Rule 14.2.2.1 (except for P16 - P18 activity standard i.	As relevant to the breached rule: a. Scale of activity - Rule 14.14.5

Activity	The Council's discretion shall be limited to the following matters:
<p>relating to noise sensitive activities in the 50 dBA Ldn Air Noise Contour, refer to RD33; or P16-P19 activity standard j. relating to storage of heavy vehicles, refer to D2) for:</p> <ul style="list-style-type: none"> a. P13 Home occupation; b. P16 Education activity c. P17 Pre-schools; d. P18 Health care facility; e. P19 Veterinary care facility. <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> b. Traffic generation and access safety - Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
<p>RD31</p> <p>Activities and buildings that do not comply with any one or more of Rule 14.2.2.1 P10 Standard c.iii, or Rule 14.2.2.1 P11 Standard b.iii, or Rule 14.2.2.1 P12 Standard a.iii.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. The setting of the minimum floor level. b. The frequency at which any proposal is predicted to be flooded and the extent of damage likely to occur in such an event. c. Any proposed mitigation measures, and their effectiveness and environmental impact, including any benefits associated with flood management. d. Any adverse effects on the scale and nature of the building and its location in relation to neighbouring buildings, including effects the privacy of neighbouring properties as a result of the difference between minimum and proposed floor levels, and effects on streetscape.
<p>RD32</p> <p>Activities and buildings that do not comply with any one or more of Rule 14.2.2.1 P10 standard c.ii, or P11 standard b.ii., or P12 Standard a.ii.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Whether there is adequate capacity in the wastewater system to provide for the additional residential activity.
<p>RD33</p> <ul style="list-style-type: none"> a. Residential activities which are not provided for as a permitted or controlled activity; b. Education activities (P16); c. Pre-schools (P17); or d. Health care facilities (P18); <p>located within the Air Noise Contour (50 dBA Ldn) as shown on the Planning Maps.</p> <p>Any application in relation to this rule shall not be publicly notified, and shall be limited notified only to Christchurch International Airport Limited (absent its written approval).</p>	<ul style="list-style-type: none"> 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. b. The extent to which appropriate indoor noise insulation is provided with regard to Appendix 14.15.4.

14.2.2.4 Discretionary activities

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	Activities that do not comply with any one or more of the activity specific standards in Rule 14.2.2.1 for: <ul style="list-style-type: none"> a. P1 Residential activity; b. P8 Conversion of an elderly person's housing unit into a residential unit; c. P14 Care of non-resident children in a residential unit; d. P15 Bed and breakfast; e. P20 Places of assembly; or f. 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 comply with any one of more of the requirements specified in Rule 14.2.2.3 RD14
D6	Multi-unit residential complexes in Residential Suburban Zones

14.2.2.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any non-residential activity located on a site with frontage to Memorial Avenue or Fendalton Road
NC2	Residential units in the Residential Suburban Zone that do not comply with Rule 14.2.3.1, where the residential unit is contained within a site with a net site area of less than 400m ² net site area.
NC3	Residential units in the Residential Suburban Density Transition Zone that do not comply with Rule 14.2.3.1, where the residential unit is contained within a site with a net site area of less than 300m ² net site area
NC4	Activities and buildings that do not comply with Rule 14.2.3.4 where the site coverage exceeds 40% (except as provided for in NC5)
NC5	Multi-unit residential complexes, social housing complexes and older person's housing units that do not comply with Rule 14.2.3.4, where the site coverage exceeds 45% (calculated over the net site area of the site of the entire complex or group of units)
NC6	<ul style="list-style-type: none"> a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity): <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 b. Fences within 5 metres of a National grid transmission line support structure foundation. <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited.</p>

Activity	
	<p>Notes:</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.
NC7	<ol style="list-style-type: none"> a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity): <ol style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or ii. within 5 metres of the centre line of a 33kV electricity distribution line or within 5 metres of a foundation of an associated support structure. b. Fences within 5 metres of a 66kV or 33kV electricity distribution line support structure foundation. <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around electricity distribution lines 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 electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with NZECP 34:2001.

14.2.3 Built form standards

14.2.3.1 Site density

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

	Activity	Standard
1.	Residential Suburban Zone (excluding residential units established under Rule 14.2.2.1 P8, P9, P10, P11 and P12)	450m ²

	Activity	Standard
2.	Residential Suburban Density Transition Zone (excluding residential units established under Rule 14.2.2.1 P8, P9, P10, P11 and P12)	330m ²
3.	Social housing complexes	There shall be no minimum net site area for any site for any residential unit or older person's housing unit
4.	Multi-unit residential complexes	
5.	Older person's housing units	
6.	Retirement village	

14.2.3.2 Tree and garden planting

For multi-unit residential complexes and social housing complexes only, sites shall include the following minimum tree and garden planting:

- a. a minimum of 20% of the site shall be provided for landscape treatment (which may include private or communal open space), including a minimum of one tree for every 250m² of gross site area (prior to subdivision), or part thereof. At least 1 tree shall be planted adjacent to the street 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; and
- d. the minimum tree and garden planting requirements shall be determined over the site of the entire complex.

14.2.3.3 Building height

The maximum height of any building shall be:

Activity	Standard
1. All buildings unless specified below	8 metres
2. Minor dwelling units in the Residential Suburban Zone	5.5 metres and of a single storey only

Note: See the permitted height exceptions contained within the definition of height.

14.2.3.4 Site coverage

The maximum percentage of the net site area covered by buildings excluding:

- a. fences, walls and retaining walls;
- b. eaves and roof overhangs up to 600mm in width from the wall of a building;
- c. uncovered swimming pools up to 800mm in height above ground level; and
- d. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - i. are no more than 800mm above ground level and are uncovered or unroofed; or

- ii. 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;

shall be as follows:

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

14.2.3.5 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
1.	Residential Suburban Zone	90m ²	6 metres
2.	Residential Suburban Density Transition Zone	50m ²	4 metres
3.	Multi-unit residential complexes, social housing complexes and older person's housing units	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:
- an outdoor swimming pool; or
 - accessory building of less than 8m²; or
 - any buildings or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and occupies no more than 30% of the area of the outdoor living space.

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

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

14.2.3.6 Daylight recession planes

- a. Buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.15.2 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.

Refer to Appendix 14.15.2 for permitted intrusions.

- c. Where the building is located in a Flood Management Area, the exemptions in Rule 5.3.1.3 apply (for activities P1-P4 in Table 5.3.1.1b).

14.2.3.7 Minimum building setbacks from internal boundaries and railway lines

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

1.	All buildings not listed in table below	1 metre
2.	Accessory buildings where the total length of walls or parts of the accessory building within 1 metre of each internal boundary does not exceed 10.1 metres in length	Nil
3.	Decks and terraces at or below ground floor level	Nil
4.	Buildings that share a common wall along an internal boundary	Nil
5.	All other buildings where the internal boundary of the site adjoins an access or part of an access	1 metre
6.	Buildings, balconies and decks on sites adjacent to or abutting railway lines	4 metres from the rail corridor boundary
7.	Except where 14.2.3.7.8 applies, all two storey buildings where the internal boundary of the site adjoins the Avonhead Cemetery (Council landscape buffer)	5m
8.	For two storey buildings adjoining the Avonhead Cemetery (Council landscape buffer) that have high-set windows on the second floor facing the cemetery	3m

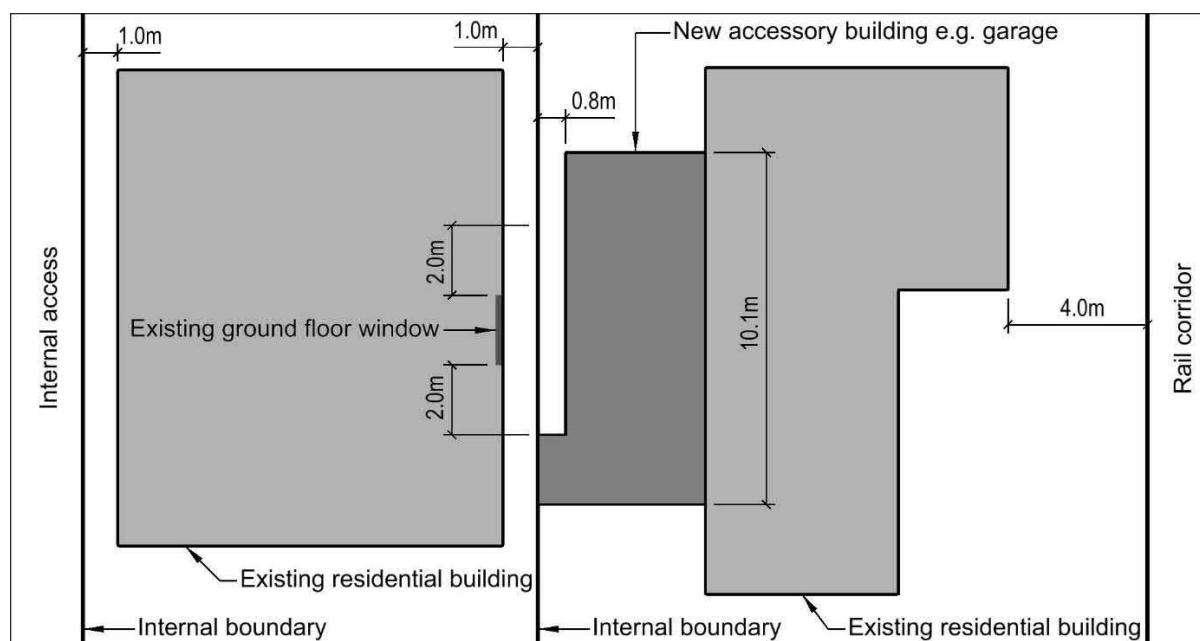


Figure 2: Separation from neighbours

14.2.3.8 Minimum setback and distance to living area windows and balconies and living space windows facing 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 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.

Note:

- A. This rule shall not apply to a window at an angle of 90 degrees or greater to the boundary.
- B. See sill height in the definition of window.
- C. For the purposes of this rule, permanently obscured glazing does not include glazing obscured by applied means such as film or paint.

14.2.3.9 Road boundary building setback

The minimum road boundary building setback shall be:

1.	All buildings and situations not listed below	4.5 metres
2.	Where a garage has a vehicle door that generally faces a road or shared access	5.5 metres from the shared access or road kerb

Except for:

a. A garage where:

- i. the side walls are parallel to the road boundary and no more than 6.5 metres in length;
- ii. the side walls facing the road contain a window with a minimum dimension of at least 0.6 metres (including the window frame);
- iii. 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
- iv. where the access to the garage is located adjacent to a side boundary:
 - A. 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 existing residential unit.

Where the planting conflicts with required visibility splays the visibility splay rules will prevail and the planting not be required.

See Figure 3.

b. A garage where:

- i. the garage is a single garage, with the door facing the road boundary, accessed from a local road;
- ii. the garage is a maximum 3.6 metres wide;
- iii. 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
- iv. no part of the garage door when opening or shutting extends beyond the site boundary.

See Figure 4.

a. and b. above do not apply to garages in the Character Area Overlay.

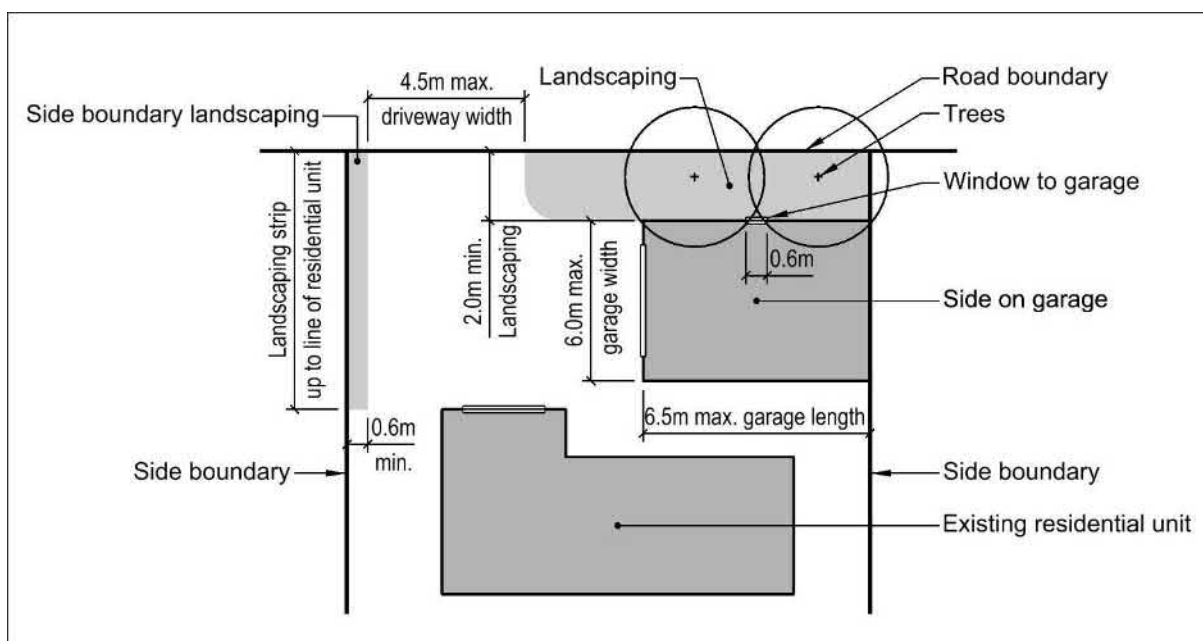


Figure 3: Side extension

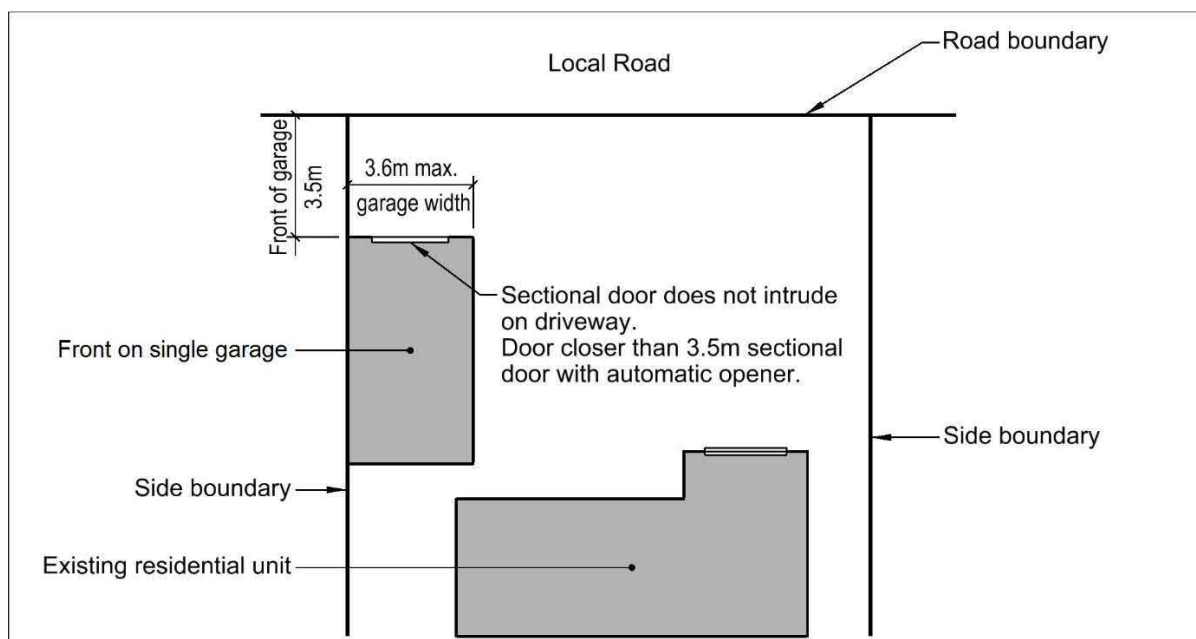


Figure 4: Front extension

14.2.3.10 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.

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

14.2.3.11 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).

14.2.3.12 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.

14.2.4 Area specific rules – Residential Suburban Zone and Residential Suburban Density Transition Zone

The following rules apply to the areas specified. All activities are also subject to the rules in 14.2.2 and 14.2.3 unless specified otherwise.

14.2.4.1 Area specific permitted activities

The activities listed below are permitted activities if they comply with the activity specific standards set out in this table; and the applicable built form standards in Rule 14.2.3, unless specified otherwise in Rule 14.2.4.6.

Activities may also be controlled, restricted discretionary, discretionary, or non-complying as specified in Rules 14.2.2.2, 14.2.2.3, 14.2.2.4, and 14.2.2.5, (unless specified otherwise in area specific rules); and Rules 14.2.4.2, 14.2.4.3, 14.2.4.4, or 14.2.4.5.

Activity		Activity specific standards
P1	The following activities in the Accommodation and Community Facilities Overlay: a. Pre-schools; b. Health care facility; c. Veterinary care facility; d. Education activity; e. Place of assembly; f. Spiritual facilities; g. Community corrections facilities; h. Community welfare facilities; i. Care homes.	a. The activity specific standards in Rule 14.2.2.1 do not apply. b. The facility or activity shall: i. comprise less than 500m ² gross leasable floor space; and ii. limit the time when the site is open to visitors, students, patients, clients, and deliveries to between 0700-2100 Monday to Sunday.
P2	Guest accommodation in the Accommodation and Community Facilities Overlay	Nil

14.2.4.2 Area specific controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14.14, as set out in the following table.

	Location	Controlled activity	The matters over which Council reserves its control
C1	Character Area Overlay	a. The relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development, where it is:	a. Character Area Overlay – Rule 14.14.24

Location	Controlled activity	The matters over which Council reserves its control
	<ul style="list-style-type: none"> i. visible from the street; ii. located in that part of the site between the road boundary and the main residential unit on the site; or iii. involves changes to the front façade of the main residential unit of the site. <p>b. This rule does not apply to:</p> <ul style="list-style-type: none"> i. fences that are 1 metre in height or less ii. accessory buildings that are located to the rear of the main residential unit on the site and are less than 5m in height iii. fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space; or iv. rear sites or those located on private lanes in CA2 – Beckenham Loop. <p>Any application arising from this rule shall not be limited or publicly notified.</p>	

14.2.4.3 Area specific restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, 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	<p>Activities that do not comply with Rule 14.2.4.6.9 – Outdoor living space at West Wigram.</p> <p>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).</p>	<ul style="list-style-type: none"> a. Development plans - Rule 14.14.16 b. Special setback provision - Residential Suburban Zone Wigram - Rule 14.14.14
RD2	Mairehau Final Development Area	<p>Any development of land that is not in accordance with the layout shown in the development plan in Figure 5.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Development plans - Rule 14.14.16

	Location	Restricted discretionary activity	The Council's discretion shall be limited to the following matters
RD3	Prestons Road Retirement Village Overlay	Residential units that do not comply with Rule 14.2.4.6.4 - Outdoor living space. Any application arising from this rule shall not be limited or publicly notified. This clause shall cease to have effect on 31st December 2018.	a. Outdoor living space - Rule 14.14.21
RD4	a. Peat Ground Condition Constraint Overlay; b. Stormwater Capacity Constraint Overlay; or c. Prestons Road Retirement Village Overlay.	Activities and buildings that do not comply with Rule 14.2.4.6.5 - Minimum building setbacks from internal boundaries. Any application arising from this rule shall not be limited or publicly notified.	a. Minimum building, window and balcony setbacks - Rule 14.14.19
RD5	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 dBA Ldn noise contour line shown on Planning Map 18; or d. Existing Rural Hamlet Overlay in the area to the west of the 50 dBA Ldn noise contour line shown on Planning Map 18.	Residential units that do not comply with Rule 14.2.4.6.1 - Site density	a. Site density and site coverage – Rule 14.14.2 b. Whether the development design adequately mitigates any adverse effects of the additional building coverage on the environmental condition giving rise to the constraint.
RD6	a. Prestons Road Retirement Village Overlay b. Accommodation and Community Facilities Overlay	Activities and buildings that do not comply with Rule 14.2.4.6.2 - Building height. This clause shall cease to have effect on 31st December 2018 in relation to the Prestons Road Retirement village.	a. Impacts on neighbouring property – Rule 14.14.3
RD7	a. Peat Ground Condition Constraint Overlay; b. Stormwater Capacity Constraint Overlay; c. Existing Rural Hamlet Overlay; d. Prestons Road Retirement Village Overlay.	Activities and buildings that do not comply with Rule 14.2.4.6.3 - Site coverage	a. Site density and site coverage – Rule 14.14.2 b. Whether the development design adequately mitigates any adverse effects of the additional building coverage on the environmental condition giving rise to the constraint.

	Location	Restricted discretionary activity	The Council's discretion shall be limited to the following matters
RD8	Character Area Overlay	Residential units that do not comply with Rule 14.2.4.6.1 – Site density, where the minimum site density is between 400m ² and 600m ²	a. Character Area Overlay – Rule 14.14.24
RD9	Accommodation and Community Facilities Overlay	Service stations. Any application arising from this rule shall not be limited or publicly notified.	a. Scale of activity – Rule 14.14.5 b. Hours of operation – Rule 14.14.22 c. Traffic generation and access safety – Rule 14.14.6
RD10		Activities listed in Rule 14.2.4.1 P1 that do not comply with any one or more of the activity specific standards in Rule 14.2.4.1 P1.	a. Scale of activity – Rule 14.14.5 b. Hours of operation – Rule 14.14.22 c. Traffic generation and access safety – Rule 14.14.6 d. Impacts on neighbouring property – Rule 14.14.3
RD11	a. Prestons Road Retirement Village Overlay b. Accommodation and Community Facilities Overlay	Buildings that do not comply with Rule 14.2.4.6.11 – Daylight recession planes	a. Impacts on neighbouring property – Rule 14.14.3
RD12	Accommodation and Community Facilities Overlay	Activities and buildings that do not comply with Rule 14.2.4.6.3 - Site coverage	a. Site density and site coverage – Rule 14.14.2
RD13		Buildings that do not comply with Rule 14.2.4.6.12 – Maximum continuous building length. Any application arising from this rule shall not be limited or publicly notified.	a. Impacts on neighbouring property – Rule 14.14.3 b. Residential design principles – Rule 14.14.1.c only
RD14		Buildings that do not comply with Rule 14.2.4.6.13 – Building setbacks from road boundaries. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
RD15		Buildings that do not comply with Rule 14.2.4.6.14 – Front entrances and facades. Any application arising from this rule shall not be limited or publicly notified.	a. Residential design principles – Rule 14.14.1

	Location	Restricted discretionary activity	The Council's discretion shall be limited to the following matters
RD16		Buildings that do not comply with Rule 14.2.4.6.15 – Building overhangs. Any application arising from this rule shall not be limited or publicly notified.	a. Residential design principles – Rule 14.14.1
RD17		Activities that do not comply with Rule 14.2.4.6.16 – Fences and screening. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
RD18		Activities that do not comply with Rule 14.2.4.6.17 – Landscaped areas Any application arising from this rule shall not be limited or publicly notified.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18

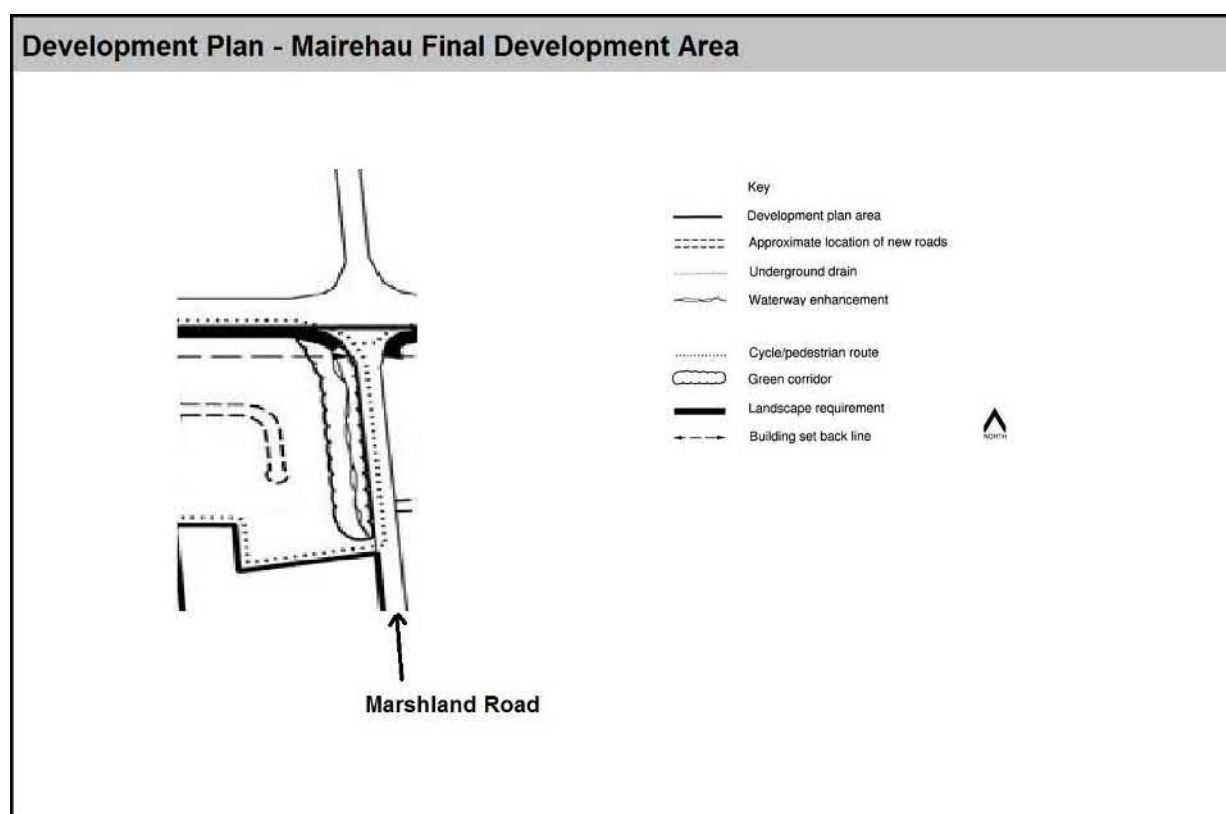


Figure 5: Mairehau final development area

14.2.4.4 Area specific discretionary activities

The activities listed below are discretionary activities.

Activity/area	
D1	Activities and buildings that do not comply with Rule 14.2.4.6.10 - Use of site and buildings Prestons Road Retirement Village Overlay. This clause shall cease to have effect on 31st December 2018.
D2	Activities and buildings that do not comply with Rule 14.2.4.6.6 – Minimum building setback from zone boundary Russley Road/Memorial Avenue
D3	Activities and buildings that do not comply with 14.2.4.6.8 - Building types and limits Prestons Road Retirement Village Overlay

14.2.4.5 Area specific non-complying activities

The activities listed below are a non-complying activity.

Activity/area	
NC1	Activities and buildings that do not comply with Rule 14.2.4.6.7 - Noise insulation
NC2	Activities and buildings that do not comply with Rule 14.2.4.6.9 - Outdoor living space West Wigram
NC3	Residential units in the Character Area Overlay that do not comply with Rule 14.2.4.6.1, where the residential unit is contained within a site with a net site area of less than 400m ² .

14.2.4.6 Area specific built form standards

14.2.4.6.1 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:

	Area	Permitted
1.	Peat Ground Condition Constraint Overlay	2000m ²
2.	Stormwater Capacity Constraint Overlay	1 residential unit for each allotment existing at June 1995
3.	Existing Rural Hamlet Overlay	2000m ²
4.	Residential Suburban Zone within the Character Area Overlay	600m ²
5.	Residential Suburban Density Transition Zone and within the Character Area Overlay (except as specified in 6. Below)	400m ²
6.	Character Area Overlay – Character Area 27 - Beverley	500m ²

Note: Refer also to the subdivision rules in Chapter 8.

14.2.4.6.2 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:

	Activity/area	Permitted
1.	Prestons Road Retirement Village Overlay. This clause shall cease to have effect on 31st December 2018.	6.5 metres and of a single storey only
2.	Prestons Road Retirement Village Overlay in the area identified as “health facility”. This clause shall cease to have effect on 31st December 2018.	13 metres
3.	Activities that are not residential activities in the Accommodation and Community Facilities Overlay	9 metres, or 12 metres for a building with a pitched roof of at least 22 degrees.

Note:

- A. See the permitted height exceptions contained within the definition of height.
- B. 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.
- C. Rule 14.2.3.3 - Building height shall not apply in the Prestons Road Retirement Village Overlay until Rule 14.2.4.6.2 ceases to have effect.

14.2.4.6.3 Site coverage

- a. This applies to:
 - i. Peat Ground Condition Constraint Overlay;
 - ii. Stormwater Capacity Constraint Overlay;
 - iii. Existing Rural Hamlet Overlay;
 - iv. Prestons Road Retirement Village Overlay; and
 - v. Accommodation and Community Facilities Overlay.

Note: Rule 14.2.3.4 - Site coverage shall not apply in the Prestons Road Retirement Village Overlay area until Rule 14.2.4.6.3 ceases to have effect.

- b. The maximum percentage of the net site area covered by buildings excluding:
 - i. fences, walls and retaining walls;
 - ii. eaves and roof overhangs up to 600mm 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:

1. are no more than 800mm above ground level and are uncovered or unroofed; or
2. 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;

shall be as follows:

Activity/area	Permitted
1. Peat Ground Condition Constraint, Stormwater Capacity Constraint, Existing Rural Hamlet and Prestons Road Retirement Village Overlays: residential activities with garages	40% or 300m ² whichever is the lesser
2. Prestons Road Retirement Village Overlay. This clause shall cease to have effect on 31st December 2018.	40% (calculated over the net site area of the entire complex)
3. Activities that are not residential activities in the Accommodation and Community Facilities Overlay	45%

14.2.4.6.4 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	Permitted	
		Minimum Area	Minimum Dimension
1.	Prestons Road Retirement Village Overlay: for any older person's housing unit 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.

Note: 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.

Note: Rule 14.2.3.5 Outdoor living space shall not apply to any older person's housing unit in the Prestons Road Retirement Village Overlay until Rule 14.2.4.6.4 ceases to have effect.

14.2.4.6.5 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.

Note: Rule 14.2.3.7 (other than Rule 14.2.3.7(6)) - Minimum building setbacks to internal boundaries shall not apply in the Prestons Road Retirement Village Overlay areas until Rule 14.2.4.6.5 ceases to have effect.

b. Minimum building setback from boundaries shall be as follows:

	Area	Standard
1.	Peat Ground Condition Constraint and Stormwater Capacity Constraint Overlays	3 metres
2.	Prestons Road Retirement Village Overlay. This clause shall cease to have effect on 31st December 2018.	From Prestons Road – 15 metres From internal boundaries – 1.8 metres

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

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.

14.2.4.6.7 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	Standards
1.	On that land which is: <ol 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. 	<p>Building setbacks, or building location, or acoustic barriers, or other means, either singly or in combination shall be used such that the following noise insulation standards are met:</p> <p>Sound levels attributable to traffic from these roads shall not exceed a level of 57 dBA L10 (18 hour) 54 dBA Leq (24 hour) in any outdoor area of the site and a design level of 60 dBA L10 (18 hour) 57 dBA Leq (24 hour) measured 1 metre from the façade of any residential unit. All measured in accordance with NZS 6801:1991 Assessment of Sound.</p>
2.	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 building setback where:</p> <ol 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 site by at least 10dBA is provided within 20 metres of the road boundary across the entire width of the site; ii. the mounding in i. is screened from the adjoining road by landscaping with a minimum depth of 1.5 metres and a minimum height of 1.8 metres at time of planting; iii. the minimum building setback from a limited access

	Location	Standards
		<p>road shall be 40 metres.</p> <p>b. where a.i. and a.ii. are complied with and all external windows and doors of a residential units including those installed in the roof are acoustically treated to achieve a sound transmission loss of at least 25dBA with windows and doors closed the minimum setback shall be 20 metres.</p> <p>c. Where a. and b. do not apply the minimum building setback shall be 80 metres.</p> <p>Note: For the purpose of this rule the minimum building setback shall be measured from the road carriageway to the residential unit.</p>
3.	Peat Ground Condition Constraint Overlay	The minimum building setback from the boundary with the Residential Suburban Zones or the boundary with Lot 1, Lot 2 or Lot 3 DP 49320 shall be 6 metres.
4.	Existing Rural Hamlet Overlay	<p>In the Existing Rural Hamlet Overlay west of the 50 dBA Ldn Air Noise Contour:</p> <p>a. Any new residential units, or additions to existing residential units shall be insulated from aircraft noise so as to comply with the provisions of Appendix 14.15.4; and</p> <p>b. Buildings, other than residential units, shall also be insulated, where applicable, to comply with the provisions of Appendix 14.15.4.</p>

14.2.4.6.8 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 that part of the overlay identified as a health facility.
- d. There shall be a maximum of one health facility with ground floor area of 2500m².
- e. The maximum floor area for any one residential unit shall be 165m².

14.2.4.6.9 Outdoor living space West Wigram

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.

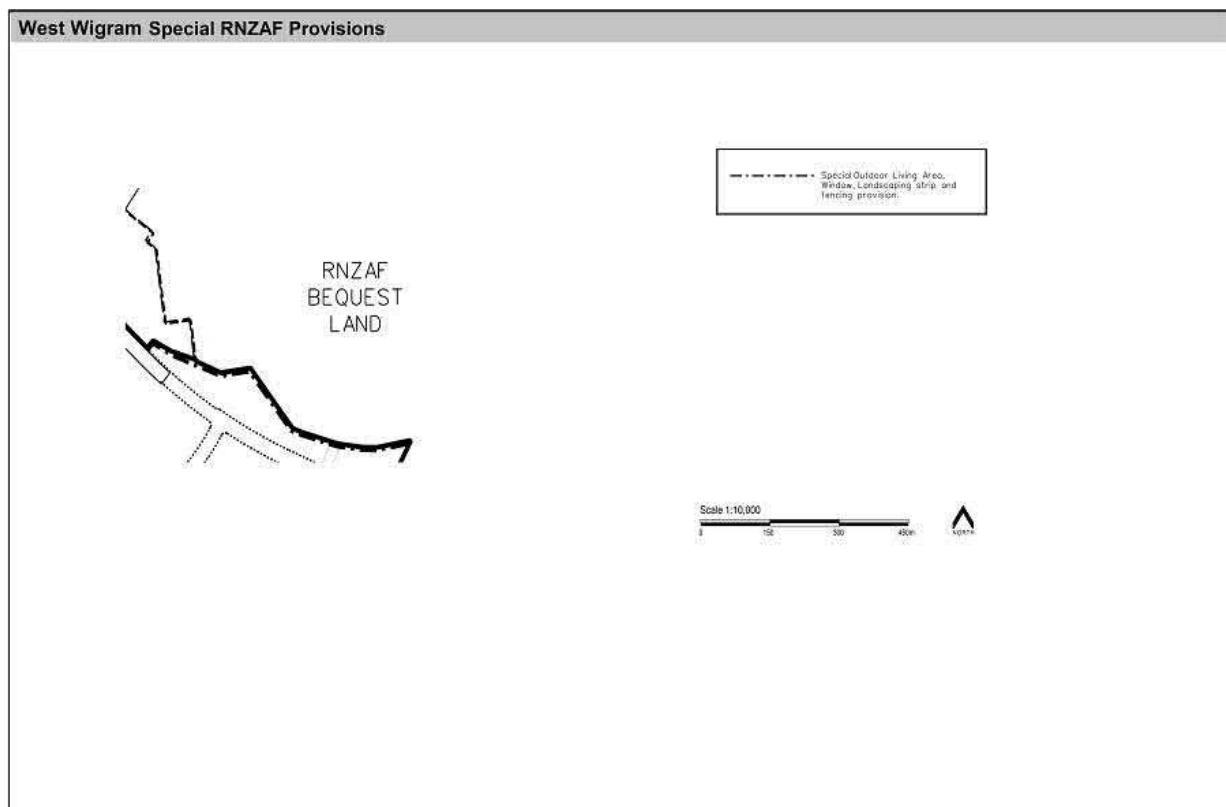


Figure 6: West Wigram Special RNZAF Provisions

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

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.

14.2.4.6.11 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	Standards
1.	Prestons Road Retirement Village Overlay	All buildings	Diagram A, Appendix 14.15.2
2.	Accommodation and Community Facilities Overlay	Activities that are not residential activities	Diagram C, Appendix 14.15.2

14.2.4.6.12 Maximum continuous building length

a. The maximum continuous building length shall be:

	Area	Applicable to	Standards
1.	Accommodation and Community Facilities Overlay	Buildings for: a. Guest accommodation; b. Community facility; c. Pre-school; d. Education facility; e. Health care facility; f. Place of assembly; and g. Veterinary care facility.	New buildings: 15 metres Additions to an existing building: 10 metres

14.2.4.6.13 Building setback from road boundaries

a. The minimum building setback shall be:

	Area	Applicable to	Standards
1.	Accommodation and Community Facilities Overlay	Activities that are not residential activities	3 metres

14.2.4.6.14 Front entrances and façades

a. The following front entrance and façade treatment shall be provided:

	Area	Applicable to	Standards
1.	Accommodation and Community Facilities Overlay	Buildings for: a. Guest accommodation; b. Community facility; c. Pre-school; d. Education facility; e. Health care facility; f. Place of assembly; and g. Veterinary care facility.	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.

14.2.4.6.15 Building overhangs

a. No internal floor area located above ground floor level shall project more than:

	Area	Applicable to	Standards
1.	Accommodation and Community Facilities Overlay	a. Activities that are not residential activities	a. 800mm horizontally beyond the gross floor area at ground level.

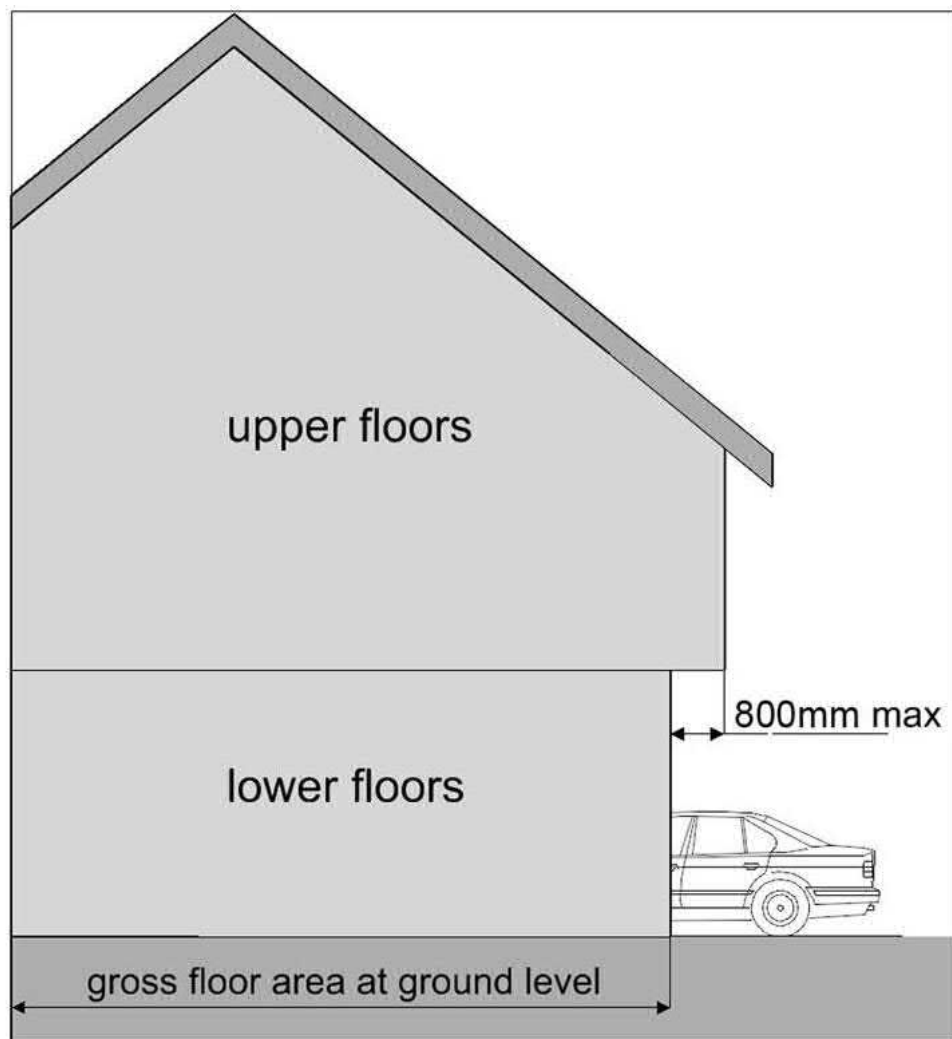


Figure 9: Building overhangs

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

14.2.4.6.16 Fences and screening

a. Fencing and/or screening shall be provided as follows:

	Area	Applicable to	Standards
1.	Accommodation and Community Facilities Overlay	a. Activities that are not residential activities	a. 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 that storage is not located within any required 2 metre planted strip adjoining the road frontage.

14.2.4.6.17 Landscaped areas

a. Planting shall be provided as follows:

	Area	Applicable to	Standards
1.	Accommodation and Community Facilities Overlay	a. Activities that are not residential activities	<p>a. In areas adjoining the road frontage of all sites:</p> <ul style="list-style-type: none"> 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. <p>b. 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.</p>
2.	Character Area Overlay	a. All activities	a. A landscape strip shall be planted comprising a combination of tree and garden planting, along the length of the road boundary, excluding that part required for a driveway or pedestrian access, for a minimum width of 3 metres.

14.3 Rules – Residential Medium Density Zone

14.3.1 *This number is not used.*

14.3.2 Activity status tables

14.3.2.1 Permitted activities

The activities listed below are permitted activities in the Residential Medium Density Zone if they meet any activity specific standards set out in this table, the applicable built form standards in Rule 14.3.3 and the area specific rules in Rule 14.3.4.

Activities may also be permitted controlled, restricted discretionary, discretionary or non-complying as specified in Rules 14.3.2.2, 14.3.2.3, 14.3.2.4, and 14.3.2.5, or in the area specific rules in Rule 14.3.4.

Activity	Activity specific standards
P1 Residential activity, except for boarding houses	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. c. On sites located within the Riccarton Wastewater Interceptor Overlay, until (date of completion of infrastructure work): i. the minimum site area for any residential unit shall be 330m ² .
P2 Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms	Nil
P3 Conversion of an elderly person's housing unit existing at 6 December 2013, into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a bond or other appropriate legal instrument	Each converted unit shall have: a. a minimum gross floor area, excluding terraces, garages, sun decks and verandahs, of 35m ² ; and b. a separate outdoor living space readily accessible from its living area that is at least 30m ² with a minimum dimension of 3 metres.
P4 Home occupation	a. The gross floor area of the building, plus the area used for outdoor storage area, occupied by the home occupation shall be less than 40m ² . b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.

Activity	Activity specific standards
	<p>c. Any retailing shall be limited to the sale of goods grown or produced on the site, or internet-based sales where no customer visits occur.</p> <p>d. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of:</p> <p>i. 0700 – 2100 Monday to Friday; and</p> <p>ii. 0800 – 1900 Saturday, Sunday and public holidays.</p> <p>e. Visitor or staff parking areas shall be outside the road boundary setback.</p> <p>f. Outdoor advertising shall be limited to a maximum area of 2m².</p>
P5	<p>Care of non-resident children within a residential unit in return for monetary payment to the carer</p> <p>There shall be:</p> <p>a. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and</p> <p>b. at least one carer residing permanently within the residential unit.</p>
P6	<p>Bed and breakfast</p> <p>There shall be:</p> <p>a. a maximum of six guests accommodated at any one time;</p> <p>b. at least one owner of the residential unit residing permanently on site; and</p> <p>c. no guest given accommodation for more than 90 consecutive days.</p>

Activity		Activity specific standards	
P7	Education activity	The activity shall:	
		a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal, is available;	
		b. only occupy a gross floor area of building of less than 200m ² ; or in the case of a health care facility, less than 300m ² ;	
		c. limit outdoor advertising to a maximum area of 2m ² ;	
		d. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of:	
		Education activity	0700 – 2100 Monday to Saturday; and Closed Sunday and public holidays.
		Pre-schools	0700 – 2100 Monday to Friday, and 0700 – 1300 Saturday, Sunday and public holidays.
		Health care facility	0700 – 2100.
		Veterinary care facility	
		Places of assembly	
		e. in relation to pre-schools, limit outdoor play areas and facilities to those that comply with the Group 1 acoustic standard for residential zones;	
		f. in relation to pre-schools, veterinary care facilities and places of assembly:	
		i. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and	
		ii. only locate on residential blocks where there are no more than two non-residential activities already within that block;	
		Note: See Figure 1.	
		g. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four;	
P8	Pre-schools	h. in relation to places of assembly, entertainment facilities shall be closed Sunday and public holidays; and i. not include the storage of more than one heavy vehicle on the site of the activity.	
P9	Health care facility		
P10	Veterinary care facility		
P11	Place of assembly		
P12	Community corrections facilities	The facilities shall:	
P13	Community welfare facilities	a. limit the hours of operation when the site is open to clients and deliveries to between the hours of 0700 – 1900; and	
		b. limit signage to a maximum area of 2m ² .	
P14	Spiritual facilities	The facility shall:	
		a. limit the hours of operation to 0700-2200; and	

Activity	Activity specific standards
	b. not include the storage of more than one heavy vehicle on the site of the activity.
P15	Emergency services facilities
P16	<p>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 building will not alter the building footprint, location, or height, the building need not comply with any of the built form standards.</p> <p>b. Where the building footprint, location, or height 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> <ol style="list-style-type: none"> the only built form standards that shall apply are those specified in Rules 14.3.3.3 – Building height and 14.3.3.6 – Daylight recession planes; in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres; the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes. <p>Clarification: examples of regulatory or legal requirement that may apply include the New Zealand Building Code, Council bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5.</p> <p>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</p> <p>Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to adjoining 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>
P17	<p>Temporary lifting or moving of earthquake damaged buildings where the activity does not comply with one or more of Rules:</p> <ol style="list-style-type: none"> 14.3.3.3 – Building height and maximum number of storeys; 14.3.3.4 – Site coverage; 14.3.3.5 – Outdoor living space; 14.3.3.6 – Daylight recession planes; or 14.3.3.7 – Minimum building setback from internal boundaries and railway lines. <p>a. Buildings shall not be:</p> <ol style="list-style-type: none"> moved to within 1 metre of an internal boundary and/or within 3 metres of any waterbody, scheduled tree, listed heritage item, natural resources and Council owned structure, archaeological site, or the coastal marine area; or lifted to a height exceeding 3 metres above the applicable recession plane or height control. <p>b. The building must be lowered back or moved back to its original position, or a position compliant with the District Plan 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 building being moved or lifted, the owners/occupiers of land adjoining the sites shall be informed of the work at least seven days prior to the lift or move of the building 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 Council's Resource Consents Manager shall be notified of the lifting or moving the building at least seven days prior to the</p>

Activity	Activity specific standards
	lift or move of the building occurring. The notification must include details of the lift or move, property address, contact details and intended start date.
P18 Salvation Army Addington Overlay	
P18.1 Family store	a. The activity shall take place in the existing (20 August 2014) Family store within the Salvation Army Addington Overlay.
P18.2 Addiction services	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) addiction services buildings, or in upgraded or replacement buildings complying with the built form standards (Rule 14.3.3).
P18.3 Supportive housing	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 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) supportive housing buildings, or in upgraded or replacement buildings complying with the built form standards (Rule 14.3.3).
P18.4 Offices 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).	a. The activity shall take place in the existing (20 August 2014) buildings, or in upgraded or replacement buildings complying with the built form standards (Rule 14.3.3).
P19 The use of the existing control tower buildings (Lot 357 DP 447629) and hangars 4 and 5 (Lot 315 DP 434068) for the following activities: <ul style="list-style-type: none"> a. Residential activities; b. Pre-schools; c. Health care facility; d. Education activity; e. Place of assembly; f. Retail activity; g. Office activity; or 	a. The maximum gross floor area of retail activity shall be 1500m ² . b. Heavy vehicle movements associated with any warehouse activity shall be limited to the hours of 0700 to 1900.

Activity	Activity specific standards
h. Warehouse activity.	
P20 Relocation of a building	Nil
P21 Temporary military or emergency service training activities	
P22 Market gardens, community gardens, and garden allotments	



Figure 1: Residential Coherence






-  Complying residential activities
-  Existing non- residential activities (Maximum 3 per block)
-  Existing commercial zone (not part of residential block)
-  Residential Block A: Either 1 or 2 are the only complying sites for new pre-school, place of assembly or veterinary care facility. This block can only support one more non-residential activity.
-  Residential Block B: Either 3 and 5, or 4 only are the only complying sites.

Figure 1: Residential coherence

14.3.2.2 Controlled activities

The activities listed below are controlled activities.

Unless otherwise specified, controlled activities shall not be limited or publicly notified.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14.14, as set out in the following table.

Activity		The Council's control is reserved to the following matters:
C1	Residential units (including any sleep-outs) containing more than six bedrooms in total	<ul style="list-style-type: none"> a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6
C2	Activities that do not comply with Rule 14.3.3.2 – Tree and garden planting	<ul style="list-style-type: none"> a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
C3	Activities and buildings that do not comply with Rule 14.3.3.11 - Building overhangs	<ul style="list-style-type: none"> a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
C4	Residential units that do not comply with Rule 14.3.3.13 - Ground floor habitable space	<ul style="list-style-type: none"> a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
C5	Residential units that do not comply with Rule 14.3.3.14 – Service, storage and waste management spaces	<ul style="list-style-type: none"> a. Service, storage and waste management spaces – Rule 14.14.20

14.3.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, or as specified, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	<p>The erection of new buildings and alterations or additions to existing buildings including all accessory buildings, fences and walls associated with that development, that result in:</p> <ul style="list-style-type: none"> a. three or more residential units; or b. one or two residential units on a site smaller than 300m² gross site area (prior to subdivision); or c. one or two residential units resulting in residential floor area greater than 500m²; or d. over 40m² of a building used for other activities, on a site. <p>Except (until date of completion of the infrastructure work) on any site located within the Riccarton Wastewater Interceptor Overlay.</p> <p>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 14.14.1 b. Minimum unit size and unit mix – Rule 14.14.4
RD2	Retirement villages	<ul style="list-style-type: none"> a. Retirement villages – Rule 14.14.10
RD3	Boarding house	<ul style="list-style-type: none"> a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6

Activity	The Council's discretion shall be limited to the following matters:
RD4 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 14.14.5
RD5 Convenience activities where: a. the site is located on the corner of a minor arterial road; b. the total area occupied by retailing on the site is no more than 50m ² public floor area; c. the activity does not include the sale of alcohol; d. outdoor advertising is limited to no more than 2m ² and shall be within the road boundary setback; e. the hours of operation when the site is open to business visitors or clients are limited to between the hours of 0700 – 2200 Monday to Sunday and public holidays; and f. there is no provision of on-site parking area for visitors or service purposes.	a. Residential design principles – Rule 14.14.1 b. Scale of activity – Rule 14.14.5 c. Non-residential hours of operation – Rule 14.14.22 d. Traffic generation and access safety – Rule 14.14.6
RD6 Retail activity with frontage only to public access ways identified in Sumner Master plan Overlay (Appendix 14.15.6)	a. Urban design - 15.8.1.a.viii only
RD7 Integrated Family Health Centres where: a. the centre is located on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal is available; b. the centre is located on sites adjoining a Neighbourhood, District or Key activity centre; c. the centre occupies a gross floor area of building of between 301m ² and 700m ² ; d. outdoor advertising signage is limited to a maximum area of 2m ² ; and e. the hours of operation when the site is open to patients, or clients, and deliveries is limited to between the hours of 0700 – 2100.	a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD8 Activities that do not comply with any one or more of the activity specific standards in Rule 14.3.2.1 (except for P7-P10 activity standard i., refer to D2) for: a. P4 Home occupation; b. P7 Education activity; c. P8 Pre-schools; d. P9 Health care facility; or e. P10 Veterinary care facility. Any application arising from these rules shall not be limited or publicly notified.	As relevant to the breached rule: a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD9 Community corrections and community welfare facilities that do not comply with any one or more of the activity specific standards in P12 or P13. Any application arising from these rules shall not be limited or publicly notified.	

Activity	The Council's discretion shall be limited to the following matters:
RD10 Within the Salvation Army Addington Overlay: <ul style="list-style-type: none"> a. Provision for overnight beds for addiction services which exceed the maximum number in activity specific standard Rule 14.3.2.1, P18.2 a ii., up to a maximum total of 25 overnight beds. b. Provision for supportive housing which exceeds the maximum number of residents in activity specific standard Rule 14.3.2.1, P18.3 a ii., up to a maximum total of 100 residents. c. Any upgrades (including exterior alterations or additions) to buildings existing on the 20 August 2014, or any replacement buildings for the activities specified in P18.2, P18.3 and P18.4, that do not comply with any one or more of the relevant built form standards Rule 14.3.3. 	<ul style="list-style-type: none"> a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6
RD11 Temporary lifting or moving of earthquake damaged buildings that does not comply with the standards in Rule 14.3.2.1 P17. 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 14.14.17
RD12 Buildings that do not comply with Rule 14.3.3.7(6) relating to rail corridor boundary setbacks	<ul style="list-style-type: none"> a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor.
RD13 Spiritual facilities that do not comply with the hours of operation in Rule 14.3.2.1 P14. 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 14.14.22
RD14 Buildings that do not comply with Rule 14.3.3.3 up to a maximum height of 14 metres (unless otherwise provided for in that rule)	<ul style="list-style-type: none"> a. Impacts on neighbouring property – Rule 14.14.3
RD15 Buildings that do not comply with Rule 14.3.3.6 – Daylight recession planes	
RD16 Activities and buildings that do not comply with Rule 14.3.3.4 – Site coverage	<ul style="list-style-type: none"> a. Site density and site coverage – Rule 14.14.2
RD17 Buildings that do not comply with Rule 14.3.3.7 – Minimum building setback internal boundaries and railway lines (other than 14.3.3.7(6); refer RD12)	<ul style="list-style-type: none"> a. Impacts on neighbouring property – Rule 14.14.3 b. Minimum building, window and balcony setbacks – Rule 14.14.19
RD18 Buildings that do not comply with Rule 14.3.3.8 – Minimum setback and distance to living area windows	
RD19 Residential units that do not comply with 14.3.3.5 – Outdoor living space Any application arising from this rule shall not be limited or publicly notified.	<ul style="list-style-type: none"> a. Outdoor living space – Rule 14.14.21

Activity		The Council's discretion shall be limited to the following matters:
RD20	Buildings that do not comply with Rule 14.3.3.9 – Road boundary building setback Any application arising from this rule shall not be limited or publicly notified.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
RD21	Buildings that do not comply with Rule 14.3.3.10 – Street scene amenity and safety – fences Any application arising from this rule shall not be limited or publicly notified.	
RD22	Residential units that do not comply with Rule 14.3.3.12 – Minimum unit size. Any application arising from this rule shall not be limited or publicly notified.	a. Minimum unit size and unit mix – Rule 14.14.4
RD23	Residential units that do not comply with Rule 14.3.3.15 – Water supply for fire fighting. 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 14.14.8
RD24	Care homes	a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6

14.3.2.4 Discretionary activities

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	Activities that do not comply with any one or more of the activity specific standards in Rule 4.3.2.1 for: a. P1 Residential activity; b. P3 Conversion of an elderly person's housing unit into a residential unit; c. P5 Care of non-resident children in a residential unit; d. P6 Bed and breakfast; e. P11 Place of assembly; or f. Storage of more than one heavy vehicle for activities for P7-P10 and P14. g. P19 The use of the existing control tower building (Lot 357 DP 447629) and hangars 4 and 5 (Lot 315 DP 434068).
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 comply with any one of more of the requirements specified in Rule 14.3.2.3 RD7

D6	<p>Redevelopment of brownfield areas for mixed commercial and residential activities on the following sites:</p> <p>25 Deans Avenue (Former Saleyards)</p>
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14.3.2.5 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Activities and buildings that do not comply with Rule 14.3.3.3 where the height is over 14 metres (unless otherwise specified in that rule)
NC2	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> 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 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>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited.</p> <p>Notes:</p> <ol style="list-style-type: none"> The National grid transmission lines are shown on the planning maps. 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. 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.
NC3	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or within 5 metres of the centre line of a 33kV electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a 66kV or 33kV electricity distribution line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Notes:</p> <ol style="list-style-type: none"> The electricity distribution lines are shown on the planning maps. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 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 electricity

	Activity
	distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with NZECP 34:2001.

14.3.3 Built form standards

14.3.3.1 Site density

Note: There is no site density standard in the Residential Medium Density Zone.

14.3.3.2 Tree and garden planting

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

	For all activities, except permitted commercial activities in the Sumner Master plan Overlay
1	<p>a. A minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space), including a minimum of 1 tree for every 250m² of gross site area (prior to subdivision), or part thereof. At least 1 tree shall be planted adjacent to the street boundary.</p> <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 landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.</p> <p>d. For multi-unit residential complexes, social housing complexes, retirement villages, and groups of older person's housing, the minimum tree and garden planting requirements shall be determined over the site of the entire complex.</p>
2	In the Salvation Army Addington Overlay – a landscape and planting plan be prepared with a method of implementation and maintenance for the full site 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 boundary with each road and around the stream to enhance the area, create restful space and encourage bird life.

14.3.3.3 Building height and maximum number of storeys

The maximum height of any building shall be:

	Activity	Standard
1.	All buildings in areas not listed below	11 metres provided there is a maximum of 3 storeys
2a.	Residential Medium Density Lower Height Limit Overlay	<p>8 metres</p> <p>On sites of 1500 m² or greater, the maximum height of any building shall be 11 metres, with a maximum of three storeys, except that:</p>

	Activity	Standard
		a. within 10 metres of a site boundary that directly adjoins the Residential Suburban or Residential Suburban Density Transition Zone, the maximum height shall be 8 metres.
2b.	Residential Medium Density Lower Height Limit Overlay at Central Riccarton	8 metres
3.	Sumner Residential Medium Density Zone	9.5 metres
4.	Sumner Master plan Overlay, on the two prominent corners identified in Appendix 14.15.6	13 metres Provided that the area above 9.5 metres is limited to no more than 100m ² in gross floor area and is located at the apex of the street corner.
5.	Within the Residential Medium Density Zone in the Commercial Local Zone (St Albans) Outline development plan shown as Area A in Chapter 15 Appendix 15.10.4.	14 metres
6.	Residential Medium Density Higher Height Limit Overlay at Deans Avenue	20 metres
7.	Residential Medium Density Higher Height Limit Overlay at Carlton Mill Road	30 metres
8.	Residential Medium Density Higher Height Limit Overlay at New Brighton and North Beach	14 metres North Beach 20 metres Central New Brighton
9.	All Residential Medium Density Height Limit Overlays (other than at Carlton Mill Road)	Any building shall not exceed 5 storeys above ground level
10.	In the Salvation Army Addington Overlay	11 metres

Note: See the permitted height exceptions contained within the definition of height.

14.3.3.4 Site coverage

The maximum percentage of the net site area covered by buildings shall be 50%.

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

14.3.3.5 Outdoor living space

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

Note: the outdoor living space can be in a mix of private or communal areas at the ground level or in balconies.

Minimum total area for each residential unit	Minimum private area	Minimum dimension private area when provided at ground level	Minimum dimension private area when provided by a balcony	Minimum dimension of communal space	Accessibility of communal space	General accessibility for each residential unit	Minimum required outdoor living space at ground level for entire site
30m ²	16m ²	4 metres	1.5 metres	4 metres	Accessible by all units	At least one private outdoor living space shall be accessible from a living area of a residential unit	50%

- b. For one bedroom units or studios on the ground floor outdoor living space shall be provided, and shall not be occupied by parking or access, within the following dimensions:

Minimum total private area for each residential unit	Minimum dimension private area when provided at ground level
16m ²	4 metres

- c. 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:

Minimum total private area for each residential unit	Minimum private balcony dimensions
16m ²	6m ² area 1.5 metres dimension

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

14.3.3.6 Daylight recession planes

- a. Buildings, shall not project beyond a building envelope constructed by recession planes, as shown in, Appendix 14.15.2 diagram C, 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 11m 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 11m above ground level, at which point the recession plane becomes vertical.

Refer to Appendix 14.15.2 for permitted intrusions.

- c. Where the building is located in a Flood Management Area, the exemptions in Rule 5.3.1.3 apply (for activities P1-P4 in Table 5.3.1.1b).
- d. Except that:
 - i. In the Residential Medium Density Zone Higher Height Limit Overlay the recession plane shall be as shown in Appendix 14.15.2 diagram D, unless the building is higher than 11 metres, in which case refer to diagram E.
 - ii. In the Residential Medium Density Lower Height Limit Overlay and Daylight Recession Plane Overlay the recession plane shall be as shown in Appendix 14.15.2 diagram B.

14.3.3.7 Minimum building setbacks from internal boundaries and railway lines

The minimum building setback from internal boundaries shall be:

1.	All buildings not listed below	1 metre
2.	Where residential buildings on adjoining sites have a ground floor window of a habitable space located within 1m of the common internal boundary	1.8 metres from that neighbouring window for a minimum length of 2 metres either side of the window – refer diagram below. This rule also applies to accessory buildings.
3.	All other accessory buildings where the total length of walls or parts of the accessory building within 1 metre of each internal boundary does not exceed 10.1 metres in length	Nil
4.	Buildings that share a common wall along an internal boundary	Nil
5.	All other buildings where the internal boundary of the site adjoins an access or part of an access	1 metre
6.	Buildings, balconies and decks on sites adjacent to or abutting railway lines	4 metres from the rail corridor boundary

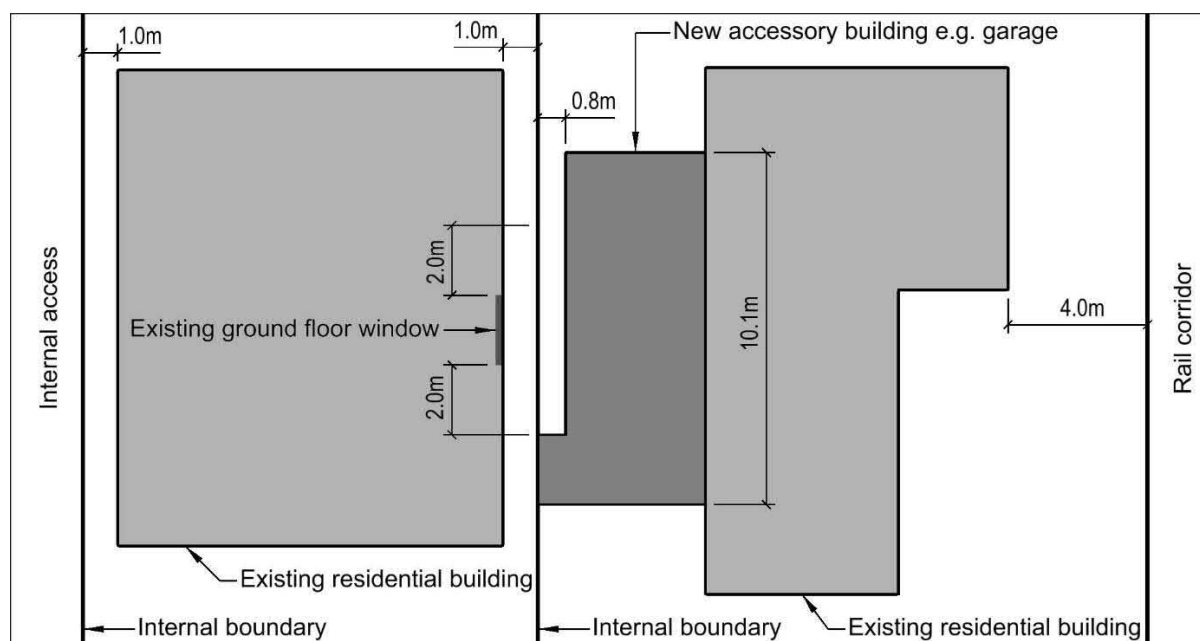


Figure 2: Separation from neighbours

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

14.3.3.8 Minimum setback and distance to living area windows and balconies and living space windows facing 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 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.

Note:

- A. This rule shall not apply to a window at an angle of 90 degrees or greater to the boundary.
- B. See sill height in the definition of window.
- C. For the purposes of this rule, permanently obscured glazing does not include glazing obscured by applied means such as film or paint.

14.3.3.9 Road boundary building setback

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

	Building type and situations	Minimum setback
1.	For all buildings and situations not listed below	2 metres

	Building type and situations	Minimum setback
2.	Where a garage has a vehicle door that does not tilt or swing outwards facing a road	4.5 metres
3.	Where a garage has a vehicle door that tilts or swings outward facing a road	5.5 metres
4.	Where a garage has a vehicle door that does not tilt or swing outward facing a shared access way	7 metres measured from the garage door to the furthest formed edge of the adjacent shared access.
5.	Where a garage has a vehicle door that tilts or swings outward facing a shared access way	8 metres measured from the garage door the furthest formed edge of the adjacent shared access.

b. Habitable space front façade

For residential units fronting roads; 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 façade of any ground level habitable space of that residential unit.

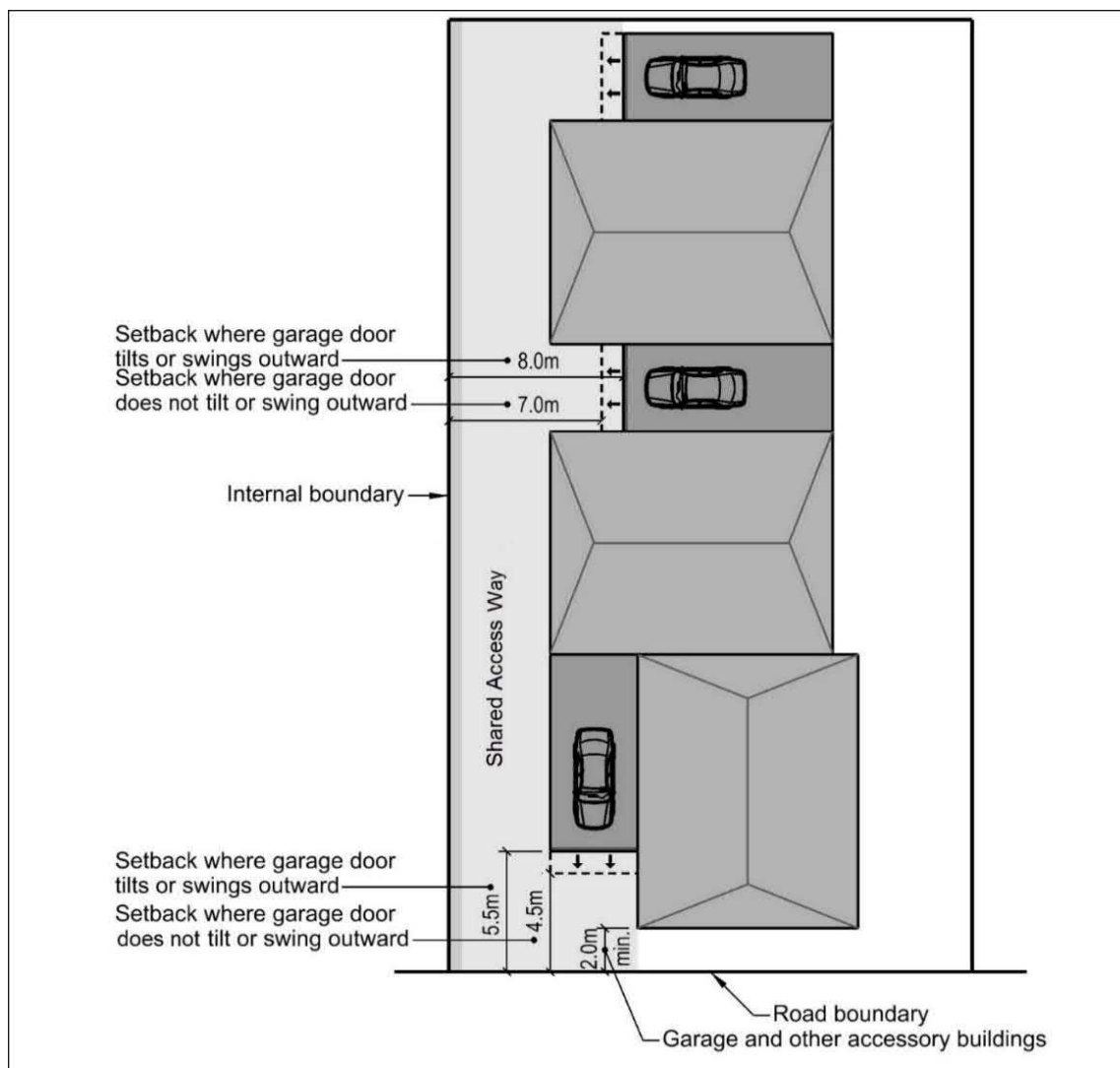


Figure 7: Street scene and access ways

Note:

- A. This diagram is an illustrative example only, showing one way the rule may be applied in the Residential Medium Density Zone.
- B. These setback distances apply where garage doors do not tilt or swing outwards.

14.3.3.10 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:

1.	Where at least 50% of the fence structure is visually transparent.	1.8 metres
2.	Where less than 50% of the fence structure is visually transparent.	1 metre

- b. The maximum height of any fence in the setback from a road boundary on any collector road, or arterial road shall be 1.8 metres.
- c. a. and b. shall not apply to fences or other screening structures located on an internal boundary between two properties zoned residential; or residential and commercial or industrial.

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

- d. 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.

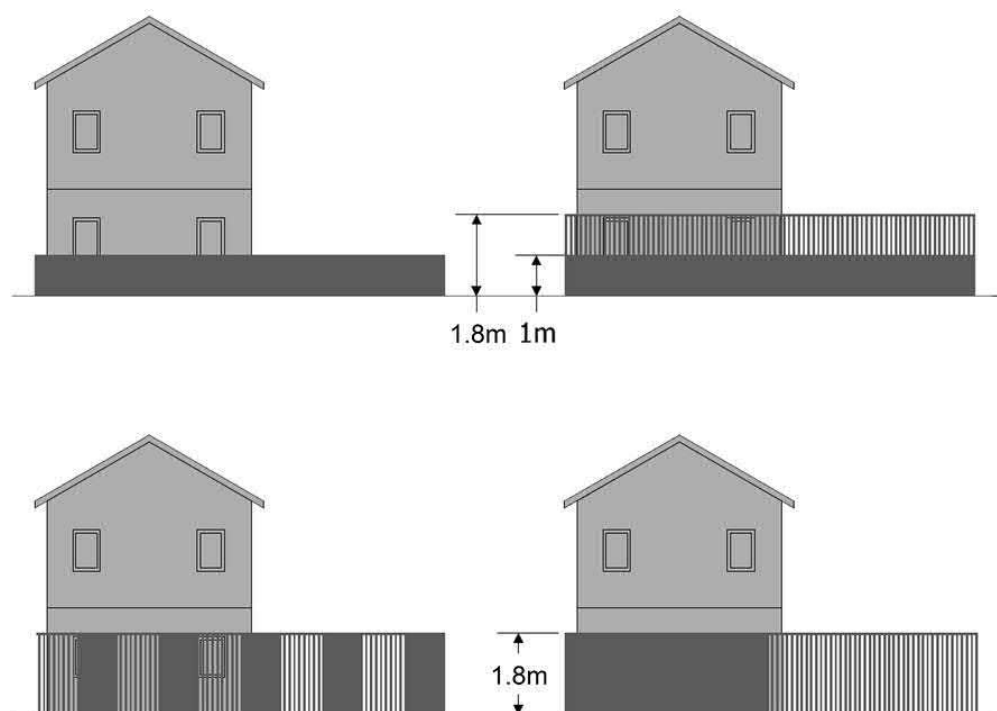


Figure 8: Fencing and screening structures

14.3.3.11 Building overhangs

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

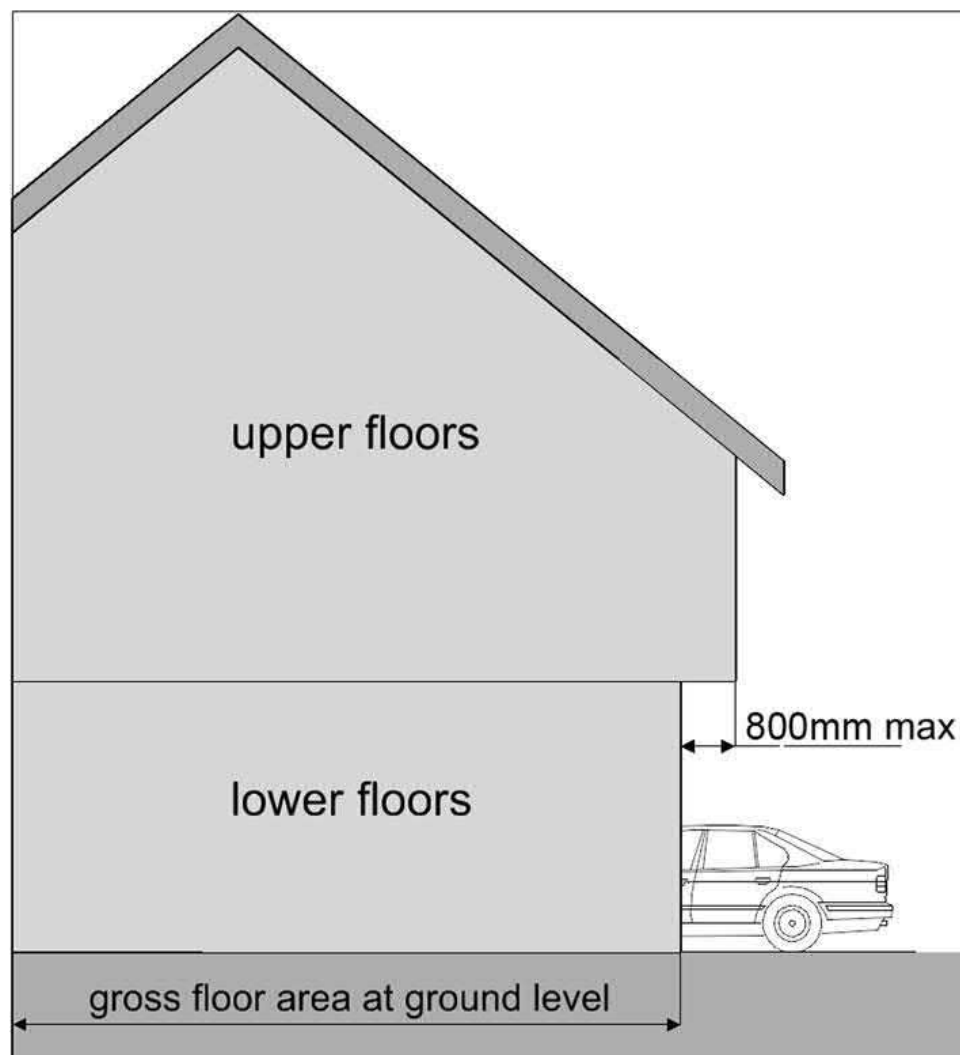


Figure 9: Building overhangs

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

14.3.3.12 Minimum unit size

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

	Number of bedrooms	Minimum net floor area
1.	Studio	35m ²
2.	1 bedroom	45m ²

	Number of bedrooms	Minimum net floor area
3.	2 bedrooms	60m ²
4.	3 or more bedrooms	90m ²

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

14.3.3.13 Ground floor habitable space

- a. Where the permitted height limit is 11 metres or less (refer to Rule 14.3.3.3):
- any residential unit fronting a road or public space shall have a habitable space located at the ground level; and
 - at least 50% of all residential units within a development shall have a habitable space located at the ground level.
- b. Each of these habitable spaces 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.
- c. Where the permitted height limit is over 11 metres (refer to Rule 14.3.3.3), 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.
- d. This rule does not apply to residential units in a retirement village.

14.3.3.14 Service, storage and waste management spaces

- a. For multi-unit residential complexes and social housing complexes only:
- each residential unit shall be provided with at least 2.25m² 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.

14.3.3.15 Water supply for fire fighting

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).

14.3.4 Area specific rules – Residential Medium Density Zone

The following rules apply to the areas specified. All activities are also subject to the rules in 14.3.2 and 14.3.3 unless specified otherwise.

14.3.4.1 Area specific permitted activities

The activities listed below are permitted activities if they comply with the activity specific standards set out in this table; and the applicable built form standards in Rule 14.3.3 unless specified otherwise in Rule 14.3.4.6.

Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.3.2.2, 14.3.2.3, 14.3.2.4, 14.3.2.5, and 14.3.2.6 (unless specified otherwise in area specific rules); and Rules 14.3.4.2, 14.3.4.3, 14.3.4.4, or 14.3.4.5.

Activity/area		Activity specific standards
P1	The following activities in the Accommodation and Community Facilities Overlay: a. Pre-schools; b. Health care facility; c. Veterinary care facility; d. Education activity; e. Place of assembly f. Spiritual facilities; g. Community corrections facilities; h. Community welfare facilities; i. Care homes.	a. The activity specific standards in Rule 14.3.2.1 do not apply. b. The facility or activity shall: i. comprise less than 500m ² gross leasable floor space; and ii. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of 0700-2100 Monday to Sunday.
P2	Guest accommodation in the Accommodation and Community Facilities Overlay	Nil
P3	Retirement villages in the Accommodation and Community Facilities Overlay	a. The activity shall achieve the following built form standards as follows: i. 14.3.3.3 Building height ii. 14.3.3.4 Site coverage iii. 14.3.3.6 Daylight recession planes iv. 14.3.3.7 Minimum building setbacks from internal boundaries v. 14.3.3.9 Road boundary building setback vi. 14.3.3.15 Water supply for fire fighting b. Building façade length – there must be a recess in the façade of a building where it faces a side or rear boundary from the point at which a building exceeds a length of 16m. The recess must: i. be at least 1m in depth, for a length of at least 2m; ii. be for the full height of the wall; and iii. include a break in the eave line and roof line of the façade.

14.3.4.2 Area specific controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14.14, as set out in the following table.

	Location	Controlled activity	The matters over which Council reserves its control
C1	Character Area Overlay	<p>a. The relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, 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 site between the road boundary and the main residential unit on the site; or iii. involves changes to the front façade of the main residential unit of the site. <p>b. This rule does not apply to:</p> <ul style="list-style-type: none"> i. fences that are 1 metre in height or less; ii. accessory buildings that are located to the rear of the main residential unit on the site and are less than 5m in height; iii. fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space. <p>Any application arising from this rule shall not be limited or publicly notified.</p>	a. Character Area Overlay – 14.14.24

14.3.4.3 Area specific restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, or as specified, as set out in the following table:

Activity/area	The Council's discretion shall be limited to the following matters:
RD1 Retail activity with frontage only to public access ways identified in Sumner Master plan Overlay in Appendix 14.15.6	a. Urban design - 15.8.1.a.viii
RD2 Activities and buildings that do not comply with Rule 14.3.4.6.2 road boundary garage and building setback, for sites with frontage to Bealey Avenue, Fitzgerald Avenue or Deans Avenue (south of Blenheim Road), and within the Sumner Master plan Overlay (Appendix 14.15.6)	a. Street scene - road boundary building setback, fencing and planting – Rule 14.14.19

Activity/area	The Council's discretion shall be limited to the following matters:
Any application arising from this rule shall not be limited or publicly notified.	
RD3 Activities that do not comply with Rule 14.3.4.6.1 - Area specific development plans, Wigram special RNZAF provisions shown in Figure 6. 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).	a. Specific setback provisions - Residential Suburban Zone Wigram - Rule 14.14.14
RD4 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 15.10.4	a. Development plans - Rule 14.14.16
RD5 Activities that do not comply with Rule 14.3.4.6.1 – Area specific development plans, Residential Medium Density Higher Height Limit and Site Density Overlay at Deans Avenue, and Sumner Master plan Overlay (Appendix 14.15.6)	a. Development plans - Rule 14.14.16
RD6 Residential units in the Character Area Overlay that do not comply with Rule 14.3.4.6.7 – Site density	a. Character Area Overlay – Rule 14.14.24
RD7 Service stations in the Accommodation and Community Facilities Overlay. Any application arising from this rule shall not be limited or publicly notified.	a. Scale of activity – Rule 14.14.5 b. Hours of operation – Rule 14.14.22 c. Traffic generation and access safety – Rule 14.14.6
RD8 Activities in the Accommodation and Community Facilities Overlay listed in Rule 14.3.4.1 P1 that do not comply with any one or more of the activity specific standards in Rule 14.3.4.1 P1.	a. Scale of activity – Rule 14.14.5 b. Hours of operation – Rule 14.14.22 c. Impacts on neighbouring property – Rule 14.14.3 d. Traffic generation and access safety – Rule 14.14.6
RD9 Buildings 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 comply with Rule 14.3.4.6.3 – Building height	a. Impacts on neighbouring property – Rule 14.14.3
RD10 Buildings in the Accommodation and Community Facilities Overlay that do not comply with Rule 14.3.4.6.4 – Maximum continuous building length. Any application arising from this rule shall not be limited or publicly notified.	a. Impacts on neighbouring property – Rule 14.14.3 b. Residential design principles – Rule 14.14.1.c only
RD11 Buildings in the Accommodation and Community Facilities Overlay that do not comply with Rule 14.3.4.6.5 – Front entrances and facades. Any application arising from this rule shall not be limited or publicly notified.	a. Residential design principles – Rule 14.14.1

Activity/area	The Council's discretion shall be limited to the following matters:
RD12 Activities in the Accommodation and Community Facilities Overlay that do not comply with Rule 14.3.4.6.6 – Landscaped areas. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18

14.3.4.4 Area specific discretionary activities

The activity listed below is a discretionary activity.

Activity/area
D1 Retail 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 14.15.6

14.3.4.5 Area specific non-complying activities

There are no area specific non-complying activities.

14.3.4.6 Area specific built form standards

14.3.4.6.1 Area specific development plans

- a. This rule applies to:
- i. Residential Medium Density Higher Height Limit and Site Density Overlay at Deans Avenue;
 - ii. Residential Medium Density Zone Wigram shown on Figure 6; and
 - iii. Residential Medium Density Zone in Sumner Master plan Overlay in Appendix 14.15.6.

Area	Standard
1. 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 100m and 110m from the intersection of Moorhouse and Deans Avenue. As shown on Appendix 14.15.3 Development plan Addington.
2. Residential Medium Density Zone Wigram shown on Figure 6	Residential units shall have their primary outdoor living area facing away from the aerodrome site. Windows to living areas which directly face the RNZAF Bequest Land shall be doubled glazed. In addition, a 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.

	Area	Standard
3.	Sumner Master plan Overlay (Appendix 14.15.6)	Retail activities and commercial services shall be located along the identified road frontages in accordance with the Sumner Master plan Overlay (Appendix 14.15.6)

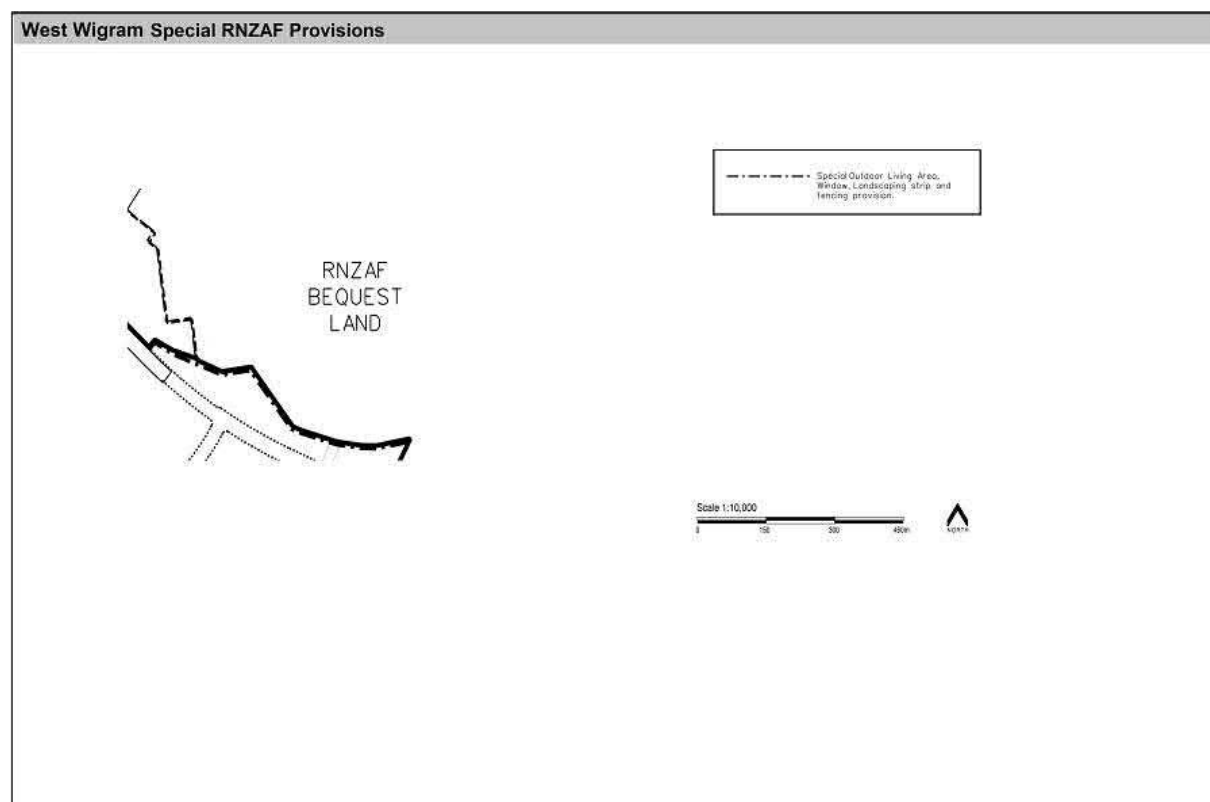


Figure 6: West Wigram Special RNZAF Provisions

14.3.4.6.2 Road boundary garage and building setback

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 14.15.6).

Rule 14.3.3.8 Road boundary garage and building setback shall not apply on the above sites.

- a. For sites with frontage to Bealey Avenue, Fitzgerald Avenue, or Deans Avenue (south of Blenheim Road), the road boundary setback shall be 6 metres.
- b. Sumner Master plan Overlay, shown in Appendix 14.15.6; for retail activities and commercial services with road frontage buildings; buildings shall:
 - i. be built up to the road frontage with buildings occupying all frontage not needed for vehicle access to the rear of the site;
 - ii. 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;
 - iii. provide pedestrian access directly from the road boundary; and
 - iv. 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 14.15.6; for retail and commercial services with frontage only to public access ways; buildings shall:
- occupy the full public access way frontage of the site;
 - 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
 - provide pedestrian access directly from the public access way.

14.3.4.6.3 Building height

- a. This applies to:
- Residential Medium Density Zone in the Commercial Local Zone (St Albans) Outline development plan shown as Area A in Chapter 15 Appendix 15.10.4; and
 - Accommodation and Community Facilities Overlay.
- b. The maximum height of any building shall be:

	Area	Applicable to	Permitted
1.	Residential Medium Density Zone in the Commercial Local Zone (St Albans) Outline development plan shown as Area A in Chapter 15 Appendix 15.10.4	a. All buildings	14 metres Rule 14.3.3.3 Building height and maximum number of storeys shall not apply within the above area.
2.	Accommodation and Community Facilities Overlay	a. Activities that are not residential activities	11 metres, or 12 metres for that part of the building where a pitched roof of at least 22 degrees is provided.

14.3.4.6.4 Maximum continuous building length

- a. The maximum continuous building length shall be:

	Area	Applicable to	Standards
1.	Accommodation and Community Facilities Overlay	Buildings for: a. Guest accommodation; b. Community facility; c. Pre-school; d. Education facility; e. Health care facility; f. Place of assembly; and g. Veterinary care facility.	New buildings: 15 metres Additions to an existing building: 10 metres

14.3.4.6.5 Front entrances and façades

- a. The following front entrance and façade treatment shall be provided:

	Area	Applicable to	Standard
1.	Accommodation and Community Facilities Overlay	Buildings for: a. Guest accommodation; b. Community facility; c. Pre-school; d. Education facility; e. Health care facility; f. Place of assembly; and g. Veterinary care facility.	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.

14.3.4.6.6 Landscaped areas

a. Planting shall be provided as follows:

	Area	Applicable to	Standards
1.	Accommodation and Community Facilities Overlay	a. Activities that are not residential activities	a. In 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, 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.
2.	Character Area Overlay	a. 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.

14.3.4.6.7 Site density

a. This applies to:

i. 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:

	Area	Permitted
1.	Residential Medium Density Zone within the Character Area Overlay	400m ²

2.	Character Area Overlay – Character Area 27 - Beverley	500m ²
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14.4 Rules – Residential Banks Peninsula Zone

14.4.1 *This number is not used.*

14.4.2 Activity status tables

14.4.2.1 Permitted activities

The activities listed below are permitted activities in the Residential Banks Peninsula Zone if they meet any activity specific standards set out in this table, the applicable built form standards in Rule 14.4.3 and area specific rules in Rule 14.4.4.

Activities may also be permitted, controlled, restricted discretionary, discretionary or non-complying as specified in Rules 14.4.2.2, 14.4.2.3, 14.4.2.4, and 14.4.2.5, or in the area specific rules in Rule 14.4.4.

Activity	Activity specific standards
P1 Residential activity, except for boarding houses	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. Note: for residential activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.
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	a. The existing site containing both units shall have a minimum net site area of 450m ² . b. The minor residential unit shall have a minimum gross floor area of 35m ² and a maximum gross floor area 70m ² . c. The parking areas of both units shall be accessed from the same access. d. There shall be a total outdoor living space on the existing site (containing both units) with a minimum area of 90m ² and a minimum dimension of 6 metres. This total space can be provided as: 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 30m ² in area. Note: for minor residential units within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.

Activity		Activity specific standards
P3	Retirement villages	<p>a. Building façade length – there must be a recess in the façade of a building where it faces a side or rear boundary from the point at which a building 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 height of the wall; and iii. include a break in the eave line and roof line of the façade. <p>Note: for retirement villages within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>
P4	Conversion of an elderly person's housing unit existing at 6 December 2013, into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a bond or other appropriate legal instrument	<p>Each converted unit shall have:</p> <ul style="list-style-type: none"> a. a minimum gross floor area, excluding terraces, garages, sun decks and verandahs, of 35m²; and b. a separate outdoor living space readily accessible from its living area that is at least 30m² with a minimum dimension of 3 metres.
P5	Home occupation	<ul style="list-style-type: none"> a. The gross floor area of the building, plus the area used for outdoor storage area, occupied by the home occupation shall be less than 40m². b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two. c. Any retailing 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 site is open to visitors, clients, and deliveries, shall be limited to between the hours of: <ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday; and ii. 0800 – 1900 Saturday, Sunday and public holidays. e. Visitor or staff parking areas shall be outside the road boundary setback. f. Outdoor advertising shall be limited to a maximum area of 2m².
P6	Care of non-resident children within a residential unit in return for monetary payment to the carer	<p>There shall be:</p> <ul style="list-style-type: none"> a. a maximum of 4 non-resident children being cared for in return for monetary payment to the carer at any one time; and

Activity		Activity specific standards						
		<p>b. at least one carer residing permanently within the residential unit.</p> <p>Note: for P6 activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>						
P7	Bed and breakfast	<p>There shall be:</p> <p>a. a maximum of 6 guests accommodated at any one time;</p> <p>b. at least one owner of the residential unit residing permanently on site ; and</p> <p>c. no guest given accommodation for more than 90 consecutive days.</p> <p>Note: for bed and breakfast within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>						
P8	Education activity	<p>The activity shall:</p> <p>a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal, is available;</p> <p>b. only occupy a gross floor area of building of less than 200m²; or in the case of a health care facility, less than 300m²;</p> <p>c. limit outdoor advertising to a maximum area of 2m²;</p> <p>d. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of:</p> <table><tr><td>Education activity</td><td><p>i. 0700 – 2100 Monday to Saturday; and</p><p>ii. Closed Sunday and public holidays.</p></td></tr><tr><td>Pre-schools</td><td rowspan="3"><p>i. 0700 – 2100.</p></td></tr><tr><td>Health care facility</td></tr><tr><td>Veterinary care facility</td></tr></table> <p>e. in relation to pre-schools, veterinary care facilities and places of assembly:</p> <p>i. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road;</p> <p>ii. only locate on residential blocks where there are no more than two non-residential activities already within that block;</p>	Education activity	<p>i. 0700 – 2100 Monday to Saturday; and</p> <p>ii. Closed Sunday and public holidays.</p>	Pre-schools	<p>i. 0700 – 2100.</p>	Health care facility	Veterinary care facility
Education activity	<p>i. 0700 – 2100 Monday to Saturday; and</p> <p>ii. Closed Sunday and public holidays.</p>							
Pre-schools	<p>i. 0700 – 2100.</p>							
Health care facility								
Veterinary care facility								
P9	Pre-schools							
P10	Health care facility							
P11	Veterinary care facility							

Activity		Activity specific standards
		<p>Note: See Figure 1.</p> <p>f. in relation to pre-schools, limit outdoor play areas and facilities to those that comply with the Group 1 acoustic standard for residential zones;</p> <p>g. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of 4;</p> <p>h. not include the storage of more than one heavy vehicle on the site of the activity.</p> <p>Note: For P8, P9, P10 and P11 activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>
P12	Spiritual facilities	<p>The facility shall:</p> <p>a. limit the hours of operation to 0700-2200; and</p> <p>b. not include the storage of more than one heavy vehicle on the site of the activity.</p> <p>Note: for P12 activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>
P13	Community corrections facilities	<p>The facilities shall:</p> <p>a. limit the hours of operation when the site is open to clients and deliveries to between the hours of 0700 – 1900; and</p>
P14	Community welfare facilities	<p>b. limit signage to a maximum area of 2m².</p> <p>Note: for P14 activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>
P15	Emergency services facilities	Nil
P16	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 building will not alter the building footprint, location, or height, the building need not comply with any of the built form standards.</p> <p>b. Where the building footprint, location, or height 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> <p>i. the only built form standards that shall apply are those specified in Rules 14.4.3.2 – Building height and 14.4.3.5 – Daylight recession planes;</p> <p>ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres;</p> <p>iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes.</p> <p>Clarification: examples of regulatory or legal requirement that may apply include the New Zealand Building Code,</p>

Activity		Activity specific standards
		<p>Council bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5.</p> <p>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</p> <p>Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to only adjoining property owners (where the consent authority considers this is required, and absent written approval).</p> <p>Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.</p>
P17	<p>Temporary lifting or moving of earthquake damaged buildings where the activity does not comply with one or more of:</p> <p>a. 14.4.3.2 – Building height;</p> <p>b. 14.4.3.3 – Site coverage;</p> <p>c. 14.4.3.4 – Minimum building setback from side and rear internal boundaries and railway lines; or</p> <p>d. 14.4.3.5 – Daylight recession planes.</p>	<p>a. Buildings shall not be:</p> <p>i. moved to within 1 metre of an internal boundary and/or within 3 metres of any waterbody, scheduled tree, listed heritage item, natural resources and Council owned structure, archaeological site, or the coastal marine area; or</p> <p>ii. lifted to a height exceeding 3 metres above the applicable recession plane or height control.</p> <p>b. The building must be lowered back or moved back to its original position, or a position compliant with the District Plan 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 building being moved or lifted, the owners/occupiers of land adjoining the sites shall be informed of the work at least seven days prior to the lift or move of the building 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 Council's Resource Consents Manager shall be notified of the lifting or moving the building at least 7 days prior to the lift or move of the building occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>
P18	<p>Conversion of a residential unit into two residential units within the Akaroa and Lyttelton Character Area Overlays.</p>	<p>a. Each residential unit shall have a minimum gross floor area, excluding terraces, garages, sun decks and verandah of 35m².</p> <p>b. There shall be a minimum of 90m² of total outdoor living space on the site.</p> <p>c. Each unit shall be provided with an outdoor living space that is directly accessible from that unit and a minimum of 30m² in area.</p> <p>This rule does not provide for any external alterations or extensions to an existing residential unit – refer to Rule RD 14.4.4.2 RD3 and RD4.</p>

Activity		Activity specific standards
		Note: for P18 activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.
P19	Heli-landing areas	<ul style="list-style-type: none"> a. Sites 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 (movements) shall not take place on more than 5 days in any 1 month period. d. The flights (movements) shall not exceed 3 in any 1 week. e. Any movements shall only occur between 0800 and 1800 hours. f. No movements shall take place within 25 metres of any residential unit unless that residential unit is owned or occupied by the applicant. g. A log detailing the time and date of each helicopter movement shall be maintained and made available for inspection by the Christchurch City Council when requested.
P20	Relocation of a building	Nil
P21	Temporary military or emergency service training activities	
P22	Market gardens, community gardens, and garden allotments	

14.4.2.2 Controlled activities

The activities listed below are controlled activities.

Unless otherwise specified, controlled activities shall not be limited or publicly notified.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14.14, as set out in the following table.

Activity		The Council's control is reserved to the following matters:
C1	Residential units (including any sleep-outs) containing more than 6 bedrooms in total	<ul style="list-style-type: none"> a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety - Rule 14.14.6

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14.4.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, 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 comply with any one or more of the activity specific standards in Rule 14.4.2.1 P2 a, b, c, or d. Note: for minor residential units within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.	a. Minor residential units - Rule 14.14.23
RD2	Temporary lifting or moving of earthquake damaged buildings that does not comply with any one or more of the activity specific standards in Rule 14.4.2.1 P17. 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 14.14.17
RD3	Buildings that do not comply with Rule 14.4.3.6 – Building setbacks from road boundaries. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene – road boundary building setback, fencing and planting – 14.-14.18
RD4	Residential units that do not comply with Rule 14.4.3.1 – Site density	a. Site density and site coverage – Rule 14.14.2
RD5	Activities and buildings that do not comply with Rule 14.4.3.3 – Site coverage	
RD6	Buildings that do not comply with Rule 14.4.3.2 – Building height	a. Impacts on neighbouring property – Rule 14.14.3
RD7	Buildings that do not comply with Rule 14.4.3.5 – Daylight recession planes	

Activity		The Council's discretion shall be limited to the following matters:
RD8	Buildings that do not comply with Rule 14.4.3.4 (other than 14.4.3.4(3); refer to RD16) – Minimum building setback from side and rear internal boundaries and railway lines	<ul style="list-style-type: none"> a. Impacts on neighbouring property – Rule 14.14.3 b. Minimum building window and balcony setbacks – Rule 14.14.19
RD9	<p>Residential units that do not comply with Rule 14.4.3.7.</p> <p>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>	<ul style="list-style-type: none"> a. Water supply for fire fighting – Rule 14.14.8
RD10	<p>Multi-unit residential complexes</p> <p>Note: for multi-unit residential complexes within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>	<ul style="list-style-type: none"> a. Residential design principles – Rule 14.14.1
RD11	<p>Activities that do not comply with any one or more of the activity specific standards in 14.4.2.1 (except for P8-P11 activity standard i., refer to D2) for:</p> <ul style="list-style-type: none"> a. P5 – Home occupation; b. P8 – Education activity; c. P9 – Pre-schools; d. P10 – Health care facility; or e. P11 – Veterinary care facility. <p>Any application arising from these rules shall not be limited or publicly notified.</p> <p>Note: for P8 – education activity, P9 – pre-schools and P10 – health care facility within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>	<p>As relevant to the breached rule:</p> <ul style="list-style-type: none"> a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD12	<p>Integrated family health centres where:</p> <ul style="list-style-type: none"> a. the centre is located on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal is available; b. the centre is located on sites adjoining a Neighbourhood, District or Key activity centre; c. the centre occupies a gross floor area of building of between 301m² and 700m²; d. outdoor advertising is limited to a maximum area of 2m²; and e. the hours of operation when the site is open to patients, or clients, and deliveries, is 	<ul style="list-style-type: none"> a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22

Activity		The Council's discretion shall be limited to the following matters:
	limited to between the hours of 0700 – 2100.	
RD13	<p>Community corrections and community welfare facilities that do not comply with any one or more of the activity specific standards in Rule 14.4.2.1 P13 or P14.</p> <p>Any application arising from these rules shall not be limited or publicly notified.</p>	<p>As relevant to the breached rule:</p> <ul style="list-style-type: none"> a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD14	<p>Retirement villages that do not comply with any one or more of the activity specific standards in Rule 14.4.2.1 P3</p> <p>Note: for retirement villages within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>	<ul style="list-style-type: none"> a. Retirement villages – Rule 14.14.10
RD15	<p>Boarding house</p> <p>Note: for boarding houses within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>	<ul style="list-style-type: none"> a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6
RD16	<p>Activities and buildings that do not comply with Rule 14.4.3.4(3) relating to rail corridor boundary setbacks.</p>	<ul style="list-style-type: none"> a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor.
RD17	<p>Spiritual facilities that do not comply with the hours of operation in Rule 14.4.2.1 P12.</p> <p>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>	<ul style="list-style-type: none"> a. Non-residential hours of operation – Rule 14.14.22

14.4.2.4 Discretionary activities

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	Activities that do not comply with any one or more of the activity specific standards in Rule 4.4.2.1 for: <ul style="list-style-type: none"> a. P1 Residential activity; b. P4 Conversion of an elderly person's housing unit into a residential unit; c. P6 Care of non-resident children in a residential unit; d. P7 Bed and breakfast; or e. Storage of more than one heavy vehicle for activities for P8-P12.
D3	Show homes
D4	Camping grounds
D5	Place of assembly (except for a Lyttelton Port Noise Sensitive activity within the Lyttelton Port Influences Overlay) where: <ul style="list-style-type: none"> a. the minimum site area is not less than 30m² per person; b. all outdoor areas associated with the activity are screened with a 1.8m high fence or solid planting which ensures privacy for adjoining sites; c. the hours of operation are between 0700 – 2200 hours Monday to Sunday and public holidays; and d. there is no use of heavy vehicles associated with the activity.
D6	Retail activity where: <ul style="list-style-type: none"> a. all outdoor areas associated with the activity are screened with a 1.8 metre high fence or solid planting which ensures privacy for adjoining sites; b. the hours of operation are between 0700 – 2200 hours Monday to Sunday and public holidays; c. the maximum floor area used for retail activities on any site does not exceed 50m²; d. the activity does not include trade or yard-based suppliers or service stations; and e. there is no use of heavy vehicles associated with the activity.
D7	All other non-residential activities not otherwise listed in these tables
D8	Integrated family health centres which do not comply with any one of more of the requirements specified in Rule 14.4.2.3 RD12

14.4.2.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> 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 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>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Transpower New Zealand Limited.</p> <p>Notes:</p> <ol style="list-style-type: none"> The National grid transmission lines are shown on the planning maps. 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. 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.
NC2	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or within 5 metres of the centre line of a 33kV electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a 66kV or 33kV electricity distribution line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Notes:</p> <ol style="list-style-type: none"> The electricity distribution lines are shown on the planning maps. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 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 electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with NZECP 34:2001.

14.4.3 Built form standards

14.4.3.1 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
1.	Residential Banks Peninsula Zone	400m ²
2.	Residential Banks Peninsula Zone – Diamond Harbour Density Overlay	600m ²
3.	10 Pages Road, Lyttelton (described as Lot 2 DP 52500)	5 or fewer residential units in total may be erected on the site
4.	10 Harmans Road, Lyttelton (described as Lot 1 DP 71436)	5000m ²
5.	Multi-unit residential complexes	There shall be no minimum net site area for any residential unit
6.	Retirement villages	

14.4.3.2 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.

Note: See the permitted height exceptions contained within the definition of height.

14.4.3.3 Site coverage

The maximum percentage of the net site area of any site covered by buildings shall be 35%, excluding:

- a. fences, walls and retaining walls;
- b. eaves and roof overhangs up to 600mm in width from the wall of a building;
- c. uncovered swimming pools up to 800mm in height above ground level; and
- d. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
- i. are no more than 800mm above ground level and are uncovered or unroofed; or

- ii. 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.

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

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

1.	Side internal boundaries	One of 1.5 metres and one of 2 metres
2.	Rear internal boundaries	2 metres
3.	Buildings, balconies and decks on sites adjacent to or abutting railway lines	4 metres from the rail corridor boundary

There shall be no minimum setback from internal boundaries for accessory buildings where the length of any wall within the setbacks specified in 1. is less than 6 metres.

14.4.3.5 Daylight recession planes

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.

14.4.3.6 Building setbacks from road boundaries

Minimum building setback from road boundaries shall be:

	Applicable to	Standard
1.	Where a garage contains a vehicle entrance way which generally faces a road	5 metres
2.	All other buildings	3 metres

14.4.3.7 Water supply for fire fighting

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). 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.

14.4.4 Area specific rules – Residential Banks Peninsula Zone

The following rules apply to the areas specified. All activities are also subject to the rules in 14.4.2 and 14.4.3 unless specified otherwise.

14.4.4.1 Area specific permitted activities

The activities listed below are permitted activities if they comply with the activity specific standards set out in this table; and the applicable built form standards in Rule 14.4.3, unless specified otherwise in Rule 14.4.4.5.

Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.4.2.2, 14.4.2.3, 14.4.2.4, 14.4.2.5, and 14.4.2.6 (unless specified otherwise in area specific rules); and Rule 14.4.4.2, 14.4.4.3, 14.4.4.4, or 14.4.4.5.

	Activity/area	Area specific standards
P1	Extension to an existing habitable space or the erection of a new habitable space associated with an existing residential unit in the Lyttelton Port Influences Overlay where the combined gross floor area of the habitable space does not exceed 40m ² within a 10 year continuous period	a. Compliance with Rule 14.4.4.4.1
P2	Replacement for an existing residential unit in the Lyttelton Port Influences Overlay where the combined gross floor area of the habitable space does not exceed the combined gross floor area of the habitable spaces contained in the previous residential unit by more than 40m ² within a 10 year continuous period	a. Compliance with Rule 14.4.4.4.1

14.4.4.2 Area specific restricted discretionary activities

	Activity/area	The Council's discretion shall be limited to the following matters
RD1	Extension to an existing habitable space or the erection of a new habitable space associated with an existing residential unit in the Lyttelton Port Influences Overlay where the combined gross floor area of the habitable space exceeds 40m ² within a 10 year continuous period	a. Lyttelton Port Influences Overlay – Rule 14.14.15

	<p>with a no complaints covenant, provided that the works comply with Rule 14.4.4.4.1.</p> <p>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).</p>	
RD2	<p>Replacement residential unit for an existing residential unit in the Lyttelton Port Influences Overlay where the combined gross floor area of the habitable space exceeds the combined gross floor area of the habitable space contained in the previous residential unit by more than 40m² within a 10 year continuous period with a no complaints covenant, provided that the works comply with Rule 14.4.4.4.1.</p> <p>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).</p>	
RD3	<p>Within the Lyttelton Character Area Overlay;</p> <ul style="list-style-type: none"> a. external alterations or additions to, or demolition of existing buildings on a site, except for the demolition of accessory buildings; and/or b. the erection of a building and accessory buildings, except for new buildings within the Lyttelton Port Influences Overlay Area; and/or c. the relocation of a buildings onto the site. 	a. Character Area Overlay – Rule 14.14.24
RD4	<p>Within the Akaroa Character Area Overlay;</p> <ul style="list-style-type: none"> a. external alterations or additions to, or demolition of existing buildings on a site, except for the demolition of accessory buildings; and/or b. the erection of a building and accessory buildings; and/or c. the relocation of a buildings onto the site. 	a. Character Area Overlay – Rule 14.14.24
RD5	Residential units in the Lyttelton Character Area Overlay that do not comply with Rule 14.4.4.4.2 – Site density	a. Site density and site coverage – Rule 14.14.2
RD6	Buildings in the Lyttelton Character Area Overlay that do not comply with Rule 14.4.4.4.3 – Site coverage	
RD7	Activities in the Akaroa Character Area Overlay that do not comply with Rule 14.4.4.4.6 – Landscaping	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18

14.4.4.3 Area specific non-complying activities

	The activities listed below are a non-complying activity
NC1	<p>Extension under Rule 14.4.4.1 (P1) in the Lyttelton Port Influences Overlay that does not comply with Rule 14.4.4.4.1.</p> <p>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).</p>
NC2	<p>Replacement under Rule 14.4.4.1 (P2) in the Lyttelton Port Influences Overlay that does not comply with Rule 14.4.4.4.1.</p> <p>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).</p>
NC3	<p>Extension to an existing habitable space or the erection of a new habitable space associated with an existing residential unit in the Lyttelton Port Influences Overlay where the combined gross floor area of the habitable space exceeds 40m² within a 10 year continuous period that:</p> <ul style="list-style-type: none"> a. does not have a no complaints covenant; and/or b. does not comply with Rule 14.4.4.4.1. <p>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).</p>
NC4	<p>Replacement residential unit for an existing residential unit in the Lyttelton Port Influences Overlay where the combined gross floor area of the habitable space exceeds the combined gross floor area of the habitable space contained in the previous residential unit by more than 40m² within a 10 year continuous period that:</p> <ul style="list-style-type: none"> a. does not have a no complaints covenant; and/or b. does not comply with Rule 14.4.4.4.1. <p>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).</p>
NC5	<p>New noise sensitive activities in the Lyttelton Port Influences Overlay.</p> <p>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).</p>

14.4.4.4 Area specific built form standards

14.4.4.4.1 Internal sound design level in the Lyttelton Port Influences Overlay

New habitable space or extensions to existing habitable space in the Lyttelton Port Influences Overlay shall have an internal sound design level of 40dBA Ldn (5 day) with ventilating windows or with windows and doors closed and mechanical ventilation installed and operating.

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 dBA Ldn (5 day) contour closest to the habitable room, in accordance with the methodology of NZS 6809:1999 Port Noise Management and Land Use Planning.

Note: There will be a port noise contour map attached to a Port Noise Management Plan, which is to be prepared and regularly updated in accordance with Chapter 6 of this plan. This map will show the dBA Ldn (5 day) contour lines, in 1 dBA increments, across Lyttelton Township and would be available for a property owner's acoustic design consultant to use.

14.4.4.4.2 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	Permitted
1.	Character Area Overlay in Lyttelton	250m ²

14.4.4.4.3 Site coverage

- a. The maximum percentage of the net site area covered by buildings excluding:
- fences, walls and retaining walls;
 - eaves and roof overhangs up to 600mm in width from the wall of a building;
 - uncovered swimming pools up to 800mm in height above ground level; and
 - decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - are no more than 800mm above ground level and are uncovered or unroofed; or
 - 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;

shall be as follows:

	Area	Permitted
1.	Character Area Overlay in Lyttelton	60%

14.4.4.4.4 Minimum building setbacks from internal boundaries

- a. Minimum building setbacks from boundaries shall be as follows:

	Area	Permitted
1.	Character Area Overlay	Where written approval has been obtained from the owner and occupier of the site adjoining the boundary, one side internal boundary may be reduced to nil.

		Otherwise Rule 14.4.3.4 shall apply.
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14.4.4.4.5 Minimum building setbacks from road boundaries

- a. Minimum building setbacks from road boundaries shall be as follows:

	Area	Permitted
1.	Character Area Overlay	Nil

14.4.4.4.6 Landscaping

- a. A landscaping strip comprising a combination of tree and garden planting along the length of the road boundary, excluding that part required for buildings, driveways or pedestrian access shall be provided as follows:

	Area	Permitted
1.	Character Area Overlay in Akaroa	Minimum width of 3 metres

14.5 Rules - Residential Hills Zone

14.5.1 *This number is not used.*

14.5.2 Activity status tables

14.5.2.1 Permitted activities

The activities listed below are permitted activities in the Residential Hills Zone if they comply with the activity specific standards set out in this table and the applicable built form standards in Rule 14.5.3 and the area specific rules in Rule 14.5.4.

Activities may also be controlled, restricted discretionary, discretionary, or non-complying as specified in Rules 14.5.2.2, 14.5.2.3, 14.5.2.4, and 14.5.2.5, or in the area specific rules in 14.5.4.

Activity		Activity specific standards
P1	Residential activity, except for boarding houses	<ul 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	<ul style="list-style-type: none"> a. The existing site containing both units shall have a minimum net site area of 650m². b. The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area of 70m². c. The parking areas of both units shall be accessed from the same access.

Activity		Activity specific standards															
P3	Social housing complexes	<p>a. The complex shall only contain up to and including four residential units.</p> <p>b. The minimum net floor area (including toilets and bathrooms, but excluding carparking, garaging or balconies) for any residential unit in the complex shall be:</p> <table><tr><td></td><td>Number of bedrooms</td><td>Minimum net floor area</td></tr><tr><td>1.</td><td>Studio.</td><td>35m²</td></tr><tr><td>2.</td><td>1 Bedroom.</td><td>45m²</td></tr><tr><td>3.</td><td>2 Bedrooms.</td><td>60m²</td></tr><tr><td>4.</td><td>3 or more Bedrooms.</td><td>90m²</td></tr></table> <p>c. Any residential unit fronting a road or public space shall have a habitable space located at the ground level, and at least 50% of all residential units within a complex shall have a habitable space located at the ground level.</p> <p>d. Each of these habitable spaces located at the ground level shall have a minimum floor area of 9m² and a minimum internal dimension of three metres and be internally accessible to the rest of the unit.</p>		Number of bedrooms	Minimum net floor area	1.	Studio.	35m ²	2.	1 Bedroom.	45m ²	3.	2 Bedrooms.	60m ²	4.	3 or more Bedrooms.	90m ²
	Number of bedrooms	Minimum net floor area															
1.	Studio.	35m ²															
2.	1 Bedroom.	45m ²															
3.	2 Bedrooms.	60m ²															
4.	3 or more Bedrooms.	90m ²															
P4	Older person’s housing unit	<p>a. Any older person’s housing unit shall have a maximum gross floor area of 120m².</p>															
P5	Conversion of a family flat existing at 6 December 2013 into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a legal instrument	<p>a. Each converted flat shall have a minimum gross floor area, excluding terraces, garages, sun decks, and verandahs, of 35m².</p>															
P6	Conversion of a residential unit (within, or as an extension to, a residential unit) into two residential units	<p>a. Each residential unit shall have a minimum gross floor area, excluding terraces, garages, sun decks and verandahs, of 35m².</p>															

Activity		Activity specific standards
P7	Replacement of a residential unit with two residential units	<p>a. The existing site shall be occupied by one residential unit and that residential unit has been, or will be, demolished because the insurer(s) of that unit have determined that the residential unit was uneconomic to repair because of earthquake damage.</p>
P8	Home occupation	<p>a. The gross floor area of the building, plus the area used for outdoor storage area, occupied by the home occupation shall be less than 40m².</p> <p>b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.</p> <p>c. Any retailing shall be limited to the sale of goods grown or produced on the site, or internet-based sales where no customer visits occur.</p> <p>d. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of:</p> <p>iii. 0700 – 2100 Monday to Friday; and</p> <p>iv. 0800 – 1900 Saturday, Sunday and public holidays.</p> <p>e. Visitor or staff parking areas shall be outside the road boundary setback.</p> <p>f. Outdoor advertising shall be limited to a maximum area of 2m².</p>
P9	Care of non-resident children within a residential unit in return for monetary payment to the carer	<p>There shall be:</p> <p>a. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and</p> <p>b. at least one carer residing permanently within the residential unit.</p>
P10	Bed and breakfast	<p>There shall be:</p> <p>a. a maximum of six guests accommodated at any one time;</p> <p>b. at least one owner of the residential unit residing permanently on site; and</p> <p>c. no guest given accommodation for more than 90 consecutive days.</p>
P11	Education activity	<p>The activity shall:</p> <p>a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal, is available;</p> <p>b. only occupy a gross floor area of building of less than 250m²;</p> <p>c. limit outdoor advertising to a maximum area of 2m²;</p> <p>d. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of:</p>
P12	Pre-schools	
P13	Health care facility	
P14	Veterinary care facility	

Activity	Activity specific standards								
P15 Places of assembly	<table border="1" data-bbox="671 300 1353 909"> <tr> <td data-bbox="671 300 954 495">Education activity</td><td data-bbox="954 300 1353 495"> i. 0700 – 2100 Monday to Saturday; and ii. Closed Sunday and public holidays. </td></tr> <tr> <td data-bbox="671 495 954 719">Pre-schools</td><td data-bbox="954 495 1353 719"> iii. 0700 – 2100 Monday to Friday, and iv. 0700 – 1300 Saturday, Sunday and public holidays. </td></tr> <tr> <td data-bbox="671 719 954 775">Health care facility</td><td data-bbox="954 719 1353 909" rowspan="3"> v. 0700 – 2100. </td></tr> <tr> <td data-bbox="671 775 954 853">Veterinary care facility</td></tr> <tr> <td data-bbox="671 853 954 909">Places of assembly</td></tr> </table> <p data-bbox="616 920 1382 1010">e. in relation to pre-schools, limit outdoor play areas and facilities to those that comply with the Group 1 acoustic standard for residential zones;</p> <p data-bbox="616 1021 1342 1088">f. in relation to pre-schools, health care facilities, veterinary care facilities and places of assembly:</p> <p data-bbox="663 1099 1382 1290">i. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and</p> <p data-bbox="663 1301 1366 1368">ii. only locate on residential blocks where there are no more than two non-residential activities already within that block;</p> <p data-bbox="663 1379 879 1424">Note: See Figure 1.</p> <p data-bbox="616 1424 1310 1491">g. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four;</p> <p data-bbox="616 1491 1366 1559">h. in relation to places of assembly, entertainment facilities shall be closed Sunday and public holidays; and</p> <p data-bbox="616 1559 1374 1637">i. not include the storage of more than one heavy vehicle on the site of the activity.</p>	Education activity	i. 0700 – 2100 Monday to Saturday; and ii. Closed Sunday and public holidays.	Pre-schools	iii. 0700 – 2100 Monday to Friday, and iv. 0700 – 1300 Saturday, Sunday and public holidays.	Health care facility	v. 0700 – 2100.	Veterinary care facility	Places of assembly
Education activity	i. 0700 – 2100 Monday to Saturday; and ii. Closed Sunday and public holidays.								
Pre-schools	iii. 0700 – 2100 Monday to Friday, and iv. 0700 – 1300 Saturday, Sunday and public holidays.								
Health care facility	v. 0700 – 2100.								
Veterinary care facility									
Places of assembly									
P16 Spiritual facilities	<p data-bbox="616 1686 807 1731">The facility shall:</p> <p data-bbox="616 1731 1350 1832">a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal, is available</p> <p data-bbox="616 1832 1206 1877">b. only occupy a gross floor area of less than 250m²;</p> <p data-bbox="616 1877 1166 1910">c. limit the hours of operation to 0700-2100; and</p> <p data-bbox="616 1910 1374 1989">d. not include the storage of more than one heavy vehicle on the site of the activity.</p>								

Activity	Activity specific standards
P17 Community welfare facilities	<p>The facility shall:</p> <ul style="list-style-type: none"> a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal, is available b. only occupy a gross floor area of less than 250m²; c. limit the hours of operation to 0700-2100; and d. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road.
P18 Emergency services facilities	<p>Nil</p>
P19 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	<ul style="list-style-type: none"> a. Where the repair or rebuild of a building will not alter the building footprint, location, or height, the building need not comply with any of the built form standards. b. Where the building footprint, location, or height is to be altered no more than necessary in order to comply with legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer: <ul style="list-style-type: none"> i. the only built form standards that shall apply are those specified in Rules 14.5.2.2 – Building height and 14.5.3.4 – Daylight recession planes; ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes. <p>Clarification: examples of regulatory or legal requirement that may apply include the New Zealand Building Code, Council bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5.</p> <ul style="list-style-type: none"> c. If paragraphs a. and b. do not apply, the relevant built form standards apply. <p>Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified only to adjoining property owners (where the consent authority considers this is required, and absent written approval).</p> <p>Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.</p>
P20 Relocation of a building	

Activity		Activity specific standards
P21	Temporary military or emergency service training activities	Nil
P22	Market gardens, community gardens, and garden allotments	

14.5.2.2 Controlled activities

The activities listed below are controlled activities.

Unless otherwise specified, controlled activities shall not be limited or publicly notified.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14.14, as set out in the following table.

Activity		The matters over which Council reserves its control:
C1	Fences that do not comply with Rule 14.5.3.9 – Street scene amenity and safety - fences	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
C2	Residential units (including any sleep-outs) containing more than six bedrooms in total	a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6
C3	Social housing complexes not complying with Rule 14.5.3.12 – Service, storage and waste management spaces	a. Service, storage and waste management spaces – Rule 14.14.20
C4	Social housing complexes, where the complex does not comply with any one or more of the activity specific standards in Rule 14.5.2.1 P3 c. or d.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18

14.5.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, 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 14.5.3.1 – Site density by up to 10%.	a. Site density and site coverage – Rule 14.14.2
RD2	Minor residential unit where the minor unit is a detached building and does not comply with any one or more of the activity specific standards in Rule 14.5.2.1 P2 a., b., or c.	a. Minor residential units - Rule 14.14.23
RD3	Conversion of a residential unit (within or as an extension to a residential unit) into two residential units that does not comply with any one or more of the activity specific standards in Rule 14.5.2.1 P6 a.	
RD4	Conversion of a family flat existing at 6 December 2013 into a residential unit that does not meet activity specific standards in Rule 14.5.2.1 P5.	
RD5	Social housing complexes, where any residential unit in the complex does not comply with the activity specific standard Rule 14.5.2.1 P3 b.	a. Minimum unit size and unit mix – Rule 14.14.4
RD6	Social housing complexes – over four residential units	a. Residential design principles – Rule 14.14.1 b. Scale of activity – Rule 14.14.5 c. Traffic generation and access safety – Rule 14.14.6
RD7	Older person's housing units that do not comply with the activity specific standard in Rule 14.5.2.1 P4 a.	a. Scale of activity – Rule 14.14.5
RD8	Retirement villages	a. Retirement villages – Rule 14.14.10
RD9	Student hostels owned or operated by a secondary education activity or tertiary education and research activity.	a. Residential design principles – Rule 14.14.1 b. Scale of activity – Rule 14.14.5 c. Traffic generation and access safety – Rule 14.14.6

Activity		The Council's discretion shall be limited to the following matters:
RD10	<p>Community welfare facilities that do not comply with any one or more of the activity specific standards in Rule 14.5.2.1 P17.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>As relevant to the breached rule:</p> <ul style="list-style-type: none"> a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD11	Buildings that do not comply with Rule 14.5.3.2 – Building height up to 9m.	<ul style="list-style-type: none"> a. Impacts on neighbouring property – Rule 14.14.3 b. Residential design principles – Rule 14.14.1.g – Hillside and small settlement areas
RD12	Activities and buildings that do not comply with Rule 14.5.3.3 – Site coverage where the site coverage is exceeded by 10% or less.	<ul style="list-style-type: none"> a. Site density and site coverage – Rule 14.14.2
RD13	Buildings that do not comply with Rule 14.5.3.4 – Daylight recession planes	<ul style="list-style-type: none"> a. Impacts on neighbouring property – Rule 14.14.3
RD14	Buildings that do not comply with Rule 14.5.3.6 – Minimum building setback from ridgeline – 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 building platforms, and any proposed mitigation. b. Residential design principles – Rule 14.14.1.g – Hillside and small settlement areas
RD15	Buildings that do not comply with Rule 14.5.3.5 – Minimum building setbacks from internal boundaries	<ul style="list-style-type: none"> a. Impacts on neighbouring properties – Rule 14.14.3 b. Minimum building, window and balcony setbacks – Rule 14.14.19
RD16	Buildings that do not comply with Rule 14.5.3.7 – Minimum setback and distance to living area windows and balconies and living space windows facing internal boundaries	
RD17	Buildings that do not comply with Rule 14.5.3.8 – Road boundary building setback.	<ul style="list-style-type: none"> a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18

Activity		The Council's discretion shall be limited to the following matters:
	Any application arising from this rule shall not be limited or publicly notified.	
RD18	<p>Residential units that do not comply with Rule 14.5.3.11 – Water supply for firefighting.</p> <p>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 14.14.8</p>
RD19	<p>Activities and buildings that do not comply with any one or more of the activity specific standards in Rule 14.5.2.1 (except P11-P15 activity standard i. relating to storage of heavy vehicles, (refer to D2)) for:</p> <ul style="list-style-type: none"> a. P8 Home occupation; b. P11 Education activity c. P12 Pre-schools; d. P13 Health care facility; e. P14 Veterinary care facility; f. P15 Places of assembly; and g. P16 Spiritual facilities. <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>As relevant to the breached rule:</p> <ul style="list-style-type: none"> a. Scale of activity - Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD20	<p>Within the Residential Hills Mixed Density Overlay, any activity that does not comply with Rule 14.5.3.2 – Site density.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Scale of activity - Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Residential design principles – Rule 14.14.1.g – Hillside and small settlement areas
RD21	<p>Within the Residential Hills Mixed Density Overlay, the creation of any attached residential units where the total floor area is greater than 500m².</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Residential design principles – Rule 14.14.1</p>
RD22	Convenience activities	<ul style="list-style-type: none"> a. Residential design principles – Rule 14.14.1; b. Scale of activity – Rule 14.14.5 c. Traffic generation and access safety – Rule 14.14.6

Activity	The Council's discretion shall be limited to the following matters:
	d. Hours of operation – Rule 14.14.22

14.5.2.4 Discretionary activities

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 Activities that do not comply with any one or more of the activity specific standards in Rule 14.5.2.1 for: <ul style="list-style-type: none"> a. P1 Residential activity; b. P5 Conversion of an elderly person's housing unit into a residential unit; c. P10 Care of non-resident children in a residential unit; d. P11 Bed and breakfast; or e. Storage of more than one heavy vehicle for P12-P17.
D3 Show homes
D4 Residential unit contained within its own separate site with a minimum net site area that does not meet the standard specified in Rule 14.5.3.1 – Site density by more than 10%
D5 Activities and buildings that do not comply with Rule 14.5.3.3 – Site coverage where the site coverage is exceeded by more than 10%

14.5.2.5 Non-complying activities

The activities listed below are non-complying activities.

Activity
NC1 Buildings over 9m in height
NC2 <ul style="list-style-type: none"> a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity): <ul style="list-style-type: none"> iii. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or iv. within 5 metres of the centre line of a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line or within 5 metres of a foundation of an associated support structure. b. Fences within 5m of a 66kV electricity distribution line, a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line.

	<p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around electricity distribution lines 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 electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with NZECP 34:2001.
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14.5.3 Built form standards

14.5.3.1 Site density

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

	Activity	Standard
1.	In all parts of the Residential Hills Zone except as specified below	650m ²
2.	In Moncks Spur/Mt Pleasant Density Overlay, Shalamar Drive Density Overlay, Upper Kennedys Bush Density Overlay.	850m ²
3.	Within the Residential Mixed Density Overlay - Redmund Spur	<ol style="list-style-type: none"> a. The maximum number of lots shall be 400. b. A minimum of 30% of sites shall have a minimum net area of 1500m².
4.	Within the Residential Mixed Density Overlay - 86 Bridle Path Road (Lot 1 DP412440)	The maximum number of lots shall be 9.
5.	Social housing complexes	There shall be no minimum net site area for any site for any residential unit or older person's housing unit
6.	Older person's housing units	
7.	Retirement villages	

14.5.3.2 Building height

The maximum height of any building shall be:

	Activity	Standard
1.	All buildings unless specified below	8 metres
2.	Minor residential units in the Residential Hills Zone	5.5 metres and of a single storey only

14.5.3.3 Site coverage

The maximum percentage of the net site area covered by buildings excluding:

- a. fences, walls and retaining walls;
- b. eaves and roof overhangs up to 600mm in width from the wall of a building;
- c. uncovered swimming pools up to 800mm in height above ground level; and
- d. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - i. are no more than 800mm above ground level and are uncovered or unroofed; or
 - ii. 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;

shall be as follows:

	Zone/activity	Standard
1.	All activities in the Residential Hills Zone unless specified below	35%
2.	Social housing complexes, and groups of older person's housing units where all the buildings are single storey. The percentage coverage by buildings shall be calculated over the net area of the site of the entire complex or group, rather than over the net area of any part of the complex or group.	40%
3.	Market gardens	55%
4.	Within the Residential Mixed Density Overlay - Redmund Spur	<ol style="list-style-type: none"> a. For sites greater than 1000m² - 25% or 250m² of ground floor area to a maximum of 350m² in total floor area. b. For sites less than 450m² the maximum site coverage shall be 45%

5.	Within the Residential Mixed Density Overlay - 86 Bridle Path Road	For sites greater than 1000m ² - 25% or 250m ² of ground floor area to a maximum of 350m ² in total floor area
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14.5.3.4 Daylight recession planes

- a. Buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.15.2 Diagram B as relevant, 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. The recession plane shall only apply to the midpoint of each section of wall and roof of a building, as shown in Appendix 14.15.2B

Refer to Appendix 14.15.2 for permitted intrusions.

Note: For the purpose of this rule, a section of roof means a continuous part of the roof with the same slope.

14.5.3.5 Minimum building setbacks from internal boundaries

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

1.	All buildings not listed in table below	1.8 metres
2.	Accessory buildings where the total length of walls or parts of the accessory building within 1.8 metres of each internal boundary does not exceed 10.1 metres in length	Nil
3.	Decks and terraces at or below ground floor level	Nil
4.	Buildings that share a common wall along an internal boundary	Nil
5.	All other buildings where the internal boundary of the site adjoins an access or part of an access	1 metre

14.5.3.6 Minimum building setback from ridgeline – Montgomery Spur

No buildings shall be erected on those parts of sites within a 10 metre elevation setback from the ridgeline as identified on Appendix 14.15.7.

14.5.3.7 Minimum setback and distance to living area windows and balconies and living space windows facing internal boundaries

- a. The minimum setback for living area windows 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 accessway.

14.5.3.8 Road boundary building setback

The minimum road boundary building setback shall be:

1.	All buildings	4 metres
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Except for:

- c. A garage where:
 - i. the side walls are parallel to the road boundary and no more than 6.5 metres in length;
 - ii. the side walls facing the road contain a window with a minimum dimension of at least 0.6 metres (including the window frame);
 - iii. 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
 - iv. 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 existing residential unit.

Where the planting conflicts with required visibility splays the visibility splay rules will prevail and the planting not be required.

See Figure 3.

- d. A garage where:
 - i. the garage is a single garage, with the door facing the road boundary, accessed from a local road;
 - ii. the garage is a maximum 3.6 metres wide;
 - iii. 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
 - iv. no part of the garage door when opening or shutting extends beyond the site boundary.

See Figure 4.

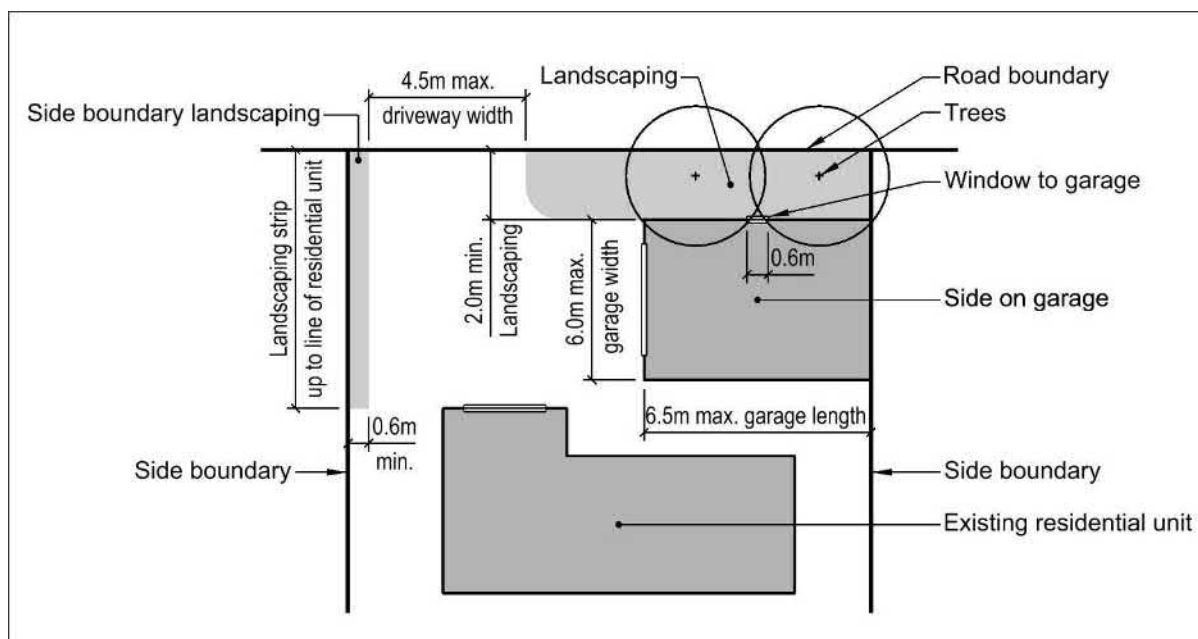


Figure 3: Side extension

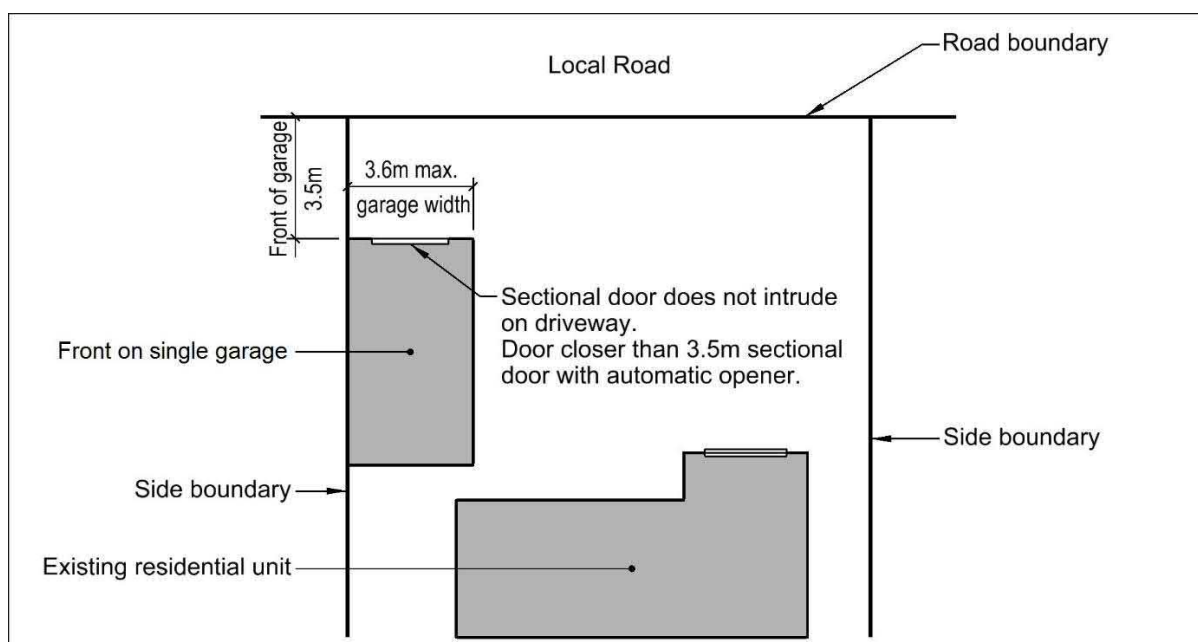


Figure 4: Front extension

14.5.3.9 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.

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

14.5.3.10 Building reflectivity

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

14.5.3.11 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.

14.5.3.12 Service, storage and waste management spaces

- a. For social housing complexes:
- 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.

14.5.4 Area specific rules – Residential Hills Zone

The following rules apply to the areas specified. All activities are also subject to the rules in 14.5.2 and 14.5.3 unless specified otherwise.

14.5.4.1 Area specific controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14.14, as set out in the following table.

	Location	Controlled activity	The matters over which Council reserves its control

C1	Character Area Overlay	<p>a. The relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, 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 site between the road boundary and the main residential unit on the site; or iii. involves changes to the front façade of the main residential unit of the site. <p>b. This rule does not apply to:</p> <ul style="list-style-type: none"> i. fences that are 1 metre in height or less ii. accessory buildings that are located to the rear of the main residential unit on the site and are less than 5m in height iii. fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space. <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Character Area Overlay – Rule 14.14.24</p>
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14.6 Rules - Residential Bach Zone

deferred to Coastal Environment hearing

14.7 Rules - Residential Large Lot Zone

14.7.1 *This number is not used.*

14.7.2 Activity status tables

14.7.2.1 Permitted activities

The activities listed below are permitted activities in the Residential Large Lot Zone if they meet any activity specific standards set out in this table and the applicable built form standards in Rule 14.7.3.

Activities may also be restricted discretionary, discretionary, or non-complying as specified in Rules 14.7.2.3, 14.7.2.4, and 14.7.2.5.

Activity		Activity specific standards
P1	Residential activity, except for boarding houses	<ul 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 existing site it is to be built on contains only one residential unit	<ul style="list-style-type: none"> a. The site containing the unit shall have a minimum net site area as specified in Rule 14.7.3.2 – Site density. b. The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area of 70m². c. The parking areas of both units shall be accessed from the same access.
P3	The erection of one residential unit on 12A, 12B and 12D Vangioni Lane, Akaroa, as shown in Appendix 14.15.11	<ul 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.
P4	Older person's housing unit	<ul style="list-style-type: none"> a. Any older person's housing unit shall have a maximum gross floor area of 120m².
P5	Home occupation	<ul style="list-style-type: none"> a. The gross floor area of the building, plus the area used for outdoor storage area, occupied by the home occupation shall be less than 40m². b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.

Activity		Activity specific standards						
		<div><div>c.</div><div>Any retailing shall be limited to the sale of goods grown or produced on the site, or internet-based sales where no customer visits occur.</div></div> <div><div>d.</div><div>The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of:</div></div> <div><div>i.</div><div>0700 – 2100 Monday to Friday; and</div></div> <div><div>ii.</div><div>0800 – 1900 Saturday, Sunday and public holidays.</div></div> <div><div>e.</div><div>Visitor or staff parking areas shall be outside the road boundary setback.</div></div> <div><div>f.</div><div>Outdoor advertising shall be limited to a maximum area of 2m².</div></div>						
P6	Care of non-resident children within a residential unit in return for monetary payment to the carer	<div>There shall be:</div> <div><div>a.</div><div>a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and</div></div> <div><div>b.</div><div>at least one carer residing permanently within the residential unit.</div></div>						
P7	Bed and breakfast	<div>There shall be:</div> <div><div>a.</div><div>a maximum of six guests accommodated at any one time;</div></div> <div><div>b.</div><div>at least one owner of the residential unit residing permanently on site; and</div></div> <div><div>c.</div><div>no guest given accommodation for more than 90 consecutive days.</div></div>						
P8	Education activity	<div>The activity shall:</div> <div><div>a.</div><div>only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal, is available;</div></div> <div><div>b.</div><div>only occupy a gross floor area of building of less than 250m²;</div></div> <div><div>c.</div><div>limit outdoor advertising to a maximum area of 2m²;</div></div> <div><div>d.</div><div>limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of:</div></div> <table><tr><td>Education activity</td><td><div><div>i.</div><div>0700 – 2100 Monday to Saturday; and</div></div><div><div>ii.</div><div>Closed Sunday and public holidays.</div></div></td></tr><tr><td>Pre-schools</td><td><div><div>iii.</div><div>0700 – 2100 Monday to Friday, and</div></div><div><div>iv.</div><div>0700 – 1300 Saturday, Sunday and public holidays.</div></div></td></tr><tr><td>Health care facility</td><td></td></tr></table>	Education activity	<div><div>i.</div><div>0700 – 2100 Monday to Saturday; and</div></div> <div><div>ii.</div><div>Closed Sunday and public holidays.</div></div>	Pre-schools	<div><div>iii.</div><div>0700 – 2100 Monday to Friday, and</div></div> <div><div>iv.</div><div>0700 – 1300 Saturday, Sunday and public holidays.</div></div>	Health care facility	
Education activity	<div><div>i.</div><div>0700 – 2100 Monday to Saturday; and</div></div> <div><div>ii.</div><div>Closed Sunday and public holidays.</div></div>							
Pre-schools	<div><div>iii.</div><div>0700 – 2100 Monday to Friday, and</div></div> <div><div>iv.</div><div>0700 – 1300 Saturday, Sunday and public holidays.</div></div>							
Health care facility								
P9	Pre-schools							
P10	Health care facility							
P11	Veterinary care facility							
P12	Places of assembly	<table><tr><td>Education activity</td><td><div><div>i.</div><div>0700 – 2100 Monday to Saturday; and</div></div><div><div>ii.</div><div>Closed Sunday and public holidays.</div></div></td></tr><tr><td>Pre-schools</td><td><div><div>iii.</div><div>0700 – 2100 Monday to Friday, and</div></div><div><div>iv.</div><div>0700 – 1300 Saturday, Sunday and public holidays.</div></div></td></tr><tr><td>Health care facility</td><td></td></tr></table>	Education activity	<div><div>i.</div><div>0700 – 2100 Monday to Saturday; and</div></div> <div><div>ii.</div><div>Closed Sunday and public holidays.</div></div>	Pre-schools	<div><div>iii.</div><div>0700 – 2100 Monday to Friday, and</div></div> <div><div>iv.</div><div>0700 – 1300 Saturday, Sunday and public holidays.</div></div>	Health care facility	
Education activity	<div><div>i.</div><div>0700 – 2100 Monday to Saturday; and</div></div> <div><div>ii.</div><div>Closed Sunday and public holidays.</div></div>							
Pre-schools	<div><div>iii.</div><div>0700 – 2100 Monday to Friday, and</div></div> <div><div>iv.</div><div>0700 – 1300 Saturday, Sunday and public holidays.</div></div>							
Health care facility								

Activity		Activity specific standards			
		<table><tr><td>Veterinary care facility</td><td rowspan="2">v. 0700 – 2100.</td></tr><tr><td>Places of assembly</td></tr></table> <p>e. in relation to pre-schools, limit outdoor play areas and facilities to those that comply with the Group 1 acoustic standard for residential zones;</p> <p>f. in relation to pre-schools, veterinary care facilities, health care facilities and places of assembly:</p> <p>i. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and</p> <p>ii. only locate on residential blocks where there are no more than two non-residential activities already within that block;</p> <p>Note: See Figure 1.</p> <p>g. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four;</p> <p>h. in relation to places of assembly, entertainment facilities shall be closed Sunday and public holidays; and</p> <p>i. not include the storage of more than one heavy vehicle on the site of the activity.</p>	Veterinary care facility	v. 0700 – 2100.	Places of assembly
Veterinary care facility	v. 0700 – 2100.				
Places of assembly					
P13	Spiritual facilities	<p>The facility shall:</p> <p>a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either formal or informal, is available;</p> <p>b. only occupy a gross floor area of building of less than 250m²;</p> <p>c. limit the hours of operation to 0700-2100; and</p> <p>d. not include the storage of more than one heavy vehicle on the site of the activity.</p>			
P14	Community welfare facilities	<p>The facility shall:</p> <p>a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either formal or informal, is available;</p> <p>b. only occupy a gross floor area of building of less than 250m²;</p> <p>c. limit the hours of operation when the site is open to patients or clients and deliveries to between the hours of 0700 – 2100;</p> <p>d. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and</p>			

Activity	Activity specific standards
	e. not include the storage of more than one heavy vehicle on the site of the activity.
P15 Emergency services facilities	Nil
P16 Conservation activity	
P17 Farming activity	
P18 Passive recreation activity	
P19 Indigenous vegetation clearance in the Akaroa Hillslopes Density Overlay	<p>a. Any indigenous vegetation clearance undertaken in any continuous period of five years shall not exceed:</p> <ul style="list-style-type: none"> i. 300m² per site, provided that where a site is already partially cleared, the total amount of land cleared on the site over the period shall not exceed 300m²; or ii. 300m² where a site is greater than 1 hectare in area.
P20 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 building will not alter the building footprint, location, or height, the building need not comply with any of the built form standards.</p> <p>b. Where the building footprint, location, or height 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 14.7.3.2 – Building height and 14.7.3.4 – Daylight recession planes; ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes. <p>Clarification: examples of regulatory or legal requirement that may apply include the New Zealand Building Code, Council bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5.</p> <p>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</p>

Activity		Activity specific standards
		<p>Any application arising not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified only to adjoining property owners (where the consent authority considers this is required, and absent written approval).</p> <p>Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.</p>
P21	Relocation of a building	Nil
P22	Temporary military or emergency service training activities	
P23	Market gardens, community gardens, and garden allotments	

14.7.2.2 *This number is not used.*

14.7.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, or as specified, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any new building, and associated activity, within the Akaroa Hillslopes Density Overlay with a gross floor area greater than 100m ² .	a. Residential design principles – Rule 14.14.1
RD2	<p>Residential unit contained within its own separate site with a minimum net site area that does not meet the standard specified in Rule 14.7.3.1 – Site density by up to 10%.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	a. Site density and site coverage – Rule 14.14.2
RD3	Minor residential unit where the minor unit does not meet the activity specific standards in Rule 14.7.2.1 P2 a., b., c., or d.	a. Minor residential units - Rule 14.14.23

Activity		The Council's discretion shall be limited to the following matters:
RD4	Older person's housing units that do not comply with the activity specific standard in Rule 14.7.2.1 P4 a.	a. Scale of activity – Rule 14.14.5
RD5	Retirement villages	a. Retirement villages – Rule 14.14.10
RD6	Activities and buildings that do not comply with any one or more of the activity specific standards in Rule 14.7.2.1 (except P8-P12 activity standard i. relating to storage of heavy vehicles, (refer to D2)) for: a. P8 Education activity b. P9 Pre-schools; c. P10 Health care facility; d. P11 Veterinary care facility; e. P12 Places of assembly; f. P13 Spiritual facilities; and g. P14 Community welfare facilities Any application arising from this rule shall not be limited or publicly notified.	As relevant to the breached rule: a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD7	Activities and buildings that do not comply with any one or more of the activity specific standards in Rule 14.7.2.1 for: a. P5 Home occupation b. P6 Care of non-resident children within a residential unit in return for monetary payment to the carer; and c. P7 Bed and breakfast.	As relevant to the breached rule: a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD8	Clearance of vegetation that does not comply with the activity specific standards in Rule 14.7.2.1 P19	a. Indigenous vegetation clearance in Akaroa Hillslopes Density Overlay – Rule 14.14.25
RD9	Buildings that do not comply with Rule 14.7.3.2 – Building height up to 9m.	a. Impacts on neighbouring property – Rule 14.14.3 b. Residential design principles – Rule 14.14.1.g – Hillside and small settlement areas
RD10	Activities and buildings that do not comply with Rule 14.7.3.3 – Site coverage where the site coverage is exceeded by 10% or less.	a. Site density and site coverage – Rule 14.14.2

Activity		The Council's discretion shall be limited to the following matters:
RD11	Buildings that do not comply with Rule 14.7.3.4 – Daylight recession planes	a. Impacts on neighbouring property – Rule 14.14.3
RD12	Buildings that do not comply with Rule 14.7.3.5 – Minimum building setbacks from internal boundaries	a. Impacts on neighbouring properties – Rule 14.14.3 b. Minimum building, window and balcony setbacks – Rule 14.14.19
RD13	Buildings that do not comply with Rule 14.7.3.6 – Road boundary building setback. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
RD14	Buildings that do not comply with Rule 14.7.3.7 – Building reflectivity and colour. Any application arising from this rule shall not be limited or publicly notified.	a. Residential design principles – Rule 14.14.1.g
RD15	Residential units that do not comply with Rule 14.7.3.8 – Water supply for firefighting. 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 14.14.8
RD16	Activities that do not comply with Rule 14.7.3.9 – Landscaped areas – Worsleys Road. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18

14.7.2.4 Discretionary activities

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	Activities that do not comply with any one or more of the activity specific standards in Rule 14.7.2.1 for: a. P1 Residential activity;

Activity	
	b. Storage of more than one heavy vehicle for P8-P12, P13 or P14.
D3	Show homes
D4	Residential unit contained within its own separate site with a minimum net site area that does not meet the standard specified in Rule 14.7.3.1 – Site density by more than 10%
D5	Activities and buildings that do not comply with Rule 14.7.3.3 – Site coverage where the site coverage is exceeded by more than 10%

14.7.2.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Buildings over 9m in height
NC2	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ul style="list-style-type: none"> v. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or vi. within 5 metres of the centre line of a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5m of a 66kV electricity distribution line, a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line.</p> <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Notes:</p> <ul style="list-style-type: none"> 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around electricity distribution lines 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 electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with NZECP 34:2001.

14.7.3 Built form standards

14.7.3.1 Site density

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

	Area	Standard
1.	In all parts of the Residential Large Lot Zone except as specified below	1500m ²
2.	Residential Large Lot Density Overlay	3000m ²
3.	Akaroa Hillslopes Density Overlay	5000m ²
4.	Allandale Density Overlay	In accordance with the Outline development plan in Appendix 8.X.X
5.	Samarang Bay Density Overlay	In accordance with the Outline development plan in Appendix 8.X.X
6.	Older person's housing units Retirement village	There shall be no minimum net site area for any site for any residential unit or older person's housing unit

14.7.3.2 Building height

The maximum height of any building shall be:

	Activity	Standard
1.	All buildings unless specified below	8 metres
2.	Minor residential units in the Residential Large Lot Zone	5.5 metres and of a single storey only

14.7.3.3 Site coverage

The maximum percentage of the net site area covered by buildings excluding:

- a. fences, walls and retaining walls;
- b. eaves and roof overhangs up to 600mm in width from the wall of a building;
- c. uncovered swimming pools up to 800mm in height above ground level; and
- d. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - i. are no more than 800mm above ground level and are uncovered or unroofed; or
 - ii. 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;

shall be as follows:

	Zone/activity	Standard
1.	All activities in the Residential Large Lot Zone unless specified below	40% or 300m ² , whichever is the lesser
2.	All activities in the Akaroa Hillslopes Density Overlay, and Worsleys Road as shown in Appendix 14.15.9	10% or 250m ² whichever is the lesser
3.	All activities in the Samarang Bay Density Overlay	
4.	All activities in the Allandale Density Overlay	10% or 500m ² whichever is the lesser
5.	Market gardens	55%

14.7.3.4 Daylight recession planes

- a. Buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.15.2 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 14.15.2B.
- c. Except in Worsleys Road where the recession planes shall commence from points 2.3m above a line at ground level 5 metres inside internal boundaries.

Note: For the purpose of this rule, a section of roof means a continuous part of the roof with the same slope.

Refer to Appendix 14.15.2 for permitted intrusions.

14.7.3.5 Minimum building setbacks from internal boundaries

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

1.	All buildings not listed in table below	3 metres
2.	All buildings in the Allandale Density Overlay and Samarang Bay Density Overlay	15 metres

3.	All buildings in the Akaroa Hillslopes Density Overlay, and Worsleys Road as shown in Appendix 14.15.9	5 metres
4.	Accessory buildings where the total length of walls or parts of the accessory building within 1.8 metres of each internal boundary does not exceed 10.1 metres in length	Nil
5.	Decks and terraces at or below ground floor level	Nil
6.	Buildings that share a common wall along an internal boundary	Nil
7.	All other buildings where the internal boundary of the site adjoins an access or part of an access	1 metre

14.7.3.6 Road boundary building setback

The minimum road boundary building setback shall be:

1.	Any buildings with a garage vehicle door facing the road	5.5 metres
2.	Buildings without a garage vehicle door facing the road	5 metres
3.	All buildings in the Akaroa Hillslopes Density Overlay, and Worsleys Road as shown in Appendix 14.15.9	5 metres
4.	All buildings in the Allandale Density Overlay and Samarang Bay Density Overlay	15 metres

14.7.3.7 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 14.15.9:
 - 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 2.2m, or guttering), shall be limited to a colour and reflectivity as specified in Appendix 14.15.9; and
 - ii. any trim or guttering not exceeding 200mm in more than one dimension, or door which does not exceed 1.2 x 2.2m is not required to comply with the colour requirements specified in Rule 14.7.3.7.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 14.15.10.

14.7.3.8 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.

14.7.3.9 Landscaped areas - Worsleys Road

- a. A minimum of 6 trees shall be planted within 20m of each residential unit located in the Worsleys Road shown in Appendix 14.15.9.
- 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.

14.8 Rules - Residential Small Settlement Zone

14.8.1 *This number is not used.*

14.8.2 Activity status tables

14.8.2.1 Permitted activities

The activities listed below are permitted activities in the Residential Small Settlement Zone if they meet any activity specific standards set out in this table and the applicable built form standards in Rule 14.7.3.

Activities may also be controlled, restricted discretionary, discretionary, or non-complying as specified in Rules 14.8.2.2, 14.8.2.3, 14.8.2.4, and 14.8.2.5.

Activity		Activity specific standards
P1	Residential activity, except for boarding houses	<ul 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 existing site it is to be built on contains only one residential unit	<ul style="list-style-type: none"> a. The site containing the unit shall have a minimum net site area of 1000m². b. The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area of 70m². c. The parking areas of both units shall be accessed from the same access.
P3	Older person's housing unit	<ul style="list-style-type: none"> b. Any older person's housing unit shall have a maximum gross floor area of 120m².
P4	Home occupation	<ul style="list-style-type: none"> a. The gross floor area of the building, plus the area used for outdoor storage area, occupied by the home occupation shall be less than 40m². b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two. c. Any retailing 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 site is open to visitors, clients, and deliveries, shall be limited to between the hours of: <ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday; and

Activity		Activity specific standards								
		<div>ii. 0800 – 1900 Saturday, Sunday and public holidays.</div> <div>e. Visitor or staff parking areas shall be outside the road boundary setback.</div> <div>f. Outdoor advertising shall be limited to a maximum area of 2m².</div>								
P5	Care of non-resident children within a residential unit in return for monetary payment to the carer	<div>There shall be:</div> <div>a. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and</div> <div>b. at least one carer residing permanently within the residential unit.</div>								
P6	Bed and breakfast	<div>There shall be:</div> <div>a. a maximum of six guests accommodated at any one time;</div> <div>b. at least one owner of the residential unit residing permanently on site; and</div> <div>c. no guest given accommodation for more than 90 consecutive days.</div>								
P7	Education activity	<div>The activity shall:</div> <div>a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal, is available;</div> <div>b. only occupy a gross floor area of building of less than 200m², or in the case of veterinary care facility 250m²;</div> <div>c. limit outdoor advertising to a maximum area of 2m²;</div> <div>d. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of:</div> <table><tr><td>Education activity</td><td><div>i. 0700 – 2100 Monday to Saturday; and</div><div>ii. Closed Sunday and public holidays.</div></td></tr><tr><td>Pre-schools</td><td><div>iii. 0700 – 2100 Monday to Friday, and</div><div>iv. 0700 – 1300 Saturday, Sunday and public holidays.</div></td></tr><tr><td>Health care facility</td><td rowspan="3">v. 0700 – 2100.</td></tr><tr><td>Veterinary care facility</td></tr><tr><td>Places of assembly</td></tr></table>	Education activity	<div>i. 0700 – 2100 Monday to Saturday; and</div> <div>ii. Closed Sunday and public holidays.</div>	Pre-schools	<div>iii. 0700 – 2100 Monday to Friday, and</div> <div>iv. 0700 – 1300 Saturday, Sunday and public holidays.</div>	Health care facility	v. 0700 – 2100.	Veterinary care facility	Places of assembly
Education activity	<div>i. 0700 – 2100 Monday to Saturday; and</div> <div>ii. Closed Sunday and public holidays.</div>									
Pre-schools	<div>iii. 0700 – 2100 Monday to Friday, and</div> <div>iv. 0700 – 1300 Saturday, Sunday and public holidays.</div>									
Health care facility	v. 0700 – 2100.									
Veterinary care facility										
Places of assembly										
P8	Pre-schools									
P9	Health care facility									
P10	Veterinary care facility									
P11	Places of assembly	<div>e. in relation to pre-schools, limit outdoor play areas and facilities to those that comply with the Group 1 acoustic standard for residential zones;</div>								

Activity		Activity specific standards
		<p>f. in relation to pre-schools, veterinary care facilities, health care facilities and places of assembly;</p> <p>i. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and</p> <p>ii. only locate on residential blocks where there are no more than two non-residential activities already within that block;</p> <p>Note: See Figure 1.</p> <p>g. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four;</p> <p>h. in relation to places of assembly, entertainment facilities shall be closed Sunday and public holidays; and</p> <p>i. not include the storage of more than one heavy vehicle on the site of the activity.</p>
P12	Spiritual facilities	<p>The facility shall:</p> <p>a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either formal or informal, is available;</p> <p>b. only occupy a gross floor area of building of less than 250m²;</p> <p>c. limit the hours of operation to 0700-2100; and</p> <p>d. not include the storage of more than one heavy vehicle on the site of the activity.</p>
P13	Community welfare facilities	<p>The facility shall:</p> <p>a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either formal or informal, is available;</p> <p>b. only occupy a gross floor area of building of less than 250m²;</p> <p>c. limit the hours of operation when the site is open to patients and clients and deliveries to between the hours of 0700 – 2100;</p> <p>d. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and</p> <p>e. not include the storage of more than one heavy vehicle on the site of the activity.</p>
P14	Emergency services facilities	Nil
P15	Reserves	

Activity	Activity specific standards
P16 Heli-landing areas	<p>a. Sites 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 shall not take place on more than five days in any one month period.</p> <p>d. The flights shall not exceed three in any one week.</p> <p>e. Any movements shall only occur between 0800 and 1800hrs.</p> <p>f. No movements shall take within 25 metres of any residential unit unless that residential unit is owned and occupied by the helicopter user.</p> <p>g. A log detailing the time and date of each helicopter movement shall be maintained and made available for inspection by the Council when requested.</p>
P17 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 building will not alter the building footprint, location, or height, the building need not comply with any of the built form standards.</p> <p>b. Where the building footprint, location, or height 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 14.8.3.4 – Daylight recession planes; ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes. <p>Clarification: examples of regulatory or legal requirement that may apply include the New Zealand Building Code, Council bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5.</p> <p>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</p> <p>Any application arising from non-compliance with standards a. and b.i. shall not be publicly notified, and may be limited notified only to adjoining property owners (where the consent authority considers this is required, and absent written approval).</p> <p>Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.</p>
P18 Relocation of a building	

Activity		Activity specific standards
P19	Temporary military or emergency service training activities	Nil
P20	Market gardens, community gardens, and garden allotments	

14.8.2.2 Controlled activities

The activities listed below are controlled activities.

Unless otherwise specified, controlled activities shall not be limited or publicly notified.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14.14, as set out in the following table.

Activity		The Council's control is reserved to the following matters:
C1	Residential units (including any sleep-outs) containing more than 6 bedrooms in total	a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety - Rule 14.14.6

14.8.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, 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 14.8.3.1 – Site density.	a. Site density and site coverage – Rule 14.14.2
RD2	Minor residential unit that does not comply with any one or more of the	a. Minor residential units - Rule 14.14.23

Activity		The Council's discretion shall be limited to the following matters:
	activity specific standards in Rule 14.8.2.1 P2 a., b., or c.	
RD3	Older person's housing units that do not comply with the activity specific standard in Rule 14.8.2.1 P3 a.	a. Scale of activity – Rule 14.14.5
RD4	Retirement villages able to provide a legal on-site treatment and disposal system or be able to be serviced by the Council's wastewater system while ensuring there is adequate capacity within the Council's system to service the existing zoned land.	a. Retirement villages – Rule 14.14.10 Note: Geriatric hospice and hospital care are subject to health care facility provisions.
RD5	Residential units within the Takamatua Overlay Area and Robinsons Bay Overlay Area. Any application arising from this rule shall not be limited or publicly notified.	a. Layout in accordance with the development plan in Appendix 8.XX and Appendix 8.XX
RD6	Convenience activities	a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22 d. Residential design principles – Rule 14.14.1
RD7	Camping grounds	a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD8	Activities and buildings that do not comply with any one or more of the activity specific standards in Rule 14.8.2.1 (except P7-P11 activity standard i. relating to storage of heavy vehicles, (refer to D2)) for: a. P7 Education activity b. P8 Pre-schools; c. P9 Health care facility; d. P10 Veterinary care facility; e. P11 Places of assembly;	As relevant to the breached rule: a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22

Activity		The Council's discretion shall be limited to the following matters:
	f. P12 Spiritual facilities; and g. P13 Community welfare facilities. Any application arising from this rule shall not be limited or publicly notified.	
RD9	Activities and buildings that do not comply with any one or more of the activity specific standards in Rule 14.8.2.1 for: a. P4 Home occupation b. P5 Care of non-resident children within a residential unit in return for monetary payment to the carer; and c. P6 Bed and breakfast. Any application arising from this rule shall not be publicly notified but may be limited notified to affected persons.	As relevant to the breached rule: a. Scale of activity - Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD10	Buildings that do not comply with Rule 14.8.3.2 – Building height up to 9m.	a. Impacts on neighbouring property – Rule 14.14.3 b. Residential design principles – Rule 14.14.1.g – Hillside and small settlement areas
RD11	Activities and buildings that do not comply with Rule 14.8.3.3 – Site coverage	a. Site density and site coverage – Rule 14.14.2
RD12	Buildings that do not comply with Rule 14.8.3.4 – Daylight recession planes	a. Impacts on neighbouring property – Rule 14.14.3
RD13	Buildings that do not comply with Rule 14.8.3.5 – Minimum building setbacks from internal boundaries	a. Impacts on neighbouring properties – Rule 14.14.3 b. Minimum building, window and balcony setbacks – Rule 14.14.19
RD14	Buildings that do not comply with Rule 14.8.3.6 – Road boundary building setback. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
RD15	Buildings that do not comply with Rule 14.8.3.7 – Building reflectivity and colour	a. Residential design principles – Rule 14.14.1.g

Activity		The Council's discretion shall be limited to the following matters:
RD16	Residential units that do not comply with Rule 14.8.3.8 – Water supply for firefighting. 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 14.14.8

14.8.2.4 Discretionary activities

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	Activities that do not comply with any one or more of the activity specific standards in Rule 14.8.2.1 for: <ul style="list-style-type: none"> a. P1 Residential activity; b. Storage of more than one heavy vehicle for P7- P13.
D3	Heli-landing areas that do not comply with the activity specific standards in Rule 14.8.2.1 P16.

14.8.2.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Buildings over 9m in height
NC2	<ul style="list-style-type: none"> a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity): <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or ii. within 5 metres of the centre line of a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line or within 5 metres of a foundation of an associated support structure. b. Fences within 5m of a 66kV electricity distribution line, a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line. <p>Any application made in relation to this rule shall not be publicly notified or limited notified other than to Orion New Zealand Limited or other electricity distribution network operator.</p>

	<p>Notes:</p> <ol style="list-style-type: none"> 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around electricity distribution lines 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 electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with NZECP 34:2001.
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14.8.3 Built form standards

14.8.3.1 Site density

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

	Area	Standard
1.	Residential Small Settlement Zone except as specified below.	1000m ²
2.	Allotments created before October 2014 and less than 1000m ² but greater than 500m ²	No more than 1 residential unit per site
3.	For that part of the Residential Small Settlement Zone identified in Appendix 8.XX Takamatua Outline development plan	No more than 1 residential unit per site
4.	For that part of the Residential Small Settlement Zone identified in Appendix 8.XX Takamatua Outline development plan on those properties located at 1 Lushingtons Road and 6 Kotare Lane	No more than 1 residential unit per site
5.	Within the Kainga Density Overlay Area 1 and 2	450m ²
6.	Older person's housing units Retirement village	There shall be no minimum net site area for any site for any residential unit or older person's housing unit

14.8.3.2 Building height

The maximum height of any building shall be:

	Activity	Standard
1.	All buildings unless specified below	8 metres
2.	Accessory buildings	4.5 metres
3.	Buildings in the Kainga Overlay Area 2	5 metres

14.8.3.3 Site coverage

The maximum percentage of the net site area covered by buildings excluding:

- a. fences, walls and retaining walls;
- b. eaves and roof overhangs up to 600mm in width from the wall of a building;
- c. uncovered swimming pools up to 800mm in height above ground level; and
- d. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - i. are no more than 800mm above ground level and are uncovered or unroofed; or
 - ii. 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;

shall be as follows:

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

14.8.3.4 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 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 14.15.2 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.

14.8.3.5 Minimum building setbacks from internal boundaries

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

1.	Side and rear internal boundaries	3 metres
2.	Side and rear internal boundaries 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.

14.8.3.6 Road boundary building setback

The minimum road boundary building setback shall be:

1.	Any buildings with a garage vehicle door facing the road	5 metres
2.	Buildings without a garage vehicle door facing the road	4.5 metres
3.	In the Kainga Overlay Area 2	3 metres from the common boundary of the leased land and the internal road

14.8.3.7 Building reflectivity and colour

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

14.8.3.8 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 Rules – Residential New Neighbourhood Zone

14.9.1 *This number is not used.*

14.9.2 Activity status tables

14.9.2.1 Permitted activities

The activities listed below are permitted activities in the Residential New Neighbourhood Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 14.9.3

Activities may also be controlled, restricted discretionary, discretionary, or non-complying as specified in Rules 14.9.2.2, 14.9.2.3, 14.9.2.4, and 14.9.2.5.

Activity	Activity specific standards
P1 Residential activity, except for boarding houses	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	a. The existing site containing both units shall have a minimum net site area of 450m ² . b. The minor residential unit shall have a minimum gross floor area of 35m ² and a maximum gross floor area of 80m ² . c. The parking areas of both units shall be accessed from the same access. d. There shall be a total outdoor living space on the existing site (containing both units) with a minimum area of 90m ² and a minimum dimension of 6 metres. This total space can be provided as: 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 30m ² in area. Note: This requirement replaces the general outdoor living space requirements set out in Rule 14.9.3.3
P3 Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms	Nil
P4 Older person's housing unit	a. A maximum gross floor area of 120m ² .
P5 Home occupation	a. The gross floor area of the building, plus the area used for outdoor storage area, occupied by the home occupation shall be less than 40m ² .

Activity	Activity specific standards
	<p>b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.</p> <p>c. Any retailing shall be limited to the sale of goods grown or produced on the site, or internet-based sales where no customer visits occur.</p> <p>d. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of:</p> <p>i. 0700 – 2100 Monday to Friday; and</p> <p>ii. 0800 – 1900 Saturday, Sunday and public holidays.</p> <p>e. Visitor or staff parking areas shall be outside the road boundary setback.</p> <p>f. Outdoor advertising shall be limited to a maximum area of 2m².</p>
P6 Care of non-resident children within a residential unit in return for monetary payment to the carer	<p>There shall be:</p> <p>a. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and</p> <p>b. at least one carer residing permanently within the residential unit.</p>
P7 Bed and breakfast	<p>There shall be:</p> <p>a. a maximum of six guests accommodated at any one time;</p> <p>b. at least one owner of the residential unit residing permanently on site; and</p> <p>c. no guest given accommodation for more than 90 consecutive days.</p>
P8 Education activity	<p>The activity shall:</p>
P9 Pre-schools	<p>a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal, is available;</p>
P10 Health care facility	<p>b. only occupy a gross floor area of building of less than 200m², or in the case of a health care facility, less than 300m²;</p>
P11 Veterinary care facility	<p>c. limit outdoor advertising to a maximum area of 2m²;</p>
P12 Places of assembly	<p>d. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of:</p> <p>Education activity</p> <p>i. 0700–2100 Monday to Saturday; and</p> <p>ii. Closed Sunday and public holidays.</p> <p>Pre-school</p> <p>iii. 0700–2100 Monday to Friday, and</p> <p>iv. 0700–1300 Saturday, Sunday and public holidays.</p> <p>Health care facility</p>

Activity	Activity specific standards
	<p>Veterinary care facility v. 0700–2100</p> <p>Places of assembly</p> <p>e. in relation to a pre-school, limit outdoor play areas and facilities to those that meet the Group 1 acoustic standard for residential zones;</p> <p>f. in relation to a pre-school, veterinary care facilities and places of assembly:</p> <p>i. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and</p> <p>ii. only locate on residential blocks where there are no more than two non-residential activities already within that block;</p> <p>Note: See Figure 1.</p> <p>g. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four;</p> <p>h. in relation to places of assembly, entertainment facilities shall be closed Sunday and public holidays;</p> <p>i. in relation to noise sensitive activities, not be located within the 50 dBA Ldn Air Noise Contour as shown on the Planning Maps; and</p> <p>j. not include the storage of more than one heavy vehicle on the site of the activity.</p>
P13	<p>Spiritual facilities</p> <p>The facility shall:</p> <p>a. limit the hours of operation to 0700-2200; and</p> <p>b. not include the storage of more than one heavy vehicle on the site of the activity.</p>
P14	<p>Community corrections facilities</p> <p>The facility shall:</p>
P15	<p>Community welfare facilities</p> <p>a. limit the hours of operation when the site is open to clients and deliveries to between the hours of 0700–1900; and</p> <p>b. limit signage to a maximum area of 2m².</p>
P16	<p>Emergency services facilities</p> <p>Nil</p>
P17	<p>Temporary lifting or moving of earthquake damaged buildings where the activity does not meet one or more of Rules:</p> <p>a. 14.9.3.1 – Building height;</p> <p>b. 14.9.3.2 – Site coverage;</p> <p>c. 14.9.3.3 – Outdoor living space;</p> <p>d. 14.9.3.4 – Daylight recession planes; or</p> <p>a. Buildings shall not be:</p> <p>i. moved to within 1 metre of an internal boundary and/or within 3 metres of any waterbody, scheduled tree, listed heritage item, natural resources and Council owned structure, archaeological site, or the coastal marine area; or</p> <p>ii. lifted to a height exceeding 3 metres above the applicable recession plane or height control.</p> <p>b. The building must be moved or lowered back to its original position, or a position compliant with the District Plan or</p>

Activity	Activity specific standards
<p>e. 14.9.3.5 – Minimum building setbacks from internal boundaries and railway lines.</p>	<p>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 building being moved or lifted, the owners/occupiers of land adjoining the sites shall be informed of the work at least seven days prior to the move or lift of the building 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 Council's Resource Consents Manager shall be notified of the moving or lifting of the building at least seven days prior to the move or lift of the building occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>
P18 Relocation of a building	Nil
P19 Temporary military or emergency service training activities	
P20 Market gardens, community gardens, and garden allotments	
P21 All permitted activities in the Commercial Local Zone - Rule 15.3.2.1, within an area identified for this purpose on an approved subdivision consent plan.	<p>a. The area identified for commercial activities shall not exceed 2,000m² in gross floor area.</p> <p>b. Activities shall meet the following standards of the Commercial Local Zone:</p> <ul style="list-style-type: none"> i. Rule 15.3.3.1 Maximum building height ii. Rule 15.3.3.2 Building setback from road boundaries iii. Rule 15.3.3.3 Minimum building setback from residential zones iv. Rule 15.3.3.4 Sunlight and outlook with a residential zone v. Rule 15.3.3.5 Outdoor storage areas vi. Rule 15.3.3.6 Landscaping and trees vii. Rule 15.3.3.7 Water supply for fire fighting viii. Rule 15.3.3.8 Minimum building setback from railway corridor <p>The built form standards in Rule 14.9.3 do not apply</p>
P22 All permitted activities in the Rural Urban Fringe Zone - Rule 17.3.2.1 Permitted activities	<p>a. Activities shall meet the following standards of the Rural Urban Fringe Zone:</p> <ul style="list-style-type: none"> i. Rule 17.3.3.2 Maximum building height ii. Rule 17.3.3.3 Minimum building setback from road boundaries iii. Rule 17.3.3.4 Minimum building setback from internal boundaries iv. Rule 17.3.3.8 Maximum site coverage <p>The built form standards in Rule 14.9.3 do not apply.</p>

Activity	Activity specific standards
P23 Show homes	a. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of: <ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday; and ii. 0800 – 1900 Saturday, Sunday and public holidays.

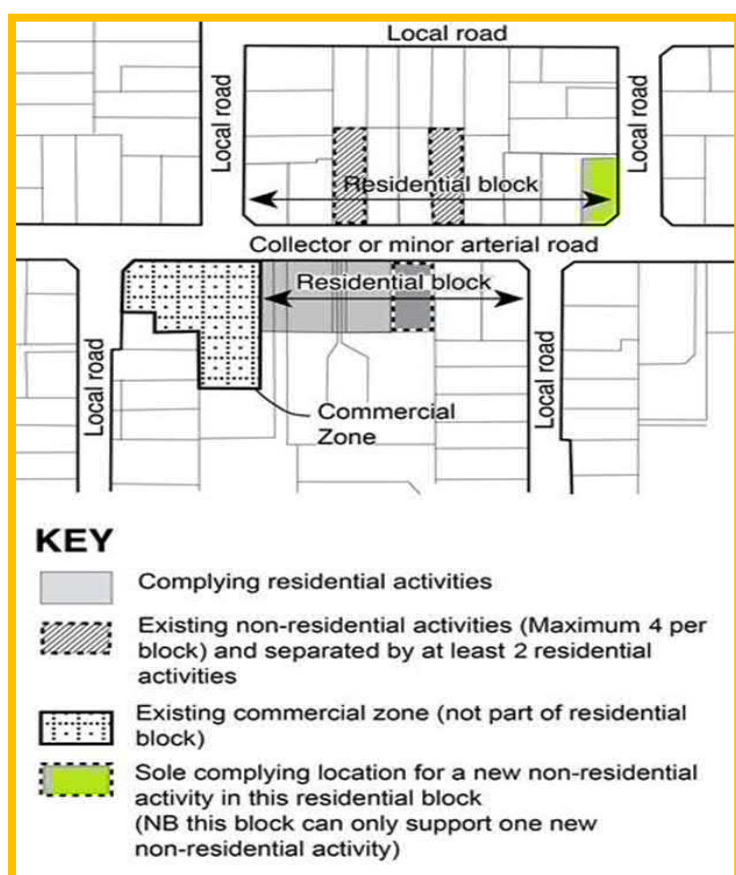


Figure 1: Residential coherence

14.9.2.2 Controlled activities

The activities listed below are controlled activities.

Unless otherwise specified, applications for controlled activities shall not be limited or publicly notified.

Discretion to impose conditions is restricted to the matters of control set out in Rule 14.14, as set out in the following table.

Activity		The matters over which Council reserves its control:
C1	Retirement villages that meet all applicable built form standards in Rule 14.9.3	a. Retirement villages - Rule 14.14.10
C2	Comprehensive residential development that meet all applicable built form standards in Rule 14.9.3	a. Comprehensive residential development in the Residential New Neighbourhood Zone - Rule 14.14.37
C3	Development of the sites marked as controlled within the Awatea Outline Development Plan area – Tangata whenua layer where: <ul style="list-style-type: none"> a. a cultural assessment has been supplied with a resource consent application; and b. the development meets all built form standards in Rule 14.9.3. 	<ul style="list-style-type: none"> a. Matters arising from consultation undertaken with tangata whenua representatives in the design phase of the 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.
C4	Residential units (including any sleep outs) containing more than six bedrooms in total.	<ul style="list-style-type: none"> a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6
C5	Activities and buildings that do not meet any one or more of the following Rules in 14.9.3: <ul style="list-style-type: none"> Rule 14.9.3.7 - Landscaping Rule 14.9.3.8 – Fencing in the road boundary setback Rule 14.9.3.12 - Ground floor habitable space and overlooking of street Any application arising from this rule shall not be publicly or limited notified.	<ul style="list-style-type: none"> a. Street scene – road boundary, building setback, fencing and planting – Rule 14.14.18
C6	Activities and buildings that do not meet Rule 14.9.3.13 – Service, storage and waste management space Any application arising from this rule shall not be publicly or limited notified.	<ul style="list-style-type: none"> a. Service, storage and waste management spaces – Rule 14.14.20

14.9.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, or as otherwise specified, as set out in the following table for each activity.

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 14.14.5
RD2 <i>[deferred to General Rules]</i>	
RD3 Retirement villages that do not meet any one or more of the built form standards in Rule 14.9.3	a. Retirement villages - Rule 14.14.10
RD4 Convenience activities where: a. the site is located on the corner of a minor arterial road that intersects with either a minor arterial road or collector road; b. the total area occupied by retailing on the site is no more than 50m ² public floor area; c. the activity does not include the sale of alcohol; d. signage is limited to no more than 2m ² and shall be within the road boundary setback; e. the hours of operation when the site is open to business visitors or clients are limited to between the hours of 0700–2200 Monday to Sunday and public holidays; and f. there is no provision of on-site parking area for visitors or service purposes.	a. Residential design principles - Rule 14.14.1 b. Scale of activity – Rule 14.14.5 c. Non-residential hours of operation – Rule 14.14.22 d. Traffic generation and access safety – Rule 14.14.6
RD5 Comprehensive residential development that does not meet any one or more of the built form standards in Rule 14.9.3. Any application arising from this rule shall not be publicly notified.	a. Comprehensive residential development in the Residential New Neighbourhood Zone – Rule 14.14.37
RD6 Buildings that do not meet Rule 14.9.3.1 – Building height.	a. Impacts on neighbouring property - Rule 14.14.3
RD7 Buildings that do not meet Rule 14.9.3.4 – Daylight recession plane.	a. Impacts on neighbouring property – Rule 14.14.3
RD8 Activities and buildings that do not meet Rule 14.9.3.2 - Site coverage. Any application arising from this rule shall not be publicly notified.	a. Site density and coverage – Rule 14.14.2
RD9 Residential units that do not meet Rule 14.9.3.3 - Outdoor living space. Any application arising from this rule shall not be publicly or limited notified.	a. Outdoor living space – Rule 14.14.21
RD10 Activities and buildings that do not meet any one or more of the following Rules in 14.9.3: Rule 14.9.3.9 - Parking areas	a. Street scene – road boundary, building setback, fencing and planting – Rule 14.14.18

Activity	The Council's discretion shall be limited to the following matters:
<p>Rule 14.9.3.10 - Garages</p> <p>Any application arising from this rule shall not be publicly or limited notified.</p>	
<p>RD11 Activities and buildings that do not meet Rule 14.9.3.14 - minimum unit size</p> <p>Any application arising from this rule shall not be publicly or limited notified.</p>	<p>a. Minimum unit size – Rule 14.14.4</p>
<p>RD12 Buildings that do not meet Rule 14.9.3.5 - Setback from internal boundaries and railway lines (other than Rule 14.9.3.5(6) – refer to RD13)</p>	<p>a. Impacts on neighbouring property - Rule 14.14.3</p> <p>b. Minimum building window and balcony setbacks – Rule 14.14.19</p>
<p>RD13 Buildings that do not meet Rule 14.9.3.5(6) relating to rail corridor boundary setbacks.</p>	<p>a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over or on the rail corridor.</p>
<p>RD14 Buildings that do not meet Rule 14.9.3.11 - Road boundary building setback.</p> <p>Any application arising from this rule shall not be publicly or limited notified.</p>	<p>a. Street scene – road boundary, building setback, fencing and planting – Rule 14.14.18</p>
<p>RD15 Residential units that do not meet Rule 14.9.3.15 – Water supply for firefighting.</p> <p>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 14.14.8</p>
<p>RD16 Activities and buildings that do not meet any one or more of the activity specific standards in Rule 14.9.2.1 (except for P8 to P10 activity standard i. relating to noise sensitive activities in the 50 dBA Ldn Air Noise Contour refer to RD26; or P8 to P12 activity standard j. relating to storage of heavy vehicles refer to D2) for:</p> <p>a. P5 Home occupation;</p> <p>b. P8 Education activity</p> <p>c. P9 Pre-school;</p> <p>d. P10 Health care facility;</p> <p>e. P11 Veterinary care facility.</p> <p>Any application arising from this rule shall not be publicly or limited notified.</p>	<p>As relevant to the built form standard that is not met:</p> <p>a. Scale of activity – Rule 14.14.5</p> <p>b. Traffic generation and access safety – Rule 14.14.6</p> <p>c. Non-residential hours of operation – Rule 14.14.22</p>
<p>RD17 Integrated family health centres where:</p> <p>a. the centre is located on sites with frontage and the primary entrance to a minor arterial or collector road where right turn offset, either informal or formal is available;</p>	<p>a. Scale of activity - Rule 14.14.5</p> <p>b. Traffic generation and access safety - Rule 14.14.6</p> <p>c. Non-residential hours of operation - Rule 14.14.22</p>

Activity	The Council's discretion shall be limited to the following matters:
<ul style="list-style-type: none"> b. the centre is located on sites adjoining a Neighbourhood, District or Key activity centre; c. the centre occupies a gross floor area of building of between 301m² and 700m²; d. signage is limited to a maximum area of 2m²; and e. the hours of operation when the site is open to patients, or clients, and deliveries is limited to between the hours of 0700–2100. 	
RD18 Community corrections and community welfare facilities that do not meet any one or more of the activity specific standards in Rule 14.9.2.1 P14 or P15. Any application arising from this rule shall not be publicly or limited notified.	As relevant to the built form standard that is not met: <ul style="list-style-type: none"> a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6 c. Non-residential hours of operation – Rule 14.14.22
RD19 Boarding house	<ul style="list-style-type: none"> a. Scale of activity - Rule 14.14.5 b. Traffic generation and access safety - Rule 14.14.6
RD20 Spiritual facilities that do not meet the hours of operation in Rule 14.9.2.1 P13. 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 14.14.22
RD21 Development of the sites 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 14.9.2.1 P21 applies, activities and buildings 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 14.9.2.1 P21.	<ul style="list-style-type: none"> a. Impacts on neighbouring property -Rule 14.14.3 b. Scale of activity – Rule 14.14.5 c. Traffic generation and access safety – Rule 14.14.6 d. Non-residential hours of operation – Rule 14.14.22
RD23 Activities and buildings 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 14.9.2.1 P22	<ul style="list-style-type: none"> a. Whether appropriate recognition has been given to the development requirements set out in the relevant outline development plan and adverse effect of the rural activity on achieving the development requirements in the future.

Activity	The Council's discretion shall be limited to the following matters:
RD24 Show homes that do not meet Rule 14.9.2.1 P23	a. Non-residential hours of operation – Rule 14.14.22
RD25 Older person's housing units that do not meet the activity specific standard in Rule 14.2.2.1 P4	a. Scale of activity - Rule 14.14.5
RD26 <ul style="list-style-type: none"> a. Residential activities which are not provided for as a permitted or controlled activity; b. Education activities (Rule 14.9.2.1 P8); c. Pre-school (Rule 14.9.2.1 P9); or d. Health care facilities (Rule 14.9.2.1 P10); located within the Air Noise Contour (50 dBA Ldn) as shown on the Planning Maps. 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).	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.
RD27 Activities and buildings that do not meet Rule 14.9.3.16 - Outline development plan	a. Outline development plan - Rule 14.14.36

14.9.2.4 Discretionary activities

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** Activities that do not meet any one or more of the activity specific standards in Rule 14.9.2.1 for:
 - a. P1 Residential activity;
 - b. P6 Care of non-resident children in a residential unit;
 - c. P7 Bed and breakfast;
 - d. P12 Places of assembly; or
 - e. Storage of more than one heavy vehicle for P8-P11 and P13.
- D3** Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing more than 10 bedrooms
- D4** Integrated family health centres which do not meet any one of more of the requirements specified in Rule 14.9.2.3 RD17.

14.9.2.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol 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>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>Notes:</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.
NC2	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; ii. within 5 metres of the centre line of a 33kV electricity distribution line or within 5 metres of a foundation of an associated support structure; or iii. within 5 metres of the centre line of the 11kV Heathcote to Lyttelton electricity distribution line (except that this shall not apply to any underground sections) or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a 66kV, 33kV and the 11kV Heathcote to Lyttelton electricity distribution line support structure foundation.</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent written approval).</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around electricity distribution lines 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 electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with NZECP 34:2001.
NC3	<p>Within the Awatea Outline Development Plan Area 2, residential activity and units whilst the Christchurch Kart Club operates from its current Carrs Road location as illustrated on the Awatea Outline Development Plan.</p>
NC4	<p>Quarrying activity</p>

14.9.3 Built form standards

14.9.3.1 Building height

a. The maximum height of any building shall be:

1.	All buildings except as specified below.	8m
2.	Comprehensive residential development on any site that meets Rule 14.9.3.17, except where a different maximum height is specified in the areas in (4) or (5) below.	11m
3.	Retirement villages, except where a different maximum height is specified in the areas in (4) or (5) below.	11m
4.	Within the Prestons Outline Development Plan area (Appendix 8.6.25), in Density A and B areas defined in the outline development plan or on an approved subdivision consent granted before [insert date of Decision] : A. Density A B. Density B	11m 10m
5.	Within the Wigram Outline Development Plan area (Appendix 8.6.29), in Density A and B areas defined in the outline development plan or on an approved subdivision consent granted before [insert date of Decision]. A. Density A B. Density B	13m 9m
6.	Within the Yaldhurst Outline Development Plan area (Appendix 8.6.28) on an approved subdivision consent granted before 15 July 2016.	11m

14.9.3.2 Site coverage

a. The maximum percentage of the net site area covered by buildings excluding:

- i. Fences walls and retaining walls;
- ii. Eaves and roof overhangs up to 600 millimetres 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;

shall be as follows:

1.	Sites with a net area of 300m ² and over, except as specified below.	40%
2.	Sites with a net area of under 300m ² , except as specified below.	45%
3.	Comprehensive residential development on any site that does not meet Rule 14.9.3.17 Comprehensive residential development – development site area.	45%
4.	Comprehensive residential development on any site that meets Rule 14.9.3.17 Comprehensive residential development – development site area. The percentage coverage by buildings is to be calculated over the net area of the site of the entire development, rather than over the net area of any part of the development.	50%
5.	Retirement villages The percentage coverage by buildings is to be calculated over the net area of the site of the entire development, rather than over the net area of any part of the development.	50%
6..	Within the Prestons Outline Development Plan area (Appendix 8.6.25), in Density A and B areas defined in the outline development plan: A. Density A B. Density B	80% 60%
7.	Within the Wigram Outline Development Plan area (Appendix 8.6.29), in Density A and B areas defined in the outline development plan: A. Density A B. Density B	80% 60%
8.	Within the Yaldhurst Outline Development Plan area (Appendix 8.6.28), in Density A and B areas as shown on an approved subdivision consent plan granted before [insert date of Decision].	60%
9.	Within the Yaldhurst Outline Development Plan area (Appendix 8.6.28), in medium density areas as shown on an approved subdivision consent plan granted before [insert date of Decision].	45%

14.9.3.3 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.	Residential units (two bedrooms or more).	30m ²	16m ²	4m for a private ground floor space or communal space
ii.	One bedroom or studio units on the ground floor	16m ²	16m ²	4m for a private ground floor space or communal space

	Activity/Area	Standard		
iii.	One bedroom or studio units on the first floor or above	16m ²	6m ²	1.5m for balconies 4m for a private ground floor space or communal space

- b. Outdoor living space shall not be encumbered by parking 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.

14.9.3.4 Daylight recession plane

- a. Buildings shall not project beyond a building envelope constructed by recession planes (as shown in Appendix 14.15.2 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 [insert date of Decision] in the Yaldhurst Outline Development Plan Appendix 8.6.28 is to calculate recession planes as shown in Appendix 14.15.2 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.

Refer to Appendix 14.15.2 for permitted intrusions

- c. Where the building is located in a Flood Management Area, the exemptions in Rule 5.3.1.3 apply (for activities in P1-P4 in Table 5.3.1.1b).

14.9.3.5 Minimum building setbacks from internal boundaries and railway lines

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

1.	All buildings not listed below	1 metre
2.	Where residential buildings on adjoining sites have a ground floor window of a habitable space located within 1.8m of the common internal boundary. Except for Density A and B sites shown on an approved subdivision consent plan granted before [insert date of Decision] in the Yaldhurst Outline Development Plan Appendix 8.6.28.	1.8m from neighbouring window for a minimum length of 2m either side of the window. This rule also applies to accessory buildings.

1.	All buildings not listed below	1 metre
3.	All other accessory buildings where the total length of walls or parts of the accessory building within 1 metre of each internal boundary does not exceed 10.1 metres in length	Nil
4.	Buildings that share a common wall along an internal boundary	Nil
5.	All other buildings where the internal boundary of the site adjoins an access or part of an access	1 metre
6.	Buildings, balconies and decks on sites adjacent or abutting railway lines,	4 metres from the rail corridor boundary
7.	Additional setbacks are required from specified internal boundaries in the Prestons Outline Development Plan.	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 [insert date of Decision] in the Yaldhurst Outline Development Plan Appendix 8.6.28, 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.

14.9.3.6 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 3m (and 4m 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.

14.9.3.7 Landscaping

- a. The full length of the road frontage not used as vehicle or pedestrian access, shall be landscaped to a minimum depth of 2m.
- b. Landscaping shall be provided in specified areas within the:
- Prestons Outline Development Plan area in accordance with Appendix 8.6.25 narrative section 1; and
 - Highfield Outline Development Plan area in accordance with Appendix 8.6.26 narrative section 8.
- c. This rule does not apply to a comprehensive residential development.

14.9.3.8 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.

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

Within the Prestons Outline Development Plan area (Appendix 8.6.25), clause (a) shall apply except that the maximum height of any fence shall not exceed 2m where the fence is at least 50% transparent.

- c. Additional fencing requirements in the Prestons Outline Development Plan area are specified in Appendix 8.6.25 narrative section 1.
- d. This rule does not apply to a comprehensive residential development.

14.9.3.9 Parking areas

- a. Parking areas shall be separated from adjoining roads by either planting, fences, or a combination thereof. The standards in Rules 14.9.3.7 (Landscaping) and 14.9.3.8 (Fencing in the road boundary setback) apply.
- b. This rule does not apply to a retirement village or a comprehensive residential development.

14.9.3.10 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 6.5m wide. For garages with the vehicle door generally facing a shared access or road boundary the minimum garage setback shall be 5.5m 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 8.6.28, 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.

14.9.3.11 Road boundary building setback

- a. The minimum building setback from road boundaries shall be 4m except where b or c applies.
- b. The minimum building setback from road boundaries shall be 3m on any site within the Prestons Outline Development Plan area (Appendix 8.6.25) or Yaldhurst Outline Development Plan (Appendix 8.6.28).
- c. The minimum building setback from road boundaries shall be 2m on any site in Density A areas within the Wigram Outline Development Plan area (Appendix 8.6.29).
- d. This rule does not apply to a comprehensive residential development.

14.9.3.12 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.

14.9.3.13 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 residential unit constructed as at 15 July 2016.

14.9.3.14 Minimum unit size

- a. The minimum net floor area (including toilets and bathrooms, but excluding carparking, garaging or balconies) for any residential unit shall be as follows:

	Number of bedrooms	Minimum net floor area
1.	Studio	35m ²
2.	1 bedroom	45m ²
3.	2 bedrooms	60m ²
4.	3 or more bedrooms	90m ²

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

14.9.3.15 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).

14.9.3.16 Outline development plan

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

14.9.3.17 Comprehensive residential developments – development site area

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

14.10 Rules - Residential Guest accommodation Zone

[deferred to General Rules Hearing]

14.11 Rules — Enhanced development mechanism

14.11.1 *This number is not used.*

14.11.2 Qualifying standards

Qualifying sites shall comply with the following qualifying standards.

14.11.2.1 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.

14.11.2.2 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.

14.11.2.3 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).

14.11.2.4 Location qualifying standards

Accessibility criteria

- a. Qualifying sites shall lie fully within all of the following four criteria:
 - i. 800 metres EDM walking distance of:
 - A. A Central City Business Zone, or Central City Mixed use Zone, or a Commercial Core Zone; or the Commercial Banks Peninsula Zone in Lyttelton; or
 - B. An EDM qualifying supermarket - except that B does not apply to EDM in the Residential Banks Peninsula Zone;
 - ii. 800 metres EDM walking distance of either a primary or intermediate school;
 - iii. 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
 - iv. 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.

Note: For ii. – iv. above where the walking route is bisected by an arterial road in Chapter 7 Transport Appendix 7.12, the EDM walking distance shall be measured at a formal pedestrian crossing point.

Constraint criteria

- b. No part of a qualifying site shall lie within:
- i. a Special Amenity Area identified in the City Plan as at 6 December 2013; or
 - ii. 400 metres of the boundary of an Industrial – Heavy Zone; or
 - iii. the tsunami inundation area as shown in Appendix 14.15.5; or
 - iv. the Riccarton Wastewater interceptor catchment. In the identified lower catchment this standard only applies until infrastructure work creating capacity has been completed.

14.11.3 Activity status tables

14.11.3.1 *This number is not used.*

14.11.3.2 *This number is not used.*

14.11.3.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, or as specified, as set out in the following table.

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 Council's discretion shall be limited to the following matters:
RD1 Residential activities utilising the Enhanced development mechanism that comply with all qualifying standards in Rule 14.11.2 and are not in breach of the built form standards in Rule 14.11.4.	a. Residential design principles – Rule 14.14.1
RD2 Residential activities utilising the Enhanced development mechanism that comply with all qualifying standards in Rule 14.11.2 but do not comply with one or more of the built form standards in Rule 14.11.4 (except 14.11.4.13 and 14.11.4.14; refer to RD3 and RD4 below).	a. Residential design principles – Rule 14.14.1 b. As relevant to the breached built form standard: <ul style="list-style-type: none"> i. Site density and site coverage – Rule 14.14.2 ii. Impacts on neighbouring

Activity		The Council's discretion shall be limited to the following matters:
		<p>property – Rule 14.14.3</p> <p>iii. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18</p> <p>iv. Minimum building, window and balcony setbacks – Rule 14.14.19</p> <p>v. Outdoor living space – Rule 14.14.21</p> <p>vi. Minimum unit size and unit mix – Rule 14.14.4</p> <p>vii. Service, storage and waste management spaces – Rule 14.14.20</p> <p>viii. Acoustic insulation – Rule 14.14.9</p> <p>ix. Traffic generation and access safety – Rule 14.14.6</p>
RD3	<p>Residential activities utilising the Enhanced development mechanism that comply with all qualifying standards in Rule 14.11.2 but do not comply with Rule 14.11.4.13.</p> <p>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 14.14.1</p> <p>b. Water supply for fire fighting – Rule 14.14.8</p>
RD4	<p>Residential activities utilising the Enhanced development mechanism that comply with all qualifying standards in Rule 14.11.2 but do not comply with Rule 14.11.4.14 relating to rail corridor boundary setbacks</p> <p>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 14.14.1</p> <p>b. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor.</p>

14.11.3.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Residential activities utilising the Enhanced development mechanism where part of the site, but not all of the site, complies with all of the location qualifying standards in Rule 14.11.2.4, and complies with all other qualifying standards in Rule 14.11.2

14.11.3.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Residential activities utilising the Enhanced development mechanism that do not comply with zoning qualifying standards in Rule 14.11.2.1
NC2	Residential activities utilising the Enhanced development mechanism that do not comply with site size qualifying standards in Rule 14.11.2.2
NC3	Residential activities utilising the Enhanced development mechanism that do not comply with housing yield qualifying standards in Rule 14.11.2.3
NC4	Residential activities utilising the Enhanced development mechanism where no part of the site complies with location qualifying standards in Rule 14.11.2.4

14.11.3.6 Prohibited activities

There are no prohibited activities

14.11.4 Built form standards

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.

14.11.4.1 Building height

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.

14.11.4.2 Daylight recession planes

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 14.15.2, diagram C except that:

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

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

14.11.4.3 Street scene

Buildings shall be set back 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:

- a. where a garage has a vehicle door facing a road the garage door shall be set back a minimum of 4.5 metres unless the garage door(s) provided tilt or swing outwards, in which case the garage door shall be set back a minimum of 5.5 metres;
- b. where a garage has the vehicle door facing a shared access way, the garage door shall be set back 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 set back a minimum of eight metres; and
- c. 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.

14.11.4.4 Separation from neighbours

- a. Buildings that adjoin an access lot, access strip, or access to a rear site shall be set back 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 set back 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 set back 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).

14.11.4.5 Minimum unit size, and mix of units

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

	Number of Bedrooms	Minimum net floor area
1.	Studio	35m ²
2.	1 bedroom	45m ²
3.	2 bedrooms	60m ²
4.	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.

14.11.4.6 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.

14.11.4.7 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 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 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;
 - ii. the balance 10m² can be provided in a communal space.

14.11.4.8 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.

14.11.4.9 Landscaping and tree planting

- a. A minimum of 20% of the site utilising the Enhanced development mechanism shall be provided for landscape treatment (which may include private or communal open space), including a minimum of one tree for every 250m² of gross site area (prior to subdivision), or part thereof. At least one tree shall be planted adjacent to the street 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.

14.11.4.10 Acoustic insulation

Any habitable space within a residential unit which is within:

- a. 40 metres of the edge of the nearest marked traffic lane of an arterial road, or a railway line; or

- b. 20 metres of the edge of the nearest marked traffic lane of a collector road as defined in Chapter 7 Transportation Appendix 7.12;

shall achieve a minimum internal to external noise reduction of 30dBA (Dtr, 2m, nT)

Note:

- A. Compliance with this rule may be achieved by ensuring any construction is in accordance with the acceptable solutions listed in Appendix 14.15.1 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.
- 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.

14.11.4.11 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.

Note: 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.

14.11.4.12 Maximum building coverage within Enhanced development mechanism areas

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

14.11.4.13 Water supply for fire fighting

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).

14.11.4.14 Minimum building setbacks from railway lines

The minimum building setback shall:

1.	Buildings, balconies and decks on sites adjacent to or abutting railway lines	4 metres from the rail corridor boundary
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14.11.5 Information requirements for applications

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

14.12 Rules - Community housing redevelopment mechanism

14.12.1 *This number is not used.*

14.12.2 Activity status tables

14.12.2.1 *This number is not used.*

14.12.2.2 *This number is not used.*

14.12.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, or as specified, as set out in the following table.

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 Council's discretion shall be limited to the following matters:
RD1	Residential activities 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 that are not in breach of the built form standards in Rules 14.12.3	a. Residential design principles – Rule 14.14.1
RD2	Residential activities 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 comply with one or more of the built form standards in 14.12.3 (except 14.12.3.15 and 14.12.3.16.1, refer to RD3 and RD4 below; and 14.12.3.13 and 14.12.3.14; refer to NC2 and NC3)	a. Residential design principles – Rule 14.14.1 b. As relevant to the breached built form standard: <ul style="list-style-type: none"> i. Site density and site coverage – Rule 14.14.2 ii. Impacts on neighbouring property – Rule 14.14.3 iii. Street scene - road boundary building setback, fencing and planting – Rule 14.14.18

		<ul style="list-style-type: none"> iv. Minimum building, window and balcony setbacks – Rule 14.14.19 v. Outdoor living space – Rule 14.14.21 vi. Minimum unit size and unit mix – Rule 14.14.4 vii. Service, storage and waste management spaces – Rule 14.14.20 viii. Acoustic insulation – Rule 14.14.9 ix. Traffic generation and access safety – Rule 14.14.6
RD3	<p>Residential activities 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 that do not comply with Rule 14.12.3.15.</p> <p>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>	<ul style="list-style-type: none"> a. Residential design principles – Rule 14.14.1 b. Water supply for fire fighting – Rule 14.14.8
RD4	<p>Residential activities 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 that do not comply with Rule 14.12.3.16.1 relating to rail corridor boundary setbacks</p> <p>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>	<ul style="list-style-type: none"> a. Residential design principles – Rule 14.14.1 b. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor

14.12.2.4 *This number is not used.***14.12.2.5 Non-complying activities**

The activities listed below are a non-complying activity.

Activity	
NC1	Residential activities utilising the Community housing redevelopment mechanism on sites not located within the within the CHRM areas shown on the planning maps
NC2	Residential activities utilising the Community housing redevelopment mechanism that do not comply with Rule 14.12.3.13 – Community housing site size
NC3	Residential activities utilising the Community housing redevelopment mechanism that do not comply with Rule 14.12.3.14 - Community housing unit proportion and yield

14.12.2.6 Prohibited activities

There are no prohibited activities

14.12.3 Built form standards

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.

14.12.3.1 Building height

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.

14.12.3.2 Daylight recession planes

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 14.15.2, diagram C, except that:

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

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

14.12.3.3 Street scene

Buildings shall be set back 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:

- a. where a garage has a vehicle door facing a road the garage door shall be set back a minimum of 4.5 metres unless the garage door(s) provided tilt or swing outwards, in which case the garage door shall be set back a minimum of 5.5 metres;
- b. where a garage has the vehicle door facing a shared access way, the garage door shall be set back 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 set back a minimum of 8 metres;
- c. 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
- d. on properties fronting Emmet Street the setback shall be 6.5 metres.

14.12.3.4 Separation from neighbours

- a. Buildings that adjoin an access lot, access strip, or access to a rear site shall be set back 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 set back a minimum of 1.8 metres from that neighbouring window for a minimum length of two metres either side of the window.

In all other instances buildings shall be set back 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
- 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.

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).

14.12.3.5 Minimum unit size, and mix of units

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

	Number of bedrooms	Minimum net floor area
1.	Studio	35m ²
2.	1 bedroom	45m ²
3.	2 bedrooms	60m ²
4.	3 or more bedrooms	90m ²

14.12.3.6 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.

14.12.3.7 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 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 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
 - ii. the balance 10m² can be provided in a communal space.

14.12.3.8 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.

14.12.3.9 Landscaping and tree planting

- a. A minimum of 20% of the site shall be provided for landscape treatment (which may include private or communal open space), including a minimum of one tree for every 250m² of gross site area (prior to subdivision), or part thereof. At least one tree shall be planted adjacent to the street 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.

14.12.3.10 Acoustic insulation

Any habitable space within a residential unit which is within:

- a. 40 metres of the edge of the nearest marked traffic lane of a minor arterial, or major arterial road, or a railway line; or
- b. 20 metres of the edge of the nearest marked traffic lane of a collector road as defined Chapter 7 Transportation Appendix 7.12 shall achieve a minimum internal to external noise reduction of 30 dBA (Dtr, 2m, nT).

Note: Compliance with this rule may be achieved by ensuring any construction is in accordance with the acceptable solutions listed in Appendix 14.15.1. No alternative ventilation is required in situations where the rule is only met with windows closed. Alternatively, compliance with the rule can be achieved through certification by a qualified acoustic engineer that the design is capable of achieving compliance with the performance standard.

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

14.12.3.11 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.

Note: 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.

14.12.3.12 Maximum building coverage within Community House Redevelopment Mechanism Areas

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

14.12.3.13 Community housing site size

Sites utilising the Community housing redevelopment mechanism shall be:

- a. of a size greater than 1500m² and less than 10,000m²; and
- b. in one continuous block of land.

14.12.3.14 Community housing unit proportion and yield

- a. Residential activity utilising the Community housing redevelopment mechanism shall demonstrate that community housing units will comprise:
 - i. at least one third of the residential unit yield; or
 - ii. a quantity equal to the amount of community housing units on the application site either occupied or unoccupied at 6 December 2013;
 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).

14.12.3.15 Water supply for fire fighting

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).

14.12.3.16 Minimum building setbacks from railway lines

The minimum building setback shall be as follows:

1.	Buildings, balconies and decks on sites adjacent to or abutting railway lines	4 metres from the rail corridor boundary
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14.12.4 Information requirements for applications

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).

14.13 Rules - Residential Central City Zone

14.13.1 *This number is not used.*

14.13.2 Activity status tables

14.13.2.1 Permitted activities

The activities listed below are permitted activities in the Residential Central City Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 14.13.3.

Activities may also be restricted discretionary, discretionary, or non-complying as specified in Rules 14.13.2.2.3, 14.13.2.2.4, and 14.13.2.5.

Activity		Activity specific standards
P1	Residential activity	<ul 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 built, dismantled, repaired or stored on the site of the residential activity shall be owned by people who live on the same site. c. In relation to the building, dismantling, repair or storage of motor vehicles, the vehicles shall be contained in a building, or, if the vehicles are not contained in a building, there shall be no more than three vehicles involved. d. In relation to the building, dismantling, repair or storage of boats, collectively the boats shall occupy no more than 45m².
P2	Bed and breakfast	<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 residential unit residing permanently on site; and iii. no guest given accommodation for more than 90 consecutive days.
P3	Relocation of a building	Nil
P4	<p>Development of Lot 1 DP 475662, for the purposes of residential activities.</p> <p>Note: if the activity specific standards are met then no other provisions apply.</p>	<ul style="list-style-type: none"> a. There shall be not less than 50 residential units and not more than 90 residential units developed on the site. b. The development of these units may proceed in stages of not less than 9 residential units at a time, with the first stage to comprise not less than 10 residential units. c. All residential units shall be completed by 30 June 2020. d. No building shall exceed 15m in height. e. The gross floor area of all non-residential activities on the site shall not exceed 525m². f. All non-residential activities shall be situated at ground floor.
P5	Market gardens, community gardens, and garden allotments.	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>	<ul style="list-style-type: none"> a. Where the repair or rebuild of a building will not alter the footprint of the building, location, or height, the building need not comply with any of the built form standards. b. Where the footprint of the building, location, or height is to be altered no more than necessary in order to comply with legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer: <ul style="list-style-type: none"> i. the only built form standards that shall apply are those specified in Rules 14.13.3.1 – Building height and 14.13.3.2 – Daylight recession planes; ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes. <p>Note: Examples of regulatory or legal requirement that may apply include the New Zealand Building Code, Council bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5.</p> <ul style="list-style-type: none"> c. If paragraphs a. and b. do not apply, the relevant built form standards apply. <p>Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to adjoining property owners, (where the consent authority considers this is required, and absent written approval).</p> <p>Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be publicly or limited notified.</p>
<p>P7 Care of non-resident children within a residential unit 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 residential unit.

Activity	Activity specific standards
<p>P8 Any non-residential activity up to 40m² gross floor area (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"> c. Only those persons who reside permanently on the site can be employed in the activity. d. The maximum total number of hours the site 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. 0700 – 2100 Monday to Friday, and ii. 0800 – 1900 Saturday, Sunday, and public holidays. e. The maximum number of vehicle movements per site, other than for residential activities, shall be: <ul style="list-style-type: none"> i. heavy vehicles: 2 per week; and ii. other vehicles: 16 per day. f. Boarding animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only. g. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a building.
<p>P9 Any education facility, spiritual facility, health care facility, preschool, or guest accommodation up to 40m² gross floor area (including any area of outdoor storage used for activities other than residential activities), except those activities provided for in Rule 14.13.2.1 P10.</p>	<ul style="list-style-type: none"> a. Only those persons who reside permanently on the site can be employed in the activity. b. The maximum total number of hours the site shall be open to visitors, clients or deliveries for the activity, other than for guest accommodation activities, shall be 40 hours per week, and shall be limited to between the hours of: <ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday, and ii. 0800 – 1900 Saturday, Sunday, and public holidays. c. The maximum number of vehicle movements per site, other than for residential activities, shall be: <ul style="list-style-type: none"> i. heavy vehicles: 2 per week; and ii. other vehicles: 16 per day.

Activity		Activity specific standards
P10	Any community facility, preschool facility or guest accommodation on Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Street.	<p>a. The maximum total number of hours the site 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. 0700 – 2100 Monday to Friday, and ii. 0800 – 1900 Saturday, Sunday, and public holidays. <p>Except that these hours of operation do not apply to guest accommodation.</p> <p>b. The maximum number of vehicle movements per site per day for any activity, other than for residential activities, shall be 200¹.</p> <p>¹Vehicles, other than heavy vehicles associated with any residential activity on the site, shall be included in determining the number of vehicle movements to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicles trips to and from any site.</p>
P11	Fire stations on Lot 1 DP 53863	Nil
P12	Activity associated with a retirement village	Nil
P13	Activity associated with a cultural facility at 52 Rolleston Avenue shown on the overlay on Planning Map 32	<p>a. The hours the site shall be open to visitors, clients or deliveries for any activity other than residential activities shall be limited to between the hours of:</p> <ul style="list-style-type: none"> i. 0700 - 2100 Monday to Friday, and ii. 0800 - 1900 Saturday, Sunday, and public holidays.

14.13.2.2. *This number is not used.*

14.13.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, as set out in the following table.

Activity		The Councils discretion shall be limited to the following matters:
RD1	Any permitted activity or a cultural facility at 52 Rolleston Avenue shown on the overlay on Planning Map 32, that does not meet one or more of the built form standards in 14.13.3.	<p>As relevant to the built form standard that is not met:</p> <ul style="list-style-type: none"> a. Building height - Rule 14.14.28. b. Daylight recession

Activity		The Councils discretion shall be limited to the following matters:
	<p>Any application arising from the following built form Standards shall not be limited or publicly notified:</p> <p>Rule 14.13.3.3 Road boundary building setback</p> <p>Rule 14.13.3.5 Fencing and screening</p> <p>Rule 14.13.3.6 Tree and garden planting</p> <p>Rule 14.13.3.7 Minimum residential unit size</p> <p>Rule 14.13.3.8 Ground floor habitable space</p> <p>Rule 14.13.3.9 Outdoor living space</p> <p>Rule 14.13.3.10 Service space</p> <p>Rule 14.13.3.11 Minimum site density from development and redevelopment of residential units</p> <p>Any application arising from Rule 14.13.3.12 shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent its written approval).</p>	<p>planes – Rule 14.14.29.</p> <p>c. Street scene and accessways - Rule 14.14.30.</p> <p>d. Minimum building setbacks from internal boundaries - Rule 14.14.31.</p> <p>e. Fencing and screening – Rule 14.14.32.</p> <p>f. Landscaping and tree planting – Rule 14.14.33.</p> <p>g. Minimum unit size - Rule 14.14.4.</p> <p>h. Ground floor habitable space – Rule 14.14.26.</p> <p>i. Outdoor living space - Rule 14.14.21.</p> <p>j. Service space – Rule 14.14.27.</p> <p>k. Minimum site density from development and redevelopment of residential units – Rule 14.14.35.</p> <p>l. Water supply for firefighting – Rule 14.14.8</p>
RD2	<p>Any activity involving the erection of new buildings and alterations or additions to existing buildings, that result in:</p> <p>a. three or more residential units; or</p> <p>b. one or two residential units on a site smaller than 300m² gross site area;</p> <p>including all accessory buildings, fences and walls associated with that development.</p> <p>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 14.14.34</p>
RD 3	<p>Cultural facility at 52 Rolleston Avenue shown on the overlay on Planning Map 32.</p> <p>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 14.14.34</p>
RD 4	<p>Retirement villages that meet the following built form standards:</p> <p>Rule 14.13.3.1 Building height</p> <p>Rule 14.13.3.2 Daylight recession planes</p> <p>Rule 14.13.3.3 Road boundary building setback</p> <p>Rule 14.13.3.4 Minimum building setbacks from</p>	<p>a. Retirement villages – Rule 14.14.10</p>

Activity		The Councils discretion shall be limited to the following matters:
	<p>internal boundaries</p> <p>Rule 14.13.3.12 Water supply for firefighting</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	
RD 5	<p>Retirement villages that do not meet one or more of the following built form standards:</p> <p>14.13.3.1 Building height</p> <p>14.13.3.2 Daylight recession planes</p> <p>14.13.3.3 Road boundary building setback</p> <p>14.13.3.4 Minimum building setbacks from internal boundaries</p> <p>14.13.3.12 Water supply for firefighting</p> <p>Any application arising from Rule 14.13.3.3 shall not be limited or publicly notified.</p> <p>Any application arising from Rule 14.13.3.12 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 14.14.10</p> <p>And as relevant to the built form standard that is not met:</p> <p>b. Building height – Rule 14.14.28.</p> <p>c. Daylight recession planes – Rule 14.14.29.</p> <p>d. Street scene and accessways – Rule 14.14.30.</p> <p>e. Minimum building setbacks from internal boundaries – Rule 14.14.31.</p> <p>f. Water supply for firefighting – Rule 14.14.8</p>

14.13.2.4 Discretionary activities

The activities listed below are discretionary activities

Activity	
D1	Development of Lot 1 DP 475662, for the purposes of residential activities as listed in Rule 14.13.2.1P4 that does not meet any one or more of the activity specific standards.
D2	<p>Any education facility, spiritual facility, health care facility, preschool or guest accommodation that is over 40m² but less than 201m² in gross floor area (including any area of outdoor storage used for activities), other than:</p> <ul style="list-style-type: none"> a. on a site with frontage to Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Streets; or b. on a site with frontage to a local road, <p>provided that the following standards are met:</p> <ul style="list-style-type: none"> i. For guest accommodation, at least one employee must reside permanently on the site. ii. The maximum total number of hours the site 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"> 1. 0700 - 2100 Monday to Friday, and 2. 0800 - 1900 Saturday, Sunday and public holidays. <p>Except that these hours of operation do not apply to guest accommodation</p>
D3	Activities that do not meet any one or more of the activity specific standards in Rule 14.13.2.1 for:

Activity	
	a. P1 Residential activity b. P2 Bed and breakfast c. P7 Care of non-resident children in a residential unit
D4	Any other activity that is not listed as a permitted, restricted discretionary, or non-complying.

14.13.2.5 Non-complying activities

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 gross floor area over 40m ² (including any area of outdoor storage used for that activity).
NC2	Any activity listed in Rule 14.13.2.1 P8 that does not meet any one or more of the activity standards in Rule 14.13.2.1 P8 a.-e.
NC3	Any activity listed in Rule 14.13.2.1 P9 that does not meet any one or more of the activity standards in Rule 14.13.2.1 P9 a.-c.
NC4	Any activity list in Rule 14.13.2.1 P10 that does not meet any one or more of the activity standards in Rule 14.13.2.1 P10 a.-b.
NC5	Any education facility, spiritual facility, health care facility, preschool or guest accommodation with a gross floor area over 40m ² (including any area of outdoor storage) with frontage to a local road.
NC6	Any education facility, spiritual facility, health care facility, preschool or guest accommodation that exceeds a gross floor area of 200m ² (including any area of outdoor storage) other than on a site with frontage to Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Streets
NC7	Any activity listed in Rule 14.13.2.4 D2 that does not meet any one or more of the standards in Rule 14.13.2.4 D2 i.-ii.

14.13.3 Built form standards

14.13.3.1 Building height

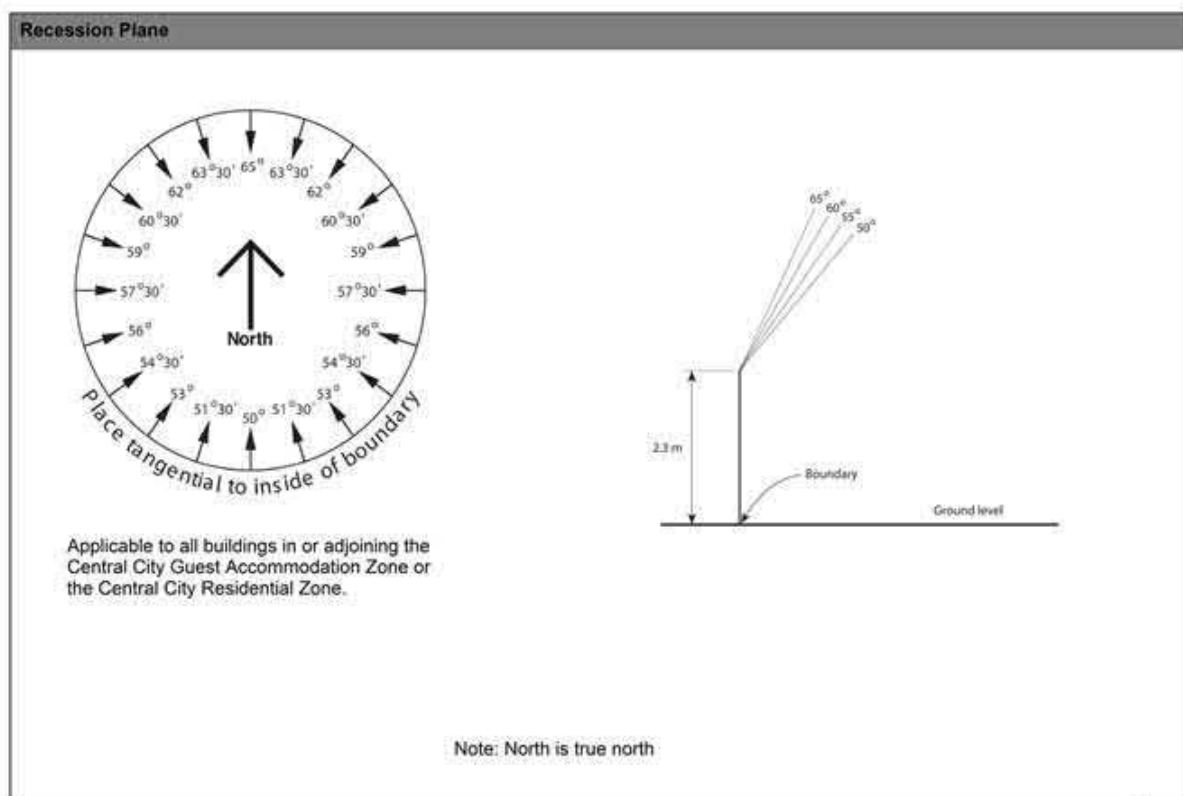
The maximum height of any buildings shall be as shown on the Central City Maximum Building Height Planning Map, except that the Central City Maximum Building Height Planning Map does not apply to the following land where a maximum building height of 20 metres shall apply to buildings for a retirement village:

- Lot 1 DP 77997 CT CB46D/74;
- Town Section 118 DP 3780; and
- Town Section 119 DP 3780.

14.13.3.2 Daylight recession planes

- a. Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above internal boundaries with other sites as shown in the diagram below, except that:
- 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 2.3m above the furthest boundary of the access lot, access strip, or access to a rear allotment 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.

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



[diagram requires relabelling to Residential Guest Accommodation Zone and Residential Central City Zone, inserted into appendices rather than rule]

14.13.3.3 Road boundary building setback

- a. For sites fronting Bealey Avenue, buildings shall be set back 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 set back a minimum of 4.5 metres from road boundaries;
- c. In all other instances, buildings shall be set back 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 set back a minimum of 4.5 metres unless the garage door projects outward, in which case the garage door shall be set back a minimum of 5.5 metres;
 - ii. Where a garage has the vehicle door facing a shared accessway, the garage door shall be set back 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 set back a minimum of 8 metres;
 - iii. For street fronting residential units, garages, carports, and other accessory buildings (excluding basement car parking and swimming pools) shall be located at least 1.2 metres further from the road boundary than the front facade of any ground level habitable space of that residential unit.

14.13.3.4 Minimum building setbacks from internal boundaries

- a. Buildings that immediately adjoin an access lot, access strip, or access to a rear site shall be set back a minimum of 1 metres from that part of an internal boundary of a site.
- b. Buildings shall be set back a minimum of 1.8 metres from other internal boundaries of a site, except that:
 - i. no set back is required from an access lot or access strip on the same site, provided that any windows on the ground floor facing and within 1m of the access lot or 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 set back 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 set back is required along that part of an internal boundary where buildings on adjoining sites have a common wall along the internal boundary;
 - iv. no set back is required for basements, provided that any part of a basement located within 1.8 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).

14.13.3.5 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 1m 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.

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

14.13.3.6 Tree and garden planting

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

14.13.3.7 Minimum residential unit size

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

14.13.3.8 Ground floor habitable space

- a. Any residential unit fronting a road or public space, unless built over an accessway or another residential unit, shall have a habitable space located at ground level.
- b. At least 30% of all residential units within a development shall have a habitable space located at ground level.
- c. 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.

14.13.3.9 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 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.

14.13.3.10 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.

14.13.3.11 Minimum site density from development and redevelopment of residential units

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).

14.13.3.12 Water supply for firefighting

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).

14.14 Rules – Matters of control and discretion

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.

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.

14.14.1 Residential design principles

New developments shall be assessed against the six residential design principles a.-f. 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.

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 buildings; whereas a.ii. might be less relevant to a development in an area void of heritage buildings.

City context and character

- a. 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.

The relevant considerations are the extent to which the development:

- i. 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
- ii. retains or adapts features of the site that contribute significantly to local neighbourhood character, potentially including existing heritage buildings, site contours and mature trees.

Relationship to the street and public open spaces

- b. 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.

The relevant considerations are the extent to which the development:

- i. orientates building frontages including entrances and windows to habitable rooms toward the street and adjacent public open spaces;
- ii. designs buildings on corner sites to emphasise the corner; and
- iii. avoids street facades that are blank or dominated by garaging.

Built form and appearance

- c. Whether the development is designed to minimise the visual bulk of the buildings and provide visual interest.

The relevant considerations are the extent to which the development:

- i. subdivides or otherwise separates unusually long or bulky building forms and limits the length of continuous rooflines;
- ii. utilises variety of building form and/or variation in the alignment and placement of buildings to avoid monotony;
- iii. avoids blank elevations and facades dominated by garage doors; and
- iv. achieves visual interest and a sense of human scale through the use of architectural detailing, glazing and variation of materials.

Residential amenity

- d. 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.

The relevant considerations are the extent to which the development:

- i. provides for outlook, sunlight and privacy through the site layout, and orientation and internal layout of residential units;
- ii. directly connects private outdoor spaces to the living spaces within the residential units;
- iii. ensures any communal private open spaces are accessible, usable and attractive for the residents of the residential units; and
- iv. includes tree and garden planting particularly relating to the street frontage, boundaries, accessways, and car parking.

Access, parking and servicing

- e. Whether the development provides for good access and integration of space for parking and servicing.

The relevant considerations are the extent to which the development:

- i. 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;
- ii. provides for car parking and garaging in a way that does not dominate the development, particularly when viewed from the street or other public open spaces; and
- iii. 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.

Safety

- f. Whether the development incorporates Crime Prevention Through Environmental Design (CPTED) principles as required to achieve a safe, secure environment.

The relevant considerations are the extent to which the development:

- i. provides for views over, and passive surveillance of, adjacent public and publicly accessible private open spaces;
- ii. clearly demarcates boundaries of public and private space;
- iii. makes pedestrian entrances and routes readily recognisable; and
- iv. provides for good visibility with clear sightlines and effective lighting.

Hillside and small settlement areas

- g. Whether the development maintains or enhances the context and amenity of the area.

The relevant considerations are the extent to which the development:

- i. maintains significant and distinctive landforms, geological features, water bodies and courses, indigenous and exotic vegetation, coastal margins and the habitat of indigenous fauna;
- ii. has regard to and protects historic heritage from inappropriate subdivision use and development, and recognizes the relationship of Ngāi Tahu manawhenua with their ancestral lands, water, sites of cultural significance and other taonga, including access to mahinga kai and sites of cultural significance;
- iii. is designed and located in a way that reduces dominance of buildings and structures;
- iv. incorporates environmentally sustainable and low impact subdivision, site and building design;
- v. responds to the qualities that are distinct and unique to each small settlement; and
- vi. where appropriate and possible, maintains views from properties.

14.14.2 Site density and site coverage

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

14.14.3 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 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.

14.14.4 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 onsite 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.

14.14.5 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
 - 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 6 bedrooms, whether there should be a limit on the number of bedrooms over 6 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 or community activities in the surrounding area.

14.14.6 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 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.

14.14.7 Stormwater ponding areas within three kilometres of Christchurch International Airport

[deferred to Stage 2 General Rules]

14.14.8 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.

14.14.9 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.

14.14.10 Retirement villages

For the avoidance of doubt, this is the only matter of discretion that applies to 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, car parking and garaging 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 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.

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

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

14.14.12 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 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 services 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 carparking, vehicle manoeuvring, and garaging;
 - 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.

14.14.13 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 site distances at the access from Prestons Road with reference to the Austroads Guide.

14.14.14 Special setback provision – Residential Suburban Zone Wigram

- a. Whether the location, form and function of the outdoor living area 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 from current Royal New Zealand Air Force functions and operations.

14.14.15 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 reserve 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.

14.14.16 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; and
- ix. effective, efficient and economically viable provision of services.

14.14.17 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;
 - 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.

14.14.18 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 provided 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 significant trees 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 and manoeuvring space 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.

14.14.19 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.

14.14.20 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.

14.14.21 Outdoor living space

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

14.14.22 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.

14.14.23 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 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.

14.14.24 Character Area Overlay

Area context

- a. Whether development recognises the distinctive landforms, landscape setting and development patterns of the character area in respect to:
 - i. retaining and enhancing the areas' natural features;
 - ii. integrating with the existing pattern and grain of subdivision and building;
 - iii. the extent and scale of vegetation retained and/or provided;
 - iv. the relationship with adjoining sites and buildings, including any recorded heritage values;
 - v. the visual coherence of the area.

Site character and street interface

- b. Whether the development complements the residential character and enhances the amenity of the character area by:

- i. providing a balance of open space to buildings across the site consistent with the surrounding sites within the block, and to a lesser extent, the wider area ;
- ii. 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;
- iii. retaining the front yard for outdoor living, open space, tree and garden planting
- iv. avoiding the location of vehicle access, parking and garaging within the front yard, or where it visually dominates the streetscene;
- v. having low height or no fencing on the street frontage; and
- vi. orientating the building on the site to face the street.

Built character

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

Akaroa and Lyttelton

- d. In addition to the matters listed above, in respect to Akaroa and Lyttelton character areas, whether the development:
 - i. retains important views from public places;
 - ii. reduces the potential for visual dominance of the development when viewed from elsewhere within the viewing catchment;
 - iii. responding through the use of the landscape at the street interface to the existing informality or formality of the streetscape;
 - iv. retains residential buildings, including accessory buildings, that were built prior to 1945 and/or that contribute to the architectural traditions and character values;
 - v. reflects the small scale and simple forms of residential building; and
 - vi. recognises any recorded heritage values adjacent and opposite to the development.

14.14.25 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.

14.14.26 Ground floor habitable space in the Residential Central City Zone

- 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.

14.14.27 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.

14.14.28 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.

14.14.29 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.

14.14.30 Street scene and accessways 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 maneuvering 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.

14.14.31 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.

14.14.32 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. façade 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 principle façade. The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety in materials, or incorporates landscaping and avoids presenting a blank façaded façade 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.

14.14.33 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.

14.14.34 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, car parking and garaging 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.

14.14.35 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

14.14.36 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.

14.14.37 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 14.9.3.2 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 14.9.3.1 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, car parking and garaging to provide for pedestrian and cyclist safety and the quality of the pedestrian environment, and the access, carparking and garaging 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 Appendices

14.15.1 Appendix - Measurement and assessment of noise

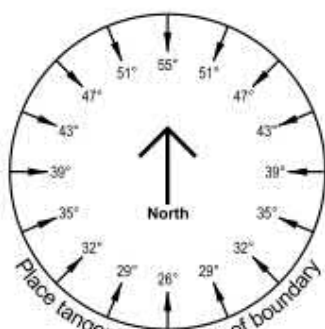
- a. The measurement of noise shall be in accordance with NZS 6801:1991, 'Measurement of Sound' and assessed in accordance with NZS 6802:1991, 'Assessment of Environmental Sound'.
- b. For the purposes of administering these rules the following meanings shall apply:
 - i. dBA means the A-frequency weighted 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 10pm and 7am the following day.
 - iv. Night-time means the period of time between 10pm and 7am the next day.
 - v. Long-term average sound level shall be the time-average sound level (day-night level) L_{dn} and shall be determined from the inverse-logarithmic mean of the measured L_{dn} 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

	Building Element	Minimum Construction Requirement
1.	External walls of habitable spaces	<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. window 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 walls: 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.</p> <p>² Where exterior wall cladding has a mass of greater than 25kg/m.</p>
2.	Windows of habitable spaces	<p>a. Windows 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. Window 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 window frames with compression seals or equivalent.</p>

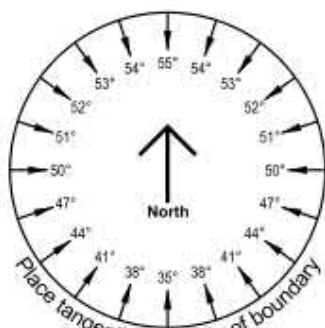
	Building Element	Minimum Construction Requirement
3.	Pitched roof	<p>a. Cladding: 0.55mm profiled steel or tiles or 6mm corrugated fibre cement.</p> <p>Frame: Timber truss with 100mm acoustic blanket. Fibrous acoustic blanket (Batts or similar) required for all ceilings with combined mass of less than 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 or 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 habitable spaces	<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>
<p>Note:</p> <ol style="list-style-type: none"> 1. 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. 2. 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. 		

14.15.2 Appendix - Recession planes

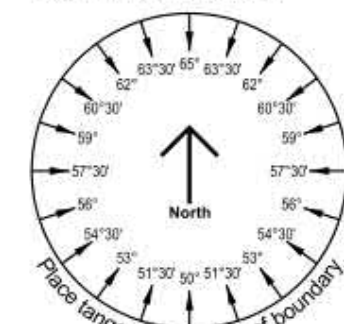


Note: North is true north

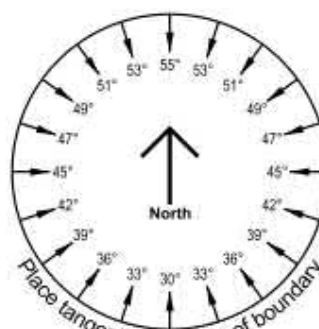
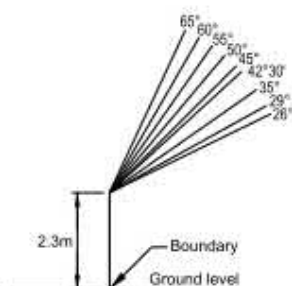
- A** Applicable to all buildings:
- in the Residential Suburban Zone
 - on sites in other non residential zones that adjoin the Residential Suburban Zone
 - in the Residential Small Settlement Zone Kainga Overlay Areas 1 and 2 and Spencerville Overlay Area



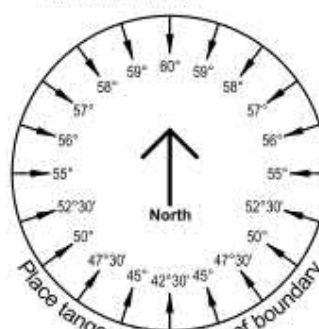
- C** Applicable to all buildings:
- in the Residential Medium Density Zone
 - on sites in other non residential zones that adjoin the Residential Medium Density Zone



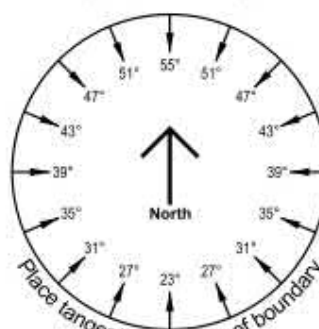
- E** Applicable to all buildings:
- over 11 metres in height in the medium density higher height limit zones
 - over 11 metres in height on sites in other non residential zones that adjoin the medium density higher height limit zones



- B** Applicable to all buildings:
- Residential Suburban Density Transition Zone
 - on sites in other non residential zones that adjoin the Residential Suburban Density Transition Zone
 - Residential Hills Zone



- D** Applicable to all buildings:
- in the medium density higher height limit zones
 - on sites in other non residential zones that adjoin the medium density higher height limit zones
 - in the medium density higher height limit zones (except those buildings over 11 metres in height)
 - on sites in other non residential zones that adjoin the medium density (except those buildings over 11 metres in height)



- F** Applicable to all buildings:
- in the Residential Large Lot Zones

14.15.2B**NOTE:**

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

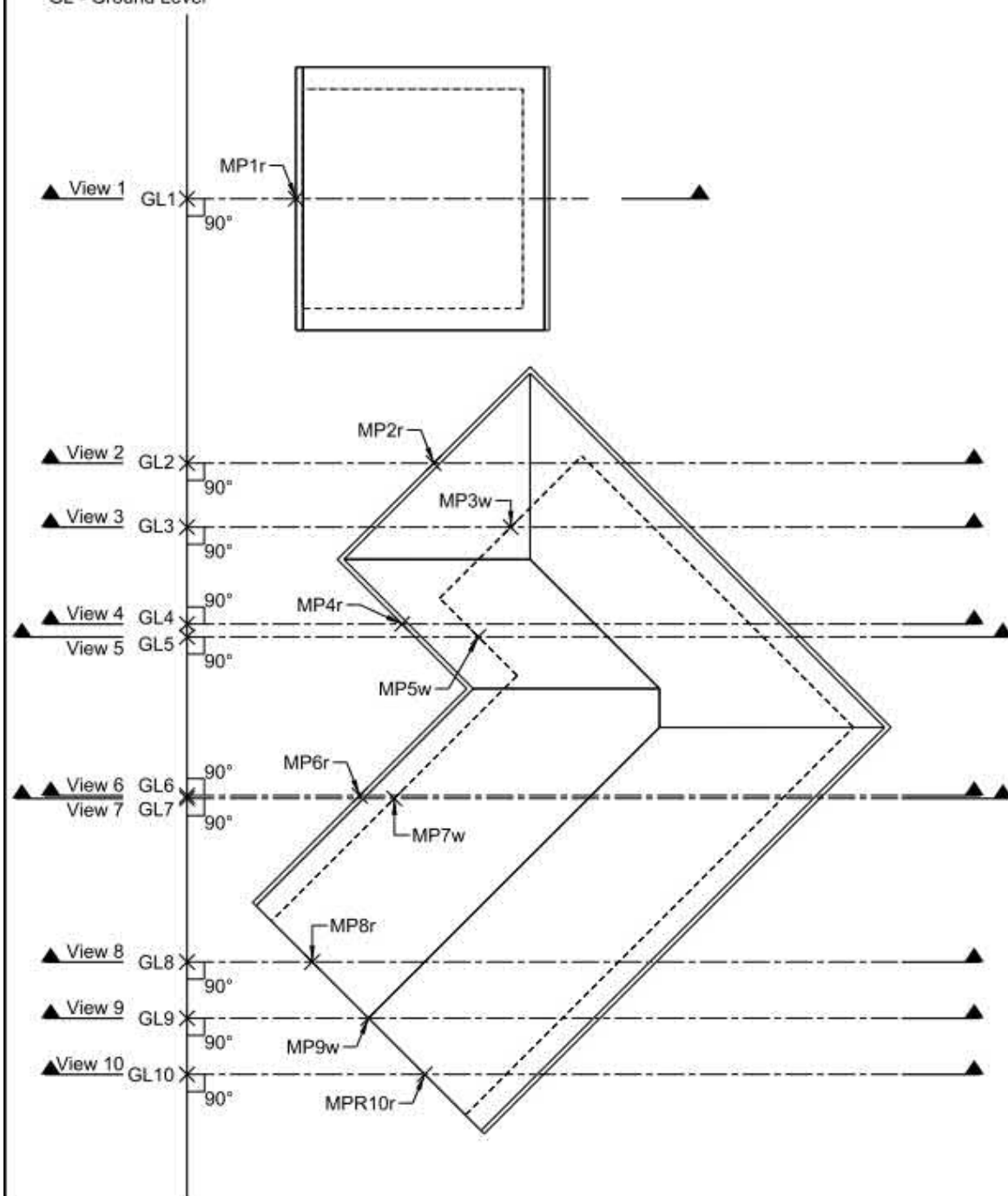
α - Recession plane angle from Appendix 14.14.2A

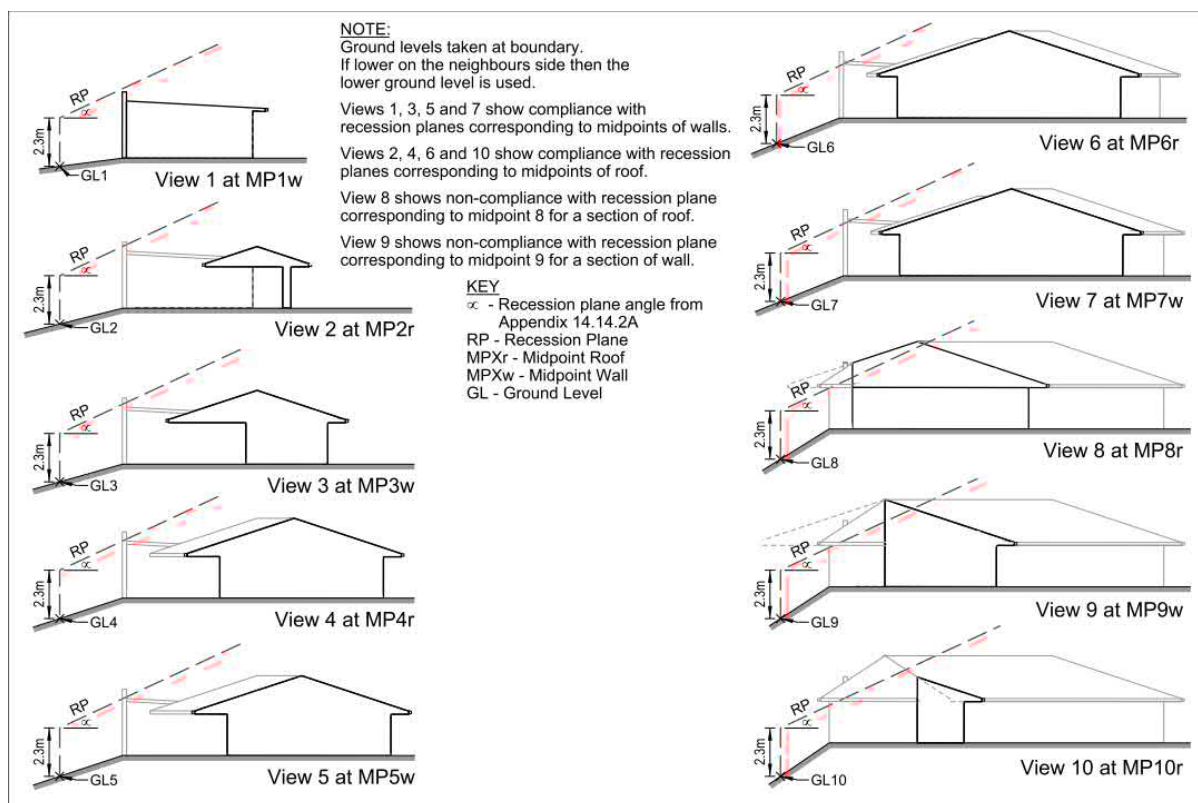
RP - Recession Plane

MPXr - Midpoint Roof

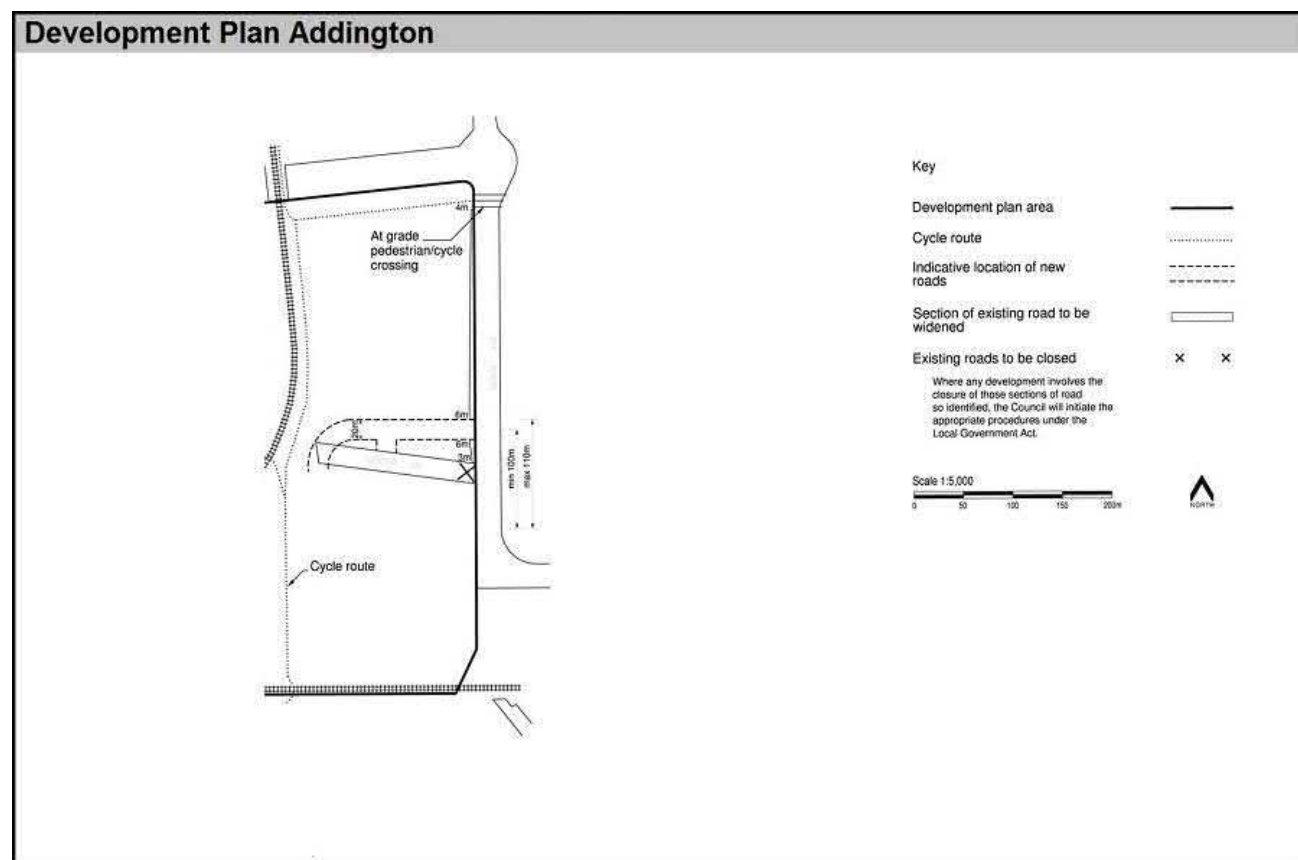
MPXw - Midpoint Wall

GL - Ground Level





14.15.3 Appendix - Development plan Addington

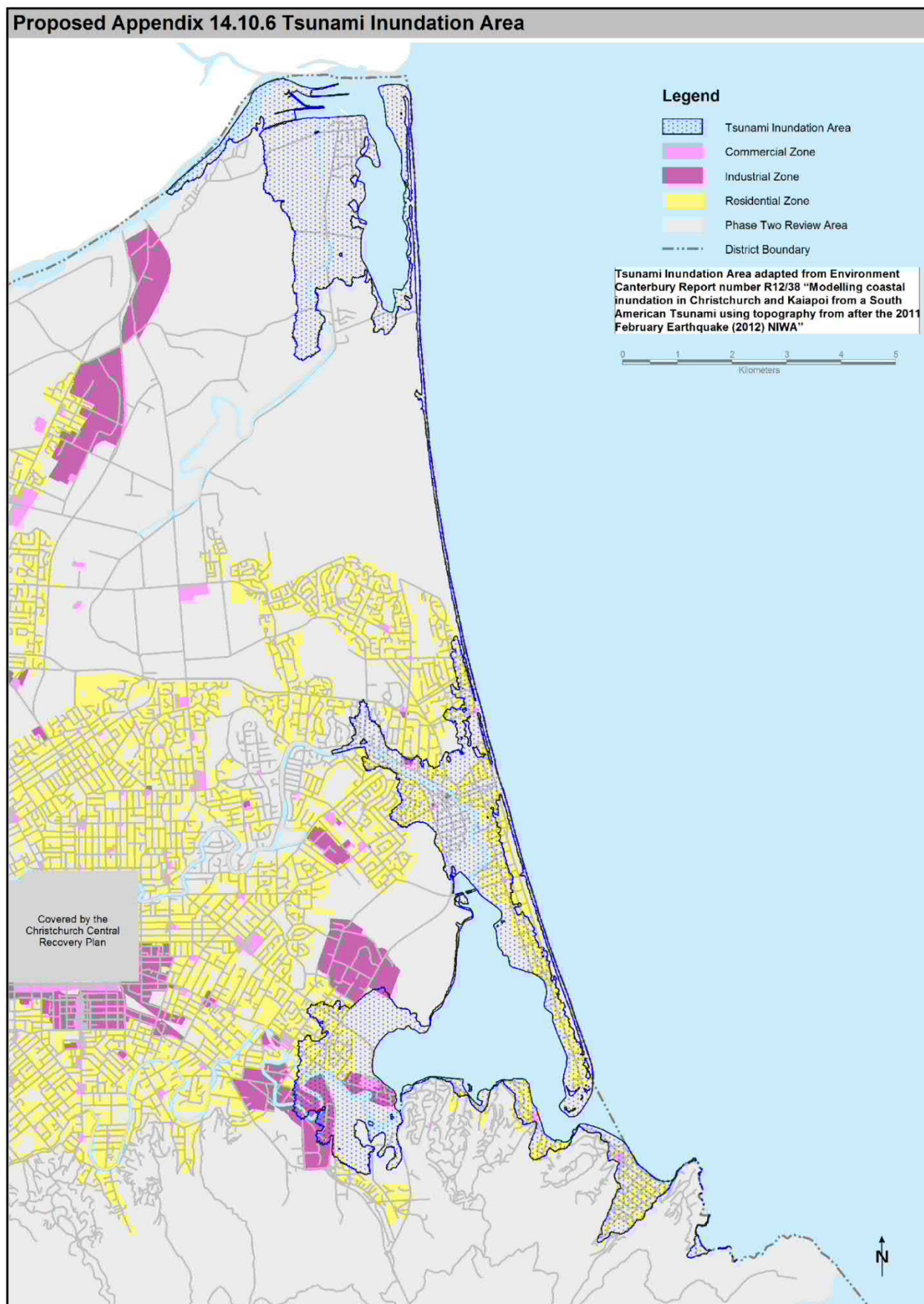


14.15.4 Appendix – Aircraft noise exposure

This appendix derives from Rule 14.2.4.4.7

1.1 Indoor design sound levels		
New buildings and additions to existing buildings located within the 50 dBA Ldn line 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 dBA	dBA Ldn
Residential units and older person's housing		
Sleeping areas	65	40
Other habitable areas	75	50
Travellers' accommodation, resort hotels, hospitals and health care facilities		
Relaxing or sleeping	65	40
Conference meeting rooms	65	40
Service activities	75	60
Education activities		
Libraries, study areas	65	40
Teaching areas, assembly areas	65	40
Workshops gymnasias	85	60
Retail activities commercial services and offices		
Conference rooms	65	40
Private offices	70	45
Drafting, open offices, exhibition spaces	75	50
Typing, data processing	80	55
Shops, supermarkets, showrooms	85	60
1.2 Noise insulation calculations and verification		
(a) Building 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 site shall be determined by application of the airport noise contours Ldn and SEL. Where a site falls within the contours the calculations shall be determined by linear interpolation between the contours.		
(c) If required as part of the final building 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.		

14.15.5 Appendix – Tsunami inundation area



14.15.6 Appendix – Sumner Master plan Overlay

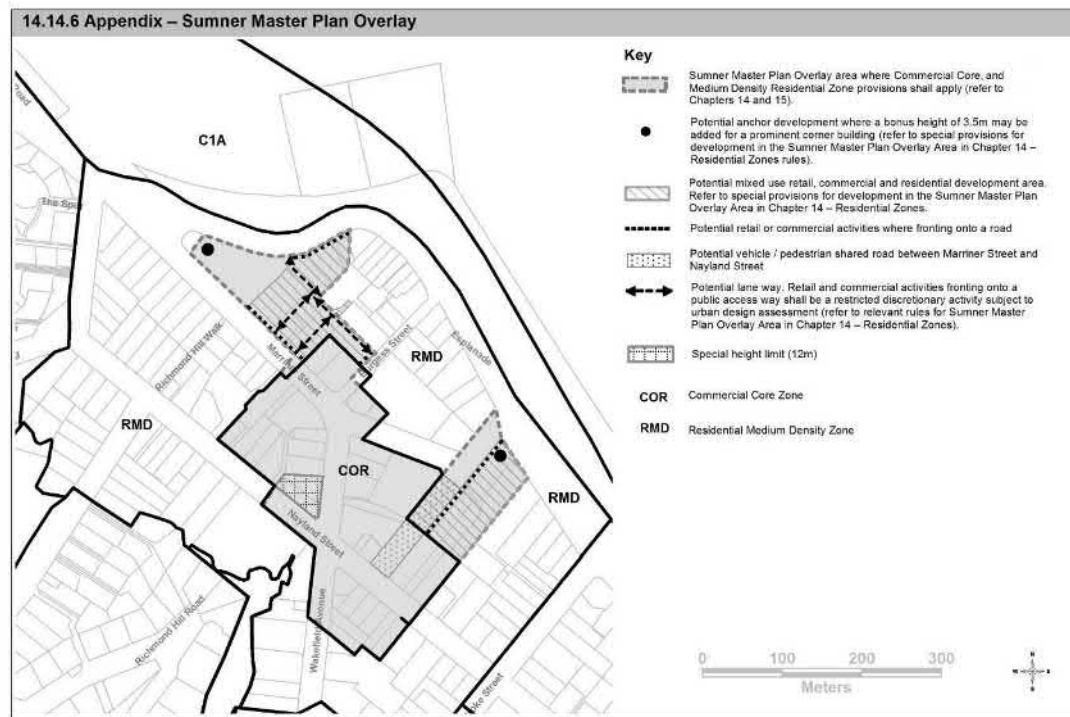
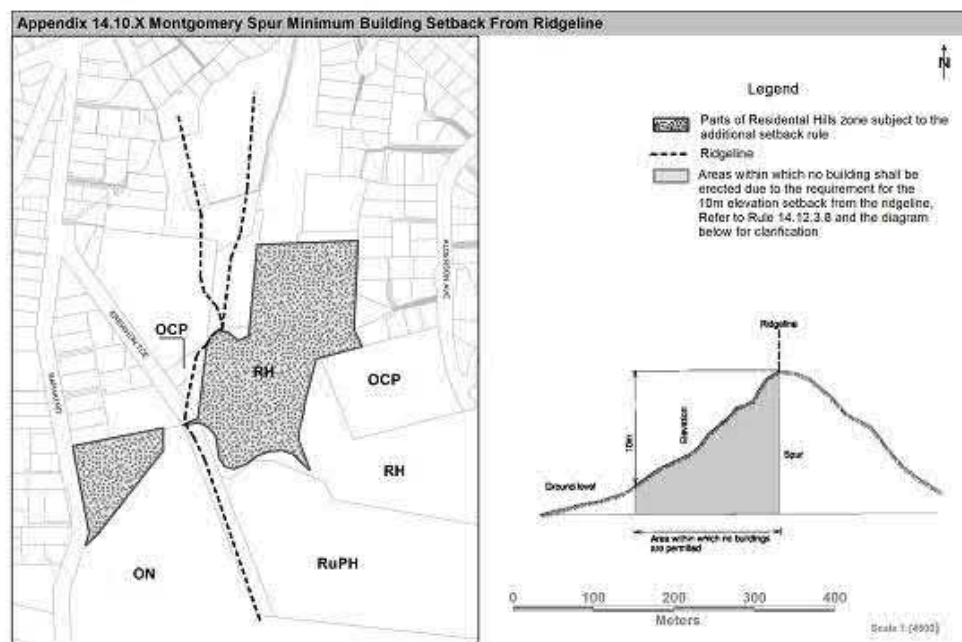


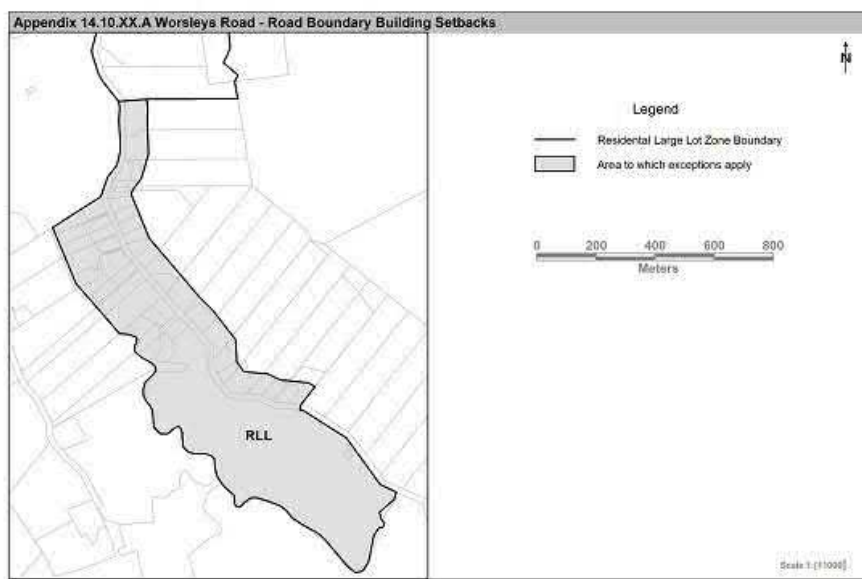
Image needs to be updated to refer to correct appendix reference.

14.15.7 Appendix - Montgomery Spur - minimum building setback from ridgeline



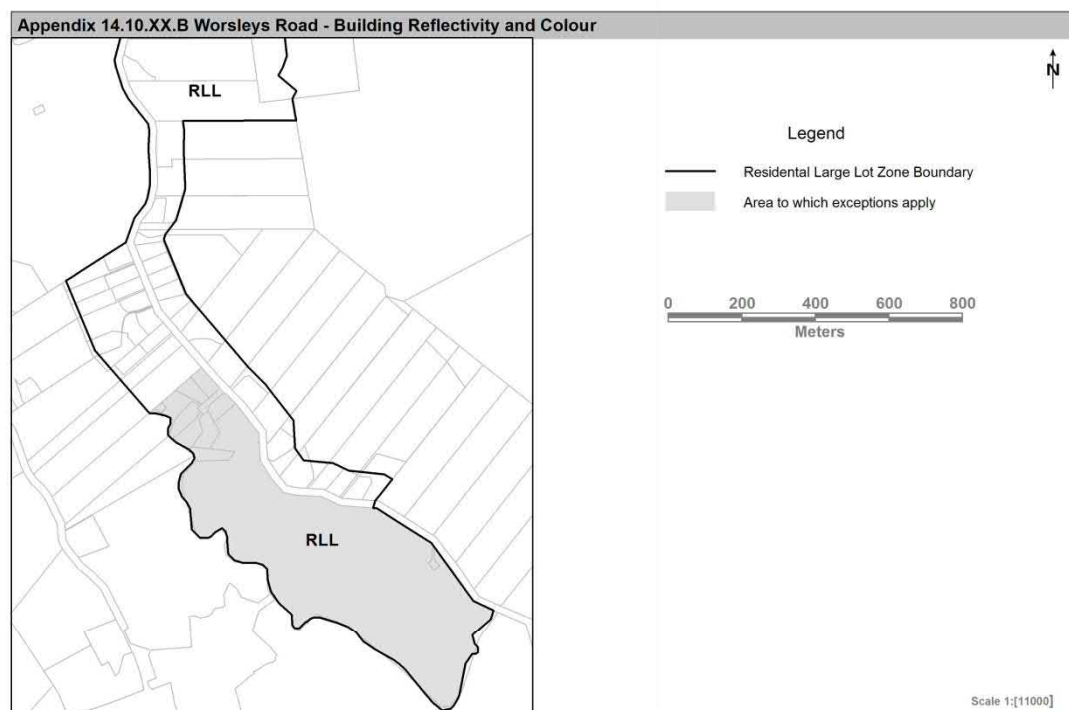
[image to be updated with new rule and provision references]

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



[image to be updated with new provision references]

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



[image to be updated with new provision references]

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%		

14.15.10 Samarang Bay and Allandale colour palette

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	
Resene	Grey Friars	
	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
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

14.15.11 Akaroa – 12A, 12B and 12D Vangioni Lane

[Insert Appendix diagram as notified]

Chapter 15 — Commercial

The notified proposal is amended by our decision as follows.

Text that is highlighted grey indicates Stage 1 and 2 text and is not the subject of this decision.

Greyed out text incorporates requests for minor corrections for which a decision has been issued.

Text in blue is the decision text for the Central City proposal only.

Please note, to ensure clarity and certainty of provisions, and consistency with the Plan's drafting style, a number of changes have been made to our earlier decisions. These changes are not identified as it has not been practical to do so.

Chapter 15 – Commercial

15.1 Introduction

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.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

This chapter relates to commercial and community activities that may occur throughout the City. Objectives, policies, rules, standards and assessment criteria provide for commercial, community and associated activities in each of the different commercial zones identified in this chapter.

This chapter seeks to manage commercial activity in the City through a 'centres-based' approach. The hierarchy of centres comprises the Central City, District, Neighbourhood, Local and Large Format Centres. The 'centres-based' approach gives primacy to the Central City, and recognises its role as a principal employment and business centre for the City and surrounding region. Existing commercial activity in existing office parks and mixed use zones is also recognised.

15.2 Objectives and Policies

15.2.1 Objective – Recovery of commercial activity

- a. The critical importance of commercial activity to the recovery and long term growth of the City is recognised and facilitated in a framework that supports commercial centres.

15.2.2 Objective - Centres-based framework for commercial activities

- a. Commercial activity is focussed within a network of centres (comprising the Central City, District, Neighbourhood, Local and Large Format centres) to meet the wider community's and businesses' needs in a way and at a rate that:
 - i. supports intensification within centres;
 - ii. enables the efficient use and continued viability of the physical resources of commercial centres and promotes their success and vitality, reflecting their critical importance to the local economy;
 - iii. supports the function of District Centres as major focal points for commercial, employment, transport and community activities, and Neighbourhood Centres as a focal point for convenience shopping and community activities;
 - iv. gives primacy to the Central City, followed by District Centres and Neighbourhood Centres identified as Key Activity Centres;
 - v. is consistent with the role of each centre as defined in 15.2.2.1 Policy – Role of centres Table 15.1;

- vi. supports a compact and sustainable urban form that provides for the integration of commercial activity with community, residential and recreational activities in locations accessible by a range of modes of transport;
- vii. supports the recovery of centres that sustained significant damage or significant population loss from their catchment, including the Central City, Linwood, and identified Neighbourhood Centres;
- viii. enhances their vitality and amenity and provides for a range of activities and community facilities;
- ix. manages adverse effects on the transport network and public and private infrastructure;
- x. is efficiently serviced by infrastructure and is integrated with the delivery of infrastructure; and
- xi. recognises the values of, and manages adverse effects on, sites of significance to Ngāi Tahu and natural waterways (including waipuna).

15.2.2.1 Policy – Role of centres

- a. Maintain and strengthen the Central City and commercial centres as the focal points for the community and business through intensification within centres that reflects their functions and catchment sizes, and in accordance with a framework that:
 - i. gives primacy to, and supports, the recovery of the Central City;
 - ii. supports and enhances the role of District Centres; and
 - iii. maintains the role of Neighbourhood, Local and Large Format centres

as set out in Table 15.1 – Centre’s role.

Table 15.1 – Centre’s role

	Role	Centre and size (where relevant)
A.	<p>Central Business District</p> <p>Principal employment and business centre for the City and wider region and to become the primary destination for a wide range and scale of activities including comparison shopping, dining and night life, entertainment, guest accommodation, events, cultural and tourism activities.</p> <p>Provides for high density residential activity, recreational and community activities and facilities (including health and social services) as well as civic and cultural venues/ facilities (including museums, art galleries).</p> <p>Serves the district’s population and visitors.</p> <p>The focus for the district, sub-regional and wider transport services with a central public transport</p>	Centre: Central City

	Role	Centre and size (where relevant)
	interchange, providing access to large areas of the district and the surrounding districts of Selwyn and Waimakariri.	
B.	<p>District Centre - Key Activity Centre</p> <p>Major retail destination for comparison and convenience shopping and a focal point for employment (including offices), community activities and facilities (including libraries, meeting places), entertainment (including movie theatres, restaurants, bars), and guest accommodation.</p> <p>Medium density housing is contemplated in and around the centre.</p> <p>Anchored by large retailers including department store(s) and supermarket(s).</p> <p>Accessible by a range of modes of transport, including multiple bus routes. Public transport facilities, including an interchange, may be incorporated.</p> <p>The extent of the centre:</p> <ol style="list-style-type: none"> is the Commercial Core Zone and Commercial Retail Park Zone at Hornby, Belfast/ Northwood and Papanui/Northlands; and is the Commercial Core Zone in all other District centres; and includes community facilities within walking distance (400 metres) of the centre. 	<p>Centres: Riccarton, Hornby, Papanui/Northlands, Shirley/Palms, Eastgate/Linwood, Belfast/ Northwood, North Halswell (emerging) (All Key Activity Centres)</p> <p>Size: Greater than 30,000m²</p>
C.	<p>Neighbourhood Centre</p> <p>A destination for weekly and daily shopping needs as well as for community facilities.</p> <p>In some cases, Neighbourhood Centres offer a broader range of activities including comparison shopping, entertainment (cafes, restaurants and bars), residential activities, small scale offices and other commercial activities. Anchored principally by a supermarket(s) and in some cases, has a second or different anchor store.</p> <p>Serves the immediately surrounding suburbs and in some cases, residents and visitors from a wider area.</p> <p>Medium density housing is contemplated in and around the centre.</p> <p>Accessible by a range of modes of transport, including one or more bus services.</p> <p>The extent of the centre:</p> <ol style="list-style-type: none"> is the Commercial Core Zone in the identified centres, Commercial Local Zone at Wigram and 	<p>Centres: Spreydon/ Barrington (Key Activity Centre), New Brighton (Key Activity Centre), Bush Inn/Church Corner, Merivale, Bishopdale, Prestons (emerging), Ferrymead, Sydenham (Colombo Street between Brougham Street and Moorhouse Avenue); Addington, Avonhead, Sumner, Akaroa, Colombo/Beaumont (Colombo Street between Devon Street and Angus Street), Cranford, Edgware, Fendalton, Beckenham, Halswell, Lyttelton, Ilam/Clyde, Parklands, Redcliffs, Richmond, St Martins, Stanmore/Worcester, Sydenham South (Colombo Street between Brougham Street and Southampton Street), Wairakei/Greens Road, Wigram</p>

	Role	Centre and size (where relevant)
	<p>Beckenham and Commercial Banks Peninsula Zone at Lyttelton and Akaroa; and</p> <p>b. Community facilities within walking distance (400 metres) of the centre.</p>	<p>(emerging), Woolston, Yaldhurst (emerging), West Spreydon (Lincoln Road), Aranui, North West Belfast.</p> <p>Size: 3,000 to 30,000m².</p>
D.	<p>Large Format Centre</p> <p>Standalone retail centre, comprising stores with large footprints, yard based suppliers, trade suppliers including building improvement centres, and other vehicle oriented activities.</p> <p>Provision of other commercial activities and residential and community uses is limited. This includes limiting office activity to an ancillary function, and at Tower Junction, providing for a limited amount of commercial services.</p> <p>Serves large geographical areas of the city.</p> <p>Not necessarily connected to a residential catchment.</p> <p>Primarily accessed by car with limited public transport services.</p> <p>The extent of the centre is the Commercial Retail Park Zone.</p>	<p>Centres: Moorhouse Avenue, Shirley Homebase, Tower Junction, Langdons Road, Harewood Road.</p>
E.	<p>Local Centre</p> <p>A small group of primarily convenience shops and, in some instances, community facilities.</p> <p>Accessible by walking, cycling from the area served and on a bus route in some instances.</p> <p>Also includes standalone supermarkets serving the surrounding residential community.</p> <p>The extent of the centre is the Commercial Local Zone, except Wainoni and Peer Street where the Commercial Core Zone applies.</p>	<p>Centres: Wainoni (174 Wainoni Road),</p> <p>Upper Riccarton (57 Peer Street), both zoned Commercial Core,</p> <p>All other commercial centres zoned Commercial Local.</p> <p>Size: Up to 3,000m² (Excluding Wainoni and Upper Riccarton)</p>

15.2.2.2 Policy - Comprehensive approach to development of the North Halswell and Belfast/ Northwood Key Activity Centres

- a. Require development within the Belfast/Northwood and North Halswell Key Activity Centre to:
- be planned and co-ordinated in accordance with an outline development plan;
 - provide for a high quality, safe commercial centre which is easily accessible by a range of transport modes and is well connected to the surrounding area; and

- iii. be integrated with the transport network and developed in a manner aligned with improvements to the transport network in order to avoid adverse effects on the safe, efficient and effective functioning of the road network.
- b. Require development within the North Halswell Key Activity Centre to:
 - i. be developed to a scale that:
 - A. protects the Central City's role as the region's primary commercial area; and
 - B. ensures the role of District and Neighbourhood centres within the city and commercial centres in Selwyn District is maintained.
 - ii. provide high quality public open spaces, a strong main street with a concentration of finer grain retailing, and strong linkages between key anchor stores;
 - iii. achieve a supply of both large and finer grain retail activity that provides for the long term needs of the population in the south west.
- c. Require development within the Belfast/ Northwood Key Activity Centre to:
 - i. provide for Ngāi Tahu/ Manawhenua values through high quality landscaping;
 - ii. avoid adverse effects on the natural character, ecology and amenity values of the Styx River corridor; and
 - iii. for office and retail activity at the Styx Centre, be developed to a scale that:
 - A. protects the Central City's role as the region's primary commercial centre; and
 - B. ensures the role of District and Neighbourhood Centres within the City and commercial centres in the Waimakariri District are maintained.

15.2.2.3 Policy – New centres in residential greenfield areas

- a. In new residential greenfield areas, land identified through zoning and/or on an outline development plan for a commercial centre shall be developed and primarily used for commercial and community activities, including health care facilities, to serve the needs of existing and future residents.
- b. The development of new commercial centres in residential greenfield areas shall recognise and provide for Ngāi Tahu/ manawhenua values while not impacting on the character, coherence or amenity of the adjoining residential area.

15.2.2.4 Policy – Accommodating growth

- a. Growth in commercial activity is focussed within existing commercial centres.
- b. Any outward expansion of a commercial centre must:
 - i. ensure the expanded centre remains commensurate with the centre's role within a strategic network of centres, while not undermining the function of other centres;
 - ii. be integrated with the provision of infrastructure, including the transport network;

- iii. be undertaken in such a manner that manages adverse effects at the interface with the adjoining zone; and
- iv. be consistent with:
 - 1. the scale of increasing residential development opportunities to meet intensification targets in and around centres; and
 - 2. revitalising the Central City as the primary community focal point.

15.2.2.5 Policy – Banks Peninsula commercial centres

- a. Recognise and protect the special character and role of the commercial centres in Banks Peninsula, including Lyttelton and Akaroa, which provide a range of activities and services meeting the needs of their respective communities as well as visitors to the townships and the wider area of Banks Peninsula.

15.2.3 Objective - Office parks and mixed use areas

- a. Recognise the existing nature, scale and extent of commercial activity within the Commercial Office and Commercial Mixed Use Zones, but avoid the expansion of existing, or the development of new, office parks and/or mixed use areas.

15.2.3.1 Policy – Office parks

- a. Recognise and enable office activities in the existing Addington and Russley office parks that are within the Commercial Office Zone.

15.2.3.2 Policy – Mixed use areas

- a. Recognise the existing nature, scale and extent of retail and office activities in Addington, New Brighton, off Mandeville Street and adjoining Blenheim Road, while limiting their future growth and development to ensure commercial activity in the City is focussed within the network of commercial centres.

15.2.4 Objective - Urban form, scale and design outcomes

- a. A scale, form and design of development that is consistent with the role of a centre, and which:
 - i. recognises the Central City and District Centres as strategically important focal points for community and commercial investment;
 - ii. contributes to an urban environment that is visually attractive, safe, easy to orientate, conveniently accessible, and responds positively to local character and context;
 - iii. recognises the functional and operational requirements of activities and the existing built form;
 - iv. manages adverse effects on the surrounding environment; and

- v. recognises Ngāi Tahu/ manawhenua values through landscaping and the use of low impact urban design, where appropriate.

15.2.4.1 Policy – Scale and form of development

- a. Provide for development of a significant scale and form in the core of District Centres and Neighbourhood Centres, and of a lesser scale and form on the fringe of these centres.
- b. The scale and form of development in centres shall:
 - i. reflect the context, character and the anticipated scale of the zone and centre's function;
 - ii. increase the prominence of buildings on street corners;
 - iii. for Local Centres, maintain a low rise built form to respect and integrate with their suburban residential context;
 - iv. for Key Activity Centres and Large Format Centres, enable larger floor plates while maintaining a high level of amenity in the centre; and
 - v. manage adverse effects on the surrounding environment, particularly at the interface with residential areas, sites of significance to Ngāi Tahu/ manawhenua and natural waterways.

15.2.4.2 Policy – Design of new development

- a. Require new development to be well-designed and laid out by:
 - i. encouraging pedestrian activity and amenity along streets and in adjoining public spaces, to a degree that is appropriate to the location and function of the road;
 - ii. providing a principal street facing façade of visual interest that contributes to the character and coherence of a centre;
 - iii. facilitating movement within a site and with the surrounding area for people of all mobilities and ages, by a range of modes of transport through well-defined, convenient and safe routes;
 - iv. enabling visitors to a centre to orientate themselves and find their way with strong visual and physical connections with the surrounding area;
 - v. promoting a safe environment for people and reflecting principles of Crime Prevention through Environmental Design (CPTED);
 - vi. enabling the re-use of buildings and sites while recognising the use for which the building is designed;
 - vii. incorporating principles of low impact design including energy efficiency, water conservation, the reuse of stormwater, on-site treatment of stormwater and/or integration with the wider catchment based approach to stormwater management, where practicable;
 - viii. achieving a visually attractive setting when viewed from the street and other public spaces, while managing effects on adjoining environments; and
 - ix. providing adequate and convenient space for storage while ensuring it is screened to not detract from the site's visual amenity.

- b. Recognise the scale, form and design of the existing built form within a site and the immediately surrounding area and the functional and operational requirements of activities.
- c. Require residential development to be well-designed and laid out by ensuring:
 - i. a high quality healthy living environment through:
 - 1. the provision of sufficient and conveniently located internal and outdoor living spaces;
 - 2. good accessibility within a development and with adjoining areas; and
 - 3. minimising disturbance from noise and activity in a centre (and the potential for reverse sensitivity issues to arise).

15.2.4.3 Policy – Suburban centre master plans

- a. Support the recovery and long term growth of, and ensure a high level of amenity in, the following suburban centres:
 - i. Lyttelton;
 - ii. Sydenham;
 - iii. Linwood Village;
 - iv. Selwyn Street shops;
 - v. Sumner;
 - vi. Edgware;
 - vii. Ferry Road
 - viii. Main Road; and
 - ix. New Brighton

by having regard to the relevant suburban centre Master Plan developed by the Council under the Suburban Centres Programme when considering resource consent applications for development within those centres.

15.2.4.4 Policy – Recognition of Ngāi Tahu/ manawhenua values

- a. To encourage the use of indigenous species, appropriate to the local environment, in landscaping and tree planting to recognise sites and landscapes of significance to Ngāi Tahu manawhenua and their cultural values.

15.2.4.5 Policy – Greenfield development/ strategic infrastructure

- a. Support a comprehensive approach to the planning, design and implementation of development and infrastructure in greenfield areas, including stormwater management, through measures such as low impact design.

- b. Provide for the effective development, operation, maintenance and upgrade of strategic infrastructure and avoid adverse effects of greenfield development on strategic infrastructure through managing the location of activities and the design of stormwater areas. This includes but is not limited to, avoiding sensitive activities within commercial zones located within the 50 dBA Ldn air noise contour line and within the Lyttelton Port Influences Overlay Area.

15.2.5 Objective - Diversity and distribution of activities in the Central City

- a. A range of commercial, community, cultural, residential and guest accommodation activities are supported in the Central City to enhance its viability, vitality and the efficiency of resources, while encouraging activities in specific areas by:
 - i. Defining the Commercial Central City Business Zone as the focus of retail and office activities and limiting the height of buildings to support an intensity of commercial activity across the zone;
 - ii. Limiting the extent to which retail and office activities occur elsewhere in the Central City;
 - iii. Providing for key anchor projects within and around the Commercial Central City Business Zone;
 - iv. Encouraging entertainment and hospitality activity (including late-night trading) in defined precincts and managing the extent to which these activities occur outside the precincts.

15.2.5.1 Policy - Cathedrals in the Central City

- a. Provide for the individual design, form and function of new spiritual facilities and associated buildings at 100 Cathedral Square and 136 Barbadoes Street that:
 - i. supports their function as a focal point for cultural, social and spiritual activities serving the immediate and wider communities;
 - ii. recognises their contribution to the recovery of the Central City and the City as a whole; and
 - iii. recognises the place that a spiritual facility at 100 Cathedral Square plays in the overall identity of the City and the community's sense of place.

Note: Any demolition or deconstruction of the cathedrals is to be assessed against objectives and policies in Chapter 9 and not Policy 15.2.5.1.

15.2.6 Objective - Role of the Commercial Central City Business Zone

- a. A Commercial Central City Business Zone that re-develops as the principal commercial centre for Christchurch and is attractive for businesses, residents, workers and visitors, consistent with the Strategic Direction outcomes for the built environment.

15.2.6.1 Policy - Diversity of activities and concentration of built development

- a. Ensure the Commercial Central City Business Zone provides for the widest range of commercial, community, cultural, residential and guest accommodation activities and the greatest concentration and overall scale of built development in Christchurch.

15.2.6.2 Policy - Usability and adaptability

- a. Encourage a built form where the usability and adaptability of buildings are enhanced by:
 - i. enabling taller buildings than in other areas of the Central City;
 - ii. setting minimum ground floor heights;
 - iii. setting a minimum number of floors; and
 - iv. prescribing minimum residential unit sizes.

15.2.6.3 Policy - Amenity

- a. Promote a high standard of amenity and discourage activities from establishing where they will have an adverse effect on the amenity values of the Central City by:
 - i. requiring urban design assessment within the Core of the Commercial Central City Business Zone;
 - ii. setting height limits to support the provision of sunlight, reduction in wind, avoidance of overly dominant buildings on the street and an intensity of commercial activity distributed across the zone;
 - iii. prescribing setback requirements at the boundary with any adjoining residential zone;
 - iv. ensuring protection of sunlight and outlook for adjoining residential zones;
 - v. setting fencing and screening requirements;
 - vi. identifying entertainment and hospitality precincts and associated noise controls for these and adjacent areas, and encouraging such activities to locate in these precincts;
 - vii. protecting the efficiency and safety of the adjacent transport networks; and
 - viii. recognising the values of Ngāi Tūāhuriri/ Ngāi Tahu in the built form, and the expression of their narrative.

15.2.6.4 Policy - Residential intensification

- a. Encourage the intensification of residential activity within the Commercial Central City Business Zone by enabling a range of types of residential development with an appropriate level of amenity by including:
 - i. provision for outdoor living space and service areas;
 - ii. screening of outdoor storage and service areas;

- iii. separation of balconies or habitable spaces from internal site boundaries;
- iv. prescribed minimum unit sizes; and
- v. internal noise protection standards.

15.2.6.5 Policy - Pedestrian focus

- a. Ensure compactness, convenience and an enhanced pedestrian environment that is accessible, pleasant, safe and attractive to the public, by:
 - i. identifying a primary area within which pedestrian orientated activity must front the street;
 - ii. requiring development to support a pedestrian focus through controls over building location and continuity, weather protection, height, sunlight admission, and the location of car parking;
 - iii. establishing a slow street traffic environment; and
 - iv. ensuring high quality public space design and amenity.

15.2.6.6 Policy - Comprehensive development

- a. Ensure comprehensive block development in the Central City Retail Precinct to catalyse early recovery and encourage integrated development, reduced development costs, improved amenity, pedestrian connection and economies of scale.

15.2.6.7 Policy - Entertainment and Hospitality Precinct

- a. Provide for an entertainment and hospitality precinct, including late night trading, in the Central City, by:
 - i. encouraging entertainment and hospitality activities to locate within the identified area;
 - ii. protecting the viability of existing entertainment and hospitality investment, particularly that investment which has occurred in the Central City since the Canterbury earthquakes;
 - iii. providing certainty to investors that residential amenity effects related to late night trading will be managed by rules relating to noise and off site effects.

15.2.7 Objective - Role of the Commercial Central City Mixed Use Zone

- a. The development of vibrant urban areas where a diverse and compatible mix of activities can coexist in support of the Commercial Central City Business Zone and other areas within the Central City.

15.2.7.1 Policy - Diversity of activities

- a. Enhance and revitalise the Commercial Central City Mixed Use Zone by enabling:

- i. a wide range of activities and a continuation of many of the existing business activities;
- ii. a range of types of residential activities to transition into this area in support of inner city residential intensification;
- iii. forms of retailing that support business and other activity within the zone, are consistent with consolidating retail activity in the Commercial Central City Business Zone, or are less suited to the Commercial Central City Business Zone environment;
- iv. larger format retail activity to continue in parts of the zone where that form of retailing has previously existed and/or to an extent that does not threaten the consolidation of retail activity in the Commercial Central City Business Zone;
- v. opportunities for office and commercial service activity in association with other business and residential activity, or where it is of a small scale so as to not compromise the role of the Commercial Central City Business Zone or the aim of consolidating that area of the Central City;
- vi. light service industry compatible with other activities envisaged for the zone; and
- vii. entertainment and hospitality activities of a scale, type and duration that do not conflict with or undermine existing and future residential activity, not undermine the identified hospitality and entertainment precincts.

15.2.8 Objective - Built form and amenity in the Central City Mixed Use Zone

- a. Ensure a form of built development that contributes positively to the amenity values of the area, including people's health and safety, and to the quality and enjoyment of the environment for those living, working within or visiting the area.

15.2.8.1 Policy - Usability and adaptability

- a. Encourage a built form where the usability and adaptability of sites and buildings are enhanced by:
 - i. enabling moderately tall buildings;
 - ii. setting minimum ground floor height and depth; and
 - iii. prescribing minimum residential unit sizes and noise attenuation requirements.

15.2.8.2 Policy - Amenity and effects

- a. Promote a high standard of built form and amenity and discourage activities from establishing where they will have an adverse effect on the amenity values of the Central City, by:
 - i. requiring minimum areas of landscaping and of site frontages not occupied by buildings;
 - ii. setting fencing and screening requirements;
 - iii. prescribing setback requirements at the boundary with any adjoining residential zone;

- iv. ensuring protection of sunlight and outlook for adjoining sensitive zones;
- v. protecting the efficiency and safety of the adjacent transport networks; and
- vi. controlling industrial activity.

15.2.8.3 Policy - Residential development

- a. Provide for residential development within the Commercial Central City Mixed Use Zone in support of, and to encourage, intensification of residential activity in the Central City, and provide for a level of amenity for residents consistent with the intended built form and mix of activities within that environment, by including:
 - i. provision of outdoor living space and service area;
 - ii. screening of outdoor storage and service areas;
 - iii. separation of balconies or habitable spaces from internal site boundaries;
 - iv. prescribed minimum unit sizes; and
 - v. internal noise protection standards.

15.2.9 Objective - Role of the Commercial Central City (South Frame) Mixed Use Zone

- a. The development of a Commercial Central City (South Frame) Mixed Use Zone that provides a clear delineation between the Commercial Central City Business Zone and the Commercial Central City Mixed Use Zone and that:
 - i. enables a compatible mix of activities within a connected, safe and attractive open space landscape;
 - ii. enables a range of activities that do not compromise consolidation of the Commercial Central City Business Zone; and
 - iii. provides for precincts that will accommodate technology based businesses and research and health related activities.

15.2.9.1 Policy - Diversity of activities

- a. Enhance and revitalise land within the Commercial Central City (South Frame) Mixed Use Zone by:
 - i. enabling residential activity to transition into this area in support of inner city residential intensification;
 - ii. enabling educational activities and tertiary education and research facilities to establish throughout the zone;
 - iii. enabling retailing along Colombo Street and High Street, with a limited tenancy size to create boutique retail environments, to support development of the Innovation Precinct

- and redevelopment of the wider South Frame and to recognise the historic importance of these retail streets to the Central City;
- iv. enabling limited forms of retailing in other parts of the South Frame that support businesses and other activities within the zone, or that are less suited to the Commercial Central City Business Zone environment, and remain consistent with the objective of consolidating retail activity in the Commercial Central City Business Zone;
 - v. enabling opportunities for office and commercial service activity in the Health and Innovation Precincts, and in other parts of the South Frame where this activity is ancillary to residential activities, or where it is of such a small scale so as not to compromise the role of the Commercial Central City Business Zone or the aim of consolidating that area of the Central City; and
 - vi. discouraging incompatible activities, such as industrial, motor servicing, trade suppliers, wholesalers and yard based suppliers, retail, offices and commercial services beyond the scope provided in this policy.

15.2.10 Objective - Built form and amenity in the South Frame

- a. A form of built development within the Commercial Central City (South Frame) Mixed Use Zone that improves the safety, amenity, vibrancy, accessibility and attractiveness of the Commercial Central City (South Frame) Mixed Use Zone, the South Frame Pedestrian Precinct and the Central City.

15.2.10.1 Policy - Amenity

- a. Promote a high standard of amenity in the Commercial Central City (South Frame) Mixed Use Zone by:
 - i. encouraging buildings to form a clear edge to road boundaries and open space areas such as the South Frame Pedestrian Precinct;
 - ii. requiring minimum areas of landscaping;
 - iii. requiring landscaping in areas that adjoin open spaces and public areas such as the South Frame Pedestrian Precinct, in situations where buildings are not constructed to the boundary of these areas;
 - iv. setting fencing and screening requirements;
 - v. ensuring protection of sunlight in open space areas; and
 - vi. creating new north to south road linkages between Tuam and St Asaph Streets to provide view shafts into the South Frame Pedestrian Precinct.
 - vii. Recognising the values of Ngāi Tūāhuriri/ Ngāi Tahu in the built form, and the expression of their narrative.

15.2.10.2 Policy - Residential development

- a. Provide for a range of types of residential development within the Commercial Central City (South Frame) Mixed Use Zone to support intensification of residential activity within the Central City, and to provide for an appropriate level of amenity for residents, by including:
 - i. provision for outdoor living space and service areas;
 - ii. screening of outdoor storage and service areas; and
 - iii. prescribed minimum residential unit sizes.

15.2.10.3 Policy - Health Precinct

- a. Provide for a Health Precinct that facilitates public and private health education, research, innovation and other health related activities in close proximity to the Christchurch Hospital by:
 - i. enabling health related offices, commercial services and other activities to locate in this area;
 - ii. creating a high quality urban environment for the establishment of health related activities;
 - iii. creating publicly accessible open spaces to create vital community focal points and connectivity on each block; and
 - iv. enabling car parking facilities that support access to and provision of health services while avoiding significant adverse effects on the transport network.

15.2.10.4 Policy - Innovation Precinct

- a. Provide for an Innovation Precinct that facilitates technology based industry and research activities within the vicinity of the High Street Urban Gateway by:
 - i. enabling the development of offices, commercial services and ancillary activities;
 - ii. providing for a range of tenancy sizes to facilitate both small start-up businesses and large anchor innovation companies; and
 - iii. enabling a built form and layout that encourages informal meeting opportunities and easy interaction between companies.

15.2.11 Objective - Role of the Central City Commercial Local Zone

- a. A mix of small scale activities serving the local community which does not compromise the Commercial Central City Business Zone.

15.2.11.1 Policy: Range of activities

- a. Enable small scale, mixed use, commercial activities in the Commercial Local Zone in the Central City that provide for the day-to-day convenience shopping, service and employment

needs of the local community and limit the size of any single tenancy to ensure that larger scale tenancies, that would be better located in the Commercial Central City Business Zone, do not establish.

15.2.11.2 Community facilities

- a. Enable the establishment of small scale community facilities, co-located with potential neighbourhood reserves, within the Commercial Local Zone in the Central City.

15.2.11.3 Policy: Residential activity

- a. Enable residential activity to establish in the Commercial Local Zone in the Central City outside of a ground floor frontage area.

15.3 How to interpret and apply the rules

- a. The rules that apply to activities in the various commercial zones are contained in the activity status tables (including activity specific standards) and built form standards in:
 - i. Rule 15.4 – Commercial Core Zone;
 - ii. Rule 15.5 – Commercial Local Zone;
 - iii. Rule 15.6 - Commercial Banks Peninsula Zone;
 - iv. Rule 15.7 – Commercial Retail Park Zone;
 - v. Rule 15.8 – Commercial Office Zone;
 - vi. Rule 15.9 – Commercial Mixed Use Zone;
 - vii. Rule 15.10 – Commercial Central City Business Zone
 - viii. Rule 15.11 – Commercial Central City Mixed Use Zone
 - ix. Rule 15.12 – Commercial Central City Mixed Use (South Frame) Zone;
 - x. Rule 15.13 - Matters of control and discretion
- b. Area specific rules also apply to activities within the Commercial Core Zone and Commercial Local Zone in the following areas:
 - i. Belfast/ Northwood (as identified in Appendix 15.15.1) - Rule 15.5.3.1
 - ii. Ferrymead (as identified in Appendix 15.15.2) - Rule 15.5.3.2,
 - iii. North Halswell (as identified in Appendix 15.15.3) - Rule 15.5.3.3,
 - iv. Prestons - Rule 15.5.3.4
 - v. Yaldhurst - Rule 15.5.3.5
 - vi. Other areas- Rule 15.5.3.6
 - vii. St Albans (as identified in Appendix 15.15.4) – Rule 15.6.3.
- c. The activity status tables and standards in the following chapters also apply to activities in all commercial zones:
 - 5 Natural Hazards;
 - 6 General Rules and Procedures
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 9 Natural and Cultural Heritage;
 - 11 Utilities and Energy; and
 - 12 Hazardous Substances and Contaminated Land.
- d. Where the word 'facility' is used in the rules e.g. spiritual facility, it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.

Similarly, where the word/ phrase defined includes the word 'activity' or 'activities', the definition includes the land and/or buildings for that activity unless expressly stated otherwise in the activity status tables.

15.4 Rules - Commercial Core Zone

15.4.1 Activity status tables- Commercial Core Zone

15.4.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Core Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.4.2. Note, the built form standards do not apply to an activity that does not involve any development.

Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 15.4.1.2, 15.4.1.3, 15.4.1.4 and 15.4.1.5.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

Activity		Activity specific standards
P1	Any new building or addition to a building, for any permitted activity listed in Rule 15.4.1.1 P2 to P23.	Nil
P2	Department store, supermarket, unless specified below. (refer to Rule 15.4.1.4 D2)	
P3	Retail activity excluding supermarket and department store, unless otherwise specified	a. The maximum tenancy size shall be 500m ² GLFA in a Neighbourhood Centre. This clause does not apply to the Key Activity Centre at Spreydon/Barrington.
P4	Trade supplier	
P5	Second-hand goods outlet	
P6	Commercial services	
P7	Entertainment facility	
P8	Food and beverage outlet	
P9	Gymnasium	
P10	Office activity	a. The maximum tenancy size shall be 500m ² GLFA in a Neighbourhood Centre. This clause does not apply to the Key Activity Centre at Spreydon/Barrington.
P11	Guest accommodation	a. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,n}T_{w+}C_{tr}$.

Activity	Activity specific standards
P12 Community facility	Nil
P13 Health care facility	
P14 Education activity	
P15 Pre-school	
P16 Care facility	
P17 Spiritual facility	
P18 Public artwork	
P19 Public transport facility	
P20 Residential activity	<p>a. The activity shall be:</p> <ul style="list-style-type: none"> i. located above ground level; or ii. located to the rear of any activities listed in Rule 15.4.1.1 P1 – P17 on the ground floor frontage to the street, excluding: <ul style="list-style-type: none"> A. any pedestrian entrance including lobby and/or reception area associated with residential activity; or B. the Brougham Street and Buchan Street frontages of the site at 350 Colombo Street in Sydenham (Sec 1 SO19055). <p>b. Clause (a)(ii) shall not apply to the Commercial Core Zone at North Halswell (as identified in Appendix 15.15.3), where all residential activity shall be above ground level.</p> <p>c. The activity shall have a minimum net floor area (including toilets and bathrooms but excluding lobby and/or reception area, car parking, garaging and balconies) per unit of:</p> <ul style="list-style-type: none"> i. Studio 35m² ii. 1 bedroom 45m² iii. 2 bedrooms 60m² iv. 3 or more bedrooms 90m² <p>d. Each residential unit shall be provided with:</p> <ul style="list-style-type: none"> i. an outdoor service space of 3m² and a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area; ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metre; and iii. any space designated for waste management, whether private or communal, shall not be located

Activity	Activity specific standards																
	<p>between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres.</p> <p>e. Each residential unit shall be provided with an outdoor living space with a minimum area and dimension as set out in the following table, located immediately outside and accessible from an internal living area of the residential unit.</p> <table><tr><th></th><th>Type</th><th>Area</th><th>Dimension</th></tr><tr><td>i.</td><td>Studio, 1 bedroom</td><td>6m²</td><td>1.5 metres</td></tr><tr><td>ii.</td><td>2 or 3 bedroom</td><td>10m²</td><td>1.5 metres</td></tr><tr><td>iii.</td><td>More than 3 bedrooms</td><td>15m²</td><td>1.5 metres</td></tr></table> <p>f. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,nTw}+C_{tr}$.</p>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m ²	1.5 metres	ii.	2 or 3 bedroom	10m ²	1.5 metres	iii.	More than 3 bedrooms	15m ²	1.5 metres
	Type	Area	Dimension														
i.	Studio, 1 bedroom	6m ²	1.5 metres														
ii.	2 or 3 bedroom	10m ²	1.5 metres														
iii.	More than 3 bedrooms	15m ²	1.5 metres														
P21	Emergency service facilities	Nil															
P22	Parking lot																
P23	High technology industrial activity																

15.4.1.2 Controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in Rule 15.4.2.1 b.

C1	<p>Any activity listed in Rule 15.4.1.1 P1-P23 requiring consent under Rule 15.4.2.1 b.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>
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15.4.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.13.1, 15.13.2 and 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 15.4.1.1 P20 that does not meet one or more of the activity specific standards a. – e.. Any application arising from this rule shall not be limited or publicly notified.	a. Residential activity - Rule 15.13.2.3 b. Activity at ground floor level – Rule 15.13.2.2
RD2	Any activity listed in Rule 15.4.1.1 P1-P23 and Rule 15.4.1.3 RD3 to RD7, that do not meet one or more of the built form standards in Rule 15.4.2.1 c. and Rules 15.4.2.2 – 15.4.2.9, unless otherwise specified. Refer to relevant built form standard for provisions regarding notification.	As relevant to the built form standard that is not met: a. Urban design –Rule 15.13.1. b. Maximum building height –Rule 15.13.3.1 c. Minimum building setback from road boundaries/ street scene –Rule 15.13.3.2 d. Minimum separation from the internal boundary with a residential zone – Rule 15.13.3.3 e. Sunlight and outlook at boundary with a residential zone –Rule 15.13.3.4 f. Outdoor storage areas –Rule 15.13.3.5 g. Landscaping and trees – Rule 15.13.3.6 h. Water supply for fire fighting – Rule 15.13.3.8 i. Minimum building setback from the railway corridor - Rule 15.13.3.10 j. Refer to Rule 15.4.3 for the matters of discretion for area specific standards.
RD3	Yard-based supplier Any application arising from this rule shall not be limited or publicly notified.	a. Centre vitality and amenity – Rule 15.13.2.4
RD4	Service station Any application arising from this rule shall not be limited or publicly notified.	
RD5	Drive-through services Any application arising from this rule shall not be limited or publicly notified.	a. Drive-through services – Rule 15.13.3.12
RD6	Any activity listed in Rule 15.4.1.1 P3 – P10 that do not meet the activity specific standards. Any application arising from this rule shall not be limited or publicly notified.	a. Maximum tenancy size – Rule 15.13.2.1 b. Centre vitality and amenity - Rule 15.13.2.4
RD7	Parking building Any application arising from this rule shall not be limited or publicly notified.	a. Urban design – Rule 15.13.1.

15.4.1.4 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided for as a permitted, restricted discretionary or non-complying activity.
D2	A department store or supermarket on the sites at 75 London Street (Lot 1 DP 69452) and 311 Stanmore Road (Lot 2 DP 67066)

15.4.1.5 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any residential activity or guest accommodation that does not meet Rules 15.4.1.1 P11 activity specific standard a. or P20 activity specific standard f.
NC2	Sensitive activities within the air noise contour (50 dBA Ldn) as defined on the planning maps.
NC3	<p>a. Sensitive activities within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure.</p> <p>b. Buildings on greenfield sites within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure.</p> <p>c. Buildings, other than those in (b) above, within 10 metres of the foundation of an associated support structure.</p> <p>d. Fences within 5 metres of a 66kV electricity distribution line support structure foundation.</p> <p>Any application arising from this rule shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Notes:</p> <p>i. The 66kV electricity distribution lines are shown on the planning maps.</p> <p>ii. Vegetation to be planted around the electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</p> <p>iii. 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 the electricity distribution line. Buildings and activities in the vicinity of electricity distribution lines must comply with the NZECP 34:2001.</p>

15.4.2 Built form standards - Commercial Core Zone

The following built form standards shall be met by all permitted activities and restricted discretionary activities RD3- RD7 unless otherwise stated.

15.4.2.1 Urban design

	Activity status	Applicable to	Matters of control or discretion
a.	Permitted activity	Any new building or addition to a building for activities listed in Rule 15.4.1.1 P1 to P23 that does not exceed: <ul style="list-style-type: none"> i. 4,000m² GLFA where located in a District Centre as identified in Table 15.1; or ii. 1,000m² GLFA where located in neighbourhood centre identified in Table 15.1. 	Nil
b.	Controlled activity	Any new building or addition to a building for activities listed in Rule 15.4.1.1 P1 to P23 that exceed permitted standards a. i or ii and is certified by a qualified urban design expert on a Council approved list as meeting each of the urban design provisions / outcomes in Rule 15.13.1 Urban design i-xiii. Certification shall include sufficient detail to demonstrate how the relevant urban design provisions / outcomes in Rule 15.13.1 have been met.	The Council's control is restricted to the following matters: <ul style="list-style-type: none"> a. That the new building or addition to a building is built in accordance with the urban design certification.
c.	Restricted discretionary activity	Any new building or addition to a building that is not a permitted or controlled activity under 15.4.2.1 (a) or (b).	a. Urban design – Rule 15.13.1

Any application arising from this rule shall not be limited or publicly notified.

Note:

1. Any building or an addition to a building requiring resource consent under Rule 15.4.2.1 is exempt from meeting Rule 15.4.2.3.
2. The following forms of development are exempt from compliance with this rule:
 - i. Repairs, maintenance, and seismic, fire and/or access building code upgrades; or
 - ii. Refurbishment, reinstatement works.
3. The following activities in Rule 15.4.1.1 are exempt from compliance with this rule:
 - i. P12 Community facility; P13 Health care facility; P14 Education activity; P15 Pre-school; P16 Care facility; P17 Spiritual facility; P21 Emergency service facility.

15.4.2.2 Maximum building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	All sites in a District Centre	20 metres

	Applicable to	Standard
b.	Any building in a District Centre within 30 metres of an internal boundary with a residential zone	12 metres
c.	All sites in a Neighbourhood Centre	12 metres
d.	Other locations	17 metres

Any application arising from this rule shall not be publicly notified.

15.4.2.3 Building setback from road boundaries/ street scene

The minimum building setback from road boundaries shall be as follows:

	Standard
a.	<p>On the road frontage of a site identified as a Key Pedestrian Frontage (identified on the planning maps), all buildings shall:</p> <ul style="list-style-type: none"> i. be built up to the road boundary except for: <ul style="list-style-type: none"> A. a setback of up to a maximum of 4 metres from the road boundary for a maximum width of 10 metres. B. any pedestrian or vehicle access. ii. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street. iii. have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street. iv. This rule shall not apply to emergency service facilities (P21). v. On Colombo Street, between Moorhouse Ave and Brougham Street, buildings shall be set back no more than 2 metres from the road boundary and the setback shall not be used for car parking.
b.	<p>On the road frontage of a site that is not identified as a Key Pedestrian Frontage on the planning maps, all buildings shall:</p> <ul style="list-style-type: none"> i. be set back a minimum distance of 3 metres from the road boundary unless the building is built up to the road boundary; and ii. have visually transparent glazing for a minimum of 40% of the ground floor elevation facing an arterial or collector road. <p>On sites opposite a residential zone:</p> <ul style="list-style-type: none"> iii. the road frontage shall have a landscaping strip with a minimum width of 1.5 metres, and a minimum of 1 tree for every 10 metres of road frontage or part thereof, for that part of the building not built up to the road boundary.
c.	<p>On the road frontage of a site that is not identified as a Key Pedestrian Frontage on the planning maps and is opposite a residential zone, and/or has a road frontage to a local road:</p> <ul style="list-style-type: none"> i. the road frontage shall have a landscaping strip with a minimum width of 1.5 metres, and a minimum of 1 tree for every 10 metres of road frontage or part thereof for that part of the frontage not built up to the road boundary.

Any application arising from this rule shall not be limited or publicly notified.

15.4.2.4 Minimum building setback from the internal boundary with a residential zone

The minimum building setback from the internal boundary with a residential zone shall be as follows:

	Activity	Standard
a.	All buildings within sites which share an internal boundary with a residential zone.	3 metres

Any application arising from this rule shall not be publicly notified.

15.4.2.5 Sunlight and outlook at boundary with a residential zone

- a. Where an internal boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal boundary in accordance with the diagrams in Appendix 15.15.9.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.

Any application arising from this rule shall not be publicly notified.

15.4.2.6 Outdoor storage areas

- a. Any outdoor storage areas shall:
- i. be screened by 1.8 metre high fencing or landscaping from any adjoining site; and
 - ii. not be located within the setback specified in Rule 15.4.2.4

This rule shall not apply where the storage of vehicles, equipment, machinery, and/or natural or processed products is for periods of less than 12 weeks in any year.

Any application arising from this rule shall not be limited or publicly notified.

15.4.2.7 Landscaping and trees

Landscaping and trees shall be provided as follows:

	Standard
a.	<ul style="list-style-type: none"> i. On sites adjoining a residential zone, trees shall be provided adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced extending to the road boundary within the setback. ii. On all sites, one tree shall be planted for every 5 car parking spaces provided between buildings

	Standard
	<p>and the street.</p> <p>Trees shall be planted within or adjacent to the car parking area at the front of the site.</p> <p>iii. All landscaping / trees required under these rules shall be in accordance with the provisions in Appendix 16.6.1.</p>

Any application arising from clause (ii) shall not be limited or publicly notified.

15.4.2.8 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all 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).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.4.2.9 Minimum building setback from railway corridor

- a. The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.4.3 Area specific rules – Commercial Core Zone

The following rules apply to the areas specified. All activities specified are also subject to the rules in 15.4.1 and 15.4.2 unless specified otherwise in 15.4.3.

15.4.3.1 Rules - Commercial Core Zone (Belfast/ Northwood) Outline Development Plan area

15.4.3.1.1 Activity status tables - Commercial Core Zone (Belfast/ Northwood) Outline Development Plan area

15.4.3.1.1.1 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.4.3.1.3, 15.13.1 and 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity or building in the Commercial Core Zone (Belfast/ Northwood): a. that meets the built form standards in Rules 15.4.2 (excluding Rule 15.4.2.1) and 15.4.3.1.2.	a. Matters of discretion for Belfast/ Northwood Outline Development Plan area – Rule 15.4.3.1.3 b. The extent to which development is in general accordance with the outline development plan in Appendix 15.15.1 c. Urban design - Rule 15.13.1
RD2	Any activity or building that does not meet one or more of the built form standards in Rule 15.4.3.1.2, unless otherwise specified in Rule 15.4.3.1.1.2 D1 or Rule 15.4.3.1.1.3 NC1. Refer to relevant built form standard for provisions regarding notification.	As relevant to the standard that is not met: a. Maximum building height – Rule 15.13.3.1 b. Landscaping – Rule 15.4.3.1.3.3 c. Roading, access and parking – Rule 15.4.3.1.3.4 d. Maximum total number of vehicles exiting the site – Rule 15.4.3.1.3.6 and e. Matters of discretion for Belfast/ Northwood Outline Development Plan area – Rule 15.4.3.1.3 f. The extent to which development is in general accordance with the outline development plan in Appendix 15.15.1 g. Urban design – Rule 15.13.1 h. Maximum retail / office activity thresholds – Rule 15.4.3.1.3.5

15.4.3.1.1.2 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity or building that does not meet Rule 15.4.3.1.2.6 (Maximum threshold for office activities).

15.4.3.1.1.3 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity or building that does not meet Rule 15.4.3.1.2.2 (Building setback and size).

15.4.3.1.2 Built form standards- Commercial Core Zone (Belfast/ Northwood) Outline Development Plan area

15.4.3.1.2.1 Maximum building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	Land within area identified as 'Special Area A' on the outline development plan in Appendix 15.15.1.	12 metres
b.	Land within area identified as 'Special Area B' on the outline development plan in Appendix 15.15.1.	5 metres

Any application arising from this rule shall not be publicly notified.

15.4.3.1.2.2 Building setback and size

The minimum building setback and building size shall be as follows:

	Standard
a.	Any buildings shall be set back a minimum distance of 20 metres from the outer edge of any esplanade reserve adjoining the Styx River.
b.	Any buildings shall be set back a minimum distance of 150 metres from the southern boundary of the zone.
c.	Any buildings between 150 metres and 200 metres from the southern boundary of the zone shall not exceed a gross floor area of 500m ² .

Any application arising from this rule shall not be publicly notified.

15.4.3.1.2.3 Landscaping

- a. For any sites adjoining the Styx River, the setback required under clause (a) of Rule 15.4.3.1.2.2 shall be planted with native species prior to any retail activities being open to the public within the zone.

Any application arising from this rule shall not be limited or publicly notified.

15.4.3.1.2.4 Roading, access and parking

- a. All vehicle access points shall only be provided in the locations specified on the outline development plan in Appendix 15.15.1 with a road running between the southernmost access point and access to Radcliffe Road (defined on the outline development plan as 'Vehicle Access Point').
- b. The point marked on the outline development plan in Appendix 15.15.1 for a 'future left in / left out vehicle access point' shall only be provided following the completion and opening of the Northern Arterial.

Any application arising from this rule shall not be publicly notified.

15.4.3.1.2.5 Maximum total number of vehicles exiting the site

- a. The maximum total number of vehicles exiting the site until the Northern Arterial has been constructed and is open to traffic shall be as follows:
- i. Thursday Evening Peak Hour – 625 vehicles

ii. Saturday Peak Hour – 700 vehicles

Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Transport Agency (absent its written approval).

Note:

1. The traffic volumes emerging from the site shall be based on the trip rates for activities specified in NZTA Research Report 453 or any updated version.
2. For the purpose for estimating trips exiting the site, any traffic going from the Commercial Core Zone (Belfast/ Northwood) to the Commercial Retail Park Zone on the north side of Radcliffe Road shall be excluded from calculations.

15.4.3.1.2.6 Maximum thresholds for office activity

The maximum thresholds for office activity shall be as follows:

	Activity	Standard
a.	Office activity up until 1 February 2020	The total amount of floorspace for office activity within the 'Styx centre boundary' as defined on the outline development plan (Appendix 15.15.1) shall not exceed 8,000m ² GLFA.
b.	Office activity from 1 February 2020 onwards	The total amount of floorspace for office activity within the 'Styx centre boundary' as defined on the outline development plan (Appendix 15.15.1) shall not exceed 12,000m ² GLFA.

15.4.3.1.2.7 Maximum thresholds for retail activity

- a. The total amount of floorspace for retail activity within the 'Styx centre boundary' as defined on the outline development plan (Appendix 15.15.1) shall not exceed 20,000m² GLFA.

15.4.3.1.2.8 Maximum threshold for non- residential activities

- a. The total amount of floorspace for non-residential activities within the 'Styx centre boundary' as defined on the outline development plan (Appendix 15.15.1) shall not exceed 45,000m² GLFA.

15.4.3.1.3 Matters of discretion - Commercial Core Zone (Belfast/ Northwood) Outline Development Plan area

15.4.3.1.3.1 Outline development plan

- a. Community facilities
 - i. Ensures that community facilities are publicly accessible and can be easily accessed from Main North Road and Radcliffe Road; and
 - ii. Ensures that sufficient floor space is provided for community facilities across the zone, being a minimum gross floor area of 1,600m².
- b. Open space

- i. Ensures that external public open space is provided in convenient, publicly accessible locations within the zone; and
 - ii. Ensures that sufficient open space is provided across the zone, being 1200m² of public open space with at least one space making up 1200m² and capable of containing a circle with a minimum diameter of 1.8 metres.
- c. Connectivity
- i. Ensures the proposed development includes and/or provides for future development of an open air main street connecting Main North Road and Radcliffe Road as a route through the site and which provides a high quality pedestrian environment; and
 - ii. Ensures that linkages are made from the development to the Styx River and which contributes to improved public accessibility along the river.
- d. Public transport interchange
- i. Ensures provision is made for the future development of an area for a public transport interchange in the location shown on the outline development plan that is at least 4,000m²; and
 - ii. The degree to which interim uses of land identified for a public transport interchange affect the ability to develop a public transport interchange at a future date.

15.4.3.1.3.2 Design and amenity

- a. Whether any proposed signage, building colours or fences associated with development will adversely impact on the natural character and values of the Styx River;
- b. The visual appearance and attractiveness of the development; and
- c. The extent to which development is consistent with the Styx River/ Purakaunui Area Stormwater Management Plan.

15.4.3.1.3.3 Landscaping

- a. The extent of native and other planting within the Styx River riparian setback to enhance the ecological values associated with the Styx River and to screen buildings adjacent to the Styx River; and
- b. The extent to which the value of the area as mahinga kai and the historic use of the area for market gardening and, horticultural activities is recognised through landscaping or other features.

15.4.3.1.3.4 Roading, access and parking

- a. The extent to which the transport network creates safe and efficient movement within the site and ensures connectivity and convenience for pedestrians and cyclists.
- b. The extent to which any underground or basement car parking structure is integrated into the development to avoid adverse visual effects.
- c. Any adverse effects of vehicle access points on the safe and efficient operation of the transport network.

- d. Any adverse effects of parking areas/access points on adjoining zones and whether mitigation minimises these effects.
- e. The extent to which the location and design of parking, access and manoeuvring areas supports pedestrian safety.

15.4.3.1.3.5 Maximum retail/ office activity thresholds

The extent to which the additional gross leasable floor area:

- a. avoids adverse effects on the function and recovery of the Central City and District Centres within the District and Kaiapoi and Rangiora in Waimakariri District; and
- b. limits adverse effects on people and communities who rely on the Central City and District Centres for their social and economic wellbeing, and allows ease of access to these centres by a variety of transport modes.

15.4.3.1.3.6 Maximum total number of vehicles exiting the site

- a. Prior to the opening of the Northern Arterial motorway, the extent to which any significant adverse effects arise on the safety and efficiency of the transport network as a result of the proposed activity.

15.4.3.2 Commercial Core Zone (Ferryroad) Outline Development Plan area

15.4.3.2.1 Activity status tables- Commercial Core Zone (Ferryroad) Outline Development Plan area

15.4.3.2.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Core Zone (Ferryroad) Outline Development Plan area if they meet any activity specific standards set out in this table and the built form standards in Rule 15.4.3.2.2.

	Activity	Activity specific standards
P1	Any activity or building.	<p>Compliance with:</p> <ul style="list-style-type: none"> a. All the following Key Structuring Elements shown on the Ferryroad Outline Development Plan (see Appendix 15.15.2): <ul style="list-style-type: none"> i. Pedestrian Link ii. Pedestrian Accessway iii. Key Mixed Modal Link iv. Future and Secondary Vehicular and Pedestrian Accessways v. Boundary with Sensitive Environment vi. Pedestrian Interface

	Activity	Activity specific standards
		<ul style="list-style-type: none"> vii. Key Public Vehicle Access viii. Landscape Setback b. Built form standards in Rule 15.4.3.2.2, and Rule 15.4.2 unless specified otherwise in Rule 15.4.3.2.2
P2	Key Structuring Elements identified on the outline development plan in Appendix 15.15.2.	<ul style="list-style-type: none"> a. Development is to be in accordance with the Key Structuring Elements on the outline development plan

15.4.3.2.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.4.3.2.3 and 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any retail activity resulting in the total GLFA in the Commercial Core Zone (Ferryroad), excluding 2 Waterman Place (Lot 1 DP305947), to exceed 30,000m ² . Any retail activity resulting in the total GLFA at 2 Waterman Place (Lot 1 DP305947) to exceed 6,500m ² .	<ul style="list-style-type: none"> a. Maximum retail/office activity thresholds – Rule 15.4.3.2.3.3
RD2	Any activity at 2 Waterman Place (Lot 1 DP305947) that generates more than 250 vehicle trips per day with vehicle egress to Waterman Place.	<ul style="list-style-type: none"> a. Roading and access – Rule 15.4.3.2.3.2
RD3	Any activity or building that does not comply with one or more of the Key Structuring Elements on the outline development plan in Appendix 15.15.2.	<ul style="list-style-type: none"> a. Matters of discretion in Rule 15.4.3.2.3
RD4	Any activity or building that does not meet one or more of the built form standards in Rule 15.4.3.2.2 unless otherwise specified. Refer to relevant built form standard for provisions regarding notification.	<ul style="list-style-type: none"> a. Maximum building height – Rule 15.13.3.1 b. Landscaping and trees – Rule 15.13.3.6

Note: For RD2, the vehicle trips per day shall be based on the trip rates for activities specified in NZTA Research Report 453 or any updated version.

15.4.3.2.2 Built form standards- Commercial Core Zone (Ferryroad) Outline Development Plan area

15.4.3.2.2.1 Maximum building height

The maximum height of any building shall be as follows:

	Standard
a.	20 metres, unless specified below
b.	12 metres at 2 Waterman Place (Lot 1 DP305947)

Any application arising from this rule shall not be publicly notified.

15.4.3.2.2 Landscaping - Minimum width of landscaping strip

- a. A landscaped strip with a minimum width of 5 metres shall be provided adjacent to the boundary with Charlesworth Reserve, using native species.

Any application arising from this rule shall not be limited or publicly notified.

15.4.3.2.3 Matters of discretion - Commercial Core Zone (Ferrymead) Outline Development Plan area

15.4.3.2.3.1 Pedestrian and cycle movement to and from adjoining area

- a. The degree to which safe, landscaped pedestrian and cycle access is provided through the site, to connect with the wider movement network (particularly with the key cycleway along Humphreys Drive and to public transport stops on Ferry Road) and with open spaces (i.e. the Ihutai/Estuary edge, Charlesworth Reserve, the Ōpāwaho/Heathcote River Towpath) while avoiding adverse effects on ecological areas.

15.4.3.2.3.2 Roading and access

- a. The effect of any additional access points on the safety and efficiency of the adjoining road network, having regard to the level and type of traffic that will use the proposed access point, the location and design of the proposed access point and the adequacy of existing or alternative access points;
- b. The extent to which the location of vehicular access points, the design of the transport network including intersection design and connections with the wider network, may individually or cumulatively impact on amenity of the zone and the surrounding area, and the safety and efficiency of the transport network;
- c. The extent to which traffic generated by the development may individually or cumulatively impact on amenity of the zone and the surrounding area, and the safety and efficiency of the transport network; and
- d. The extent to which future access through to Waterman Place for pedestrians and vehicles is enabled.

15.4.3.2.3.3 Maximum retail/office activity thresholds

- a. The extent of adverse effects created by increased vehicular traffic from the development on the adjoining road network, including both access and the wider network; and

- b. The extent to which retail activity above ground floor level creates the potential for over-intensification of the site, decreases the ability to achieve a variety of activities on-site or compromise development of the zone as shown in the outline development plan.

15.4.3.3 Commercial Core Zone (North Halswell) Outline Development Plan area

15.4.3.3.1 Activity status tables- Commercial Core Zone (North Halswell) Outline Development Plan area

15.4.3.3.1.1 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.4.3.3.3 and 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity in the Commercial Core Zone at North Halswell that meets the built form standards in Rules 15.4.2 (excluding Rule 15.4.2.1) and 15.4.3.3.2.	a. All matters in Rule 15.4.3.3.3 b. The extent to which development is in general accordance with the Outline Development Plan in Appendix 15.15.3.
RD2	Any activity that does not meet built form standard Rule 15.5.3.3.2.1. Refer to relevant built form standard for provisions regarding notification.	a. Maximum building height – Rule 15.13.3.1

15.4.3.3.1.2 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity that does not meet Rule 15.4.3.3.2.3 (Maximum retail activity threshold) and/or Rule 15.4.3.3.2.4 (Maximum office activity threshold)

15.4.3.3.1.3 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any retail activity that does not meet Rule 15.4.3.3.2.2 (Intersection upgrades)

15.4.3.3.2 Built form standards — Commercial Core Zone (North Halswell) Outline Development Plan area

15.4.3.3.2.1 Maximum building height

- a. The maximum height of any building shall be 14 metres.

Any application arising from this rule shall not be publicly notified.

15.4.3.3.2.2 Intersection upgrades

- a. No retail activity within the Commercial Core Zone (North Halswell) shall be open to the public until the construction of the upgrade of the intersection of Augustine Drive and Halswell Road to traffic lights has been completed.

Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Transport Agency (absent its written approval).

15.4.3.3.2.3 Maximum retail activity threshold

- a. The total amount of floorspace for retail activity within the Commercial Core Zone (North Halswell) shall not exceed 25,000m² (GFA)

15.4.3.3.2.4 Maximum office activity threshold

- a. The total amount of floorspace for office activity within the Commercial Core Zone (North Halswell) shall not exceed 5,000m² (GFA)

15.4.3.3.3 Matters of discretion — Commercial Core Zone (North Halswell) Outline Development Plan area

15.4.3.3.3.1 General

- a. The extent to which development:
- i. supports the role of the North Halswell Key Activity Centre as a high intensity area of commercial and community activity; and
 - ii. enables people to orientate themselves and find their way with strong visual and physical connections with the surrounding neighbourhoods and wider area.

15.4.3.3.3.2 Commercial layout

- a. The extent to which development:
- i. ensures a critical mass of activity is centred upon the open air Main Street including an appropriate balance of large format retailing and concentration of finer grain commercial activities;
 - ii. supports a retail mix (large format and finer grain retailing) which ensures the centre meets its role as a District Centre and Key Activity Centre and meets the needs of the catchment population; and
 - iii. functions operationally and visually as an integrated commercial entity.

15.4.3.3.3 Design and amenity

a. The extent to which development :

- i. provides a strong visual relationship and high quality urban interface with State Highway 75;
- ii. provides primary active ground floor frontages on all sites intended for commercial and community focussed activity where they face an accessible public open space;
- iii. enables a continuous frontage of retailing on the main street in order to ensure a high intensity of commercial activity;
- iv. orientates buildings, streets, and open space to take advantage of solar access and views, and to mitigate other climatic effects such as wind;
- v. provides high quality public open space, including streets, squares and lanes;
- vi. provides for a multi-value approach to stormwater management that supports objectives of stormwater retention, water quality treatment, biodiversity enhancement, and landscape amenity, and that recognises Ngāi Tahu/manawhenua values;
- vii. provides for the protection of springs and associated Ngāi Tahu/manawhenua values through the use of landscaping and setbacks;
- viii. recognises and enables existing land use activities to continue while managing effects on those activities; and
- ix. At the intersection of Augustine Drive/Halswell Road provides a high quality gateway to the North Halswell Key Activity Centre and a high quality interface with the proposed Spreydon Lodge Heritage Park.

15.4.3.3.4 Transport

a. The extent to which development:

- i. provides for an easily accessible, readily visible Public Transport Interchange located centrally within the commercial core of the Key Activity Centre;
- ii. provides car parking as shared spaces, available for shared use, which does not visually or physically dominate the area;
- iii. provides for pedestrian priority within the retail core, particularly in respect to the open air main street environment;
- iv. provides a high level of physical connectivity between the Key Activity Centre, surrounding neighbourhoods and the wider area including the need for and effects of the third access point;
- v. identifies safe crossing facilities on Halswell and Sparks Road between the North Halswell Outline Development Plan area and adjacent areas/communities and within the development;
- vi. supports a high level of permeability within the Key Activity Centre;
- vii. supports the strategic importance of the Dunbars Road extension as the primary link through the Outline Development Plan area;

- viii. provides opportunities for walking, cycling and public transport use; and
- ix. supports the construction and operation of the movement network as shown on the Outline Development Plan.

15.4.3.3.5 Civic Square

- a. The extent to which development:
 - i. connects the civic square and the Main Street, both visually and physically;
 - ii. provides for a civic square of a sufficient size to allow for a range of community activities, events and interaction; and
 - iii. provides a high quality civic square laid out and designed in a manner that achieves a high quality and safe, open space environment.

15.4.3.4 Commercial Core Zone (Prestons)

15.4.3.4.1 Activity status tables - Commercial Core Zone (Prestons)

15.4.3.4.1.1 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.4.3.4.3 and 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity or building that does not meet one or more of the built form standards in Rule 15.4.3.4.2 unless otherwise specified. Refer to relevant built form standard for provisions regarding notification.	As relevant to the standard that is not met: <ul style="list-style-type: none"> a. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2 b. Minimum separation from the internal boundary with a residential zone – Rule 15.13.3.3 c. Landscaping and trees – Rule 15.13.3.6 d. Staging of development to align with intersection upgrades – Rule 15.4.3.4.3.1

15.4.3.4.1.2 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity that does not meet Rules 15.4.3.4.2.5 (Staged development) and 15.4.3.4.2.6 (Maximum retail activity thresholds)

15.4.3.4.2 Built form standards - Commercial Core Zone (Prestons)**15.4.3.4.2.1 Minimum building setback from road boundaries**

- a. The minimum building setback from the Marshland Road boundary shall be 10 metres.

Any application arising from this rule shall not be limited or publicly notified.

15.4.3.4.2.2 Minimum building setback from the zone boundary

- a. The minimum building setback from the southern boundary of the zone, adjoining the Rural Urban Fringe Zone, shall be 3 metres.

Any application arising from this rule shall not be publicly notified.

15.4.3.4.2.3 Landscaping

- a. A landscaped strip with a minimum width as specified shall be provided along and adjacent to the boundary with Marshland Road.

Any application arising from this rule shall not be limited or publicly notified.

15.4.3.4.2.4 Staging of development to align with intersection upgrades

The staging of development shall align with intersection upgrades as follows:

	Standard
a.	No non-residential activities shall occur until upgrade of the Lower Styx Road / Marshland Road (including traffic signals) intersection has commenced.
b.	<p>No more than 7200m² of non-residential activities (comprising 4000m² for a supermarket (where an individual tenancy is greater than 1,000m² GLFA) and 3200m² for other non-residential activities) shall occur until such time as:</p> <ul style="list-style-type: none"> i. Construction of the Northern Arterial and the 4-laning of QEII Drive between Main North Road and Innes Road together with either the Northern Arterial extension or the Hills Road extension has commenced; and ii. The portion of the main primary road linking Prestons Road to Mairehau Road is open to traffic.

Note:

1. The 7,200m² of non-residential development referred to in this rule is inclusive of existing commercial activities contained within the zone (as at 27 March 2010).
2. For the purposes of this rule, the Northern Arterial is defined as being one of the New Zealand Transport Agency Roads of National Significance, and is a new road extending the existing Christchurch Northern Motorway from just north of Belfast (Chaney's) to connect with QEII Drive. The scheme also includes an extension being progressed by Christchurch City Council from QEII Drive to Cranford Street. The

Hills Road extension is a Christchurch City Council roading scheme, extending Hills Road from Innes Road to join QEII Drive east of Philpotts Road.

Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Transport Agency (absent its written approval).

15.4.3.4.2.5 Staged development

a. No development shall occur until either:

- i. a comprehensive plan which shows the overall wastewater system for all activities is provided to the Council; or
- ii. it is demonstrated that such a plan has already been provided to Council pursuant to clause (i) above or as part of a subdivision application.

and, either:

- iii. an approved wastewater system is established within the zone and as required, beyond the zone to service the activity; or
- iv. it is demonstrated that such an approved wastewater system has already been established.

Any application arising from this rule shall not be limited or publicly notified.

15.4.3.4.2.6 Maximum retail activity threshold

The maximum GLFA for retail activity shall be as follows:

	Standard
a.	The maximum GLFA for retail activities within the Commercial Core Zone (Prestons) shall be 12,000m ² Note: This includes all existing lawfully established retail activity as at 27 March 2010.
b.	The maximum GLFA of any single tenancy for a retail activity (excluding a supermarket) within the Commercial Core Zone (Prestons) shall be 150m ² .

15.4.3.4.3 Matters of discretion- Commercial Core Zone (Prestons)

15.4.3.4.3.1 Staging of development to align with intersection upgrades

- a. The nature and extent of any adverse effect arising on the transport network from a proposal that:
- i. deviates from the design of specific intersection upgrades approved by Council; and/or
 - ii. exceeds the quantum of non-residential activities anticipated as maximums before specific transport network upgrades are commenced.

15.4.3.5 Commercial Core Zone (Yaldhurst)

15.4.3.5.1 Activity status tables- Commercial Core Zone (Yaldhurst)

15.4.3.5.1.1 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity or building that does not meet the built form standards specified in Rule 15.4.3.5.2.

15.4.3.5.2 Built form standards - Commercial Core Zone (Yaldhurst)

15.4.3.5.2.1 Minimum building setback for residential activities on sites adjoining Yaldhurst Road

The minimum building setback for residential activities on sites adjoining Yaldhurst Road shall be as follows:

	Activity	Standard
a.	Residential activities where no acoustic mitigation is provided (as specified in (b) and (c) below).	80 metres
b.	Residential activities where the following measures are proposed: <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 site by at least 10dBA is to be provided within 20 metres of the road boundary across the entire width of the site, provided that such mounding or barrier shall be screened from the adjoining road by landscaping; and ii. The landscaping required under (i) shall have a minimum depth of 1.5 metres, a minimum height of 1.8 metres (at the time of planting) and should be located between the mounding or fencing and the adjoining road. 	40 metres
c.	Residential activities where the following measures are proposed: <ul style="list-style-type: none"> i. In addition to (b) above, all external windows and doors of residential units including those installed in the roof should be acoustically treated to achieve an external to internal noise reduction of at least 25dBA with windows and doors closed. 	20 metres

Any application arising from this rule shall not be publicly notified.

15.4.3.5.2.2 Roading and access

- a. Sites having frontage to Yaldhurst Road shall not have any direct vehicular access to Yaldhurst Road, other than in the location marked as “Road access point Fixed location” on the outline development plan in Appendix 8.6.28 - Yaldhurst Outline Development Plan.

Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Transport Agency (absent its written approval).

15.4.3.6 Other area specific rules - Commercial Core Zone

15.4.3.6.1 Activity status tables- Commercial Core Zone - Other area specific rules

15.4.3.6.1.1 Permitted activities

The activities listed below are permitted activities if they meet the activity specific standards set out in this table.

Activity		Activity specific standards
P1	Any activity or building in the Commercial Core Zone between Huxley Street and King Street (Refer to Appendix 15.15.10)	a. Development is to comply with the outline development plan for the land between Huxley Street and King Street (Refer to Appendix 15.15.10).

15.4.3.6.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity or building not complying with the outline development plan for the land between Huxley Street and King Street (Refer to Appendix 15.15.10)	a. Outline Development Plan for land between Huxley Street and King Street – Rule 15.13.3.11
RD2	Vehicle access from Otara Street to the Commercial Core Zone (Fendalton)	a. Access off Otara Street at Commercial Core Zone (Fendalton) – Rule 15.13.3.14

Any application arising from Rule 15.4.3.6.1.2 RD2 shall not be limited or publicly notified.

15.5 Rules - Commercial Local Zone

15.5.1 Activity status tables – Commercial Local Zone

15.5.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Local Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.5.2.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 15.5.1.2, 15.5.1.3 and 15.5.1.4.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

Activity		Activity specific standards
P1	Outside the Central City, any new building or addition to a building for any permitted activity listed in Rule 15.5.1.1 P2 to P24 below, except for any new building or addition to a building requiring resource consent under Rule 15.5.1.2 RD3 below.	Nil
P2	Supermarket outside the Central City	a. The maximum tenancy size at ground floor level shall be 1,000m ² GLFA unless specified below. b. The maximum size for an individual tenancy in the Commercial Local Zone at Wigram (The Runway) shall be 2,600m ² GLFA.
P3	Retail activity excluding supermarket unless otherwise specified	a. Outside the Central City, the maximum size for an individual tenancy at ground floor level shall be 350m ² GLFA unless specified below. b. The maximum size for an individual tenancy in the Commercial Local Zone at Halswell West (Caulfield Avenue) shall be 1,000m ² GLFA c. In the Central City, the maximum tenancy size for an individual tenancy shall be 250m ² GLFA.
P4	Yard-based supplier outside the Central City	a. The maximum tenancy size at ground floor level shall be 250m ² GLFA.
P5	Trade supplier outside the Central City	
P6	Second-hand goods outlet	
P7	Commercial services	
P8	Service station outside the Central City	Nil
P9	Food and beverage outlets	a. In the Central City, the maximum tenancy size for an individual tenancy shall be 250m ² GLFA.

Activity		Activity specific standards
P10	Office activity	<p>a. Outside the Central City, the maximum tenancy shall be 350m² GLFA, except for office activity at 20 Twigger Street (Lot 1 DP78639) which shall not have any GLFA limit.</p> <p>b. In the Central City, the maximum individual tenancy size shall be 250m² GLFA.</p>
P11	Guest accommodation	<p>a. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw} + C_{tr}$.</p>
P12	Community facility	<p>a. In the Central City, the maximum individual tenancy size shall be 250m² GLFA unless specified below.</p> <p>b. In the Central City, the maximum individual tenancy size for a health care facility shall be 300m² GLFA.</p>
P13	Health care facility	
P14	Education activity	
P15	Care facility	
P16	Pre-school	
P17	Spiritual facility	
P18	Public artwork	
P19	Residential activity	<p>a. Outside the Central City, the activity shall be:</p> <ol style="list-style-type: none"> located above ground level; or located to the rear of any activity listed in Rule 15.5.1.1 P1 to P17, P21 to P22 on the ground floor frontage to the street, excluding any pedestrian entrance including lobby and/or reception area associated with a residential activity. <p>b. In the Central City, the activity is to be more than 10 metres from the road frontage at ground floor level.</p> <p>c. Any residential activity shall have a minimum net floor area (including toilets and bathrooms but excluding lobby and/or reception area, car parking, garaging and balconies) per unit of:</p> <ol style="list-style-type: none"> Studio 35m² 1 bedroom 45m² 2 bedrooms 60m² 3 or more bedrooms 90m² <p>d. Each residential unit shall be provided with:</p> <ol style="list-style-type: none"> an outdoor service space of 3m² and a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area; a single, indoor storage space of 4m³ with a minimum dimension of 1 metres; and any space designated for waste management, whether private or communal, shall not be

Activity	Activity specific standards																
	<p>located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres.</p> <p>Within the Central City, if a communal outdoor service, rubbish, and recycling space with a minimum area of 10m² is provided within the site, the outdoor service, rubbish and recycling space may reduce to 3m² for each residential unit.</p> <p>e. Outside the Central City, each residential unit shall be provided with an outdoor living space with a minimum area and dimension as set out in the following table, and located immediately outside and accessible from an internal living area of the residential unit.</p> <table><tr><th></th><th>Type</th><th>Area</th><th>Dimension</th></tr><tr><td>i.</td><td>Studio, 1 bedroom</td><td>6m²</td><td>1.5 metres</td></tr><tr><td>ii.</td><td>2 or 3 bedroom</td><td>10m²</td><td>1.5 metres</td></tr><tr><td>iii.</td><td>More than 3 bedrooms</td><td>15m²</td><td>1.5 metres</td></tr></table> <p>f. In the Central City, each residential unit shall be provided with a minimum of 30m² of outdoor living space on site and this can be provided through a mix of private and communal areas, at ground level or in balconies, provided that:</p> <ul style="list-style-type: none">i. each unit shall have private outdoor living space of at least 16m² in total;ii. each dimension of private outdoor living space is a minimum of 4 metres when provided at ground level and a minimum of 1.5 metres when provided by a balcony with a maximum balustrade height of 1.2 metres;iii. each private outdoor living space shall be directly accessible from a habitable space of the residential unit to which it relates and at least one private outdoor living space is to be directly accessible from a living area of that unit;iv. Outdoor living space provided as a communal space shall be accessible for use by all units and each dimension shall be a minimum of 4 metres and capable of containing a circle with a diameter of 8 metres; andv. 50% of the outdoor living space required across the entire site shall be provided at ground level.		Type	Area	Dimension	i.	Studio, 1 bedroom	6m ²	1.5 metres	ii.	2 or 3 bedroom	10m ²	1.5 metres	iii.	More than 3 bedrooms	15m ²	1.5 metres
	Type	Area	Dimension														
i.	Studio, 1 bedroom	6m ²	1.5 metres														
ii.	2 or 3 bedroom	10m ²	1.5 metres														
iii.	More than 3 bedrooms	15m ²	1.5 metres														

Activity	Activity specific standards
	<p>g. In the Central City, any outdoor service space or outdoor living space shall not be used for car parking or access.</p> <p>h. Outside the Central City, any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw} + C_{tr}$.</p>
P20	Public transport facility
P21	<p>Activities listed in Rule 15.5.1.1 P1 to P20 in the Commercial Local Zones at East Belfast (Blakes Road), Upper Styx/Highsted (Claridges Road), Redmund Spur and Wigram (The Runway)</p> <p>a. The maximum amount of GLFA for retail activity in the following local centres shall be as follows:</p> <ul style="list-style-type: none"> i. East Belfast (Blakes Road) 2,000m² ii. Wigram (The Runway) 6,000m² iii. Upper Styx/Highsted (Claridges Road) 2,000m² iv. Redmund Spur 2500 m²
P22	Emergency service facilities outside the Central City
P23	Parking lot
P24	Drive-through services outside the Central City

15.5.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.13.1 and 15.5.4, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>Activities listed in Rule 15.5.1.1 P1 to P24 and Rule 15.5.1.2 RD2, that do not meet one or more of the built form standards in Rule 15.5.2, unless otherwise specified</p> <p>Refer to relevant built form standard for provisions regarding notification.</p>	<p>Outside the Central City, as relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Maximum building height – Rule 15.13.3.1 b. For the Commercial Local Zone (Wigram), Building height in the Commercial Local Zone at Wigram – Rule 15.5.4.3 c. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2 d. Minimum separation distance from the internal boundary with a residential zone – Rule 15.13.3.3 e. Sunlight and outlook at boundary with a residential zone – Rule 15.13.3.4

	Activity	The Council's discretion shall be limited to the following matters:
		<p>f. Outdoor storage areas – Rule 15.13.3.5</p> <p>g. Landscaping and trees – Rule 15.13.3.6</p> <p>h. Water supply for fire fighting – Rule 15.13.3.8</p> <p>i. Minimum building setback from the railway corridor - Rule 15.13.3.10</p> <p>In the Central City</p> <p>a. Sunlight and outlook at boundary with a residential zone – Rule 15.13.3.4(a)(iv), (c)</p> <p>b. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.13.3.3 (b)</p> <p>c. Visual amenity and external appearance – Rule 15.13.3.32</p> <p>d. Minimum building setback from the road boundaries/ street scene - Rule 15.13.3.2 (d)</p> <p>e. Fences and screening structures – Rule 15.13.3.34</p> <p>f. Water supply for fire fighting – Rule 15.13.3.8</p>
RD2	<p>Outside the Central City, activities listed in Rule 15.5.1.1 P2 - P7, P10, P19 a. d. and P21 that do not meet one or more of the activity specific standards specified in Rule 15.5.1.1.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. For Rule 15.5.1.1 P2 – P7, P10 - Maximum tenancy size – Rule 15.13.2.1.</p> <p>b. For Rule 15.5.1.1 P19 – Activity at ground floor level – Rule 15.13.2.2</p> <p>c. For Rule 15.5.1.1 P19– Residential activity – Rule 15.13.2.3</p> <p>d. For Rule 15.5.1.1 P19 in the Commercial Local Zone at Highfield - Residential activities in the Commercial Local Zone at Highfield – Rule 15.5.4.2</p> <p>e. For Rule 15.5.1.1 P2, P3 and P21 applicable to East Belfast, Halswell West (Caulfield Avenue), Wigram and Upper Styx/ Highsted - Maximum retail activity threshold – Rule 15.5.4.1</p>
RD3	Any new building or addition to a building for any permitted activity listed in listed in Rule 15.5.1.1 P2 to P24 in the Commercial Local Zone at Redmund Spur.	a. Urban design – Rule 15.13.1
RD4	Any residential activity in the Central City that does not meet one or more of the activity specific standards specified for Rule 15.5.1.1 P19.	a. Residential activity - Rule 15.13.2.3 (a), (b)(iii) and (iv), (d)(iv) and (g).

15.5.1.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided for as a permitted, restricted discretionary, or non-complying activity.
D2	In the Central City, activities listed in Rule 15.5.1.1 P1 to P24 that do not meet Rule 15.5.2.1(a).

15.5.1.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Outside the Central City, any residential activity or guest accommodation that does not meet Rules 15.5.1.1 P11 a. or P19 e.
NC2	Sensitive activity within the air noise contour (50 dBA Ldn) as defined on the planning maps
NC3	<p>a. Sensitive activities</p> <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure. ii. within 5 metres of the centre line of a 33 kV electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Buildings on greenfield sites:</p> <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure. ii. within 5 metres of the centre line of a 33 kV electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>c. Buildings, other than those in (b) above:</p> <ul style="list-style-type: none"> i. within 10 metres of the foundation of a 66kV electricity distribution support structure. ii. Within 5 metres of the foundation of a 33kV electricity distribution support structure. <p>d. Fences within 5 metres of a National Grid transmission line support structure foundation or 5 metres of a 66kV and 33 kV electricity distribution line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified, and shall, absent written approval, be limited notified only to Transpower New Zealand Limited and/or Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The National Grid transmission lines and 66kV and 33kV electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid or electricity distribution lines 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 the National Grid transmission lines and electricity distribution line. Buildings and

	Activity
	activities in the vicinity of National Grid transmission lines or electricity distribution lines must meet with the NZECP 34:2001.
NC4	In the Central City, activities listed in Rule 15.5.1.1 P3, P6, P7, P9, P10, P12 to P17 that do not meet one or more of the activity specific standards. .

15.5.2 Built form standards – Commercial Local Zone

The following built form standards shall be met by all permitted activities and restricted discretionary activity RD2 unless otherwise stated.

15.5.2.1 Maximum building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	All sites unless specified below	8 metres
b.	Commercial Local Zone at Wigram (The Runway) excluding the 'Special building height area' defined on the outline development plan in Appendix 15.15.8.	15 metres
c.	Within the 'Special building height area' defined on the outline development plan in Appendix 15.15.8.	2 buildings up to 32 metres with a maximum GFA of 800m ² on any single floor
d.	2 Carrs Road, Awatea	11 metres

Outside the Central City, any application arising from this rule shall not be publicly notified.

15.5.2.2 Building setback from road boundaries

The minimum building setback from road boundaries shall be as follows:

	Standard
a.	<p>Outside the Central City, on sites with a road frontage, all buildings shall:</p> <ul style="list-style-type: none"> i. be built up to the road boundary, with buildings occupying the full length of the road frontage of the site, except for any pedestrian or vehicle access or for a setback of up to 3 metres from the road boundary for a maximum width of 6 metres; ii. provide pedestrian access directly from the road boundary; iii. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street; and iv. have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street. <p>This rule shall not apply to service stations, drive-through services and emergency service facilities.</p>

	Standard
b.	In the Central City, any building shall be setback 3 metres from the road frontage and the frontage shall be landscaped, where any wall of a building does not have display windows along the full road frontage at ground floor level.

Any application arising from this rule shall not be limited or publicly notified.

15.5.2.3 Minimum building setback from residential zones or guest accommodation zone in the Central City

- a. All buildings within sites which share a boundary with a residential zone, or in the Central City, a residential zone or guest accommodation zone, shall be 3 metres.

In the Central City, no setback is required where there is a shared wall with a building within a Residential Central City Zone or Residential Guest Accommodation Zone.

Outside the Central City, any application arising from this rule shall not be publicly notified.

15.5.2.4 Sunlight and outlook at boundary with a residential zone or guest accommodation zone in the Central City

	Standard
a.	<p>Where an internal boundary adjoins a residential zone, or Residential Guest Accommodation Zone in the Central City, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3m above the site boundary in accordance with the diagrams in Appendix 15.15.9.</p> <p>In the Central City, the level of site 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.</p>
b.	<p>In the Commercial Local Zone Wigram (The Runway), where a site boundary adjoins a residential zone and</p> <ol style="list-style-type: none"> Immediately adjoins an access or part of an access, the recession plane shall be constructed from points 2.3 metres above the far side of the access; and where buildings on adjoining sites have a common wall along an internal boundary or a wall is not setback from the internal boundary, the recession plane shall not apply along that part of the boundary covered by such a wall.

Outside the Central City, where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.

Outside the Central City, any application arising from this rule shall not be publicly notified.

In the Central City, any application arising from this rule shall not be limited or publicly notified.

Note. In the Central City, there is no recession plane requirement for sites located in the Central City Commercial Local zone at adjoin sites also zoned Central City Commercial Local zone.

15.5.2.5 Outdoor storage areas

	Standard
a.	<p>Outside the Central City, any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining site.</p> <p>This rule shall not apply where the storage of vehicles, equipment, machinery, and/or natural or processed products is for periods of less than 12 weeks in any year.</p>
b.	<p>In the Central City:</p> <ol style="list-style-type: none"> Any outdoor storage (excluding storage areas for the sale or hire of vehicles, boats, or caravans) shall be screened by a 1.8 metre high fence; Any outdoor storage area (excluding storage areas for the sale or hire of vehicles, boats, or caravans) shall not be located within the setback specified in Rule 15.5.2.2.

Outside the Central City, any application arising from this rule shall not be limited or publicly notified.

15.5.2.6 Landscaping and trees

Landscaping and trees shall be provided as follows:

	Standard
a.	<p>Outside the Central City:</p> <ol style="list-style-type: none"> On sites adjoining a residential zone, trees shall be provided adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced. All landscaping/trees required for these rules shall be in accordance with the provisions in Appendix 16.6.1.
b.	<p>In the Central City:</p> <ol style="list-style-type: none"> Where a site adjoins the Residential Central City Zone, Residential Guest Accommodation or Avon River Precinct (Te Papa Ōtākaro) Zone, provision shall be made for landscaping, fence(s), wall(s) or a combination to at least 1.8 metres in height along the length of the zone boundary, excluding any road frontages. Where landscaping is provided it shall be for a minimum depth of 1.5 metres along the zone boundary; and Where the use of any part of a site is not undertaken in a building, that part of the site: <ol style="list-style-type: none"> with a road frontage of at least 10 metres shall be planted with a minimum of one tree,

	Standard
	<p>plus one additional tree for every 10 metres of road frontage;</p> <p>B. where three or more trees are required, these shall be planted no more than 15m apart, or closer than 5 metres apart;</p> <p>C. one tree shall be planted for every five car parking spaces provided on the site. Trees shall be planted within or adjacent to the car parking area; and</p> <p>D. any trees required by this rule shall be of a species capable of reaching a minimum height at maturity of 8m and shall be not less than 1.5 metres high at the time of planting.</p> <p>iii. Any trees required by this rule shall be located within a planting protection area around each tree, with a minimum dimension or diameter of 1.5 metres;</p> <p>iv. No more than 10% of any planting protection area shall be covered with any impervious surfaces; and</p> <p>v. Planting protection areas and landscaping adjacent to a road boundary or adjacent to or within a car parking area shall be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers shall be located at least 1 metre from any tree;</p> <p>vi. any landscaping or trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.</p>

15.5.2.7 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all 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).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.5.2.8 Minimum building setback from railway corridor outside the Central City

- a. The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.5.2.9 Fencing and screening structures in the Central City

- a. Fencing and other screening structures located between any building and the road boundary or Open Space Zone shall not exceed 1.2 metres in height, unless the whole of that structure is at least 50% visually transparent on each boundary; and

- b. No screening structure shall exceed a height of 2 metres.

Note:

1. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.
2. This rule does not apply to fences or other screening structures located on an internal boundary between two properties zoned Residential Central City, Residential Guest Accommodation and Central City Commercial Local.

Any application arising from this rule shall not be limited or publicly notified.

15.5.3 Area specific rules – Commercial Local Zone

The following rules apply to the areas specified. All activities specified are also subject to the Rules 15.5.1 and 15.5.2 unless otherwise specified.

15.5.3.1 Activity tables

15.5.3.1.1 Permitted activities

The activities listed below are permitted activities.

	Activity	Activity specific standards
P1	<p>a. Any activity or building that does not comply with one or more of the Key Structuring Elements on the Commercial Local Zone (St Albans) Outline Development Plan (see Appendix 15.15.4):</p> <p>i. Public access and circulation within Commercial Local Zone to enable permeability through the site; and</p> <p>ii. Semi-public access and circulation with Residential Zone.</p>	Nil

15.5.3.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion in Rule 15.5.3.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity or building that does not comply with one or more of the Key Structuring Elements on the Commercial Local Zone (St Albans) Outline Development Plan (see Appendix 15.15.4)	<p>a. Outline Development Plan – Rule 15.5.3.3.1</p>

	Activity	The Council's discretion shall be limited to the following matters:
RD2	Any activity or building that does not meet one or more of the built form standards in Rule 15.5.3.2.1.	a. Maximum retail activity threshold – Rule 15.5.3.3.2

15.5.3.2 Area specific built form standards

15.5.3.2.1 Maximum non-residential floorspace limits in the Commercial Local Zone (St Albans)

The maximum GLFA for non-residential activity in the Commercial Local Zone (St Albans) shall be as follows:

	Standard
a.	There shall be a maximum 3500m ² GLFA of non-residential activities within combined areas A and B defined on the Commercial Local Zone (St Albans) Outline Development Plan (see Appendix 15.15.4); and <ul style="list-style-type: none"> i. one individual tenancy in areas A and B shall have a maximum of 800m² GLFA of retail activity; and ii. no other individual tenancy in areas A and B shall have greater than 450m² GLFA of retail activity.

Any application arising from this rule shall not be limited or publicly notified.

15.5.3.3 Matters of discretion – Commercial Local Zone (St Albans)

15.5.3.3.1 Outline development plan

- a. The extent to which comprehensive, mixed-use development would continue to be achieved;
- b. The nature and degree of any adverse effects caused by proposals not in accordance with the outline development plan;
- c. The relationship and integration of proposals with any other existing development within the block;
- d. Whether the scale and nature of development is consistent with that anticipated for a local centre;
- e. The degree to which vehicle, cycle and pedestrian access has provided for internal pedestrian and cycle circulation, including the connections with that part of the blocked zoned Residential Medium Density Zone;
- f. The extent to which comprehensive design enables greater use of open space within the development than would be the case with piecemeal development; and
- g. The extent to which stormwater treatment areas are integrated with open space.

15.5.3.3.2 Maximum retail activity threshold

- a. The effects of any larger floor space for non-residential activity on District and Neighbourhood Centres.
- b. Any effects in terms of traffic generation and access.
- c. The maintenance of permeability within the block for internal pedestrian and cycle circulation including the connections with that part of the block within the residential zone.
- d. Form, amenity and function of the Commercial Local Zoned area as a local centre would be maintained.
- e. Any potential for the role of other commercial centres to be eroded by development or urban form effects, and any wider transport network effects from any associated transport generation.

15.5.4 Matters of discretion for Commercial Local Zone in greenfield areas

15.5.4.1 Maximum retail activity threshold at East Belfast (Blakes Road), Halswell West (Caulfield Avenue), Wigram (the Runway) and Upper Styx/ Highsted (Claridges Road)

- a. The extent to which the local centre will remain dominated by finer grain retailing;
- b. The potential for strategic effects on the function and amenity values of the Central City, District and Neighbourhood centres and their role in providing for the future needs of their communities;
- c. Any adverse effects, created by increased vehicular traffic from the development, on the adjoining road network;
- d. Any adverse effects on the amenity of neighbouring residential properties; and
- e. In Wigram, the extent to which convenient access to retailing and community uses may be positively or adversely affected by the proposed quantum of retail activity.

15.5.4.2 Residential activities in the Commercial Local Zone at Highfield

- a. The impact of any additional residential accommodation on the ability of existing or future permitted commercial activities to operate or to establish without undue constraint;
- b. The effects of establishing any residential accommodation on the amenity, safety and convenience of on-site residents, having regard to existing or future potential business activities;
- c. The effect of any residential buildings or units on the development scope of the site or adjoining sites;
- d. The impact on the amenity values and community function of the centre resulting from the use of ground floor space for residential activity;

- e. Any beneficial effects of residential units as a buffer for adjoining zones while still permitting commercial development on the site or adjoining sites; and
- f. The site layout, building specifications, nature and/or purpose of the proposed residential accommodation, and the need or likely demand for residential accommodation of that kind in the general area.

15.5.4.3 Building height in the Commercial Local Zone at Wigram

- a. Whether the additional building bulk and activities will have an adverse effect on the amenity of the town centre and surrounds;
- b. The extent to which the character of the residential areas surrounding the Commercial Local Zone (Wigram) remains reasonably open rather than being dominated by buildings; and
- c. The extent to which the additional height results in a built form which would strengthen the role of the Commercial Local Zone as the physical, visual and activity centre for the community.

15.6 Rules – Commercial Banks Peninsula Zone

15.6.1 Activity status tables – Commercial Banks Peninsula Zone

15.6.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Banks Peninsula Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.6.2. Note the built form standards do not apply to an activity that does not involve any development.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 15.6.1.2, 15.6.1.3 and 15.6.1.4.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

	Activity	Activity specific standards
P1	In Lyttelton or Akaroa, the use of an existing building for activities listed in Rule 15.6.1.1 P3-P21.	Nil
P2	The erection of a building, relocatable building or relocation of a building, external additions, alterations, and repairs for activities listed in Rule 15.6.1.1 P3-P21 at Governors Bay, Diamond Harbour, Church Bay and Little River.	Nil
P3	Retail activity	Nil
P4	Second-hand goods outlet	
P5	Supermarket	
P6	Commercial services	
P7	Office activity	
P8	Entertainment facility	
P9	Gymnasium	
P10	Community facility	
P11	Health care facility outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>The following shall apply in Lyttelton only:</p> <ol style="list-style-type: none"> Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB Dtr,2m,nTw+Ctr. Any bedroom or area occupied by beds for overnight care shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nTw+Ctr.

	Activity	Activity specific standards
P12	Education activity outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>The following shall apply in Lyttelton only:</p> <p>a. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB Dtr,2m,nTw+Ctr.</p> <p>b. Any bedroom or area occupied by beds shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nTw+Ctr.</p>
P13	Care facility outside the Lyttelton Port Influences Overlay Area defined on the planning maps	
P14	Pre-school outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>a. The following shall apply in Lyttelton only:</p> <p>i. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB Dtr,2m,nTw+Ctr.</p> <p>ii. Any bedroom or area occupied by beds shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nTw+Ctr.</p>
P15	Public artwork	Nil
P16	Residential activity outside the Lyttelton Port Influences Overlay Area	<p>a. The activity shall:</p> <p>i. be located above ground floor level or at the rear of a commercial activity. In Akaroa this shall only apply to sites fronting Beach Road between Rue Jolie and Bruce Terrace; and</p> <p>ii. have a minimum net floor area (including toilets and bathrooms but excluding lobby and/or reception area, car parking, garaging and balconies) per unit of:</p> <p>A. Studio 35 m²</p> <p>B. 1 bedroom 45 m²</p> <p>C. 2 bedrooms 60 m²</p> <p>D. 3 or more bedrooms 90 m²; and</p> <p>b. Each residential unit shall be provided with:</p> <p>i. an outdoor service space of 3m² and a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area;</p> <p>ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metre; and</p> <p>iii. any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening of the waste management area to a height of 1.5 metres.</p>

	Activity	Activity specific standards																
		<p>c. Each residential unit shall be provided with an outdoor living space with a minimum area and dimension as follows, located immediately outside and accessible from an internal living area of the residential unit.</p> <table><tr><th></th><th>Type</th><th>Area</th><th>Dimension</th></tr><tr><td>i.</td><td>Studio, 1 bedroom</td><td>6m²</td><td>1.5 metres</td></tr><tr><td>ii.</td><td>2 or 3 bedroom</td><td>10m²</td><td>1.5 metres</td></tr><tr><td>iii.</td><td>3 or more bedrooms</td><td>15m²</td><td>1.5 metres</td></tr></table> <p>d. In Lyttelton:</p> <p>i. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nTw+Ctr.</p> <p>ii. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB Dtr,2m,nTw+Ctr.</p>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m ²	1.5 metres	ii.	2 or 3 bedroom	10m ²	1.5 metres	iii.	3 or more bedrooms	15m ²	1.5 metres
	Type	Area	Dimension															
i.	Studio, 1 bedroom	6m ²	1.5 metres															
ii.	2 or 3 bedroom	10m ²	1.5 metres															
iii.	3 or more bedrooms	15m ²	1.5 metres															
P17	Guest accommodation outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>a. In Akaroa:</p> <p>i. Guest accommodation shall be located above ground floor level or to the rear of a commercial activity on Beach Road, between Rue Jolie and Bruce Terrace, except for a pedestrian entrance/ ground floor lobby/ reception area.</p> <p>b. In Lyttelton:</p> <p>i. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB Dtr,2m,nTw+Ctr.</p> <p>ii. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nTw+Ctr.</p>																
P18	Public transport facility	Nil																
P19	Emergency service facilities																	
P20	Parking building																	
P21	Parking lot																	
P22	Port activities, within that part of Lyttelton south west of the intersection of Norwich Quay and Oxford Street.	Unless otherwise permitted by Rule 15.6.2.1, shall only occur within the period, or part of the period, up to 1 January 2026.																

15.6.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion listed in Rule 15.13, as set out in the table below

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>Activities listed in Rule 15.6.1.1 P3-P21 and Rule 15.6.1.2 RD2 that do not meet one or more of the built form standards in Rule 15.6.2, unless otherwise specified.</p> <p>Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Maximum building height – Rule 15.13.3.1 b. Site coverage – Rule 15.13.3.7 c. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2 d. Minimum separation from the internal boundary with a residential zone (for non-compliance with Rule 15.6.2.4) – Rule 15.13.3.3 e. Sunlight and outlook at boundary with a residential zone – Rule 15.13.3.4 f. Outdoor storage areas – Rule 15.13.3.5 g. Water supply for fire fighting – Rule 15.13.3.8 h. Minimum building setback from the railway corridor - Rule 15.13.3.10
RD2	<p>Activities listed in Rule 15.6.1.1 P11-P14, P16 and P17 that do not meet one or more of the activity specific standards in Rule 15.6.1.1, unless otherwise specified.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. For Rule 15.6.1.1 P16 Residential activity – <ul style="list-style-type: none"> i. Residential activity - Rule 15.13.2.3 ii. Activity at ground floor level – Rule 15.13.2.2 b. For Rules 15.6.1.1 P11- P14 and P17 - Rule 15.13.2.3 (f)
RD3	<p>Activities listed in Rule 15.6.1.1 P3 to P21 in Lyttelton or Akaroa which involve the erection of a building, relocatable building or relocation of a building, external additions or alterations to a building, which meet the activity specific standards in Rule 15.6.1.1 and built form standards in Rule 15.6.2, unless specified otherwise in Rule 15.6.2.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p> <p>This rule shall not apply where the development is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades.</p>	<ul style="list-style-type: none"> a. Urban design – Rule 15.13.1. b. Lyttelton Design Guidelines (Appendix 15.15.6) and Akaroa Design Guidelines (Appendix 15.15.5). c. DEFERRED

15.6.1.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Activities listed in Rule 15.6.1.1 P3 to P21 in Lyttelton or Akaroa which involve the erection of a building, relocatable building or relocation of a building, external additions or alterations to a building, which do not meet one or more of the built form standards in Rule 15.6.2 or activity specific standards in Rule 15.6.1.1. Refer to relevant built form standard for provisions regarding notification.
D2	Industrial activity Any application arising from this rule shall not be limited or publicly notified.
D3	Service station Any application arising from this rule shall not be limited or publicly notified.
D4	Trade supplier Any application arising from this rule shall not be limited or publicly notified.
D5	Any activity not provided for as a permitted, restricted discretionary, or non-complying activity, or prohibited activity
D6	Port activities within that part of Lyttelton south west of the intersection of Norwich Quay and Oxford Street, beyond 1 January 2026.

15.6.1.4 Non-complying activities

The activities listed below are non-complying activities.

NC1	Sensitive activities in the Lyttelton Port Influences Overlay Area defined on the planning maps.
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15.6.2 Built form standards – Commercial Banks Peninsula Zone

The following built form standards shall be met by all permitted activities and for restricted discretionary activity RD2 unless otherwise stated.

15.6.2.1 Maximum building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	All sites in Lyttelton unless specified below	12 metres
b.	All other parts of the Commercial Banks Peninsula Zone including Akaroa	8 metres

Any application arising from this rule shall not be publicly notified.

15.6.2.2 Maximum site coverage

- a. The maximum site coverage for sites in all areas shall be 65% of the net site area.

Any application arising from this rule shall not be limited or publicly notified.

Within that part of Lyttelton south west of the intersection of Norwich Quay and Oxford Street, this rule only applies to buildings.

15.6.2.3 Building setback from road boundaries/ street scene

- a. All buildings shall:
- i. be built up to the road frontage with buildings occupying the full length of the road frontage of the site, except where necessary to provide pedestrian or vehicle access to the rear of the site;
 - ii. provide pedestrian access directly from the road boundary;
 - iii. provide a veranda or other means of weather protection along the full width of the building fronting a road;
 - iv. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street, and
 - v. have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street.

This rule shall not apply to Akaroa or to emergency service facilities.

Any application arising from this rule shall not be limited or publicly notified.

15.6.2.4 Minimum building setback from the boundary with Residential Banks Peninsula, Residential Conservation Zones

- a. The minimum building setback from the boundary with the Residential Banks Peninsula Zone or Residential Conservation Zone shall be 3 metres.

Any application arising from this rule shall not be publicly notified.

15.6.2.5 Sunlight and outlook at boundary with a residential zone or any public space

- a. Where a site boundary adjoins a residential zone, or public space (other than a road) in the block between London Street, Norwich Quay, Oxford Street and Canterbury Street, 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 the site boundary, unless specified below.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.

Any application arising from this rule shall not be publicly notified.

15.6.2.6 Outdoor storage areas

- a. Any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining site.

This rule shall not apply:

- i. where the storage of vehicles, equipment, machinery, and/or natural or processed products is for periods of less than 12 weeks in any year; and
- ii. to activities permitted in accordance with Rule 15.6.1.1 P22.

Any application arising from this rule shall not be limited or publicly notified.

15.6.2.7 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all 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).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.6.2.8 Minimum building setback from railway corridor

- a. The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.7 Rules – Commercial Retail Park Zone

15.7.1 Activity status tables – Commercial Retail Park Zone

15.7.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Retail Park Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.7.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 15.7.1.2, 15.7.1.3 and 15.7.1.4.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

	Activity	Activity specific standards
P1	Any new building or addition to a building for any permitted activity listed in Rule 15.7.1.1 P2 to P17 and P19-P20 below.	Nil
P2	Retail activity, unless specified below	a. The minimum tenancy size of any single retail activity shall be 450m ² GLFA.
P3	Supermarket	Nil
P4	Trade supplier	
P5	Yard-based supplier	
P6	Second-hand goods outlet	
P7	Service station	
P8	Food and beverage outlet	
P9	Ancillary office activity on the same site as a permitted activity	a. The activity shall occupy no more than 500m ² or 30% of the GFA of all buildings on the same site, whichever is the lesser.
P10	Public transport facility	Nil
P11	Emergency service facilities	
P12	Health care facility	
P13	Pre-school	
P14	Gymnasium	
P15	Drive-through services	
P16	Parking lot	
P17	Parking building	
P18	Any activity within the Commercial Retail Park Zone located north of Langdons Road.	<p>a. All activities within the zone shall not result in more than 950 trips per hour being generated during the Thursday PM peak period of 4.00pm to 6.00pm.</p> <p>Compliance with this rule is to be determined by undertaking traffic counts at the zone during the Thursday PM peak period of 4.00pm to 6.00pm over a consecutive three week period. The peak hour within each surveyed two hour period is to</p>

	Activity	Activity specific standards
		be determined from count data. The 950 trip value used for compliance assessment purposes is to be determined from the average peak hour value from the three week data set.
P19	Office activity within the Commercial Retail Park Zone located north of Langdons Road.	a. The activity shall be limited to a total of 10,000m ² GFA in the Commercial Retail Park Zone north of Langdons Road.
P20	Commercial services within the Commercial Retail Park Zone located at Tower Junction.	a. The maximum tenancy size shall be 250 m ² GLFA. b. The maximum GLFA of commercial services within the Commercial Retail Park Zone at Tower Junction shall be 10% of the total GLFA.
P21	Any permitted activity within the Commercial Retail Park Zone at 121 Briggs Road (Lot 2 DP16288).	a. Use of this site shall be limited to access and its associated landscaping.

15.7.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 15.13.1, 15.13.2 and 15.13.3, as set out in the table below.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Activities listed in Rule 15.7.1.1 P2 to P21, and Rule 15.7.1.2 RD2 and RD3, that do not meet one or more of the built form standards in Rule 15.7.2, unless otherwise specified. Refer to relevant built form standard for provisions regarding notification.	As relevant to the standard that is not met: a. Maximum building height – Rule 15.13.3.1 b. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2 c. Minimum separation from the internal boundary with a residential zone – Rule 15.13.3.3 d. Sunlight and outlook at boundary with a residential zone – Rule 15.13.3.4 e. Outdoor Storage Areas – Rule 15.13.3.5 f. Landscaping and trees- Rule 15.13.3.6 g. Water supply for fire fighting – Rule 15.13.3.8. h. Minimum building setback from the railway corridor - Rule 15.13.3.10.
RD2	Activity listed in Rule 15.7.1.1 P9 that does not meet the activity specific standard. Any application arising from this rule shall not be limited or publicly notified.	a. For P9 – (Ancillary office activity) - Rule 15.13.2.6

	Activity	The Council's discretion shall be limited to the following matters:
RD3	Activity listed in Rule 15.7.1.1 P18 that does not meet the activity specific standard.	a. Transport effects at Commercial Retail Park Zone (Langdons Road) – Rule 15.13.3.13

15.7.1.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided as a permitted, restricted discretionary, or non-complying activity.
D2	Activities listed in Rule 15.7.1.1 P19 or P20 that do not meet one or more of the activity specific standards.

15.7.1.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any retail activity listed in Rule 15.7.1.1 P2 that does not meet the activity specific standard.
NC2	Any activity or building not meeting with the activity specific standard for Rule 15.7.1.1 P21.

15.7.2 Built form standards – Commercial Retail Park Zone

The following built form standards shall be met by all permitted activities, and for restricted discretionary activity RD2 and RD3, unless otherwise stated.

15.7.2.1 Maximum building height

a. The maximum height of any building shall be 15 metres.

Any application arising from this rule shall not be publicly notified.

15.7.2.2 Minimum building setback from road boundaries

The minimum building setback from road boundaries shall be as follows:

	Activity	Standard
a.	Any activity unless specified in b – c below	3 metres
b.	Ancillary office activity	1.5 metres
c.	For sites with frontage to two intersecting roads in the Commercial Retail Park Zone	1.5 metres on one road boundary and 3 metres on the other road boundary

Any application arising from this rule shall not be limited or publicly notified.

15.7.2.3 Minimum building setback from residential or open space zones

- a. Where a site shares a boundary with a residential or open space zone, the minimum building setback from boundaries shall be 3 metres.

Any application arising from this rule shall not be publicly notified.

15.7.2.4 Sunlight and outlook at boundary with a residential zone

- a. Where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal boundary, in accordance with the diagrams in Appendix 15.15.9.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.

Any application arising from this rule shall not be publicly notified.

15.7.2.5 Outdoor storage areas

- a. Any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining road or adjoining site.

Any application arising from this rule shall not be limited or publicly notified.

15.7.2.6 Landscaping and trees

Landscaping and trees shall be provided as follows:

Standard
<p>a. The area adjoining the road frontage of all sites shall be landscaped in accordance with the following standards:</p> <ul style="list-style-type: none"> i. Minimum width - 1.5 metres ii. Minimum density of tree planting - 1 tree for every 10 metres of road frontage or part thereof, evenly spaced. <p>b. On sites adjoining a residential zone, trees shall be planted adjacent to the shared internal 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.</p> <p>c. 1 tree shall be planted for every 5 car parking spaces within any car parking area and along any pedestrian routes.</p> <p>d. All landscaping / trees required for these rules shall be in accordance with the provisions in Appendix 16.6.1.</p>

Note:

1. Any landscaping required by Rule 15.7.2.6 may be located in common areas, where the development comprises land and/or buildings in separate unit titles.
2. Stormwater facilities that support multiple values such water quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner.

Any application arising from clauses a. and c. of this rule shall not be publicly or limited notified.

15.7.2.7 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all 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).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.7.2.8 Minimum building setback from railway corridor

- a. The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.8 Rules – Commercial Office Zone

15.8.1 Activity status tables - Commercial Office Zone

15.8.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Office Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.8.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities that are not listed in this table will be restricted discretionary, discretionary or non-complying, as specified in Rules 15.8.1.2, 15.8.1.3 or 15.8.1.4.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

	Activity	Activity specific standards
P1	Any new building or addition to a building for any permitted activity listed in Rule 15.8.1.1 P2 to P12 below.	Nil
P2	Office activity	
P3	Food and beverage outlet	
P4	Commercial services	
P5	Trade and industry training facility	
P6	Public transport facility	
P7	Gymnasium	
P8	Parking lot	
P9	Parking building	
P10	Pre-school	
P11	Community facility	
P12	Emergency service facilities	

15.8.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Activities listed in Rule 15.8.1.1 P1 to P12 that do not meet one or more of the built form standards in Rule 15.8.2. Refer to relevant built form standard for provisions regarding notification.	As relevant to the standard that is not met: <ul style="list-style-type: none"> a. Maximum height of buildings – Rule 15.13.3.1 b. Minimum building setback from road boundaries/street scene – Rule 15.13.3.2 c. Minimum separation from the internal boundary with a residential zone – Rule 15.13.3.3 d. Sunlight and outlook at boundary with a residential zone – Rule 15.13.3.4 e. Outdoor storage areas – Rule 15.13.3.5 f. Landscaping and trees - Rule 15.13.3.6 g. Water supply for fire fighting – Rule 15.13.3.8 h. Access to the Commercial Office Zone (Wrights Road) – Rule 15.13.3.9. i. Minimum building setback from the railway corridor - Rule 15.13.3.10

15.8.1.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided for as a permitted, restricted discretionary or non-complying activity.

15.8.1.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Heavy industrial activity.
NC2	Sensitive activities within the air noise contour (50 dBA Ldn) as defined on the planning maps.

15.8.2 Built form standards – Commercial Office Zone

The following built form standards shall be met by all permitted activities unless otherwise stated.

15.8.2.1 Maximum height for buildings and fences or screening structures

- a. The maximum height of buildings shall be 15 metres.

Any application arising from this rule shall not be publicly notified.

15.8.2.2 Minimum building setback from road boundaries

- a. The minimum building setback from road boundaries shall be 3 metres.

Any application arising from this rule shall not be publicly or limited notified.

15.8.2.3 Minimum building setback from the boundary with a residential zone

- a. The minimum building setback from the boundary with a residential zone shall be 3 metres.

Any application arising from this rule shall not be publicly notified.

15.8.2.4 Sunlight and outlook at boundary with a residential zone

- a. Where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal boundary in accordance with the diagrams in Appendix 15.15.9.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.

Any application arising from this rule shall not be publicly notified.

15.8.2.5 Outdoor storage of materials/ car parking

- a. Any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining road or adjoining site; and

- b. Outdoor storage areas shall not be located within the setback specified in Rules 15.8.2.2.

This rule shall not apply where the storage of vehicles, equipment, machinery, and/or natural or processed products is for periods of less than 12 weeks in any year.

Any application arising from this rule shall not be publicly notified.

15.8.2.6 Landscaped areas

Landscaping shall be provided as follows:

	Standard
a.	The minimum percentage of the site to be landscaped shall be 20%, excluding those areas required to be set aside for trees within or adjacent to parking areas (refer to clause (d) below). This clause shall not apply to emergency service facilities
b.	The area adjoining the road frontage of all sites shall have a landscape strip in accordance with the following standards: a. Minimum width - 1.5 metres b. Minimum density of tree planting – 1 tree for every 10 metres of road frontage or part thereof, evenly spaced with shrubs between each tree. This clause shall not apply to emergency service facilities
c.	On sites adjoining a residential zone, trees shall be planted adjacent to the shared internal 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.
d.	In addition to clauses (a), (b) and (c) above, where car parking is located at the front of a site, 1 tree shall be planted for every 5 car parking spaces within any car parking area.
e.	All landscaping/trees required for these rules shall be in accordance with the provisions in Appendix 16.6.1.

Note:

1. Stormwater facilities shall be incorporated into any development to achieve effective stormwater management and to protect groundwater.
2. The stormwater facilities, which support multiple values such as stormwater retention, water quality treatment, biodiversity enhancement, Ngāi Tahu/manawhenua values and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management and the protection of groundwater in an integrated manner. Stormwater treatment sites or treatment facilities should be separated from natural waterways with vegetated buffers to ensure stormwater is treated before it is discharged into natural waterways or natural wetlands.

Any application arising from clauses (a) and (b) of this rule shall not be publicly or limited notified.

15.8.2.7 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all 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).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.8.2.8 Access to Commercial Office Zone (Wrights Road)

Access to the Commercial Office Zone (Wrights Road) shall be as follows:

	Standard
a.	<p>Road connections to the Commercial Office Zone (Wrights Road) on the corner of Wrights Road and Jack Hinton Drive, shall be limited to:</p> <ul style="list-style-type: none"> i. no more than two points of road access from Wrights Road, which shall be at least 50 metres apart and be set back at least 25 metres from the intersection of Jack Hinton Drive and Wrights Road; and ii. one road connection from Jack Hinton Drive, set back at least 15 metres from the intersection of Jack Hinton Drive and Wrights Road.
b.	There shall be no individual site access to Jack Hinton Drive or Wrights Road.

Any application arising from this rule shall not be limited or publicly notified.

15.8.2.9 Minimum building setback from railway corridor

- a. The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.9 Rules – Commercial Mixed Use Zone

15.9.1 Activity status tables – Commercial Mixed Use Zone

15.9.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Mixed Use Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.9.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 15.9.1.2, 15.9.1.3 or 15.9.1.4.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

	Activity	Activity specific standards
P1	Any new building or addition to a building for any permitted activity listed in Rule 15.9.1.1 P3 to P8 and P11 to P27 below.	Nil
P2	a. Existing retail activity in an existing building, or b. Existing consented retail activity and associated building; at the DATE OF DECISION AS NOTIFIED	Nil
P3	Ancillary retail activity	a. The activity shall: <ul style="list-style-type: none"> i. occupy no more than 250m² or 25% of the GFA of all buildings on the same site, whichever is the lesser; and ii. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation where goods are displayed for sale within the building and the retail activity fronts the street; and iii. be limited to the display and sale of goods produced, processed or stored on the site.
P4	Food and beverage outlet	Nil
P5	Trade supplier	
P6	Yard-based supplier	
P7	Second-hand goods outlet	
P8	Service station	
P9	a. Existing commercial services in an existing building, or	

	Activity	Activity specific standards
	a. Existing consented commercial services and associated building; as at the DATE OF DECISION AS NOTIFIED	
P10	a. Existing office activity in an existing building, or b. Existing consented office activity and associated building; as at the DATE OF DECISION AS NOTIFIED	
P11	Ancillary office activity	a. The activity shall: <ul style="list-style-type: none"> i. occupy no more than 500m² or 30% of the GFA of all buildings on the same site, whichever is the lesser; and ii. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation where the office activity fronts the street.
P12	Industrial activity in the Commercial Mixed Use Zone on Blenheim Road and Main South Road	Nil
P13	Warehousing and distribution activities	
P14	Service industry	
P15	High technology industrial activity	
P16	Trade and industry training facility	
P17	Emergency service facilities	
P18	Public transport facility	
P19	Health care facility	
P20	Pre-school	
P21	Gymnasium	
P22	Drive-through services	
P23	Parking lot	
P24	Parking building	
P25	Tertiary education and research activities	
P26	Guest accommodation	
P27	Residential activity in Addington, Mandeville Street and New Brighton	a. The activity shall be: <ul style="list-style-type: none"> i. located above ground floor level; or ii. located to the rear of activities listed in Rule 15.9.1.1 P2 – P12, P14– P23 on the ground floor frontage to the street, excluding <ul style="list-style-type: none"> A. any pedestrian entrance including lobby and/or reception area associated with residential activity; and b. The activity shall have a minimum net floor area (including toilets and bathrooms but excluding lobby

Activity	Activity specific standards																
	<p>and/or reception area, car parking, garaging and balconies) per unit of:</p> <ul style="list-style-type: none">i. Studio 35m²ii. 1 bedroom 45m²iii. 2 bedrooms 60m²iv. 3 or more bedroom 90m² <p>c. Each residential unit shall be provided with:</p> <ul style="list-style-type: none">i. an outdoor service space of 3m² and a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area;ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metre.iii. any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres. <p>d. Each residential unit shall be provided with an outdoor living space with a minimum area and dimension as set out in the following table, located immediately outside and accessible from an internal living area of the residential unit.</p> <table><tr><th></th><th>Type</th><th>Area</th><th>Dimension</th></tr><tr><td>i.</td><td>Studio, 1 bedroom</td><td>6m²</td><td>1.5 metres</td></tr><tr><td>ii.</td><td>2 or 3 bedroom</td><td>10m²</td><td>1.5 metres</td></tr><tr><td>iii.</td><td>More than 3 bedrooms</td><td>15m²</td><td>1.5 metres</td></tr></table> <p>e. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,nTw}+C_{tr}$.</p>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m ²	1.5 metres	ii.	2 or 3 bedroom	10m ²	1.5 metres	iii.	More than 3 bedrooms	15m ²	1.5 metres
	Type	Area	Dimension														
i.	Studio, 1 bedroom	6m ²	1.5 metres														
ii.	2 or 3 bedroom	10m ²	1.5 metres														
iii.	More than 3 bedrooms	15m ²	1.5 metres														

15.9.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters set out in Rule 15.13, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Activities listed in Rule 15.9.1.1 P1 – P27, and Rule 15.9.1.2 RD2, that do not meet one or more of the built form standards in Rule 15.9.2, unless otherwise specified Refer to relevant built form standard for provision regarding notification.	As relevant to the standard that is not met: a. Maximum building height – Rule 15.13.3.1 b. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2 c. Minimum separation from the internal boundary with a residential zone – Rule 15.13.3.3 d. Sunlight and outlook at boundary with a residential zone– Rule 15.13.3.4 e. Outdoor storage areas – Rule 15.13.3.5 f. Landscaping and trees- Rule 15.13.3.6 g. Water supply for fire fighting – Rule 15.13.3.8 h. Minimum building setback from the railway corridor - Rule 15.13.3.10
RD2	Activities listed in Rule 15.9.1.1 P3, P11 and P27 (a) – (d) that do not meet one or more of the activity specific standards in Rule 15.9.1.1. Any application arising from this rule shall not be limited or publicly notified.	a. For Rule 15.9.1.1 P3 and P11 (Ancillary retail and Ancillary office activity): i. Ancillary office and retail activity Rule 15.13.2.6 b. For Rule 15.9.1.1 P27 (Residential activity): i. Residential activity Rule 15.13.2.3; and ii. Activity at ground floor level - Rule 15.13.2.2

15.9.1.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided as a permitted, restricted discretionary or non-complying activity.

15.9.1.4 Non-complying activities

The activities listed below are non-complying activities

NC1	Any residential activity not meeting with Rule 15.9.1.1. P27 (e).
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15.9.2 Built form standards – Commercial Mixed Use Zone

The following built form standards shall be met by all permitted activities and restricted discretionary activities RD2 unless otherwise stated.

15.9.2.1 Maximum building height

- a. The maximum height of any building shall be 15 metres.

Any application arising from this rule shall not be publicly notified.

15.9.2.2 Minimum building setback from road boundaries

The minimum building setback from road boundaries shall be as follows:

	Activity	Standard
a.	Any activity unless specified below	3 metres
b.	For sites with frontage to two intersecting roads in the Commercial Mixed Use Zone	1.5 metres on one road boundary and 3 metres on the other road boundary

Any application arising from this rule shall not be limited or publicly notified.

15.9.2.3 Minimum building setback from residential zones

- a. The minimum building setback from the shared boundary with a residential zone shall be 3 metres.

Any application arising from this rule shall not be publicly notified.

15.9.2.4 Sunlight and outlook at boundary with a residential zone

- a. Where an internal boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal boundary in accordance with the diagrams in Appendix 15.15.9.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.

Any application arising from this rule shall not be publicly notified.

15.9.2.5 Outdoor storage areas

- a. Any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining road or adjoining site.

Any application arising from this rule shall not be limited or publicly notified.

15.9.2.6 Landscaping and trees

Landscaping shall be provided as follows:

Standard

- a. The area adjoining the road frontage of all sites shall be landscaped in accordance with the following standards:
 - i. Minimum width - 1.5 metres
 - ii. Minimum density of tree planting - 1 tree for every 10 metres of road frontage or part thereof, evenly spaced.
- b. On sites adjoining a residential zone, 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.
- c. 1 tree shall be planted for every 5 car parking spaces within any car parking area and along any pedestrian routes.
- d. All landscaping / trees required for these rules shall be in accordance with the provisions in Appendix 16.6.1.

Clause (a) shall not apply to emergency service facilities

Note: Stormwater facilities that support multiple values such water quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner.

Any application arising from clauses a. and c. of this rule shall not be publicly or limited notified.

15.9.2.7 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.9.2.8 Minimum building setback from railway corridor

- a. The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

15.10 Rules — Commercial Central City Business Zone

15.10.1 Activity status tables — Commercial Central City Business Zone

15.10.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Central City Business Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.10.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities may also be controlled, restricted discretionary or discretionary, as specified in Rules 15.10.1.2, 15.10.1.3 or 15.10.1.4.

At 25 Peterborough Street, permitted activities shall be limited to P13, P14 and P17.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

	Activity	Activity specific standards
P1	Retail activity	Nil
P2	Commercial services	Nil
P3	Entertainment facility	Nil
P4	Recreation activity	a. For sites shown on the planning maps as being within active frontage areas, these activities shall not be located at ground floor level within 10 metres of the boundary of a road (excluding access ways and service lanes), except for pedestrian entranceways, which may be located at ground floor level. b. Activity specific standard a. shall not apply to any spiritual facility at 100 Cathedral Square.
P5	Gymnasium	
P6	Community facility	
P7	Education activity	
P8	Day care facility	
P9	Pre-school	
P10	Health care facility	
P11	Spiritual facility	
P12	Office	
P13	Residential activity	a. For sites shown on the planning maps as being within active frontage areas, the activity shall not be located at ground floor level within 10 metres of the boundary of a road (excluding access ways and service lanes), except for pedestrian entranceways or reception areas, which may be located at ground floor level. b. Activity specific standard a. shall not apply to the former Christchurch Teachers College building at 25 Peterborough Street.

	Activity	Activity specific standards
		<p>c. Each residential unit shall be provided with an outdoor service space contained within the net area of the site with a minimum area of 5m² and each dimension being a minimum of 1.5 metres, except that:</p> <ul style="list-style-type: none"> i. an indoor area or areas with a minimum volume of 3m³ may be provided in lieu of any outdoor service space; or ii. if a communal outdoor service space with a minimum area of 10m² is provided within the site, the outdoor service space may reduce to 3m² for each residential unit. <p>d. The minimum net floor area for any residential unit (including toilets and bathrooms but excluding car parking, garaging, or balconies allocated to each unit) shall be:</p> <ul style="list-style-type: none"> i. studio 35m²; ii. 1 bedroom 45m²; iii. 2 bedrooms 60m²; and iv. 3 or more bedrooms 90m². <p>e. Each residential unit without a habitable space on the ground floor shall have 10m² of outdoor living space provided that:</p> <ul style="list-style-type: none"> i. a minimum of 5m² of the area, with each dimension being a minimum of 1.5 metres, shall be provided as a private balcony located immediately outside, accessible from an internal living area of the residential unit; and ii. the balance of the required 10m² not provided by private balconies can be provided in a communal area, with each dimension being a minimum of 4 metres, that is available for the use of all site residents. <p>Note: Balconies can be recessed, cantilevered or semi-recessed.</p> <p>f. Each residential unit with a habitable space on the ground floor shall have 10m² of outdoor living space immediately outside and accessible from an internal living area of the residential unit.</p> <p>g. Any outdoor service space or outdoor living space shall not be used for car parking or access.</p>
P14	Guest accommodation	<p>a. Shall not be located at ground floor level within 10 metres of the boundary of a road (excluding access ways and service lanes), except for pedestrian entranceways or reception areas, which may be located at ground floor level.</p>

	Activity	Activity specific standards
		b. Activity specific standard a. shall not apply to the Former Christchurch Teachers College building at 25 Peterborough Street
P15	Art studios and workshops	Nil
P16	Retirement village outside the Core (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map) Refer to built form standards for rules that do not apply to retirement villages.	Nil
P17	The following activities in the Former Christchurch Teachers College building at 25 Peterborough Street: <ul style="list-style-type: none"> i. Retail activity ii. Commercial services iii. Entertainment facility iv. Gymnasium v. Education activity vi. Health care facility vii. Office viii. Art studios and workshops 	<ul style="list-style-type: none"> a. The maximum total floorspace used for the specified activities shall not exceed 25% of the total floorspace on the site. b. Entertainment activity shall be limited to performances and exhibitions.

15.10.1.2 Controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

	Activity	The matters over which Council reserves its control:
C1	Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.10.1.1 P1 to P17, which is: <ul style="list-style-type: none"> i. within the Central City Core area; and ii. visible from a publicly owned and accessible space; and 	<ul style="list-style-type: none"> a. That the activity is undertaken in accordance with the urban design certification.

	<p>iii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes in Rule 15.13.2.7 Commercial Central City Business Zone Urban Design.</p> <p>Certification shall include sufficient detail to demonstrate how the relevant urban design provisions/ outcomes in Rule 15.13.2.7 have been met.</p> <p>This rule does not apply to any activity requiring consent under C2 below.</p> <p>Any application arising from this rule shall not be publicly or limited notified.</p>	
C2	<p>Any new building, or external alteration to any existing building, for a spiritual facility, which is:</p> <p>i. located at 100 Cathedral Square; and</p> <p>ii. certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes in Rule 15.13.4.1 - Buildings at 100 Cathedral Square.</p> <p>Certification shall include sufficient detail to demonstrate how the relevant urban design provisions/ outcomes in Rule 15.13.4.1 have been met.</p> <p>The built form standards in Rule 15.10.2 shall not apply to this activity.</p>	<p>a. That the activity is undertaken in accordance with the urban design certification.</p>

Rules C1 and C2 shall not apply to:

- i. demolition, repairs, maintenance, and seismic, fire and access building code upgrades; and
- ii. any building within the Core which is a listed heritage item in which case the applicable rules in Chapter 9 Natural and Cultural Heritage shall apply; and
- iii. any signage.

Note: The Central City Core is identified on the planning map titled “Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map”

15.10.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 15.13, as set out in the following table.

	Activity	Council’s discretion shall be limited to the following matters:
RD1	Any new building, external alteration to any existing building, or the use of any part of a site not undertaken in a	a. Commercial Central City Business Zone urban design – Rule 15.13.2.7

	Activity	Council's discretion shall be limited to the following matters:
	<p>building, for an activity listed in Rule 15.10.1.1 P1 to P17, which:</p> <ul style="list-style-type: none"> i. is within the Central City Core area; and ii. is visible from a publicly owned and accessible space, and iii. is not a controlled activity under Rule 15.10.1.2 C1. <p>This rule does not apply to activities requiring consent under Rule 15.10.1.2 C2 or Rule 15.10.1.3 RD9.</p> <p>Any application arising from this rule shall not be publicly or limited notified.</p>	
RD2	<p>The erection of any new buildings within the Central City Retail Precinct (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map).</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Commercial Central City Business Zone urban design – Rule 15.13.2.7 b. Commercial Central City Business Zone - Retail Precinct – Rule 15.13.2.8
RD3	<p>Any activity listed in Rule 15.10.1.1 P1 to P17 that does not meet the activity specific standard relating to ground floor activity (active frontage).</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Commercial Central City Business Zone - Activity at ground floor level – Rule 15.13.2.9
RD4	<p>Any activity listed in Rule 15.10.1.1 P1 to P17 that does not meet the activity specific standards relating to residential activities.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Residential activity in the Commercial Central City Business and Central City Mixed Use Zones – Rule 15.13.2.10
RD5	<p>Any activity listed in Rule 15.10.1.1 P1 to P17 and Rules 15.10.1.3 RD1 to RD2 that does not meet one or more of the built form standards in Rule 15.10.2 unless otherwise specified.</p>	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Commercial Central City Business Zone - Building setbacks and continuity – Rule 15.13.3.15 b. Commercial Central City Business Zone and (South Frame) Mixed Use Zones - Verandas – Rule 15.13.3.16 c. Commercial Central City Business Zone - Sunlight and outlook for the street – Rule 15.13.3.17

	Activity	Council's discretion shall be limited to the following matters:
		<ul style="list-style-type: none"> d. Commercial Central City Business Zone and (South Frame) Mixed Use Zone - Minimum number of floors – Rule 15.13.3.18 e. Commercial Central City Business Zone - Minimum floor to floor heights on ground floor – Rule 15.13.3.19 f. Commercial Central City Business Zone - Location of on-site car parking – Rule 15.13.3.20 g. Fencing and screening structures in the Commercial Central City Business and Mixed Use Zones – Rule 15.13.3.21 h. Screening of outdoor storage and service area / spaces – Rule 15.13.3.22 i. Sunlight and outlook at boundary with a Residential Central City or Residential Guest Accommodation Zone – Rule 15.13.3.23 j. Minimum separation from the boundary with a Residential Central City or Residential Guest Accommodation Zone – Rule 15.13.3.24 k. Water supply and access for fire fighting – Rule 15.13.3.8
RD6	Retirement village in the Core (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map).	<ul style="list-style-type: none"> a. Retirement villages - Rule 15.13.2.15 b. Commercial Central City Business Zone urban design – Rule 15.13.2.7
RD7	Retirement village that does not meet any one or more of the built form standards in Rule 15.10.2 unless otherwise specified.	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> a. Commercial Central City Mixed Use Zone - Landscaping and trees – Rule 15.13.3.25 b. Commercial Central City Mixed Use Zone - Maximum building height - Rule 15.13.3.26 c. Commercial Central City Business Zone - Flexibility in building design for future uses – Rule 15.13.3.27 d. Fences and screening structures in the Commercial Central City Business and Mixed Use Zones – Rule 15.13.3.21 e. Screening of outdoor storage and service areas / spaces - Rule 15.13.3.22 f. Sunlight and outlook at boundary with a Residential Central City or Residential Guest Accommodation Zone, and in the Commercial Central City Mixed Use Zone, the boundary with the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone - Rule 15.13.3.23

	Activity	Council's discretion shall be limited to the following matters:
		<p>g. Minimum setback from the boundary with Residential Central City or Residential Guest Accommodation Zone, or from an internal boundary – Rule 15.13.3.24</p> <p>h. Water supply and access for fire fighting – Rule 15.13.3.8</p>
RD8	Parking lot/ Parking building	<p>a. Commercial Central City Business Zone urban design – Rule 15.13.2.7</p> <p>Note: Refer to Rule 7.4.2.1 for parking in the Central City, Rule 7.4.1.3 RD1 for non-compliance with this rule, and activity Rule 7.4.1.5 NC3 for non-compliance with this rule in the Core of the Commercial Central City Business Zone.</p> <p>Also refer to Rule 7.4.1 for the activity status and matters of discretion for parking lots/ parking buildings in the context of the transport provisions for the Central City.</p>
RD9	<p>Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.10.1.1 P1 to P17, which:</p> <ul style="list-style-type: none"> i. is located at 100 Cathedral Square; and ii. is not a controlled activity under Rule 15.10.1.2 C2. <p>The built form standards in Rule 15.10.2 shall not apply on this site to the activity listed in Rule 15.10.1.1 P11.</p>	<p>a. Buildings at 100 Cathedral Square – Rule 15.13.4.1</p>

Rules RD1 and RD9 shall not apply to:

- i. demolition, repairs, maintenance, and seismic, fire and access building code upgrades; and
- ii. any building within the Core which is a listed heritage item in which case the applicable rules in Chapter 9 Natural and Cultural Heritage shall apply; and
- iii. any signage.

Note: The Central City Core is identified on the planning map titled “Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map”

15.10.1.4 Discretionary activities

The activities listed below are discretionary activities

Activity	
D1	Any activity that does not meet one or more of built form standards in Rules 15.10.2.11 (Building Height) and 15.10.2.12 (Maximum Road Wall Height) unless otherwise specified.
D2	Any activity not provided for as a permitted, controlled or restricted discretionary activity.

15.10.2 Built form standards - Commercial Central City Business Zone

The following built form standards shall be met by all permitted activities and restricted discretionary activities unless otherwise stated.

15.10.2.1 Building setback and continuity

	Standard
a.	On sites in the area identified as the Core on the planning map titled 'Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map', buildings (excluding fences for the purposes of this standard) shall be built: <ul style="list-style-type: none"> i. up to road boundary, except that where the allotment fronts more than one road boundary, buildings shall be built up to all boundaries of the allotment; and ii. across 100% of the width of an allotment where it abuts all road boundaries (excluding access ways and service lanes), except that one vehicle crossing may be located on each road frontage of the site.
b.	On sites outside the area identified as the Core on the planning map titled 'Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map', buildings (excluding fences for the purposes of this standard) shall be built: <ul style="list-style-type: none"> i. up to a road boundary, except that where the allotment fronts more than one road boundary, buildings shall be built up to all road boundaries of the allotment; and ii. across a minimum of 65% of the width of an allotment where it abuts all road boundaries (excluding access ways and service lanes).

Note: This rule applies to the ground and first floor of buildings only.

Any application arising from this rule shall not be limited or publicly notified.

15.10.2.2 Verandas

- a. In the areas shown on the 'Central City Active Frontages and Verandas and Building Setback Planning Map' as Central City Active Frontage and Veranda, every building shall provide a veranda or other means of weather protection with continuous cover for pedestrians.

Any application arising from this rule shall not be limited or publicly notified.

15.10.2.3 Sunlight and outlook for the street

- a. Buildings shall not project beyond a 45 degree recession plane measured from the maximum road wall height and angling into the site, except that this rule shall not apply to access ways, service lanes, or to New Regent Street.

Any application arising from this rule shall not be limited or publicly notified.

15.10.2.4 Minimum numbers of floors

- a. The minimum number of floors above ground level for any building within the Core identified on the 'Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map' shall be two.

Any application arising from this rule shall not be limited or publicly notified.

15.10.2.5 Flexibility in building design for future uses

- a. The minimum distance between the top of the ground floor surface and the bottom of the first floor slab shall be 3.5 metres. The measurement shall be made from the ground floor surface to the bottom of the floor slab above.

This rule shall not apply to buildings for residential activity or a retirement village except where they are within 10 metres of a road boundary.

Any application arising from this rule shall not be limited or publicly notified.

15.10.2.6 Location of onsite car parking

- a. Car parking within the Core identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map shall be located to the rear of, on top of, within or under buildings; or when located on the ground floor of any building, not located within 10 metres of the road boundary.

Any application arising from this rule shall not be limited or publicly notified.

15.10.2.7 Fences and screening structures

- a. The maximum height of any fence or screening structure located within 4.5 metres of a road boundary, or between a building and the Central City Avon River Precinct Zone, shall be:
 - i. 2 metres, where at least 50% of the fence structure is visually transparent; or
 - ii. 1.2 metres, where less than 50% of the fence structure is visually transparent.

This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned residential and Commercial Central City Business.

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

Any application arising from this rule shall not be limited or publicly notified.

15.10.2.8 Screening of outdoor storage and service areas or spaces

- a. Any outdoor storage or service areas/spaces shall be:
 - i. located to the rear of the principal building on the site; and
 - ii. screened from any adjoining site by landscaping, fence, wall or a combination of these of not less than 1.8 metres high.

Any application arising from this rule shall not be limited or publicly notified.

15.10.2.9 Sunlight and outlook at boundary with a Residential Central City or Residential Guest Accommodation Zone

- a. Where an internal boundary adjoins a Residential Central City or Residential Guest Accommodation Zone, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal boundary, as indicated in Appendix 15. 15.9 as though the site were zoned the same Residential Central City or Residential Guest Accommodation Zone.

The level of site 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.

Note: There is no recession plane requirement for sites located in the Commercial Central City Business Zone that adjoin sites also zoned Commercial Central City Business.

Any application arising from this rule shall not be limited or publicly notified.

15.10.2.10 Minimum setback from the boundary with a Residential Central City or Residential Guest Accommodation Zone or from an internal boundary

The minimum setback from the boundary with a Residential Central City or Residential Guest Accommodation Zone, or in the case of residential activities from an internal boundary, shall be as follows:

	Standard
a.	Buildings shall be setback from the boundary of any Residential Central City or Residential Guest Accommodation Zone by a minimum of 3 metres, except that where there is a shared wall with a building within a Residential Central City or Residential Guest Accommodation Zone no setback is required.
b.	For residential activities there shall be no minimum building setback from internal boundaries other than from the boundary of any Residential Central City or Residential Guest Accommodation Zone,

	Standard
	except where a balcony or the window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space, then the balcony or window shall not be located within 3 metres of any internal boundary.
c.	Any required building setback under a. shall be landscaped for its full width and length and this area planted in a combination of shrubs, trees and grasses including a minimum of 1 tree for every 10 metres of boundary length capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres at the time of planting.
d.	All landscaping within the setback shall be maintained, and if dead, diseased or damaged, shall be replaced.

Any application arising from this rule shall not be limited or publicly notified.

15.10.2.11 Building height

The maximum and minimum height of any building shall be as follows:

	Applicable to	Standard
a.	All buildings, except as provided for in b. and c. below.	The maximum height shall be in accordance with the Central City Maximum Building Height Planning map
b.	All buildings in New Regent Street	The minimum and maximum height shall be 8 metres.
c.	All buildings at the Arts Centre, being land bordered by Montreal Street, Worcester Street, Rolleston Avenue and Hereford Street.	The maximum height shall be 16 metres.

15.10.2.12 Maximum road wall height

- a. The maximum height of the road wall of any building shall be:
 - i. 21 metres in the area subject to a 28 metre height limit on the 'Central City Maximum Building Height Planning map' unless specified below.
 - ii. 17 metres where the wall fronts the northern side of Cashel Street, between Oxford Terrace and High Street.

15.10.2.13 Water supply for fire fighting

- 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 in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Fire Service Commission (absent its written approval).

15.11 Rules — Commercial Central City Mixed Use Zone

15.11.1 Activity status tables — Commercial Central City Mixed Use Zone

15.11.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Central City Mixed Use Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.11.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities may also be controlled, restricted discretionary, discretionary or non-complying, as specified in Rules 15.11.1.2, 15.11.1.3, 15.11.1.4 and 15.11.1.5.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

	Activity	Activity specific standards
P1	Retail activity	<p>a. Retail activities within the Large Format Retail areas (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map) shall only consist of one or more of the following:</p> <ul style="list-style-type: none"> i. the display and sale of goods produced, processed or stored on the site and ancillary products; ii. second hand goods outlet; iii. food and beverage outlet; iv. general convenience stores where grocery items are offered for sale; and v. any other retail activity provided that the minimum GLFA for any individual retail activity tenancy is 450m². <p>b. Retail activity outside the Large Format Retail areas (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map) shall only consist of one or more of the following except where specified in c. below:</p> <ul style="list-style-type: none"> i. the display and sale of goods produced, processed or stored on the site and ancillary products up to 20% of the net floor area on the site used to produce, process or store these goods, or 350m² retail floor space, whichever is the lesser; ii. second hand goods outlet; iii. food and beverage outlet; iv. small scale general convenience store where grocery items are offered for sale with a maximum GLFA of 250m²; and v. one supermarket with a maximum GLFA of 2500m² located within the Commercial Central City Mixed Use Zone block bounded by

	Activity	Activity specific standards
		<p>Manchester, Salisbury and Madras Streets.</p> <p>c. Retail activity fronting Colombo Street between Kilmore Street and Peterborough Street shall be limited to</p> <ol style="list-style-type: none"> a maximum tenancy size of 150m²; the ground floor of any building; and have a frontage adjoining Colombo Street.
P2	Yard-based suppliers	Nil
P3	Trade suppliers	
P4	Service stations	
P5	Commercial services	<p>a. Offices and Commercial services shall only be ancillary to any permitted activity located on the site or:</p> <p>b. Where non-ancillary office activity or commercial services are proposed on a site:</p> <ol style="list-style-type: none"> individual tenancies shall not exceed 450m² GLFA; and the total area used for office activities and/or commercial services shall not exceed 450m² GLFA per site, or 450m² GLFA per 500m² of land area; whichever is greater. <p>This limit may be exceeded where office activities and/or commercial services form part of a mixed-use development comprising residential activities, in which case the office activities and commercial services collectively shall not exceed 50% of GLFA of the overall development.</p>
P6	Office activity	
P7	Entertainment facility	Nil
P8	Recreational facility	
P9	Gymnasium	
P10	Community facility	
P11	Education activity	
P12	Day Care facility	
P13	Pre-School	
P14	Health care facility	
P15	Spiritual facility	
P16	Residential activity	<p>a. Each residential unit shall be provided with an outdoor service area contained within the net area of the site with a minimum area of 5m² and each dimension being a minimum of 1.5 metres, except that:</p> <ol style="list-style-type: none"> an indoor area or areas with a minimum volume of 3m³ may be provided in lieu of any outdoor service area; or if a communal outdoor service space with a minimum area of 10m² is provided within the site, the outdoor service space may reduce to 3m² for each residential unit.

	Activity	Activity specific standards
		<p>b. The minimum net floor area for any residential unit (including toilets and bathrooms but excluding car parking, garaging, or balconies allocated to each unit) shall be:</p> <ul style="list-style-type: none"> i. studio 35m²; ii. 1 bedroom 45m²; iii. 2 bedrooms 60m²; and iv. 3 or more bedrooms 90m². <p>c. Each residential unit without a habitable space on the ground floor shall have 20m² of outdoor living space provided that:</p> <ul style="list-style-type: none"> i. a minimum of 10m² of the area, with each dimension being a minimum of 1.5m, shall be provided as a private balcony, located immediately outside and accessible from an internal living area of the residential unit; and ii. the balance of the required 20m² not provided by private balconies can be provided in a communal area, with each dimension being a minimum of 4 metres that is available for the use of all site residents. <p>Note: Balconies can be recessed, cantilevered or semi recessed.</p> <p>d. Each residential unit with a habitable space on the ground floor shall have 20m² of outdoor living space immediately outside and accessible from internal living area of the residential unit.</p> <p>e. Any outdoor service space or outdoor living space shall not be used for car parking or access.</p>
P17	Guest accommodation	Nil
P18	Industrial activity	
P19	Motor-servicing facility	
P20	Drive-through service	
P21	Retirement village Refer to built form standards for rules that do not apply to retirement villages.	

15.11.1.2 Controlled activities

The activities listed below are controlled activities.

	Activity	The Council's control shall be limited to the following matters:
C1	Any building on the site at 136 Barbadoes Street The built form standards in Rule 15.11.2 for the Commercial Central City Mixed Use Zone shall not apply.	a. Buildings at 136 Barbadoes Street – Rule 15.13.4.2

15.11.1.3 Restricted discretionary

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.13.2 and 15.13.3, as set out in the following table:

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Residential activity that does not meet one or more of the activity specific standards listed in Rule 15.11.1.1 P16 unless otherwise specified. Any application arising from this rule shall not be limited or publicly notified.	a. Residential activity in the Commercial Central City Business and Central City Mixed Use Zone – Rule 15.13.2.10
RD2	Any activity listed in Rule 15.11.1.1 P1 to P20 that does not meet one or more of the built form standards in Rule 15.11.2, unless otherwise specified.	As relevant to the standard that is not met: a. Commercial Central City Mixed Use Zone - Landscaping and trees – Rule 15.13.3.25 b. Commercial Central City Mixed Use Zone - Maximum building height - Rule 15.13.3.26 c. Central City - Flexibility in building design for future uses – Rule 15.13.3.27 d. Fences and screening structures in the Commercial Central City Business and Mixed Use Zones – Rule 15.13.3.21 e. Screening of outdoor storage and service areas / spaces - Rule 15.13.3.22 f. Sunlight and outlook at boundary with a Residential Central City or Residential Guest Accommodation Zone, and in the Commercial Central City Mixed Use Zone, the boundary with the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone – Rule 15.13.3.23 g. Minimum separation from the boundary with a Residential Central City or Residential Guest Accommodation Zone – Rule 15.13.3.24 h. Water supply and access for fire fighting – Rule 15.13.3.8
RD3	Retirement villages that do not meet any one or more of the built form standards, unless otherwise specified.	As relevant to the standard that is not met: a. Commercial Central City Mixed Use Zone Landscaping and trees – Rule 15.13.3.25 b. Commercial Central City Mixed Use Zone - Maximum Building height - Rule 15.13.3.26 c. Central City - Flexibility in building design for future uses – Rule 15.13.3.27 d. Fences and screening structures in the Commercial Central City Business and Mixed Use Zones – Rule 15.13.3.21 e. Screening of outdoor storage and service areas / spaces - Rule 15.13.3.22

	Activity	The Council's discretion shall be limited to the following matters:
		<p>f. Sunlight and outlook at boundary with a Residential Central City or Residential Guest Accommodation Zone, and in the Commercial Central City Mixed Use Zone, the boundary with the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone - Rule 15.13.3.23</p> <p>g. Minimum setback from the boundary with Residential Central City or Residential Guest Accommodation Zone, or from an internal boundary – Rule 15.13.3.24</p> <p>h. Water supply and access for fire fighting – Rule 15.13.3.8</p>

15.11.1.4 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Parking lot / parking building.
D2	Any activity not provided for as permitted, restricted discretionary or non-complying.

15.11.1.5 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any retail activity that does not meet one or more of the activity specific standards specified in Rule 15.11.1.1 P1.
NC2	Any commercial service or office activity that does not meet one or more of the activity specific standards specified in Rule 15.11.1.1 P5 or P6.

15.11.2 Built form standards — Commercial Central City Mixed Use Zone

The following built form standards shall be met by all permitted activities and restricted discretionary activities unless otherwise stated.

15.11.2.1 Landscaping and trees

Landscaping and trees shall be provided as follows:

	Standard
a.	Where buildings do not extend to the road boundary of a site, a landscaping strip with a minimum width of 2 metres shall be provided along the full frontage of the site. This area shall be planted in a combination of shrubs, trees and grasses, except that a landscaping strip is not required for any areas required for access or outdoor courtyards used by patrons in association with food and beverage outlets;

	Standard
b.	Trees planted shall consist of one tree planted for every 10 metres of boundary;
c.	Trees shall be capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres high at the time of planting;
d.	A minimum of 5% of the total site area shall be set aside as a landscaped area/s, consisting of a combination of shrubs, trees and grasses. The landscaped area/s may include any landscaping strip required under a. above. This requirement does not apply to sites built to the full extent of boundaries of the site; and
e.	All landscaping shall be maintained, and if dead, diseased, or damaged, shall be replaced.

Any application arising from this rule shall not be limited or publicly notified.

15.11.2.2 Maximum building height

- a. The maximum height of any building shall be in accordance with the height specified on the Central City Maximum Building Height Planning Map.

Any application arising from this rule shall not be limited or publicly notified.

15.11.2.3 Flexibility in building design for future uses

- a. All buildings shall be designed to provide:
- a minimum distance between the top of the ground floor surface and the bottom of the first floor slab of 3 metres. The measurement shall be made from the ground floor surface to the bottom of the floor slab above.

This rule shall not apply to buildings for residential activity or a retirement village except where they are within 10 metres of a road boundary.
 - a minimum depth of 10 metres for a ground floor that fronts the street.

Any application arising from this rule shall not be limited or publicly notified.

15.11.2.4 Fencing and screening structures

- a. The maximum height of any fence or screening structure located within 4.5 metres of a road boundary, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone shall be:
- 2 metres, where at least 50% of the fence structure is visually transparent; or
 - 1.2 metres, where less than 50% of the fence structure is visually transparent.

This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned Residential Central City and Commercial Central City Mixed Use.

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

Any application arising from this rule shall not be limited or publicly notified.

15.11.2.5 Screening of outdoor storage and service areas / spaces

- a. Any outdoor storage or service areas/spaces shall be:
 - i. located to the rear of the principal building on the site; and
 - ii. screened from any adjoining site by landscaping, fence, wall or a combination of these of not less than 1.8 metres high.

Any application arising from this rule shall not be limited or publicly notified.

15.11.2.6 Sunlight and outlook at boundary with a Residential Central City, Residential Guest Accommodation, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone

- a. Where a site shares an internal boundary with a Residential Central City or Residential Guest Accommodation Zone, in relation to that boundary, buildings shall not project beyond a building envelope constructed by recession planes as indicated in Appendix 15.15.9 from points 2.3 metres above internal boundaries as though the site were zoned the same Residential Central City or Residential Guest Accommodation Zone; and
- b. Where a site adjoins a site in any Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone, in relation to that boundary, buildings shall not project beyond a building envelope constructed by recession planes as indicated in Appendix 15.15.9 from points 2.3 metres above internal boundaries adjoining those zones.

The level of site 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.

Note: There is no recession plane requirement for sites located in the Commercial Central City Mixed-Use Zone that adjoin sites also zoned Commercial Central City Mixed-Use.

Any application arising from this rule shall not be limited or publicly notified.

15.11.2.7 Minimum setback from the boundary with a Residential Central City or Residential Guest Accommodation Zone or from an internal boundary

The minimum separation from the boundary with a Residential Central City or Residential Guest Accommodation Zone, or in the case of residential activities from an internal boundary, shall be as follows:

	Standard
a.	Buildings shall be setback from the boundary of any Residential Central City or Residential Guest Accommodation Zone by a minimum of 3 metres, except that where there is a shared wall with a

	Standard
	building within a Residential Central City or Residential Guest Accommodation Zone no setback is required;
b.	For residential activities there shall be no minimum building setback from internal boundaries other than from the boundary of any Residential Central City or Residential Guest Accommodation Zone, except where a balcony or the window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space, then the balcony or window shall not be located within 3 metres of any internal boundary;
c.	Any required building setback under a. shall be landscaped for its full width and length and this area planted in a combination of shrubs, trees and grasses including a minimum of 1 tree for every 10 metres of boundary length capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres at the time of planting; and
d.	All landscaping within the setback shall be maintained, and if dead, diseased or damaged, shall be replaced.

Any application arising from this rule shall not be limited or publicly notified.

15.11.2.8 Water supply for fire fighting

- 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 in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.12 Rules — Commercial Central City (South Frame) Mixed Use Zone

15.12.1 Activity status tables – Commercial Central City (South Frame) Mixed Use Zone

15.12.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Central City (South Frame) Mixed Use Zone if they meet any activity specific standards set out in this table and the built Form standards in 15.12.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities may also be controlled, restricted discretionary, discretionary, or non-complying, as specified in Rules 15.12.1.2, 15.12.1.3, 15.12.1.4 and 15.12.1.5.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

Activity		Activity specific standards
P1	Retail activity	<p>a. Retail activity (other than retail activities with frontage to Colombo Street and within the Innovation Precinct) shall consist only of one or more of the following:</p> <ul style="list-style-type: none"> i. the display and sale of goods produced or processed on the site and ancillary products, for up to 20% of the net floor area of the site used to produce or process these goods, or up to 350m² retail floor space, whichever is the lesser; ii. food and beverage outlets; iii. small scale general convenience stores where grocery items are offered for sale with a maximum GLFA of 250m²; and iv. retailing that is ancillary to the dispensing of medicine on Part Lot 1 Deposited Plan 11323. <p>b. For sites with frontage to Colombo Street and High Street:</p> <ul style="list-style-type: none"> i. the maximum GLFA for each retail activity tenancy shall be 150m²; and ii. retail activities on Colombo Street and High Street shall only occupy the ground floor of any building. <p>c. Retail activity, within the Innovation Precinct, where the activity does not have frontage to High Street, shall consist only of one or more of the following:</p> <ul style="list-style-type: none"> i. the display and sale of goods produced or processed on the site and ancillary products, for up to 20% of the net floor area of the site used to produce or process these goods, or up to 350m² of retail floor space, whichever is the lesser;

Activity		Activity specific standards
		<ul style="list-style-type: none"> ii. food and beverage outlets; and iii. small scale general convenience stores where grocery items are offered for sale with a maximum GLFA of 250m².
P2	Commercial services	<p>Outside the Health Precinct and/or the Innovation Precinct:</p> <ul style="list-style-type: none"> a. Where office activities or commercial services are proposed on a site, individual tenancies shall not exceed 450m² of GLFA; and b. The total area used for office activities and/or commercial services shall not exceed 450m² of GLFA per site, or 450m² of GLFA per 500m² of land area; whichever is greater. This limit may be exceeded where office activities and/or commercial services form part of a mixed-use development comprising residential activities, in which case the office activities and commercial services collectively shall not exceed 50% of the GLFA of the overall development. <p>Within the Innovation Precinct:</p> <ul style="list-style-type: none"> c. Any single commercial service or office activity tenancy in the city block bounded by Tuam, Manchester, St Asaph and High Streets shall not occupy more than 450m² of GLFA. d. For the purposes of this rule, GLFA shall exclude any floor area used for pedestrian arcades that are available for public thoroughfare during building opening hours, and communal: <ul style="list-style-type: none"> i. reception areas; ii. meeting rooms; iii. kitchens and staff lunch rooms; iv. copy and file rooms; v. computer server rooms; and vi. workshops and testing facilities <p>where the use of such rooms is shared between more than one tenancy.</p>
P3	Office activity	
P4	Entertainment facility	Nil
P5	Recreational activity	
P6	Gymnasium	
P7	Community facility	
P8	Education activity	
P9	Day Care facility	
P10	Pre-School facility	
P11	Health facility	
P12	Spiritual facility	
P13	Residential activity	<ul style="list-style-type: none"> a. Each residential unit shall be provided with at least 3m² of outdoor or indoor service space at ground floor level for the dedicated storage of waste and recycling bins.

Activity	Activity specific standards
	<p>The required space for each residential unit shall be provided either individually, or within a dedicated shared communal space, but shall not be located between the road boundary and any habitable room.</p> <p>b. The minimum net floor area (including toilets and bathrooms but excluding car parking, garaging and balconies) for any residential unit shall be:</p> <ul style="list-style-type: none"> i. studio 35m²; ii. 1 bedroom 45m²; iii. 2 bedrooms 60m²; and iv. 3 or more bedrooms 90m². <p>c. Each residential unit with a habitable space on the ground floor shall have 10m² of outdoor living space that is immediately outside and accessible from an internal living area of the residential unit.</p> <p>d. Each residential unit without a habitable space on the ground floor shall have 10m² of outdoor living space provided that:</p> <ul style="list-style-type: none"> i. a minimum of 5m² of the area, with each dimension being a minimum of 1.5 metres, shall be provided as a private balcony located immediately outside and accessible from an internal living area of the residential unit; and ii. the balance of the required 10m² that is not provided by private balconies can be provided in a communal area, with each dimension being a minimum of 4m that is available for the use of all site residents. <p>Note: Balconies can be recessed, cantilevered or semi recessed.</p> <p>e. Any outdoor service space or outdoor living space shall not be used for car parking or access.</p> <p>f. There shall be no minimum building setback from internal boundaries; except where a balcony or window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space, in which case the balcony or window shall not be located within 3m of any internal boundary.</p>
P14 Guest accommodation	Nil
P15 Tertiary education and research facilities	

15.12.1.2 Controlled activities

The activities listed below are controlled activities.

Activity	The Council's control shall be limited to the following matters:
<p>C1 Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.12.1.1 P1 to P15, which is:</p> <ul style="list-style-type: none"> i. visible from a publicly owned and accessible space; and ii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes in Rule 15.13.2.12 Urban design in the Commercial Central City (South Frame) Mixed Use Zone <p>Certification shall include sufficient detail to demonstrate how the relevant urban design provisions/ outcomes in Rule 15.13.2.12 have been met.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. That the new building or addition to a building is built in accordance with the urban design certification.</p>

Rule C1 shall not apply to any signage or demolition, repairs, maintenance, and seismic, fire and access building code upgrades.

15.12.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.13.2 and 15.13.3, as set out in the following table.

Activity	Matters of Discretion
<p>RD1 Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.10.1.1 P1 to P15, which is:</p> <ul style="list-style-type: none"> i. visible from a publicly owned and accessible space; and ii. is not a controlled activity under Rule 15.10.1.2 C1. <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Urban design in the Commercial Central City (South Frame) Mixed Use Zone – Rule 15.13.2.12</p>
<p>RD2 Any retail activity that does not meet activity specific standard c. in Rule 15.12.1.1 P1.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Retail activities in the Innovation Precinct – Rule 15.13.2.13</p>

Activity	Matters of Discretion
RD3 Any commercial services or office activity that does not meet activity specific standard c. in Rule 15.12.1.1 P2 or P3. Any application arising from this rule shall not be limited or publicly notified.	a. Offices and commercial services in the Innovation Precinct – Rule 15.13.2.14
RD4 Residential activity that does not meet one or more of the activity specific standards for activities in Rule 15.12.1.1 P13. Any application arising from this rule shall not be limited or publicly notified.	a. Residential activities in the Commercial Central City (South Frame) Mixed Use Zone– Rule 15.13.2.11
RD5 Any activity listed in Rule 15.12.1.1 P1 to P15 and Rule 15.13.1.2 RD1 to RD4 and RD6 that does not meet one or more of the built form standards in Rule 15.12.2, unless otherwise specified. Any application arising from this rule shall not be limited or publicly notified, unless otherwise specified in 15.12.2.	As relevant to the standard that is not met: a. Building height in the Commercial Central City (South Frame) Mixed Use Zone– Rule 15.13.3.28 b. Central City - Flexibility in building design for future uses – Rule 15.13.3.27 c. Sunlight and outlook for neighbours in the Commercial Central City (South Frame) Mixed Use Zone – Rule 15.13.3.29 d. Street scene, landscaping and open space in the Commercial Central City (South Frame) Mixed Use Zone– Rule 15.13.3.30 e. Outdoor storage, fencing and screening structures in the Commercial Central City (South Frame) Mixed Use Zone– Rule 15.13.3.31 f. Active frontage on Colombo Street and High Street in the Commercial Central City (South Frame) Mixed Use Zone – Rule 15.13.3.32 g. Commercial Central City Business Zone and (South Frame) Mixed Use Zones Verandas – Rule 15.13.3.16 h. Commercial Central City Business Zone and (South Frame) Mixed Use Zone Minimum number of floors Rule 15.13.3.18 i. Water supply and access for fire fighting – Rule 15.13.3.8
RD6 Retirement village	a. Retirement villages – Rule 15.13.2.15 b. Urban design in the Commercial Central City (South Frame) Mixed Use Zone – Rule 15.13.2.12

15.12.1.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
D1	Permanent car parking buildings or lots upon which car parking is the primary activity.
D2	Any other activity that is not listed as permitted, restricted discretionary or non-complying.

Any application arising from activity D1 within the block bounded by Tuam Street, St Asaph Street, Hagley Avenue and Antigua Street shall not be limited or publicly notified.

15.12.1.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
NC1	Any retail activity that does not meet one or more of activity specific standards a. or b. in Rule 15.12.1.1. P1
NC2	Any commercial services or office activity that does not meet one or more of activity specific standards a. or b. in Rule 15.12.1.1 P2 and P3.
NC3	Motor-servicing facility
NC4	Industrial activity
NC5	Service stations
NC6	Trade suppliers
NC7	Wholesalers and wholesaling
NC8	Yard-based suppliers

15.12.2 Built form standards — Commercial Central City (South Frame) Mixed Use Zone

The following built form standards shall be met by all permitted activities and restricted discretionary activities unless otherwise stated.

15.12.2.1 Building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	All buildings	The maximum height of all buildings shall be in accordance with Central City Maximum Building Height Planning Map;
b.	All sites where the maximum permitted height is more than 21 metres	The maximum road wall height shall be 21 metres, except that for Part Lot 1 Deposited Plan 11323, the 21 metres road wall height shall only apply to the Tuam Street road boundary;
c.	All buildings	No building shall project beyond a recession plane of 45 degrees applying from the maximum road wall height and angling into the site.

15.12.2.2 Flexibility in building design for future uses

a. All buildings shall be designed to provide:

- i. a minimum distance between the top of the ground floor surface and the bottom of the first floor slab of 3.6 metres. The measurement shall be made from the ground floor surface to the bottom of the floor slab above.

This rule shall not apply to buildings for residential activity or a retirement village except where they are within 10 metres of a road boundary.

- ii. a minimum depth of 10 metres for a ground floor that fronts the road, measured from the exterior faces of the exterior walls.

Any application arising from this rule shall not be limited or publicly notified.

15.12.2.3 Sunlight and outlook

a. Where a site adjoins the northern boundary of the South Frame Pedestrian Precinct or the northern boundary of an Open Space Community Parks Zone, buildings in relation to that boundary shall not project beyond a recession plane of 33 degrees applying from a height of 8 metres above that boundary and angling into the site, except that there shall be no recession plane requirement for the boundary of Hagley Park.

The level of site 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.

Note: there is no recession plane requirement for the internal boundaries of sites located in the Commercial Central City (South Frame) Mixed Use Zone where the adjoining site is also Commercial Central City (South Frame) Mixed Use Zone.

15.12.2.4 Street scene, landscaping and open space

	Standard
a.	On sites that have road frontage to Colombo Street or High Street, buildings shall be built up to these boundaries, across the entire width of the Colombo or High Street boundary;
b.	With the exception of sites that have road frontage to Colombo or High Street, the maximum building setback from an existing road boundary shall be 4 metres, except: <ol style="list-style-type: none"> i. Where a garage has a vehicle door facing a Main Distributor or Local Distributor roads, the garage shall be set back a minimum of 4.5 metres from the road boundary unless the garage door projects outward, in which case it shall be set back a minimum of 5.5 metres; ii. Where a garage has a vehicle door facing a shared accessway, the garage door shall be set back a minimum of 7 metres, measured from the garage floor to the furthest formed edge of the adjacent shared access unless the garage door projects outwards, in which case it shall be set back a minimum of 8 metres.
c.	Where buildings do not extend to the road boundary of a site, a minimum 2 metre wide landscaping strip shall be provided along the full frontage of the site that is not built up to. The landscaped areas shall be planted in a combination of shrubs, trees and groundcover species; except that for any areas

	Standard
	required for access, or outdoor courtyards used by patrons in association with food and beverage outlets or for residential purposes, a landscaping strip is not required;
d.	Where landscaping is required in accordance with c. above, sites shall be planted with a minimum of one tree, plus one additional tree for every 10 metres of that frontage. Trees shall be capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres high at the time of planting;
e.	On sites adjoining a new road boundary, Open Space Community Parks Zone, the South Frame Pedestrian Precinct or any road formed within the South Frame Pedestrian Precinct, where buildings do not extend to the boundary of these Zones, a landscaping strip with a minimum width of 2 metres shall be provided along these boundaries. The landscaped areas shall be planted in a combination of shrubs, trees and groundcover species; except where an open space area is to be provided, in which case up to 70% of the landscaped area may be paved with impermeable surfaces. This requirement does not apply to sites within the Innovation Precinct;
f.	Where landscaping is required in accordance with e. above, sites shall be planted with a minimum of one tree for the first 5 metres, plus one tree for every additional 5 metres, of that frontage. Trees shall be capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres high at the time of planting;
g.	In addition to b. – f. above, one tree shall be planted for every 5 ground level uncovered car parking spaces provided on the site. Trees shall be planted within or adjacent to the car parking area;
h.	In addition to any landscaping provided under c., a minimum of 10% of the total site area shall be set aside as one or more landscaped or open space areas, consisting of a combination of shrubs, trees and grasses, and may include up to 50% impermeable surfaces where such surfaces form part of an open space area. This requirement does not apply on sites that have frontage to Colombo Street, sites within the Innovation Precinct or sites within Part Lot 1 Deposited Plan 11323, or sites built to the full extent of boundaries of the site; and
i.	In addition to c., on Part Lot 1 Deposited Plan 11323, a minimum of 5% of the total site area shall be set aside as one or more landscaped or open space area/s, consisting of a combination of shrubs, trees and grasses, and may include up to 50% impermeable surfaces where such surfaces form part of an open space area.

15.12.2.5 Outdoor storage, fencing and screening structures

	Standard
a.	Fences and other screening structures located within 4.5 metres of a road boundary, the South Frame Pedestrian Precinct or an Open Space Community Park Zone shall not exceed 1.2 metres in height, unless the whole of that structure is at least 80% visibly transparent on each boundary, in which case the total height shall not exceed 2 metres; and
b.	Any outdoor storage or service area(s) shall be screened from any adjoining site held in different ownership by landscaping, fence(s), wall(s), building(s) or a combination of these to not less than 1.2 metres high.

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

15.12.2.6 Active frontages on Colombo Street and High Street

- a. In the areas shown as Central City Active Frontage and Veranda on the 'Central City Active Frontages and Verandas and Building Setback Planning Map', the use of that part of the ground floor of every building, or any part of a site not occupied by a building, that is within 10 metres of the boundary of a road (excluding accessways and service lanes) shall be limited to retail activity, commercial services, entertainment facility, reception areas for guest accommodation, or pedestrian entranceways for any other activity.

15.12.2.7 Verandas on Colombo Street and High Street

- a. In the areas shown as Central City Active Frontage and Veranda on the Central City Active Frontages and Verandas and Building Setback Planning Map, every building that has frontage to Colombo Street or High Street shall provide a veranda or other means of weather protection with continuous cover for pedestrians.

15.12.2.8 Minimum number of floors on Colombo Street and High Street

- a. The minimum number of floors above ground level for any building with frontage to Colombo Street or High Street shall be two.

15.12.2.9 Water supply for fire fighting

- 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 in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

15.13 Rules - Matters of control and discretion

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

When considering applications for restricted discretionary activities, the Council's power to decline consent, or to grant a 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. For the Commercial Banks Peninsula Zone, where specified, the Council shall also have regard to Design Guidelines for Lyttelton (Appendix 15.15.6) and Akaroa (Appendix 15.15.5).

15.13.1 Urban design

- a. The extent to which the development:
 - i. Recognises and reinforces the centre's role, context, and character, including any natural, heritage or cultural assets;
 - ii. Promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces;
 - iii. Takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building;
 - iv. Provides a human scale and minimises building bulk while having regard to the functional requirements of the activity;
 - v. Is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and boundary demarcation;
 - vi. Incorporates landscaping or other means to provide for increased amenity, shade, and weather protection;
 - vii. Provides safe, legible, and efficient access for all transport users;
 - viii. Where relevant, has regard to the actions of the Suburban Centre Master Plan to support their recovery, long term growth and a high level of amenity.

15.13.2 Matters of discretion for activity specific standards

15.13.2.1 Maximum tenancy size

- a. The extent to which the scale of the activity:
 - i. affects recovery of the Central City and its function as the principal Centre;
 - ii. supports the intended role of the Centre having regard to the Centres Hierarchy (Refer to 15.2.2.1 Policy – Role of centres);

15.13.2.2 Activity at ground floor level

- a. The operational and functional requirements of the activity and the existing nature of activities and built form on and around the site.
- b. The visual impact of any activity upon the street façade of a building and streetscene.
- c. Any potential for residential activity to restrict the ability of existing or future commercial activities to operate or establish without undue constraint.
- d. Any beneficial effects of the activity in providing for natural surveillance, and its contribution to the night-time economy.
- e. In the Commercial Core Zone at North Halswell, the effect of residential activity at ground floor on the ability to accommodate commercial activities over the long term while achieving a compact and mixed use centre.

15.13.2.3 Residential activity

- a. In relation to minimum unit size, whether:
 - i. The floorspace available and the internal layout represents a viable residential unit that would support the amenity of current and future occupants;
 - ii. Other on-site factors compensate for a reduction in unit sizes e.g. communal facilities;
 - iii. The balance of unit mix and unit sizes within the overall development is such that a minor reduction in the area of a small percentage of the overall units may be warranted;
 - iv. The units are to be a part of a development delivered by a social housing provider and have been designed to meet any specific needs of future social housing tenants and/or atypical housing needs.
- b. In relation to the amount of storage and waste management spaces, whether:
 - i. The amount of space to store rubbish and recycling, whether communal, outdoors or indoors is adequate;
 - ii. The volume of space provided for personal storage is adequate.
- c. In relation to the configuration of storage and waste management space, whether:
 - i. The location of rubbish and recycling space for residents is convenient;
 - ii. The lack of screening of any outdoor service space will impact on the visual amenity within the site and of any adjoining site, activity, or the street scene;
 - iii. The size and flexibility of the residential unit layout provides other indoor storage options where an indoor storage space is not provided for each unit;
 - iv. The alternative storage areas provided on the site are adequate, accessible and convenient, where indoor storage space is not provided for each residential unit.
- d. In relation to the amount of outdoor living space, whether:
 - i. There is any alternative provision of publicly available space on, or in close proximity to the site to meet the needs of occupants now and in the future;

- ii. The reduction in outdoor living space is proportional to the size of the residential unit and the demands of the likely number of occupants now and in the future;
 - iii. The reduction in outdoor living space or the lack of its access to sunlight is compensated for by alternative space within buildings with access to ample sunlight and fresh air.
- e. In relation to the location and configuration of outdoor living space:
 - i. Whether the allocation between private and communal outdoor living spaces within the site is adequate and appropriately located to meet the current and future needs of occupants of the site;
 - ii. Where the communal outdoor/indoor spaces are not contiguous on a large site, the ability of the spaces to meet the needs of occupants and provide a high level of residential amenity;
 - iii. Whether the reduction in outdoor living space will result in additional loss of mature on-site vegetation and/or spaciousness of the area.
- f. For sensitive activities in Lyttelton:
 - i. The potential for reverse sensitivity effects on port activities located at Lyttelton Port;
 - ii. Whether any methods to reduce the potential for reverse sensitivity effects on the port operator, other than acoustic insulation, have been incorporated into the design of the proposal;
 - iii. Whether any resultant outdoor living could create an increased potential for a complaint against port noise thus causing a potential reverse sensitivity effect on port activities.

15.13.2.4 Centre vitality and amenity

- a. The extent to which the scale, character, form and location of the activity:
 - i. Contributes to the vitality of the centre, particularly along Key Pedestrian Frontages;
 - ii. Supports the intended role of the centre the development is proposed in, while not eroding the role of the Central City and District Centres in the centres hierarchy (Refer to 15.2.2.1 Policy – Role of centres);
 - iii. Impacts upon the diversity of activities within the centre;
 - iv. Promotes the efficient use of land within the centre to achieve a compact urban form;
 - v. Reflects the functional requirements of the activity.

15.13.2.5 Nuisance

- a. Whether the scale, character and intensity of an activity is compatible with the amenity values of the centre and adjoining properties in terms of noise, traffic generation, odour, operating hours and lighting.

15.13.2.6 Ancillary office and retail activity

- a. The extent to which the activity and its scale is consistent with the function of the zone.
- b. The effect of the development on the capacity to accommodate future demand for large format retail activities in the Commercial Retail Park Zone.
- c. The extent to which the activity is ancillary to the primary use of a site.
- d. The extent to which the site that the activity is proposed on relates to another site that the activity is ancillary to.
- e. The extent to which the activity contributes to the agglomeration of other non-industrial activities that may discourage or displace large format retail activities in the Commercial Retail Park Zone.
- f. The extent to which further retail and office activity supports the function of the Central City, District Centres and Neighbourhood Centres as the focus for these uses and the community.
- g. The visual effect of the extent of areas of glazing facing the street particularly at ground level.

15.13.2.7 Commercial Central City Business Zone urban design

- a. The extent to which the building or use:
 - i. recognises and reinforces the context of a site, having regard to the identified urban form for the Commercial Central City Business Zone, the grid and diagonal street pattern, natural, heritage or cultural assets, and public open spaces;
 - ii. in having regard to the relationship of Ngai Tūāhuriri/ Ngai Tahu with Ōtautahi as a cultural element, consideration should be given to landscaping, the use of Te Reo Maori, design features, the use of locally sourced materials, and low impact design principles as is appropriate to the context.
 - iii. in respect of that part of the building or use visible from a publicly owned and accessible space, promotes active engagement with the street, community safety, human scale and visual interest;
 - iv. takes account of nearby buildings in respect of the exterior design, materials, architectural form, scale and detailing of the building;
 - v. is designed to emphasise the street corner (if on a corner site);
 - vi. is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and boundary demarcation; and
 - vii. incorporates landscaping or other means to provide for increased amenity, shade and weather protection.

15.13.2.8 Commercial Central City Business Zone - Retail Precinct

- a. The extent to which the proposal achieves the following matters:

- i. the comprehensive development of a contiguous area of not less than 7,500m², except that, for the triangular block bounded by High, Cashel and Colombo Streets, the extent to which the proposal achieves the comprehensive development of the entire triangular block;
- ii. north and south pedestrian connections through street blocks, ideally with two such connections within each of the larger street blocks, distributed to facilitate convenient and accessible connectivity through blocks;
- iii. car parking, access and servicing arrangements integrated to achieve shared access point(s) to avoid unnecessary crossings in an otherwise continuous building façade and minimise pedestrian conflict;
- iv. publicly accessible open space provided within the area of the proposal;
- v. natural light and ventilation within internal spaces and to public open space; and
- vi. the interrelationship with any existing approved Development Plan for the same and/or adjoining land.

15.13.2.9 Commercial Central City Business Zone - Activity at ground floor level

- a. The effect of not providing for an active frontage on the present and anticipated future pattern of adjacent activities, and on the attractiveness of the frontage for pedestrians, including shoppers.
- b. The visual impact of any activity upon the street façade of a building and street scene.
- c. The extent to which the principle of building to the street frontage and ensuring buildings contribute to a high quality public environment is reinforced.
- d. The extent to which main entrances, openings and display windows face the street, and visual and physical connections are maintained between building interiors and public spaces contributing to the vitality and safety of the public space.
- e. Any effect on maintaining sunlight access and outlook for interior spaces, and those of neighbouring buildings.

15.13.2.10 Residential activity in the Commercial Central City Business and Central City Mixed Use Zones

- a. In relation to minimum unit size, whether:
 - i. the floor space available and the internal layout represents a viable residential unit that would support the amenity of current and future occupants and the surrounding neighbourhood;
 - ii. other onsite factors compensate for a reduction in unit sizes e.g. communal facilities; and
 - iii. the balance of unit mix and unit sizes within the overall development is such that a minor reduction in the area of a small percentage of the overall units may be warranted;

- iv. the units are to be a part of a development delivered by a social housing provider and have been specifically designed to meet atypical housing needs; and
 - v. the nature and duration of activities proposed may warrant a reduced unit size to operate e.g. very short term duration.
- b. In relation to the amount of storage and waste management spaces, whether:
- i. indoor service areas have been provided to compensate for the reduced or lack of outdoor service areas; and
 - ii. there are effects on amenity within the site, and of adjoining sites including public spaces.
- c. In relation to the configuration of storage and waste management space, whether:
- i. the extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.
- d. In relation to outdoor living space, whether:
- i. the extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.
- e. In relation to residential activity in the first 10m depth of ground floor that fronts the street:
- i. the effect on the pattern of adjacent activities and the continuity of the shopping frontage;
 - ii. any adverse effects on pedestrians and street life; and
 - iii. the visual impact of any residential activity upon the street façade of a building and street scene.

15.13.2.11 Residential activities in the Commercial Central City (South Frame) Mixed Use Zone

Service space

- a. The extent to which alternative provision for storage facilities is made, and whether the space is sufficient to meet the anticipated demand of the building occupiers;
- b. The extent to which passive surveillance of, and engagement with, the street is adversely affected by the location of service space; and
- c. The extent to which the amenity of surrounding properties may be adversely affected by the location of service space.

Minimum unit size

- a. The extent to which the floor area of the unit/s will maintain amenity for residents and the surrounding neighbourhood;
- b. The extent to which other on-site factors may compensate for a reduction in unit sizes e.g. communal facilities;

- c. The nature and duration of activities proposed on site which may warrant a reduced unit size to operate e.g. very short term duration; and
- d. Whether the units are to be operated by a social housing agency and have been specifically designed to meet atypical housing needs.

Outdoor living space

- a. The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.

Separation from neighbours

- a. Any effect on the amenity or privacy of the balcony or habitable space as a consequence of a reduced setback distance from the boundary.

15.13.2.12 Urban Design in the Commercial Central City (South Frame) Mixed Use Zone

- a. If adjoining a road, the South Frame Pedestrian Precinct or an Open Space Community Parks Zone, the extent to which the part of the development, visible from a publicly owned and accessible space, provides active engagement with these areas, provides for human scale and visual interest, and avoids significant areas of outdoor display space which may discourage active engagement;
- b. The extent to which the building or site use takes account of nearby buildings including with respect to the architectural form and scale;
- c. The extent to which the building or site use is designed to incorporate CPTED principles, including encouraging surveillance through the use of transparent glazing, effective lighting, management of public areas and boundary demarcation; and
- d. If the proposal is located within the city block bounded by Tuam Street, St Asaph Street, Hagley Avenue and Antigua Street, the extent to which the building or site use achieves one permanent north–south pedestrian connection through the block to provide safe and direct access between the Metro Sports Facility and the Bus Super Stop.
- e. In having regard to the relationship of Ngai Tūāhuriri/ Ngai Tahu with Ōtautahi, consideration should be given to landscaping, the use of Te Reo Maori, design features, the use of locally sourced materials, and low impact design principles as is appropriate to the context.

15.13.2.13 Retail activities in the Innovation Precinct

- a. The extent to which the retail activity will have an adverse effect on the consolidation of retailing within the Commercial Central City Business Zone;
- b. Whether the retail activity is the sale of products or services related to technology based industry and research activities located within the building; and
- c. The extent to which the retail activity will assist in delivering an active building frontage at ground level and an attractive public realm amenity.

15.13.2.14 Offices and commercial services in the Innovation Precinct

- a. The extent to which a larger tenancy compromises the ability of the overall development to provide for small to medium enterprises;
- b. The extent to which a larger tenancy is critical in terms of providing suitable anchor tenants for the Innovation Precinct;
- c. The extent to which a larger tenancy contributes to the development of a successful technology based industry and research precinct; and
- d. The extent to which securing a larger tenancy will assist with the protection and restoration of historic buildings, façades, places or objects.

15.13.2.15 Retirement villages

The following matters shall apply to retirement villages. Where a Built form standard addresses the same matter (e.g. sunlight by recession plane controls), listed below there shall be no discretion to consider this matter where development complies with the relevant standard.

- 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, car parking and garaging 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 occupants and neighbours, in respect of outlook, privacy, noise, odour, light spill, weather protection, and access to sunlight, through site design, building, outdoor living and service/storage space location and orientation, internal layouts, landscaping and use of screening;
 - 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

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.

15.13.3 Matters of discretion for built form standards

15.13.3.1 Maximum building height

- a. The extent to which an increase in height of the development:
 - i. Is visually mitigated through the design and appearance of the building, and the quality and scale of any landscaping and tree planting proposed;
 - ii. May allow better use of the site and the efficient use of land in the centre;
 - iii. Enables the long term protection of significant trees or natural features on the balance of the site through more intensive development;
 - iv. Improves the legibility of a centre in the context of the wider area;
 - v. Contributes to variety in the scale of buildings in a centre, and creates landmarks on corner sites;
 - vi. Reflects functional requirements of the activity;
 - vii. Results in adverse effects on adjoining residential zones or on the character, quality and use of public open space;
 - viii. Contributes to the visual dominance of the building when viewed from the surrounding area, having regard to the anticipated scale and form of buildings in the surrounding environment.
 - ix. If in New Brighton, provides for residential activity above ground floor, promoting a mix of uses and greater levels of activity in the centre.

15.13.3.2 Minimum building setback from road boundaries/ street scene

- a. The extent to which the setback of the building from the street and the design of the building facades:
 - i. Provides for continuity of facades along the street frontage;
 - ii. Provides visual interest appropriate to the context and character of the site and surrounds;
 - iii. Incorporates architectural variation into the façade and building form to provide interest and to break up the bulk of a building;
 - iv. Provides for main entrances, openings and display windows onto the street, and maintains clear and visible visual and physical connections between the interior of a building and public spaces;

- v. Provides for functional and quality space for public amenity and accessibility, such as for outdoor dining, and contributes to the functional width of a public footpath, without compromising the overall character of the street frontage and its continuity;
- b. The extent to which a setback of the building from the street results in the visual dominance of vehicles through the use of space for car parking, vehicle manoeuvring or loading.
- c. The extent to which functional requirements and/or the existing form, scale and design of buildings on the site necessitates a non-compliance.
- d. **In the Central City:**
 - i. The visual relationship of the building to adjoining buildings, and others in the vicinity;
 - ii. Any adverse effects on traffic movements, both vehicle and pedestrian; and
 - iii. The visual impact on the street scene and/or adjacent Residential Zones of any building without display windows.

15.13.3.3 Minimum separation from the internal boundary with a residential or open space zone

- a. The extent to which building intrusion into the setback:
 - i. Allows for better utilisation and outcomes for the site, for example, the protection of significant trees or significant environmental features on the site;
 - ii. Impacts on the outdoor living spaces and main living areas of residential buildings, and/or activities undertaken within the space affected;
 - iii. Impacts on the privacy for an adjoining site;
 - iv. Is mitigated by the extent and quality of any landscaping proposed.
- b. **In the Central City:**
 - i. The use of any intervening space between the residential property and buildings in the Business Zone and its likely effects on properties in the Residential Central City or Residential Guest Accommodation Zone;
 - ii. Any adverse effects on any public space or recreation areas;
 - iii. The visual impact of proposed buildings as seen from any residential property; and
 - iv. The relative size of the building which encroaches into the setback area required.

15.13.3.4 Sunlight and outlook at boundary with a residential zone

- a. The extent to which building intrusion into a recession plane:
 - i. Allows for better utilisation and outcomes for the site, for example, the protection of significant trees or significant environmental features on the site;
 - ii. Overshadows and impacts on the outdoor living spaces and main living areas of residential buildings, and/or activities undertaken within the space affected, while having regard to the time of year that over shadowing is expected to occur;

- iii. Impacts on the privacy of an adjoining site;
 - iv. Is mitigated by the extent and quality of any landscaping proposed;
 - v. is necessary in order to avoid, remedy or mitigate adverse effects on the building resulting from a natural hazard including inundation or flooding;
- b. The extent to which shading by buildings impacts on the use and amenity of London Street in Lyttelton or other public space.
- c. In the Central City,
- i. the visual impacts on adjoining Residential Central City or Residential Guest Accommodation Zones.
 - ii. The extent of overshadowing and impact on the outdoor living spaces or main living areas of residential buildings;
 - iii. The nature of activities undertaken within any space affected by increased shadowing caused by any proposed building or alteration to a building.
 - iv. The extent of any additional shadowing having regard to the time of year that the additional shadowing is expected to occur.

15.13.3.5 Outdoor storage areas

- a. The extent to which:
- i. the quality and form of fencing, landscaping or other screening minimises the visual effects of outdoor storage as viewed from the street or an adjoining property;
 - ii. the materials or goods stored within the setback have an adverse visual effect.

15.13.3.6 Landscaping and trees

- a. The extent to which the proposed landscaping and tree planting:
- i. achieves a high level of on-site amenity while minimising the visual effects of activities and buildings on the surroundings;
 - ii. supports the growth of vegetation and its protection through the provision of space, or other methods e.g. barriers;
 - iii. continues to recognise Ngāi Tahu/manawhenua values through the use of indigenous species in riparian areas, where appropriate, that supports the establishment of ecological corridors;
- b. The extent to which the non-compliance is mitigated through the design, scale and type of landscaping proposed including the species used;
- c. The appropriateness and design of landscaping having regard to the potential adverse effects on safety for pedestrians and vehicles.

15.13.3.7 Site coverage

- a. The extent to which a greater site coverage:
 - i. provides adequate area for site access, manoeuvring, stormwater management and other activities;
 - ii. affects the amenity of adjoining sites or public spaces due to the visual dominance and/or scale of development;
 - iii. is mitigated through the provision of landscaping/screening;
 - iv. impacts on the ability to manage stormwater on the site where connection to a catchment based stormwater treatment system is not available.

15.13.3.8 Water supply for fire fighting

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

15.13.3.9 Access to the Commercial Office Zone (Wrights Road)

- a. Whether any conflict may be created by vehicles queuing across the vehicle crossing.
- b. Whether there may be potential confusion between vehicles turning at the crossing or the intersection.
- c. The effect on safety for all road users of the proposed road access points to the Commercial Office Zone (Wrights Road).
- d. Whether the speed and volume of vehicles on the road will exacerbate the adverse effects of access on the safety of users of all transport modes.
- e. Whether the geometry of the frontage road and intersections will mitigate the adverse effects of the access.
- f. The present traffic controls along the road corridor where vehicular access is proposed.
- g. Any cumulative effects when considered in the context of existing access points serving other activities in the vicinity.
- h. The proposed traffic mitigation measures such as medians, no right turn or left turn signs, or traffic calming measures.

15.13.3.10 Minimum building setback from the railway corridor

- a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor.

15.13.3.11 Outline development plan for land between Huxley Street and King Street

- a. Whether there may be potential confusion between vehicles turning at the crossing or the intersection.
- b. The effect on safety for all road users of the proposed road access points.
- c. Whether the geometry of the frontage road and intersections will mitigate the adverse effects of the access.
- d. The present traffic controls along the road corridor where vehicular access is proposed.
- e. Any cumulative effects when considered in the context of existing access points serving other activities in the vicinity.
- f. The proposed traffic mitigation measures such as medians, no right turn or left turn signs, or traffic calming measures.
- g. Whether residential amenity is maintained on the frontage with King Street through the provision of landscaping and setback of buildings.
- h. The provision made for trees and planting to mitigate any effects.

15.13.3.12 Drive-through services

- a. The extent to which the activity and development is consistent with the following criteria:
 - i. Whether the development:
 1. considers the local context to identify the grain, scale and character of the surrounding development and determined the appropriateness of either consistency or divergence from that character.
 2. retains and incorporates on-site protected heritage assets and, where relevant, existing character buildings and structures, the landscape qualities of the site and surrounds, sites of cultural significance to Ngāi Tahu/ Manawhenua, springs and waterways, and existing trees and mature vegetation.
 - ii. Whether the functional requirements of the activity necessitates a different design outcome while contributing to a high quality urban environment.
 - iii. Whether the development relates to the street, by:
 1. Orientating the principal façade of the building and its main pedestrian access to the street;
 2. Providing a high level of glazing across the principal facade and orientating active areas of buildings, towards the street and other publicly accessible spaces.
 3. Providing the opportunity for open space to connect with the street.
 4. Avoiding the visual dominance of car parking when viewed from the street by means including but not limited to car park position and orientation, and landscape design.

5. Orientating corner buildings to each street frontage and enabling additional building height to give prominence to the corner while having regard to the functional requirements of the activity, the street type, adjacent land uses and level of pedestrian activity.
- iv. Whether the development ensures the safety, security and comfort of people using the site and centre by providing connectivity, where beneficial, for safe movement and passive surveillance.
- v. Whether the development provides for safe, legible, efficient access for all transport users and site servicing, by:
 1. Locating and designing the provision of storage, servicing and vehicle parking areas to minimise visual impacts on the street, public areas or neighbouring residential uses, having regard to the functional requirements of the activity, the street type, and adjacent development and land uses.
 2. Providing for legible vehicle movement to the site and links to key connections external to the site.
 3. Providing for car parking, where required, that is designed, located and configured to benefit from natural surveillance, facilitate shared use and create flexible space.
 4. Siting buildings, and locating pedestrian access points and through routes to integrate with pedestrian and cycling networks and desire lines, including access to and from public transport infrastructure.
- vi. The extent to which the character, form and location of the activity will contribute to the vitality of the centre where located within a Key Pedestrian Frontage.
- vii. Where adjoining a residential zone, whether the scale, character and intensity of an activity is compatible with the amenity values of the centre and adjoining residential properties in terms of noise, traffic generation, odour, and lighting.

15.13.3.13 Transport effects at Commercial Retail Park Zone (Langdons Road)

- a. The extent to which the location of vehicular access points, the design of the transport network (including road alignment, intersection design and connections with the wider network) and the associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on the amenity of the adjoining residential area and the safety and efficiency of the transport network.

15.13.3.14 Access off Otara Street at Commercial Core Zone (Fendalton)

- a. The extent to which the use of sympathetic design and landscaping treatment integrate the proposed vehicle access into the surrounding environment.
- b. The extent to which the location of the proposed vehicular access and the associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on the safety and efficiency of the immediately adjacent transport network.

15.13.3.15 Commercial Central City Business Zone - Building setback and continuity

- a. The extent to which buildings are of sufficient height to enclose the street taking into account the scale of surrounding buildings.
- b. The extent to which buildings are already aligned with the street frontage in the vicinity of the site, and the likelihood of future buildings on sites in the vicinity being aligned with the street frontage if they currently do not contain buildings.
- c. Whether a setback is needed to enable high amenity private open space, and whether this will be integrated with public open space.
- d. The effect on adjacent activities and sites, on utilisation of the street, including by pedestrians, and on the safe and efficient functioning of transport networks in not providing for continuity of building frontage.
- e. The principles of CPTED.

15.13.3.16 Commercial Central City Business and (South Frame) Mixed Use Zones - Verandas

- a. In the Central City Business Zone, the present and anticipated volume of pedestrian movement in the vicinity of the building concerned and any adverse effect on pedestrians.
- b. The effect of not providing a veranda or other weather protection upon the use, design and appearance of the building and of adjoining buildings, the continuity of the veranda provision along the street, and the continuity of the street façade.

15.13.3.17 Commercial Central City Business Zone - Sunlight and outlook for the street

- a. Any effect on the sense of openness and/or the admission of sunlight to the street.
- b. The dominance of buildings on the street environment and the incidence of wind funnelling effects at street level.

15.13.3.18 Commercial Central City Business Zone and (South Frame) Mixed Use Zone - Minimum number of floors

- a. The effect of a reduced number of floors on defining the street edge, and providing a sense of enclosure for the street taking into account the scale of surrounding buildings or anticipated future buildings on surrounding sites.
- b. Maintaining continuity of built form, including in relation to adjoining properties.

15.13.3.19 Commercial Central City Business Zone - Flexibility in building design for future uses

- a. The extent to which a reduced height will preclude future alternative uses on the ground floor.
- b. The effect of the reduced height on the continuity of built form with adjacent properties.

15.13.3.20 Commercial Central City Business Zone - Location of onsite car parking

- a. The extent to which proposed car parks dominate the streetscape or disrupt the built edge continuity.
- b. The extent to which any car parking and associated driveways disrupt active frontages, and pedestrian circulation and safety.
- c. Any effect of the placement of car parking on the ability to accommodate activity at ground floor level contributing to an active building frontage.

15.13.3.21 Fencing and screening structures in the Commercial Central City Business and Mixed Use Zones

- a. The extent to which a taller 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;
- b. The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety in materials, or incorporates landscaping and avoids presenting a blank, solid facade to the street or Avon River Precinct (Te Papa Ōtākaro) Zone; and to the Open Space Community Parks Zone, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro in the Commercial Central City Mixed Use Zone).
- c. The extent to which taller fencing or screening and/or reduced transparency has adverse effects on the actual or perceived safety for users of the adjoining public space and any CPTED principles adopted in the design of fencing and/or screening to mitigate effects.

15.13.3.22 Screening of outdoor storage and service area/ spaces

- a. The extent to which the lack of screening of any outdoor storage or service space, or not positioning the space behind the principal building, will impact on the visual amenity of the street scene or the amenity of any adjoining site.
- b. Any adverse effect of siting storage or service space elsewhere within the site that is not visible from any adjoining site or public road.

15.13.3.23 Sunlight and outlook at boundary with a Residential Central City or Residential Guest Accommodation Zone, and in the Commercial Central City Mixed Use Zone, the boundary with the Open Space

Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone

- a. Any adverse effect on the enjoyment of residential amenity within sites in adjoining Residential Central City or Residential Guest Accommodation Zone, particularly on outdoor living spaces or main living areas of residential units;
- b. The extent of increased shadowing and any adverse visual effects on neighbouring properties;
- c. Any proposed landscaping provision adjacent to the boundary, and whether it would mitigate the effect on outlook from any affected residential property or have an adverse effect on the enjoyment of those properties; and
- d. The presence of any non-residential activity on sites within any building in adjoining Residential Central City or Residential Guest Accommodation Zone and the sensitivity of those activities to effects on their amenity.

15.13.3.24 Minimum setback from the boundary with a Residential Central City or Residential Guest Accommodation Zone or from an internal boundary

- a. Any adverse effect on the enjoyment of residential amenity within sites in adjoining Residential Central City or Residential Guest Accommodation Zones, particularly on outdoor living spaces or main living areas of residential units;
- b. The extent of increased shadowing and any adverse visual effects on neighbouring properties;
- c. Any proposed landscaping provision adjacent to the boundary, and whether it would mitigate the effect on outlook from any affected residential property or have an adverse effect on the enjoyment of those properties;
- d. The presence of any non-residential activity on sites or within any buildings in adjoining Residential Central City or Residential Guest Accommodation Zones and the sensitivity of those activities to effects on their amenity;
- e. Any effects on the amenity of the balcony or habitable space as a consequence of a reduced setback distance from the boundary; and
- f. The effect of any reduced landscaping on visually softening the built form, and on the amenity of activities on adjoining sites.

15.13.3.25 Commercial Central City Mixed Use Zone - Landscaping and trees

- a. The effect of any reduced landscaping on visual softening of the built form, connecting the built form with public spaces such as the street, and establishing a strong and integrated streetscape;
- b. The effect of any reduced landscaping in relation to the scale and appearance of buildings on the site;
- c. The effect of any reduction in landscaping, in respect to the visual appearance of any open spaces on the site, car parking or vehicle storage and loading areas; and

- d. Any adverse effect on providing an open view between buildings and the street, maintaining safety, security and achieving CPTED.

15.13.3.26 Commercial Central City Mixed Use Zone - Maximum building height

- a. The impact on ensuring an increase in building height closer to the core of the Central City and generally a graduation down in height out to the edges of the Central City;
- b. The effect of increased building height on the amenity of adjoining sites and activities, particularly where they are subject to lower maximum height restrictions; and
- c. The effect of increased building height and associated floor space on the distribution of development across the Central City Business and Mixed Use Zones.

15.13.3.27 Central City - Flexibility in building design for future uses

- a. The extent to which building design remains capable of readily being able to cater for a range of alternative activities to meet changing demands for land uses and buildings; and
- b. Any particular aspects of a proposed activity that necessitates a different floor to floor height; and
- c. In the Commercial Central City (South Frame) Mixed Use Zone, the effect of the reduced floor height on the continuity of built form with adjacent buildings.

15.13.3.28 Building height in the Commercial Central City (South Frame) Mixed Use Zone

- a. The effect of increased building height on sunlight and amenity of adjoining sites, roads and activities, and particularly on any adjacent Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone;
- b. The effect of increased building height and associated floor space on the distribution of activities across the Central City Business and Commercial Central City Mixed Use Zones; and
- c. The extent to which the increased height facilitates the reuse of heritage buildings or façades.

15.13.3.29 Sunlight and outlook for neighbours in the Commercial Central City (South Frame) Mixed Use Zone

- a. The extent of increased shadowing and any adverse visual amenity effects on the South Frame Pedestrian Precinct or Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone;
- b. The extent to which any increased shadowing is offset by:
 - i. increased activation;
 - ii. improved architectural form and scale;

- iii. improved safety and surveillance of the South Frame Pedestrian Precinct or Open Space Community Parks Zone, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone; or
- iv. increased opportunities for residential activity.

15.13.3.30 Street scene, landscaping and open space in the Commercial Central City (South Frame) Mixed Use Zone

- a. The effect of any reduced landscaping on the amenity of an adjacent Open Space Community Parks Zone, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone and the South Frame Pedestrian Precinct;
- b. The effect of any reduced landscaping in relation to the scale and appearance of any building on the site;
- c. The effect of any reduced landscaping, with respect to the visual appearance of any open spaces, car parking or vehicle storage and loading areas on the site;
- d. Any adverse effect on providing an open view between buildings and the street, maintaining safety and security and achieving CPTED principles;
- e. The extent to which the building promotes active engagement with Colombo Street or High Street; and
- f. The extent to which the building provides for other forms of landscaping, such as vertical gardens, green roofs or internal landscaping that is visible from outside of the site in a manner which contributes to the outcome of a high amenity environment while mitigating effects of built form.
- g. The extent of any adverse effects on traffic, pedestrian and cyclist safety.

15.13.3.31 Outdoor storage, fencing and screening structures in the Commercial Central City (South Frame) Mixed Use Zone

- a. The extent to which a taller 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;
- b. The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety of materials, or incorporates landscaping and avoids adverse effects on public safety or amenity;
- c. The extent to which the lack of screening of any outdoor storage or service space will impact on the visual amenity of the road, South Frame Pedestrian Precinct, Open Space Community Parks Zone, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone or any adjoining site; and
- d. Any adverse effect of siting outdoor storage or service space elsewhere within the site that is not visible from any adjoining site, public road, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone or the South

Frame Pedestrian Precinct.

15.13.3.32 Active frontage on Colombo Street and High Street in the Commercial Central City (South Frame) Mixed Use Zone

- a. The effect of not providing for an active frontage on the present and anticipated future pattern of adjacent activities, and on the attractiveness of the frontage for pedestrians;
- b. The visual amenity provided by any activities not considered to form an active frontage; and
- c. The extent to which main entrances, openings and display windows face the street, and visual and physical connections are maintained between building interiors and public spaces.

15.13.3.33 Visual amenity and external appearance

- a. The extent and quality of any screening proposed for outdoor storage areas and to provide screening for sensitive adjoining activities;
- b. The type and volume of materials or goods that are stored in any outdoor storage area; and
- c. The extent to which any site or part of any site that does not contain a building is designed and landscaped to soften the visual appearance of such areas from any public space.

15.13.3.34 Fences and screening structures

- a. The extent to which a higher 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; and
- b. The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety in materials, or incorporates landscaping and avoids presenting a blank, solid facade to the street or open space zone.

15.13.4 Matters of control and discretion for other matters

15.13.4.1 Buildings at 100 Cathedral Square

- a. The extent to which the building:
 - i. is able to function successfully as a spiritual facility and as a place for ministry, where relevant;
 - ii. recognises and reinforces the context of the site having regard to the identified urban form for the Central City, cultural elements and the heritage setting;

- iii. promotes engagement with the space around it, including publicly accessible spaces, through:
 - 1. interaction with activities within the Cathedral, where appropriate;
 - 2. safety in design of the built form; and
 - 3. visual interest.
- iv. contributes to the attractiveness of the wider setting;
- v. is of a high quality in its architectural design, and displays architectural features, spaces and/or materials that draw on the values and heritage of the site;
- vi. is designed in a manner that any effects of equipment on the exterior of the building and/or the storage of materials are minimised;
- vii. provides a focal point and landmark for the city which contributes to Christchurch's sense of identity;
- viii. recognises and contributes to the role of the square as a gathering place and supports interaction between the cathedral and the square, having regard to the form and exterior of the building, while:
 - 1. retaining a visual connection along Worcester Boulevard to the Canterbury museum, reflecting the Canterbury Association's plans for the Canterbury Settlement; and
 - 2. retaining legibility of the design and form of Cathedral Square as a Maltese cross, while maintaining views through the square on the north south axis.

15.13.4.2 Buildings at 136 Barbadoes Street

- a. The extent to which the building:
 - i. is able to function successfully as a spiritual facility and as a place for ministry;
 - ii. recognises and reinforces the context of the site having regard to the identified urban form for the Central City, cultural elements and the heritage setting;
 - iii. promotes engagement with the space around it, including publicly accessible spaces, through:
 - 1. interaction with activities within the Cathedral, where appropriate,
 - 2. safety in design of the built form, and
 - 3. visual interest.
 - iv. contributes to the attractiveness of the wider setting;
 - v. is of a high quality in its architectural design, and displays architectural features, spaces and/or materials that draw on the values and heritage of the site;
 - vi. is designed in a manner that any effects of equipment on the exterior of the building and/or the storage of materials are minimised.

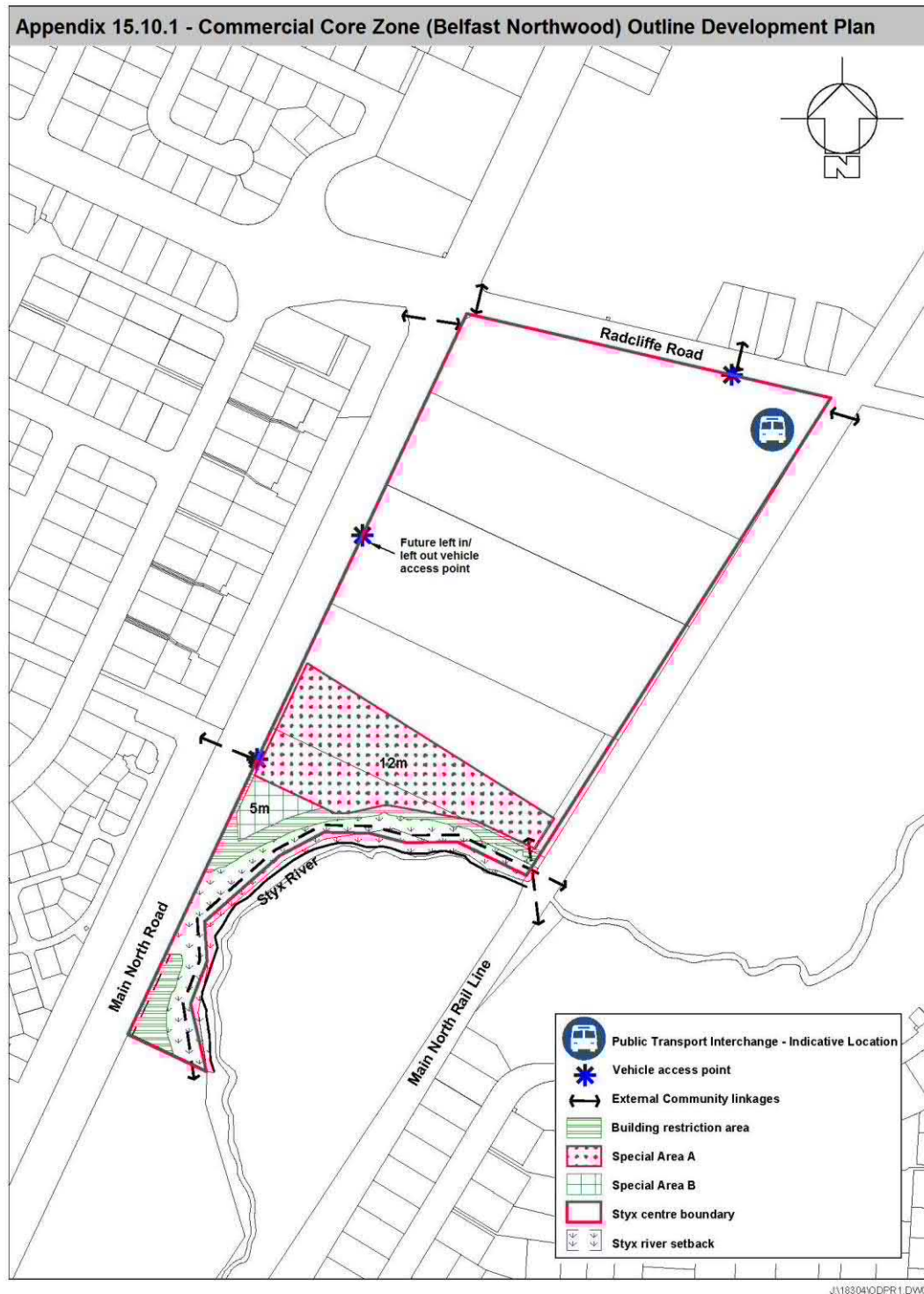
15.14 Rules – Other methods

15.14.1 Non-regulatory methods

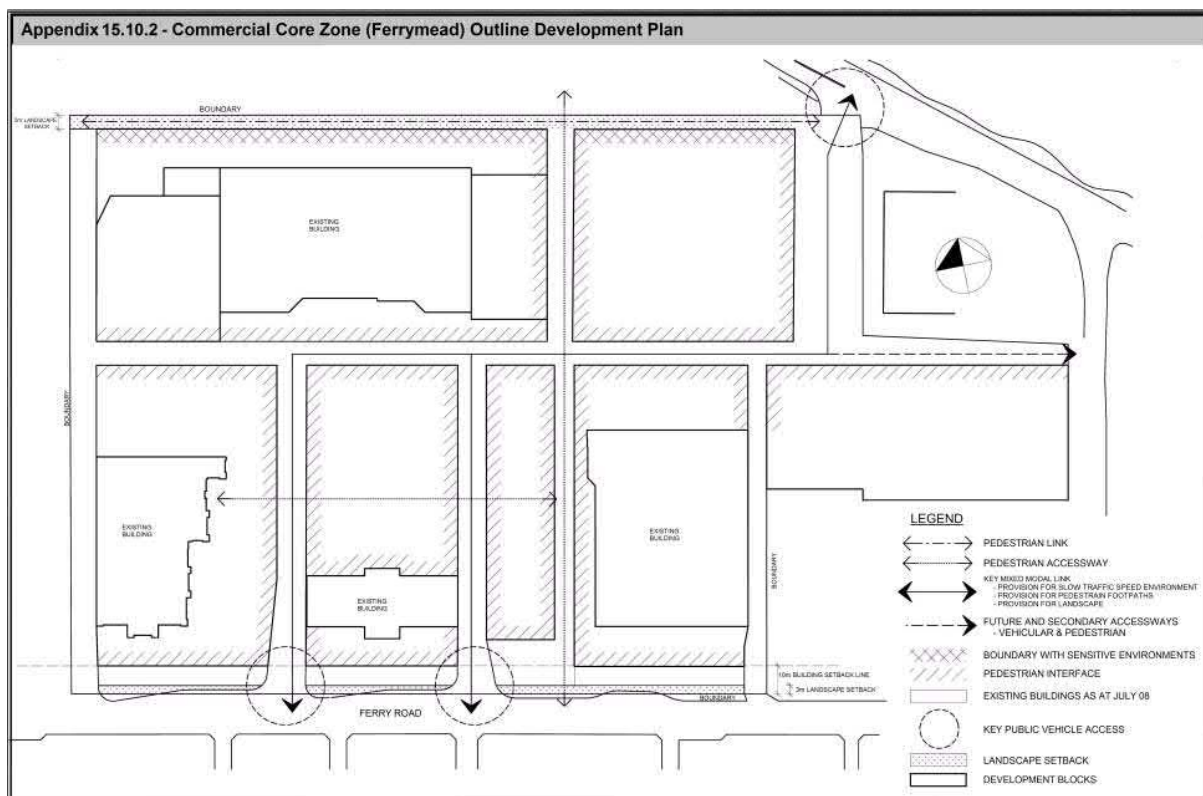
- 15.9.1.1 Planning studies to investigate issues and opportunities in Key Activity Centres and initiate appropriate mechanisms over time to address these.
- 15.9.1.2 Undertake regular monitoring of District and Neighbourhood Centres including surveys to determine whether a centre is performing as anticipated.
- 15.9.1.3 Apply a case management approach to the rebuild of centres, facilitating discussions with landowners and developers.
- 15.9.1.4 Apply a consistent approach to the assessment of applications with additional guidance to aid the applicant and Council.
- 15.9.1.5 Require development contributions to provide for network infrastructure and community infrastructure maintenance and improvements to service growth in centres.

15.15 Appendices

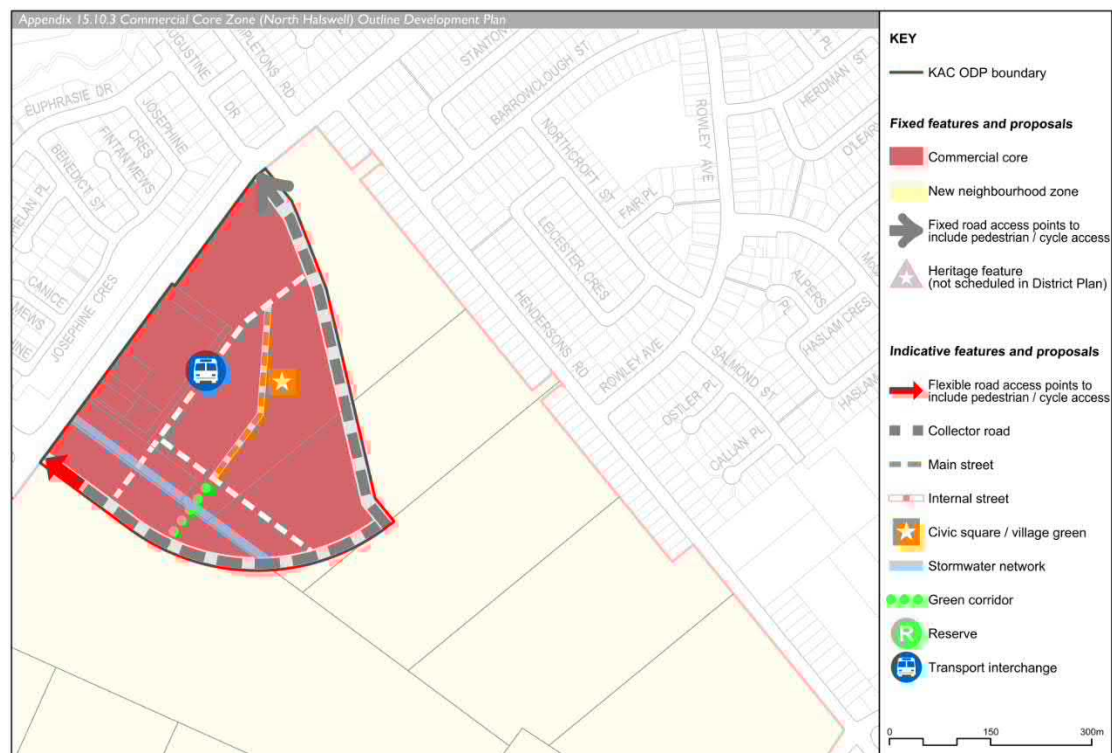
15.15.1 Commercial Core Zone (Belfast/Northwood) Outline Development Plan



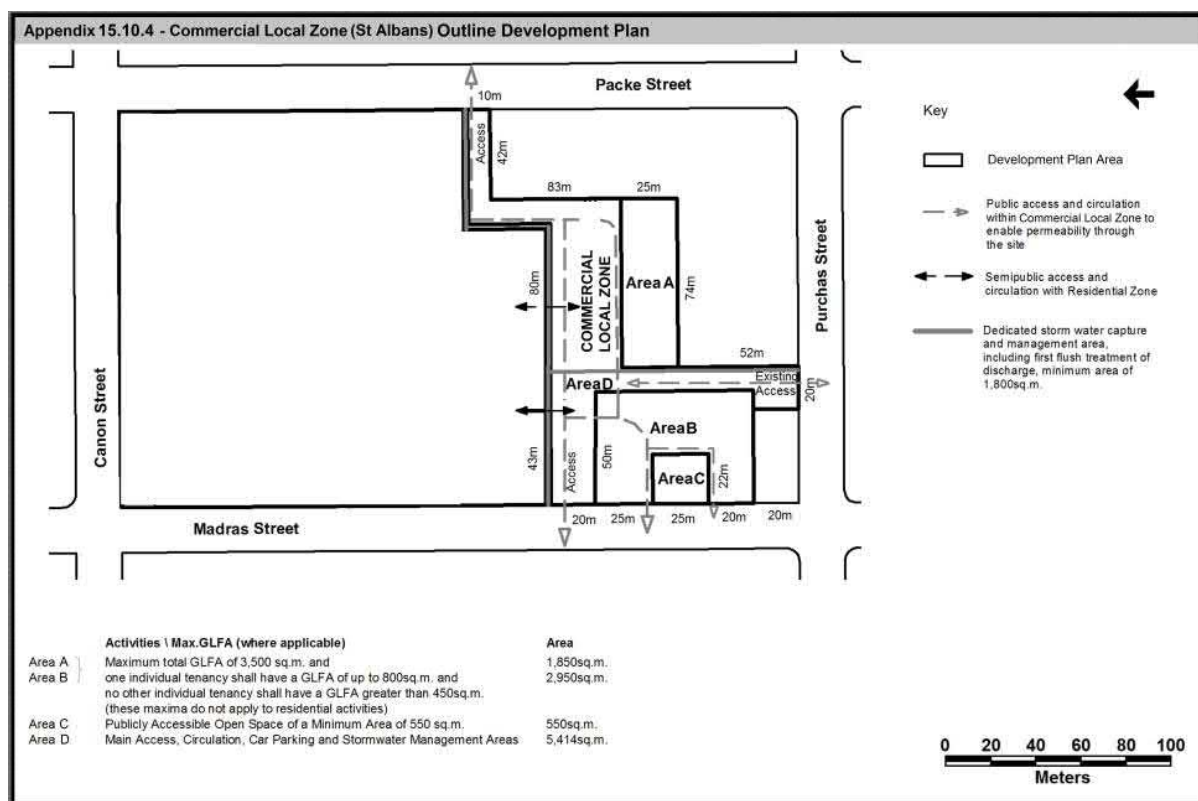
15.15.2 Commercial Core Zone (Ferryroad) Outline Development Plan



15.15.3 Commercial Core Zone (North Halswell) Outline Development Plan



15.15.4 Commercial Local Zone (St Albans) Outline Development Plan



15.15.5 Design guidelines – Akaroa Commercial Banks Peninsula Zone

a. Introduction

- i. The illustrations used in the guidelines are provided to assist in understanding the points expressed in the text. These are not all existing buildings but are stylised designs. These guidelines have been prepared to help you if you are thinking of building in the Commercial Banks Peninsula zone at Akaroa. They are intended to help you achieve the building you want, while at the same time ensuring that new buildings fit in with the town's surviving historic buildings and maintaining or enhancing the town's present character.



- ii. Figure 1: Typical Akaroa streetscape
- iii. You will find in this document a brief discussion of Akaroa's architectural history, and more importantly, a description of its architecture and value as a well preserved small scale historic town with a range of architectural styles. The historical and architectural importance of the town has been recognised by the local community, Heritage New Zealand Pouhere Taonga and the Council. The guidelines outline the key principles which the Council will take into account in considering any consent applications.
- iv. This document will elaborate on those principles, which can, in essence, be summarised as follows:
 - 1. New development and additions to existing structures should:
 - A Recognise and respect the unique historic character of Akaroa.
 - B Relate well to surrounding buildings and the general environment.
 - C Avoid dominating neighbouring buildings.
 - D Respect important views from public places.

b. Why guidelines?

- i. Akaroa has a distinctive visual character, based on its physical setting, its buildings and its open spaces and gardens. A large part of the centre of Akaroa has been recognised by Heritage New Zealand Pouhere Taonga and registered as a Historic Area. The Council has similarly recognised that this special character is worth protecting by including in its District Plan, provisions, which allow for consideration of the effects of proposed new buildings and alterations to existing buildings.
- ii. The Council's aim, through these guidelines, is to ensure that the special historical character of Akaroa is maintained, as development of the town proceeds. In endeavouring to meet that objective, the other main goals are to provide property owners and developers with design and appearance guidance and to encourage early discussion of proposed building plans with the Council.
- iii. The primary concern of these guidelines is to protect, for cultural and aesthetic reasons, the attractive appearance of the town after more than 150 years of growth and change. Adherence to these guidelines also promises economic advantage for the town. Akaroa's appealing appearance and atmosphere help make it a desirable place to live, and an attractive place to visit. The town's architectural and historical heritage contributes greatly to its appeal as a holiday destination. By helping to protect the intrinsic characteristics of the town, the guidelines will assist in strengthening the town's major economic base and potentially enhance the value of your property.
- iv. New buildings, or significant alterations to existing buildings in the Commercial Banks Peninsula Zone are the main concern of these guidelines. However, many of the principles and specific guidelines could also be applied to the town's advantage in the residential areas which surround the Commercial Banks Peninsula Zone.

c. The Planning Framework

- i. The Council can consider the design and appearance of proposed work in Commercial Banks Peninsula Zone through the resource consent process. Any building work in the

Commercial Banks Peninsula Zone should meet the standards of the District Plan and have regard to these design guidelines.

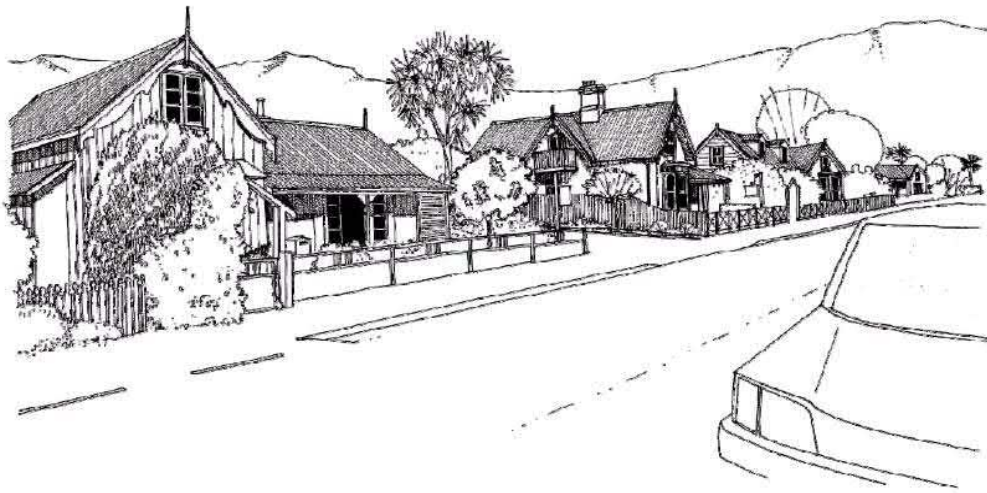
- ii. The relevant section of the District Plan is Chapter 15 for the Commercial Banks Peninsula Zone.
- iii. These guidelines set out issues which the Council will take into account when assessing a resource consent application required for design and appearance reasons. The guidelines are intended to help applicants who require resource consents to undertake building work in the Commercial Banks Peninsula Zone understand how the Council will evaluate the design and appearance aspects of proposed work.
- iv. The Commercial Banks Peninsula Zone lies within the Historic Area registered by Heritage New Zealand Pouhere Taonga. This area has been recognised nationally as having a high percentage of original historic buildings which are of aesthetic and architectural importance in their own right, and form an inter-related group of historic places. As such the area is a vital part of the historical and cultural heritage of New Zealand. Approval from the Heritage New Zealand Pouhere Taonga is needed for work on any building within the Historic Area, or on any building elsewhere in the town which has been registered by the Trust.
- v. In considering the design and appearance aspects of proposed building work in the Commercial Banks Peninsula Zone, the Council may take advice from Heritage New Zealand Pouhere Taonga or any qualified expert. Individuals who need resource consent for building work in these areas are urged to study these guidelines and to discuss their plans with the District Council, the Akaroa Design and Appearance Advisory Committee and Heritage New Zealand Pouhere Taonga before formally applying for resource consent for the work. Early consultation can often facilitate subsequent consent processes, resulting in reduced time delays and costs.

d. Akaroa's architectural history

- i. Akaroa has a distinctive architectural quality that stems, in part, from the high number of colonial buildings that have been retained to this day. Akaroa is one of New Zealand's most charming and romantic towns, although its origins as a French settlement are not strongly reflected in much of its architecture today. The earliest buildings of the French had steeply pitched roofs, small dormers, casement windows divided into many panes, louvered shutters and symmetrical facades. As early as the mid-1850s, Akaroa's buildings were no longer markedly different from other New Zealand buildings. A great number were cottages with reasonably large dormers, verandas and lean-to's. Almost all were built of horizontal weatherboards with steep roofs initially of shingles, then of corrugated iron. These were typical New Zealand colonial buildings.
- ii. The one and a half storey, gable ended cottage with veranda, lean-to and dormers is often idealised as the archetypal Akaroa building. Though these cottages are still abundant, and valued, the town's architectural traditions are much richer and more varied.
- iii. Later building designs in the town also followed general New Zealand trends, with horizontal weatherboard and corrugated iron the predominant building materials. Thus, nineteenth century churches are variants of colonial wooden Gothic, while Italianate was favoured for public and commercial buildings. Many commercial premises were two-storied and differed from residences only in being somewhat larger, and in being built-up to the street line. All were still relatively small buildings and almost all were built of "timber and tin". This uniformity in styles and materials for residences and public and

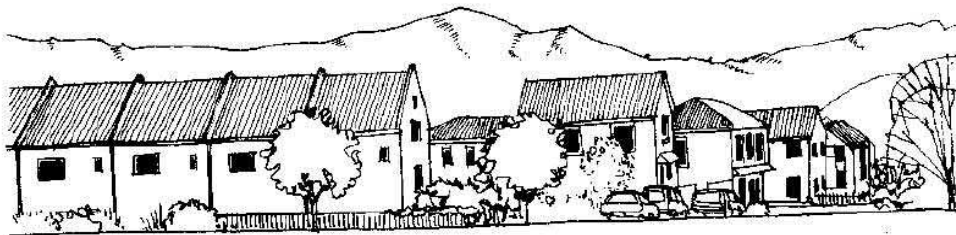
commercial buildings, and little variation in building size, have been characteristic of Akaroa's architecture since the nineteenth century.

iv. Figure 2: Examples of early colonial cottages



v. In the late twentieth century there was a new development in Akaroa's architectural history. A demand emerged for multi-unit, privately owned apartments. These were up to three storeys high, built up to or close to the street line, and often of masonry construction. These buildings marked a significant departure from the single family houses and cottages, standing in individual sections, which were previously characteristic of most of the town. In retrospect many of these structures, individually or collectively, have not been successful in maintaining the intimate, mostly small scale of the town and the use of complementary building materials.

vi. Figure 3: Townhouse block demonstrating overly repetitive elements. The buildings to the right display a pleasing variety and interest.



vii. Akaroa's diverse range of buildings of different sizes, shapes, styles, set-backs, roof forms and materials mean there is a very large architectural vocabulary on which architects can draw for new building design, without introducing styles, or details that would appear out of place. It is important that new buildings and extensions reflect existing architectural themes and styles.

e. Akaroa's setting and urban form

i. Preserving and enhancing what is appealing about Akaroa requires careful consideration of more than the design of individual buildings. The spaces between matter too. Gardens and trees are generously dispersed throughout the town and large open spaces separate different built-up areas. Building has mostly been concentrated on the foreshore and up three small valleys, with the intervening spurs remaining open or bush-covered. The

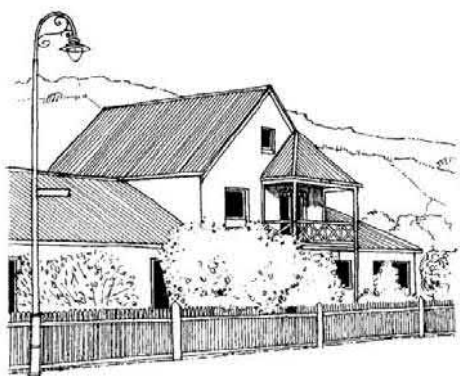
close integration between the natural and urban worlds in Akaroa also results from the town's position facing onto an extensive harbour, and being ringed by grand hills.

Applicants are encouraged to consider the impact of their design or building extension on the existing views of water and hills from the town and of the integration of the built and the natural environment.

- ii. The town's development, and the proximity of commercial premises and residences give the town the relaxed, convivial atmosphere of a village. The maintenance of public and retail activities at street level is important to sustaining the town's vitality and is protected in certain areas along Beach Road between Rue Jolie and Bruce Terrace. The maintenance of open spaces and of private gardens is also important to maintaining the town's atmosphere.

f. Diversity and innovation

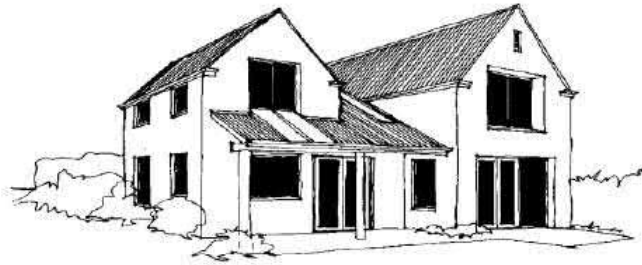
- i. New designs will generally be acceptable if their proportions fit in well with nearby older buildings and maintain the scale of existing streetscapes. New buildings of contemporary design, built using up-to-date materials and building technologies can be added to Akaroa, provided they avoid or mitigate any adverse visual effects through careful use of scale, density, bulk, exterior cladding, external detailing and through their site location and setback.
- ii. Successful approaches are:
 - 1. Compatible design: new buildings, or new work on old buildings may vary the design but maintain the proportions, scale, materials, textures and colours of the original.
 - 2. New design: work of completely contemporary design which uses modern materials and building technologies, but shows respect for the character of existing old buildings in the area. Care must be taken that the historic character of the town is maintained when new designs are introduced.
- iii. Figure 4: Modern buildings incorporating key architectural themes such as steeply pitched gabled roofs, verandas and vertically oriented windows.



- iv. While nineteenth and early twentieth century buildings largely set the character of Akaroa, new development should generally reflect, rather than exactly replicate, these historic styles. Sympathetic design, whereby certain characteristics of historic buildings

are incorporated into new buildings, is encouraged. Contemporary design, if carefully conceived to fit with the town's character, is often preferable to replica buildings.

- v. Figure 5: New residence demonstrating site specific sympathetic small scale forms and details, and vertical windows.



g. Building on specific sites

- i. Each individual site has different buildings adjoining it, and sits in a different relationship to the wider landscape. What is suitable for one particular site may be quite unsuitable on another site. Corner sites need particular care, since they form a visual focal point. In some situations larger buildings on corner sites will be desirable to define streetscapes, on other corner sites, it may be desirable to avoid overpowering historic buildings nearby.

- ii. Figure 6: Corner Treatment- both buildings strongly define the corner yet include smaller scale forms that the pedestrian can relate to.

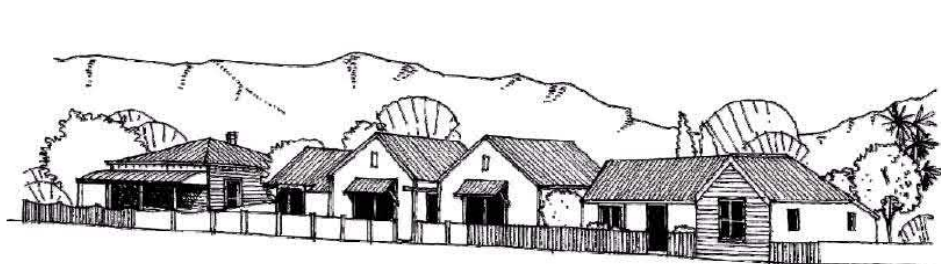


- iii. The size and scale of new buildings in relation to their neighbours are as important as the materials or architectural style of the new building.
- iv. The use of materials and architectural style of any development may add or detract from the overall proposal, its visual impact on the streetscape and historic character of the town.

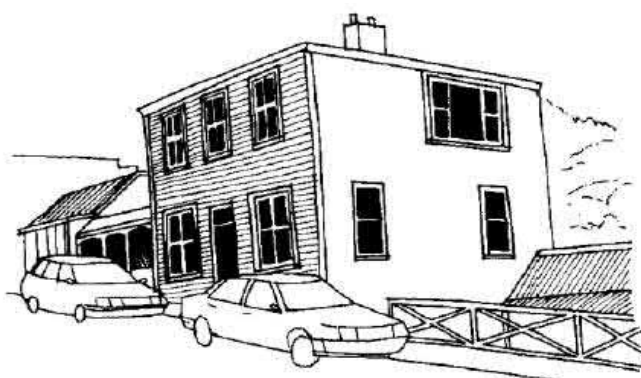
h. Key concepts

- i. Streetscape, rhythm and scale

1. The goal is to maintain appealing streetscapes, characterised by sequences of buildings which are in scale and exhibit a pleasing modulation. Streetscape refers to the ways in which buildings form, together with gardens and trees, attractive combinations of mass and colour. Buildings are in harmony when, while not identical, they share similar elements and are of a compatible size and form. When a rhythm is discernible in a sequence of buildings there are no abrupt transitions, in size, form or architectural detail, from one building to the next.
2. It may be appropriate for a contemporary building to sit beside a traditional weatherboard one provided there is some relationship to the rhythm and scale of windows, doors, roof pitch and other design elements.
3. Figure 7: Height and rhythm- a pleasing relationship between height and rhythm is evident.



4. The goal is to maintain appealing streetscapes, characterised by sequences of buildings which are in scale and exhibit a pleasing modulation. Streetscape refers to the ways in which buildings form, together with gardens and trees, attractive combinations of mass and colour. Buildings are in harmony when, while not identical, they share similar elements and are of compatible size and form. When a rhythm is discernible in a sequence of buildings there are no abrupt transitions, in size, form or architectural detail, from one building to the next.
5. It may be appropriate for a contemporary building to sit beside a traditional weatherboard one provided there is some relationship to the rhythm and scale of windows, doors, roof pitch and other design elements.
6. Figure 8: Scale- an out of scale building which dominates adjacent buildings by size, bulk and height.



7. Larger, bulkier buildings can reflect the smaller scale of surrounding buildings by repetition of design elements such as gables, steps in the plan of the building, the

use of different roof shapes, or dividing the building into visually separate units by using different treatments or colours for cladding.

8. Generally, designers of new buildings are asked to look at the existing historic buildings in the vicinity of the site, not to imitate them, but to consider whether the new building is sensitive to the surroundings in which it is to be placed.

ii. Replica buildings

1. Replica buildings, in the context of these guidelines, means an exact copy of the size, proportions, and architectural details of an older building. While it is generally undesirable to have new buildings replicate the exact design of historic buildings, design elements of older buildings can be used to achieve an overall visual harmony. Replica buildings can devalue the authentic historic character of Akaroa.
2. Attempts at 'replication' with inaccurate detailing, inappropriate materials and distorted proportions can become a caricature of the original building style.

iii. Additions and alterations to historic buildings

1. The character of Akaroa depends to a large extent on the survival of its many historic buildings. The preservation of these surviving buildings is important in maintaining its overall character. The demolition of historic buildings has had detrimental effects on the character of the town. The retention of the remaining older buildings will generally be to the town's advantage.
2. Registration by Heritage New Zealand Pouhere Taonga, or listing by the District Council in its District Plan, are indications that particular historic buildings should be preserved and maintained for future generations.
3. Adaptive re-use is recommended. New developments on sites occupied by older buildings should use the historic structures whenever possible by building around or adding to them in a sympathetic way.
4. Key principles to bear in mind when adding to an historic building are:
 - i. Alterations should be the minimum necessary.
 - ii. They should not detract from the heritage value of the place and/or building.
 - iii. They should be compatible with the original form and fabric of the building, but should be able to be read as new work, although this need not be obvious particularly for minor additions.
 - iv. They should be of a quality that does not detract from the heritage values of the place.
5. Ideally changes should also be reversible, to allow future generations to return the buildings to their original forms. When work is being done on historic buildings, previous inappropriate alterations should be reversed and unsympathetic additions removed whenever possible. Heritage New Zealand Pouhere Taonga can provide advice on these matters.
6. Figure 9: Sensitive alteration to an historic building.



7. In the example to the right similar roof forms and window details have been used.
8. When work on an historic building is being undertaken the Conservation Guidelines published by Heritage New Zealand Pouhere Taonga should be consulted. Where major work is envisaged, an architect who has experience in conserving or adapting older buildings should be engaged.
9. Both the Akaroa Civic Trust and Heritage New Zealand Pouhere Taonga are available to advise owners of historic buildings who are considering major repairs or alterations to their buildings.

i. Specific guidelines

i. Roof forms

1. On Akaroa's older buildings, roofs are generally of relatively steep pitch, with gable ends. Hipped roofs are evident within the Commercial Banks Peninsula Zone. More recent buildings in the town exhibit a great variety of roof forms, including hip roofs, roofs of shallow pitch, and flat, or mono-pitch, roofs. While there is a variety of existing roof forms, those which are steeply pitched (i.e. 25 degrees and steeper) maintain an attractive streetscape and achieve a pleasing relationship with adjacent and nearby buildings and are to be encouraged.
2. Figure 10: Roof shapes and forms



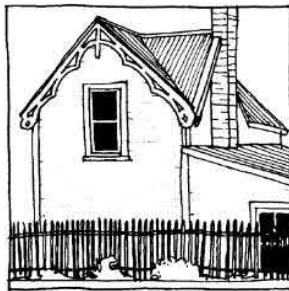
Villa Gable and Verandah



Verandah and simple gable with roof domers



Two Storey Hipped Roof domers



Two Storey Gable with Lean-to at rear



Multiple Gable Ends Roofs

ii. Cladding, texture and roofing materials

1. Historically, weatherboard has predominated in Akaroa. Roofs have been mostly corrugated iron with door, and window frames of wood. Brick and other forms of masonry construction are unusual in Akaroa. Consequently, the use of traditional vernacular materials, such as weatherboard cladding, and corrugated iron roofing is encouraged in Akaroa. Some recent examples have not worked well because they lack detail and texture. An example of a modern application which reflects the character of the adjoining buildings, and has been successful, can be seen on the additions to the Akaroa museum.
2. To harmonise contemporary with traditional buildings, extensive, blank masonry walls, lacking in texture, should be avoided where masonry walls are necessary. Careful detailing and placement of wall openings, sensitive selection of colours or judicious planting can be useful in reducing adverse visual impacts to a limited degree.

iii. Windows

1. Attention should be paid to the sizes, symmetry and proportions of window openings and their placement, or grouping, in relation to neighbouring buildings. In the Commercial Banks Peninsula Zone any departure from the vertical orientation of windows of historic buildings is not encouraged. Timber windows are preferable to aluminium but if aluminium windows are used, they should be faced with timber.
2. Figure 11: Window orientation- the illustration on the right demonstrates appropriate vertical orientation and facings and has pleasing symmetry.

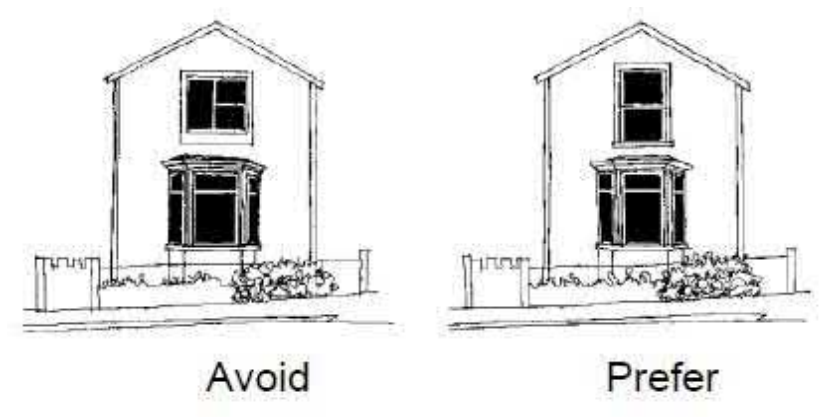


Figure 12: Window shapes and types



Dormer in a roof



Modern blend of windows
- all simple shapes

iv. Colours

1. There is no reason, when choosing colours for the walls, facings and roofs of new buildings, or when repainting older buildings, not to use today's much wider palette of colours than the palette available in earlier years, provided the new colours are in accordance with the historic character of the town and its streetscapes. Simple combinations of discreet individual colours are particularly preferable in areas where there are a large number of older buildings, however, the colour of new structures should not visually dominate heritage buildings or the streetscape. Owners of historic buildings are encouraged to consider using heritage colours and information about these is available from major paint manufacturers and retailers. In the Commercial Banks Peninsula Zone the preference is for painted or coloured surfaces. Corporate colour schemes and large corporate logos are not appropriate in the Akaroa Historic Area.

v. Verandas

1. The only sequence of nearly continuous shop verandas over footpaths in Akaroa is found along Beach Road. On Rue Lavaud occasional shop verandas contribute to the variety and modulation of the streetscape. Where new buildings are being erected in either of these precincts, maintenance of the sequence along Beach Road, and of the pattern of occasional verandas along Rue Lavaud, should be the goal.
2. Figure 13: Akaroa street verandas

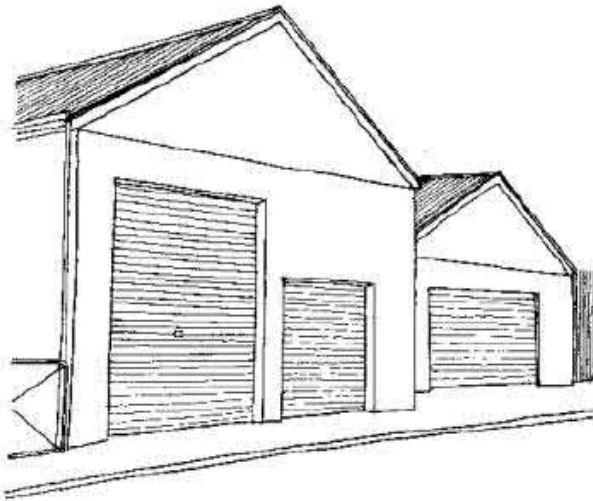


vi. Setback and fences

1. Akaroa's charm and historic character depend, in part, on gardens and trees remaining key elements in Akaroa's streetscapes. Setbacks will help ensure plantings continue to be a major element in most residential streetscapes. Only in existing commercial areas of the town, where setbacks are already small or non-existent, is it desirable to maintain the sense of a fully built-up townscape.
2. Having some buildings hard up against the street, even in predominantly residential areas, gives the town's streetscapes attractive variety.
3. To be able to look into and enjoy gardens along the street has long been the character of the settlement. Tall fences break this pattern, therefore low fences are encouraged. If taller fences are required, then they should be of a picket type so that the garden aspect is presented to the street.

vii. Parking and garages

1. Garages should have a minimal visual impact on the historic character and amenity of the streetscape. They should be located further back from the road boundary than the main building and the repetitious sequences of multiple garage doors should be avoided. Within the Akaroa Historic Area, garages facing the street are required to be sited behind dwellings.
2. Figure 14: Garages on street front - these buildings detract from the streetscape.

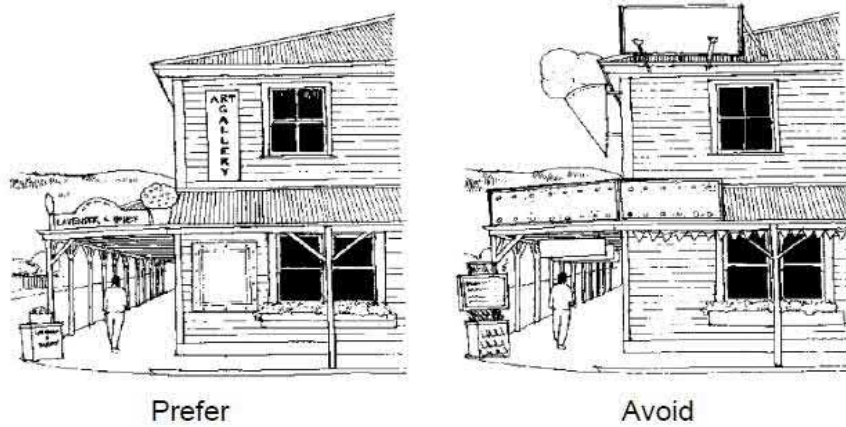


3. Car parking, especially with larger developments, should be concealed behind the main buildings, with minimal access points. Where this is not practical or possible, attention should be given to screening parking areas from view from adjoining streets.
4. Figure 15: Car parking visually softened by location behind buildings and screen planting



viii. Signs

1. Rules in the District Plan govern the size and placement of signs. Besides conforming with these rules, new signs will help preserve the character of Akaroa if they are simple, not excessively large and do not obscure interesting architectural details of buildings. Signs incorporating simple backgrounds, borders and text are preferable to complex graphics, particularly photomontage based signage and large-scale advertising hoardings. The proliferation of signs which are obtrusive because of their size, colour or placement, could undermine the pleasing character of Akaroa. Neon, moving, illuminated or brightly lit signs will generally detract from the historic character of Akaroa and are discouraged.
2. Figure 16: Signage



3. In this illustration the signs on the right detract from the form of the building and create a sense of visual clutter.

ix. Site work

1. The District Plan controls the heights of buildings in Akaroa, but again a building, which meets the requirements of the Plan, may not be satisfactory in its design, or impact on townscapes.

15.15.6 Design guidelines – Lyttelton Commercial Banks Peninsula Zone

a. Introduction

- i. Lyttelton town centre (as defined by the Commercial Banks Peninsula Zone) is the focal point of the town, providing retail and commercial facilities and the opportunity for community exchange and interaction. The town centre has a distinct character, with a clear change in nature between it and the residential and port zones. Lyttelton has been described as quirky and creative, with a mix of old and new development, but overall, the buildings create a sense of place because, although they are all different, they are unified by their similarity in scale, form and relationship to the street.
- ii. The town centre was significantly damaged in the 2011 Canterbury earthquakes, with the loss of many of the buildings that provided the heritage values and identity of the commercial heart. Despite the loss of buildings much of the physical framework for a vital and vibrant town centre remains in place.

b. Purpose

- i. The purpose of these guidelines is to identify the physical framework and explain the principles of designing new buildings and spaces, or additions to existing buildings, to uphold and strengthen the enduring character of the town centre. These are the key principles to consider in designing any new development in accordance with the rules in order to achieve the objectives and policies contained in the District Plan. The intention of the guidelines is not to stifle flair or creativity, but by paying attention to and incorporating the aspects of Lyttelton town centre that make it special, the development can support, rather than diminish, its character and identity.

c. How the design guidelines work

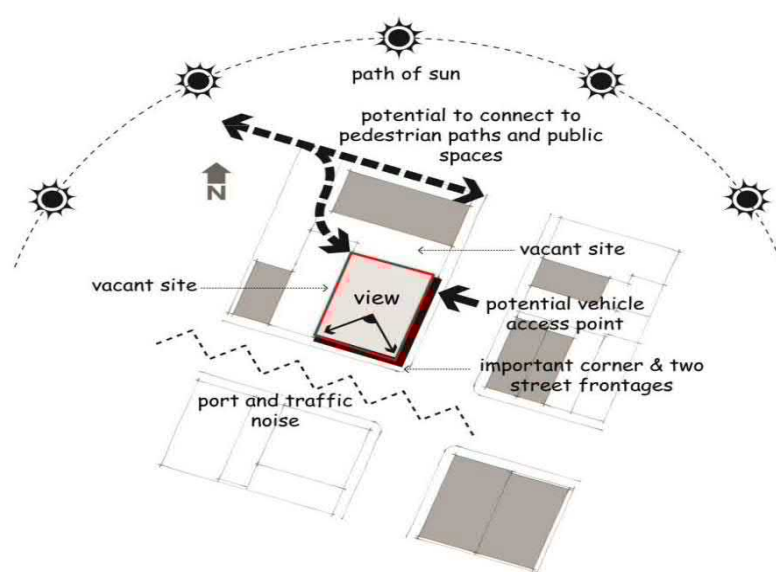
- i. The District Plan requires that the design of all new developments and external alterations to existing buildings within the Commercial Banks Peninsula Zone in Lyttelton is assessed through the resource consent process. All development proposals will be assessed against the principles in these guidelines, as applicable.



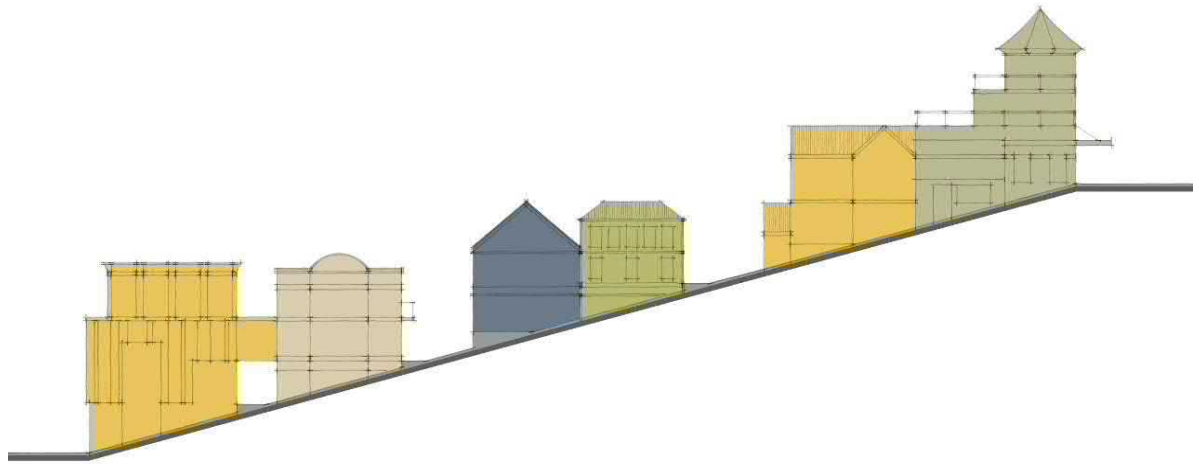
d. Principle 1: Reflect the context

- i. Lyttelton has a special character due to its sloping topography, portside location, layout of streets and lots, and eclectic mix of buildings. The area also has a special significance to Ngāi Tahu due to their historic and contemporary occupation of the area and use of Whakaraupo / Lyttelton Harbour.

- ii. The four primary streets (London, Oxford and Canterbury Streets and Norwich Quay) have different characteristics, but are all important in defining and reinforcing the formality of the town centre layout. The land in the middle of the block without street frontage, and the area around Donald Street, lend themselves to more informal designs.
- iii. A thorough evaluation of the development site's context and the site itself prior to the design process, including an understanding of the colonial and Ngāi Tahu cultural heritage, will help identify the influences on and attributes of the site and its surroundings.
- iv. Cultural heritage is an expression of the ways of living developed by a community and passed on from generation to generation and includes built and natural environment and artefacts, including customs, practices, places, objects, artistic expressions and values.
- v. Figure 1: A simple context analysis identifying influences on the development site.



- vi. Reflecting the context means:
 1. Considering how the development builds on and contributes to Lyttelton's cultural heritage in respect to the built and natural environment.
 2. Recognising the site topography, particularly building to suit and take advantage of sloping ground.
 3. Recognising that the streets and spaces within the town centre have differing character attributes. On Norwich Quay designs will need to take account of traffic and port noise.
 4. Taking advantage of the views to the south and sunny aspect to the north.
 5. Incorporating mid-block pedestrian lanes and outdoor spaces at the rear of sites.
 6. Taking primary design references from the town centre character attributes rather than the surrounding residential buildings or the port.
 7. Figure 2: Addressing the slope, views and existing building form



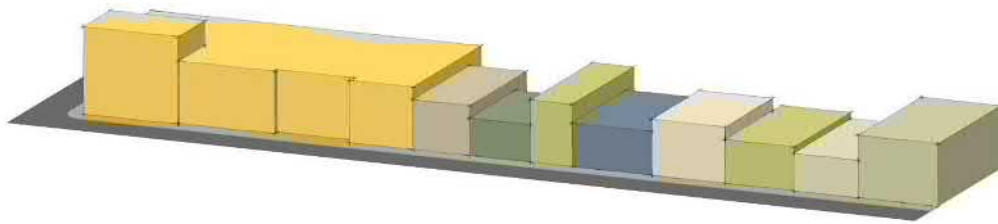
e. The scale of a building is the product of its height and size as well as the design details. While the town centre buildings vary considerably in height and size they are all compatible in terms of scale. The width of lots has played a large part in establishing the existing scale of development.

i. To keep in scale means:

1. Maintaining the generally low built form up to 3 storeys, but considering options for higher feature elements.
2. Figure 3: Keeping in scale, through a combination of height, form, development gain and detailing



3. Considering the scale of neighbouring buildings and the overall scale of the street in which the building is to be located. London Street has an enclosed, intimate scale. Norwich Quay is a wider street, single sided for the majority of its length, with an open outlook to the port and beyond. As such taller buildings would be more appropriate in this streetscape than in London Street.
4. If building next to a character building, ensuring that its visual presence is not dominated or diminished by the new building or addition.
5. If building a single storey building, ensuring that the building height is sufficiently high to maintain a similar scale of building on the street frontage to those buildings adjacent and the streetscape as a whole.
6. Breaking a large building into modules so that it reads as smaller joined buildings rather than one monolithic one. As a rule of thumb, modules of 4m to 12m in width on London Street and up to 20 metres elsewhere will reflect the historic subdivision pattern.
7. Figure 4: Creating vertical and horizontal modulation in a large development block



8. Designing the building with both horizontal and vertical divisions (articulation), particularly on elevations facing the street or adjacent to high use pedestrian lanes and spaces. Identifying each storey is important.

f. Principle 3: Respect the street pattern and building form

- i. The grid pattern of wide straight streets is defined by building frontages along the street, which enclose the street space. The building forms are solid, rectilinear and positioned square to the street.
- ii. Respecting the street pattern and building form means:
 1. Building right up to the street edge, particularly on London Street, Norwich Quay and the western side of Oxford Street, and across the whole of the street frontage, (except where access is required from Norwich Quay).
 2. Figure 5: Reinforcing the corner aspect and increasing way-finding for visitors to the town centre



3. If building on a corner site, reinforcing the corner and supporting the street form with a taller building of a minimum of two storeys in height.
4. Restricting irregular forms and shapes to feature elements or to internal block locations away from the primary street frontages.
5. Keeping the building façade generally up to, but not beyond, the street boundary, except for verandas and small feature elements.

6. Using flat, symmetrically pitched, or hipped rooflines or parapets where buildings face the street.
7. Where there is an un-built frontage on Oxford Street or Canterbury Street, consider defining the street edge with a low wall.

g. Principle 4: Address the street

- i. Buildings in Lyttelton address the street. The building frontages are interesting and encourage activity, creating a lively atmosphere. Good visibility from buildings to the street and publicly accessible areas allows for casual surveillance. Addressing the street means:
 1. Providing windows on all street elevations or elevations adjacent to pedestrian lanes and public spaces. On Canterbury and Oxford Streets windows will also be needed at lower ground level.
 2. Providing highly legible pedestrian entrances accessed directly from the street.
 3. On corner sites, wrapping the building around the corner and providing a high level of architectural detail particularly in respect to entrances and windows, and the quality of façade materials.
 4. Incorporating generous shop windows on the ground floor along London Street.
 5. Avoiding building designs and layouts which create hidden, potentially unsafe alcoves and areas.
 6. Ensuring universal access (access for all people), with particular attention being paid to sites with sloping frontages.
 7. Where required, providing verandas that are in keeping with or complement adjacent verandas in respect to design, width and continuity.
 8. Figure 6: Creating a street frontage with a high level of visual interest, including ground floor windows and entrances to the street



h. Principle 5: Incorporate variety and pay attention to detail

- i. Lyttelton had a wide variety of buildings of different ages and styles which, as a collection, created an eclectic, vibrant townscape. Although diminished, this variety, and particularly the level of detail within the building facades, remains. There is the opportunity for creative design and to incorporate features and details which are characteristic of Lyttelton, or a contemporary take on them. Incorporating variety and paying attention to detail means:
 1. Distinguishing any new building from its neighbours and, if a large building, incorporating variety within the building design.

2. Avoiding being exactly the same height as the neighbouring building.
3. Avoiding repetition of the same design module along the street frontage, typically no more than a 12 metre run.
4. Figure 7: Creating interest and variety along the street frontage



- ii. Creating depth to the building surface through the utilisation of, for example, recessed windows and doorways, protruding window and door surrounds, textured cladding and applied decorative features.
- iii. Providing variation in building materials and colours. Avoid large expanses of the same material, colour or pattern.
- iv. Picking up on historical references and traditional features such as angled corners, high parapets with a curvilinear top, corner towers, volcanic stone walls or mural.
- v. Orientating windows vertically to reinforce the fine grain of the town centre.
- vi. Creating interest and contrast where building additions are proposed, through the choice of materials and detailing.
- vii. Integrating signage, where needed, within the design of the building to ensure that it does not visually dominate or detract from the architectural form and quality of the building.
- viii. Figure 8: Integrated signage within the building form and design features



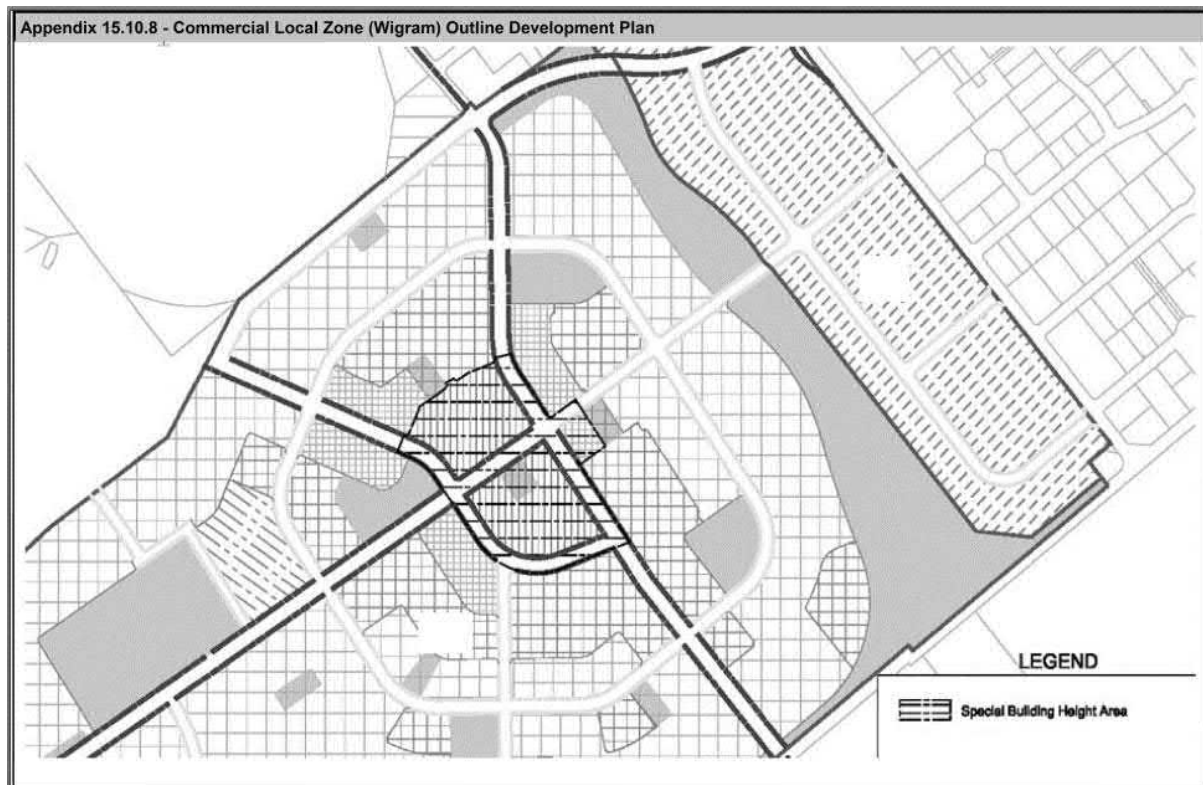
i. Principle 6: Promote sustainable building initiatives

- i. Lyttelton town centre has the opportunity to incorporate designs, technologies and systems that promote more sustainable practice from concept design, through to the construction, use and maintenance of buildings and spaces, which means:
 1. Using design and construction methods that minimise waste to landfill and cleanfill, and the implementation of environmental management systems to ensure other impacts are managed throughout the construction process.
 2. Incorporating design and technologies that conserve energy and water, promote renewable energy, encourage recycling, achieve a high level of thermal comfort and support natural ventilation and natural light penetration.
 3. Selecting materials that are durable, low maintenance, non-toxic and where possible, that have independent environmental certification and are from local and renewable sources.
 4. Providing facilities that encourage walking, cycling and the use of public transport, including high quality pedestrian access, showers, change facilities, storage and bicycle racks for staff and visitors.
 5. Designing for outdoor comfort by creating pleasant micro-climates and inviting, sheltered, sunny, spaces such as courtyards or balconies using verandas, planting or screens to help moderate temperature and wind.
 6. Improving ecology and stormwater management on the site through the provision of rain gardens, landscaping, pot plants or living roofs and walls.

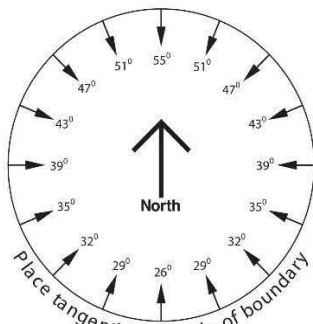
15.15.7 Lyttelton Master Plan Overlay

DEFERRED

15.15.8 Commercial Local Zone (Wigram) Outline Development Plan

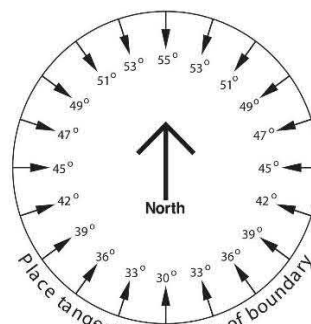


15.15.9 Recession plane diagrams



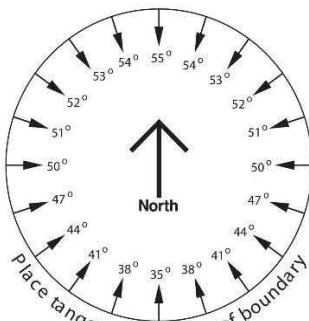
A Applicable to all buildings:

- in the Residential Suburban Zone
- on sites in other non residential zones that adjoin the Residential Suburban Zone



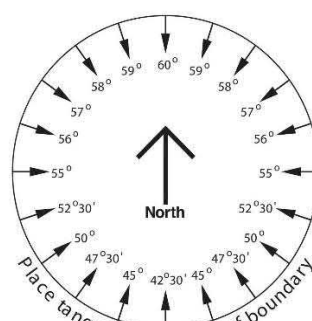
B Applicable to all buildings:

- Residential Suburban density overlay
- On sites on other non residential zones that adjoin the Residential Suburban density overlay area



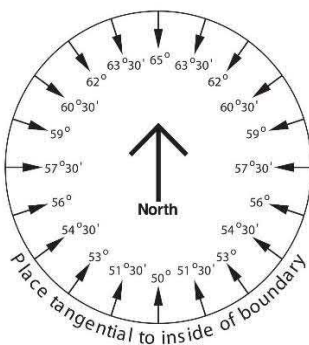
C Applicable to all buildings:

- in the Residential Medium Density Zone
- on sites in other non residential zones that adjoin the Residential Medium Density Zone



D Applicable to all buildings:

- in the medium density higher height limit zones
- on sites in other non residential zones that adjoin the medium density higher height limit zones
- in the medium density higher height limit zones (except those buildings over 11 metres in height)
- on sites in other non residential zones that adjoin the medium density (except those buildings over 11 metres in height)

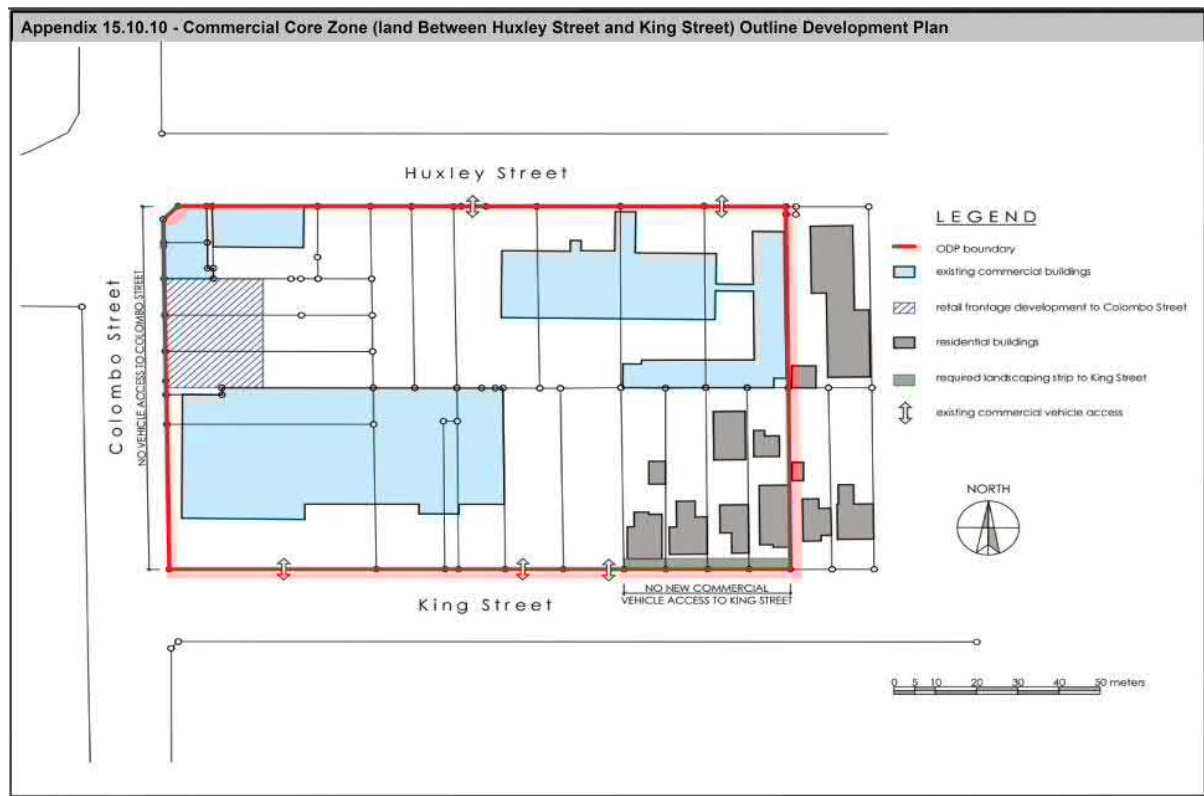


E Applicable to all buildings:

- over 11 metres in height in the medium density higher height limit zones
- over 11 metres in height on sites in other non residential zones that adjoin the medium density higher height limit zones

Note: North is true north

15.15.10 Commercial Core Zone (land between Huxley Street and King Street) Outline Development Plan



Chapter 21.2 Specific Purpose (Cemetery) Zone

The notified proposal is amended by our decision as follows.

Text that is highlighted **grey** indicates text from earlier decisions and is not the subject of this decision. Greyed out text incorporates requests for minor corrections for which a decision has been issued.

Where the Decision text from earlier decisions is the same as, or equivalent to, a Central City Specific Purpose (Cemetery) Zone provision it is shown in black text.

Text in **blue** is the decision text for the Central City proposal only.

Please note, to ensure clarity and certainty of provisions, and consistency with the Plan's drafting style, a number of changes have been made to our earlier decisions. These changes are not identified as it has not been practical to do so.

21.2 Specific Purpose (Cemetery) Zone

21.2.1 Introduction

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.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

This chapter relates to activities that may occur in the Specific Purpose (Cemetery) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.

The Specific Purpose (Cemetery) Zone applies to cemeteries and crematoria across Christchurch City. It seeks to enable cremation and interment services and, where appropriate, recognise, protect and enhance the cultural heritage, ecological, landscape and spiritual/religious values of cemeteries and crematoria in the zone.

21.2.2 Objectives and policies

21.2.2.1 Objective – Cemeteries and crematoria

- a. Cemeteries and crematoria are provided in the Specific Purpose (Cemetery) Zone to enable cremation and interment services to meet the community's needs, [other than in the closed Barbadoes Street Cemetery](#).

21.2.2.1.1 Policy – Provision of cremation and interment services

- a. The provision of cremation in a crematorium, interment and disinterment services, and its associated activities, shall ensure that risks and actual or potential adverse effects to people, property and the natural environment are minimised.
- b. [Cremation and interment are not provided for in the Barbadoes Street Cemetery](#).

21.2.2.2 Objective – Natural and cultural heritage

- a. The cultural heritage, ecological, landscape, spiritual and religious values of cemeteries and crematoria are, where appropriate, recognised, protected, enhanced and/or conserved.

21.2.2.2.1 Policy – Natural and cultural heritage

- a. The protection, enhancement and/or conservation of the cultural heritage, ecological, landscape, spiritual and religious values of cemeteries and crematoria shall be, where appropriate, recognised, promoted and/or conserved in the development, operation and management of cemeteries.

21.2.2.3 Objective – Passive cemetery activities

- a. Cemeteries and crematoria are developed and managed to provide for passive cemetery activities in the City.

21.2.2.3.1 Policy – Compatibility

- a. The location, design, bulk and scale of buildings shall be compatible with the size and purpose of the activity.
- b. Any passive cemetery activities and its associated structures are secondary to the primary purpose of interment [or conservation in the case of the Barbadoes Street Cemetery](#).

21.2.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Cemetery) Zone and that involve the use of the cemeteries and crematoria listed in Appendices 21.2.7.1 and 21.2.7.2, and shown on the planning maps, are contained in the activity status tables (including activity specific standards) in Rule 21.2.4 and the built form standards in Rule 21.2.5.
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Cemetery) Zone :

- 5** Natural Hazards;
- 6** General Rules and Procedures;
- 7** Transport;
- 8** Subdivision, Development and Earthworks;
- 9** Natural and Cultural Heritage;
- 11** Utilities and Energy;
- 12** Hazardous Substances and Contaminated Land;

Notes:

- A. Cemeteries are included in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL). All listed cemeteries will be managed to ensure that they comply with the requirements of the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
- B. Activities should be undertaken in accordance with the Christchurch City Council Cemeteries Handbook (June 2013), relevant Cemetery Development Plans [and Conservation Plans](#), and the Christchurch City Council Cemeteries Master Plan (June 2013).
- C. [Maintenance and repair works on headstones and other structures in the Barbadoes Street Cemetery should be undertaken in accordance with the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value and Conserving Our Cemeteries, 2003, by the National Trust of Australia \(Victoria\).](#)

- c. Where the word “facility” is used in the rules, it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.

Similarly, where the word/phrase defined include the word “activity” or “activities”, the definition includes the land and/or buildings for that activity unless stated otherwise in the activity status tables.

21.2.4 Rules – Specific Purpose (Cemetery) Zone

21.2.4.1 Activity status tables

21.2.4.1.1 Permitted activities

The activities listed below are permitted activities in the Specific Purpose (Cemetery) Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 21.2.5

Activities may also be restricted discretionary or non-complying as specified in Rules 21.2.4.1.2 and 21.2.4.1.3.

Activity		Activity specific standards
P1	Cremation, burial or interments, disinterments and burial plots, except in the Barbadoes Street Cemetery .	a. Compliance with the built form standards at Rule 21.2.5(b) and (c). b. Cremation shall occur only within a crematorium.
P2	Installation, repair and maintenance, and/or removal of monuments, vaults or mausolea, except in closed cemeteries listed in Appendix 21.2.6.2 . In the Barbadoes Street Cemetery maintenance and repair works on headstones and other structures	a. Rule 21.2.5(a) to (d).
P3	Installation of temporary markers.	a. Temporary markers shall have a duration of only one year, excluding plot markers which are flush or below ground level.
P4	Any single building, except for cemeteries and crematoria listed in Appendix 9.3.6.1 Schedules of Significant Historic Heritage Places.	a. Compliance with the built form standards at Rule 21.2.5 (a), (b) and (d). b. Any single building shall not exceed 200m ² gross floor area. c. Closed cemeteries listed in Appendix 21.2.7.2 – Any single building shall not exceed 40m ² gross floor area, except that one residential unit that does not exceed 150m ² gross floor area may be erected on any one site for management or custodial purposes.

Activity	Activity specific standards
P5 General maintenance, including: <ul style="list-style-type: none"> a. top dressing of graves; b. mowing, fertilising, aeration etc of lawn areas; c. shrub planting of existing planted areas; d. pruning of trees; e. removal of planting areas (including native and exotic species), except for cemeteries listed in Appendix 9.3.6.1 Schedules of Significant Historic Heritage Places; f. removal of plants on graves (including native and exotic species); and g. removal of trees, except for those cemeteries listed in Appendix 9.3.6.1 Schedule of Significant Historic Heritage Places. 	a. Nil.
P6 Planting of new (native or exotic) trees and shrubs; or the establishment of new lawn areas, except for cemeteries listed in Appendix 9.3.6.1 Schedules of Significant Historic Heritage Places.	a. Nil.
P7 Graveyard spiritual services.	a. Nil.

21.2.4.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in 21.2.6, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 Any activity listed in Rule 21.2.4.1.1 P1 to P4 that does not comply with one or more of the built form standards listed under the activity specific standards.	a. Street scene – 21.2.6.1. b. Height, separation from neighbours and daylight recession planes – 21.2.6.2.
RD2 Any work on monuments, vaults or mausolea in the Akaroa French Cemetery and Mount Magdala Cemetery listed in Appendix 21.2.7.2.	a. Street scene – 21.2.6.1. b. Height, separation from neighbours and daylight recession planes – 21.2.6.2. Note: This activity should align with the appropriate Cemetery Conservation Plan and the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.

21.2.4.1.3 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity not provided for as a permitted or restricted discretionary activity.

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

21.2.5 Built form standards

The following built form standards shall be met by the relevant permitted activities.

	Built form standard	Standard
a.	Maximum height of any building	<ol style="list-style-type: none"> 8 metres 5 metres (closed cemeteries – Appendix 21.2.7.2)
b.	Minimum building setback	<ol style="list-style-type: none"> 5 meters from a road boundary 20 metres from the boundary with any zone other than a Transport Zone
c.	Minimum setback for concrete beams and burial plots from internal boundaries	<ol style="list-style-type: none"> 10 metres.

d.	Daylight recession planes	<p>a. Buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.14.2, from points 2.3 metres above internal boundaries adjoining a residential zone.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. There is no recession plane requirement for the Specific Purpose (Cemetery) Zone unless it adjoins a residential zone. 2. The level of site 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.
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21.2.6 Matters of discretion

21.2.6.1 Street scene

- Whether any reduction in setback would enable greater protection or retention of natural or heritage values within the site as a whole.
- Any proposed landscaping of buildings or structures which may reduce the visual impact of a reduction in setback.
- Any adverse visual or heritage impacts within the special purpose area itself and its value to the public, or on its natural character.

21.2.6.2 Height, separation from neighbours and daylight recession planes

- Any adverse effect of building height on adjacent residences or residential zones, particularly in terms of overshadowing.
- The visual impact of the scale of the structure and its appropriateness having regard to the purpose of the special area.
- Any landscaping provided to reduce the visual impact of the building as seen from the street or adjoining residences.

21.2.7 Appendices

21.2.7.1 List of cemeteries and crematoria

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
1	Akaroa Anglican Cemetery (see also Appendix 9.4.5.1 Significant Trees Schedule)	135 Beach Road 145 Beach Road	Akaroa	RES 2546 (SO 2619) RES 56 (SO 2619)	0.6272 1.2140	77, R5
2	Akaroa Catholic Cemetery	1 Akaroa Cemetery Road	Akaroa	RES 116 (SO 2619)	0.8093	77, R5
3	Akaroa Dissenters Cemetery	3 Akaroa Cemetery Road	Akaroa	RES 4997 (SO 9483)	0.4944	77, R5
4	Avonhead Cemetery	140 Hawthornden Road	Avonhead	Lot 3 DP 26791 Lot 1 DP 354923	5.53 1.5787	23/30
5	Belfast Cemetery	15 Guthries Road	Belfast	RS 42108 (SO 16519) Lot 1 DP 465652 Lot 2 DP 465652 Lot 3 DP 465652	2.0234 1.8574 3.1198 4.0967	12
6	Bromley Cemetery	429 Linwood Avenue	Bromley	Lot 1 DP 8825	10.4485	40
7	Diamond Harbour Cemetery	2D Waipapa Avenue	Diamond Harbour	Lot 11 DP 304811	1.1805	59
8	Duvauchelle Cemetery	6267 Christchurch Akaroa Road	Duvauchelle	RES 3038 (SO 5725) Pt RES 4877 (SO 5725)	0.8701 0.4036	70, R5
9	Harewood Memorial Gardens and Crematorium (see also Appendix 9.3.6.1 Schedule of Significant Historic Heritage Places)	509 Johns Road	Belfast	Lot 13 DP 438426 Sec 65 (SO 460822)	3.5295 0.9989	18
10	Kaituna Valley Cemetery	399 Kaituna Valley Road	Motukarara	Lot 2 DP 10339 CT 443/203	0.0938	R3
11	Le Bons Bay Cemetery	27 Le Bons Bay Cemetery Road	Le Bons Bay	RES 800 (SO 2903)	2.5571	72, R5
12	Linwood Cemetery	25 Butterfield Avenue	Bromley	Pt Lot 1 DP 8756 CT 414/6 Sec 2 SO 18385 CT 34D/572	6.4933 1.3120	33/40

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
13	Little Akaloa Cemetery	1236 Chorlton Road 1238 Chorlton Road	Okains Bay	Res 4936 Canterbury Dist Res 4949 Canterbury Dist	.2023 .2410	66/R2
14	Little River Cemetery	30 Upper Church Road	Little River	RES 3023 (SO 4409)	0.8094	69
15	Lyttelton Anglican Cemetery	87 Oxford Street	Lyttelton	Lot 1 DP 11713 CT 464/288	1.2993	52, R1
16	Lyttelton Catholic and Public Cemetery	56 Reserve Terrace 58 Reserve Terrace 60 Reserve Terrace	Lyttelton	RES 46 (BM 292) CT 468/107 Pt RES 45 (BM 292) CT 468/107 Pt RES 45 (BM292) CT 420/16 Lot 43 DP 9983 Lot 33 DP 9983	0.4046 0.2023 0.2023 0.0212 0.1012	52, R1
17	Memorial Park Cemetery	31 Ruru Road	Bromley	Pt RS 10269 (BM 318) CT 396/179 Pt RS 4075 (A 10266) CT 31F/440 RS 40281 (SO 11666) CT 12F/164 Pt RS 7469 (LT 46003 BM 318)	6.4749 4.9043 0.8814 0.0320	33
18	Okains Bay Cemetery	11 Chorlton Road	Okains Bay	RES 148 (SO 3091) CT 91/186	2.0234	68, R5
19	Pigeon Bay Cemetery	100 Wilsons Road	Pigeon Bay	RES 624 (SO 2187)	0.8093	R4
20	Ruru Lawn Cemetery	63 Ruru Road	Bromley	Pt Lot 1 DP 10009 CT 420/197 Lot 3 DP 69736 CT 40C/538	15.3879 0.1111	33/40
21	Sydenham Cemetery	34 Roker Street	Spreydon	Pt RS 154 (A 9187) CT 23F/695 Pt RS 154 (BM 313) CT 591/38	6.4218 0.1950	45/46
22	Waimairi Cemetery	195A Grahams Road	Burnside	Lot 314 DP 22922 CT 3A/784 RES 3740 (SO 4809) CT 245/239	1.6936 3.0756	23/24
23	Wainui Cemetery	43 Cemetery Road	Wainui	RS 41892 (SO 16324)	1.0627	75, R4

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
24	Woodlawn Memorial Gardens and Crematorium (see also Appendix 9.3.6.1 Schedule of Significant Historic Heritage Places)	447 Linwood Avenue	Bromley	Lot 1 DP 10841 CT 11K/1006 Lot 1 DP 11544 CT 11K/1006 Lot 1 DP 29651 CT 11K/1006 Lot 2 DP 29651 CT 43C/913 Lot 2 DP 75853 CT 43C/913 Lot 1 DP 2138 CT 224/74 Pt RS 1146 (BM 318) CT 237/72 Lot 2 DP 55031	0.2982 0.4062 0.0903 0.4535 0.1886 1.7452 1.9298 0.9629	40
25	Yaldhurst Cemetery	272 West Coast Road	Yaldhurst	RES 2538 (SO 5750)	4.0696	28/29

21.2.7.2 List of closed cemeteries

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
1	Akaroa French Cemetery	7 Rue Pompallier	Akaroa	Pt RES 108 (BM 289)	0.1012	77, R5
2	Addington Cemetery (see also Appendix 9.3.6.1 Schedule of Significant Historic Heritage Places)	410 Selwyn Street 410R Selwyn Street	Addington	Pt Rs 66, CT 380/104 Lot 11, DP 427192	2.0234 0.0156	38 38
3	Barbadoes Street Cemetery (see also Appendix 9.3.6.1.3 Significant Historic Heritage Places - Central City).	391 Barbadoes Street 389 Barbadoes Street 384 Barbadoes Street/357 Cambridge Terrace.	Central City	RES 42 (BM 273) RES 43 (BM 273) Pt RES 20 (BM 273) CT 518/291	0.4046 0.4046 2.2611	32
4	Mount Magdala Cemetery of the Good Shepherd Sisters	54 Aidanfield Drive	Oaklands	Lot 323 DP 423266 CT 490510	0.2958	44
5	Rutherford (Woolston) Cemetery (see also Appendix 9.3.6.1 Schedule of Significant Historic Heritage Places)	76 Rutherford Street	Woolston	Pt RS 14 (BM 312) CT 378/269 Pt Lot 1 DP 9422 CT 26K/1118	1.1432 0.0467	40

Chapter 21.5 Specific Purpose (Hospital) Zone

The notified proposal is amended by our decision as follows.

Text that is highlighted **grey** indicates text from earlier decisions and is not the subject of this decision. Greyed out text incorporates requests for minor corrections for which a decision has been issued.

Where the Decision text from earlier decisions is the same as, or equivalent to, a Central City Specific Purpose (Hospital) Zone provision it is shown in black text.

Text in **blue** is the decision text for the Central City proposal only.

Please note, to ensure clarity and certainty of provisions, and consistency with the Plan's drafting style, a number of changes have been made to our earlier decisions. These changes are not identified as it has not been practical to do so.

21.5 Specific Purpose (Hospital) Zone

21.5.1 Introduction

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.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

This chapter relates to activities that may occur in the Specific Purpose (Hospital) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.

The Specific Purpose (Hospital) Zone applies to suburban, suburban services and inner urban hospital sites around Christchurch City, including the Central City. It seeks that the evolving health care facility needs of Christchurch City, and the wider region, are supported by the efficient development of hospital sites, whilst also recognising the character and amenity values of the surrounding environment.

21.5.2 Objectives and policies

21.5.2.1 Objective – Enabling hospital development

- a. The evolving health care facility needs of Christchurch and the wider region are supported by efficient development of hospital sites while recognising the character and amenity values of the surrounding environment.

21.5.2.1.1 Policy – Intensification

- a. Encourage more intensified and contained use of hospital sites in preference to expansion outside of existing site boundaries.

21.5.2.1.2 Policy – Comprehensive development

- a. Ensure that for Suburban and Suburban Services Hospital Sites hospital development is planned and designed to recognise the amenity, character and coherence of the surrounding area at the site interfaces by:
 - i. Ensuring that the landscape setting is maintained at site boundaries.
 - ii. Locating taller buildings towards the centre of sites, away from more sensitive edges.
- b. Ensure that for Inner Urban sites hospital development is planned and designed to recognise and integrate with the local context by:
 - i. Encouraging pedestrian activity and higher quality amenity including planting along street frontages and in adjoining public and publicly accessible spaces.

- ii. Providing visual interest and a human scale at the interface with the street, particularly at ground floor level whilst contributing to the character and coherence of the surrounding area.
 - iii. Ensuring that the form and scale of buildings recognises the anticipated residential scale and form at hospital site boundaries of the site.
- c. Ensure that the development of Christchurch Hospital, the former Christchurch Women's Hospital and Montreal House is planned and designed to recognise the amenity, safety, character and coherence of the surrounding area at the site boundary and street interfaces by:
 - i. Encouraging pedestrian activity and higher quality amenity, including providing visual interest, visual interaction and landscaping, along street frontages and adjoining public spaces;
 - ii. Ensuring the form and scale of buildings and associated landscaping acknowledges anticipated development in the adjacent zones at the boundaries of the site;
 - iii. Recognising that the former Christchurch Women's Hospital and Montreal House adjoin the Residential Central City Zone; and
 - iv. Ensuring that the development recognises the Christchurch hospital's unique Central City location adjacent to a mix of Central City activities, heritage features, the Avon River, Hagley Park and other public areas, whilst providing for large scale built development within the hospital site.
- d. For the purpose of these provisions the hospital sites are notated as the following:

Hospital Site Type	Hospital Site Name
Suburban	Burwood, Hillmorton, Princess Margaret
Suburban Services	Lincoln Road (Hillmorton Service Site)
Inner Urban	St Georges Hospital ,St Georges-Heaton Overlay, Nurse Maude Hospital, Nurse Maude-Mansfield, Southern Cross, Pegasus Health 24hr, Wesley Care Hospital
Christchurch Hospital	Christchurch Hospital, Riccarton Avenue, Central City
Former Christchurch Women's Hospital	Colombo/Durham Streets
Montreal House	Montreal Street/Bealey Avenue

21.5.2.1.3 Policy – Comprehensive development and redevelopment of sites for residential purposes

- a. Encourage comprehensive residential development of hospital sites (except Christchurch Hospital) that are no longer required for hospital purposes

21.5.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Hospital) Zone are contained in the activity status tables (including activity specific standards) in Rule 21.5.4 and the built form standards in Rule 21.5.5.

- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Hospital) Zone:

- 5** Natural Hazards;
- 6** General Rules and Procedures
- 7** Transport
- 8** Subdivision, Development and Earthworks;
- 9** Natural and Cultural Heritage;
- 11** Utilities and Energy; and
- 12** Hazardous Substances and Contaminated land.

- c. Where the word “facility” is used in the rules, it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.

Similarly, where the word/phrase defined include the word “activity” or “activities”, the definition includes the land and/or buildings for that activity unless stated otherwise in the activity status tables.

- d. Appendix 21.5.7 lists the alternative zones that apply to each of the hospital sites (except the Christchurch Hospital site). Rules within 21.5.4 provide for any additional activities or facilities on each hospital site in accordance with the rules in the relevant alternative zone listed in Appendix 21.5.7.

Note: There are no additional activities and standards for the Christchurch Hospital site.

21.5.4 Rules – Specific Purpose (Hospital) Zone

21.5.4.1 Activity status tables

21.5.4.1.1 Permitted activities

The activities listed below are permitted activities in the Specific Purpose (Hospital) Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 21.5.5.

Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 21.5.4.1.2, 21.5.4.1.3, 21.5.4.1.4 and 21.5.4.1.5.

	Activity	Activity specific standards
P1	Hospitals, including emergency service facilities.	Nil
P2	Health care facilities.	
P3	Ancillary office activity.	
P4	Ancillary retail activity.	
P5	Overnight accommodation for staff and visitors.	

P6	Research and medical training facilities.
P7	Spiritual activities and facilities.
P8	Any additional activities or facilities which would be permitted activities in the alternative zone listed for that site in Appendix 21.5.7.
P9	Parking lot ancillary to the hospital activity.
P10	Parking building ancillary to the hospital activity.
P11	<p>Within Suburban sites, any new buildings that are:</p> <ul style="list-style-type: none"> a. set back 10 metres or more from a boundary with a maximum gross ground floor area of 500m²; or b. set back 20 metres or more from a road boundary with a maximum gross ground floor area of 1000m²; or c. set back 30 metres or more from a boundary with a maximum gross ground floor area of 2000m².

21.5.4.1.2 Controlled activities

The activities listed below are controlled activities if they comply with the built form standards in Rule 21.5.5.

	Activity	The matters over which Council reserves its control
C1	<p>Within Suburban sites, any new building, set of contiguous buildings, or addition to a building, that is set back 30 metres or more from a boundary with a gross ground floor area over 2000m².</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Site and building design (i) and (iv). - 21.5.6.2</p>
C2	<p>Within Suburban sites, any new buildings, set of contiguous buildings, or addition to a building, that are:</p> <ul style="list-style-type: none"> a. set back 10 metres to 20 metres from a road boundary and are between 8 metres and 14 metres in height; or b. set back 10 metres to 20 metres from a boundary with a gross ground floor area between 500m² to 1000m²; or c. set back 20 metres to 30 metres from a boundary with a gross ground floor area between 1000m² and 2000m². <p>Lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in height above that of the building height specified above.</p> <p>Any application arising from this shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. City context and character. - 21.5.6.1 b. Site and building design. - 21.5.6.2 c. Landscaping. - 21.5.6.5
C3	<p>For the former Christchurch Women's Hospital and Christchurch Hospital, any new building, set of contiguous buildings or addition to a building greater than 20 metres in length, that is:</p> <ul style="list-style-type: none"> i. more than 30 metres from a site boundary; and 	<ul style="list-style-type: none"> a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 (i), (iv), (vii) and (ix).

	<p>ii. is visible from a public space; and</p> <p>iii. is not subject to Rule 21.5.4.3 RD 13 and Rule 21.5.4.2 C4 .</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	
C4	<p>For the former Christchurch Women's Hospital and Christchurch Hospital, any new building, set of contiguous buildings or addition to a building between 1000m² and 2000m² gross ground floor area, that is</p> <p>i. more than 30 metres from a site boundary; and</p> <p>ii. is visible from a public space.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. City context and character - 21.5.6.1</p> <p>b. Site and building design 21.5.6.2 – (i), (iv), (vi) and (ix).</p>
C5	<p>Any additional activities or facilities which would be controlled activities in the alternative zone listed for that site in Appendix 21.5.7.</p>	<p>a. The matters of control for the additional activity or facility in the alternative zone listed for that site in Appendix 21.5.7.</p>

21.5.4.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Section 21.5.6, as set out in the table below.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<p>Any activity listed in Rules 21.5.4.1.1 or 21.5.4.1.2 that does not meet one or more of the built form standards listed in:</p> <p>a. Rule 21.5.5.1 (a) & (b) (Suburban sites);</p> <p>b. Rule 21.5.5.2 (a) & (b) (Suburban service site); and</p> <p>c. Rule 21.5.5.3 (a) and (b) (Inner urban) and Rule 21.5.5.4 (a) and (b) (Inner urban).</p>	<p>a. City context and character - 21.5.6.1</p> <p>b. Site and building design - 21.5.6.2</p> <p>c. Landscaping - 21.5.6.5</p>
RD2	<p>Any activity listed in Rules 21.5.4.1.1 or 21.5.4.1.2 that does not meet one or more of the built form standards listed in:</p> <p>a. Rule 21.5.5.1 c.-g. (Suburban sites);</p> <p>b. Rule 21.5.5.2 c.-f. (Suburban service site);</p> <p>c. Rule 21.5.5.3 c.-f. (Inner urban); and</p> <p>d. Rule 21.5.5.4 c.-f. (Inner urban);</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. City context and character - 21.5.6.1</p> <p>b. Site and building design - 21.5.6.2</p> <p>c. Landscaping - 21.5.6.5</p> <p>d. Outdoor storage areas - 21.5.6.4</p>
RD3	<p>Within Inner urban sites, any building elevation, including roof, which is greater than 20 metres in length and is visible from a Specific Purposes (Hospital) Zone</p>	<p>a. Site and building design - 21.5.6.2</p> <p>b. Landscaping - 21.5.6.5</p>

	Activity	The Council's discretion shall be limited to the following matters:
	boundary where it adjoins public or publicly accessible space or a residential zone. Any application arising from this rule shall not be limited or publicly notified.	
RD4	Within Inner urban sites, any new building, set of contiguous buildings, or addition to a building of 1000m ² (gross ground floor area) or more. Any application arising from this rule shall not be limited or publicly notified.	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
RD5	Within Suburban sites, any new building, set of contiguous buildings, or addition to a building set back: a. 10 to 20 metres from a boundary that is 1000m ² gross ground floor area or more; or b. 10 to 20 metres from a road boundary and is over 14 metres in height; or c. 20 to 30 metres from a boundary that is 2000m ² gross floor area or more Any application arising from this shall not be limited or publicly notified.	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
RD6	Within Inner urban sites, any multi-level car parking building ancillary to the hospital activity or vehicular access within 15 metres of a residential zone boundary or boundary with public or publicly accessible space.	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
RD7	Development and redevelopment of buildings in St Georges-Heaton Overlay.	a. St Georges Heaton Overlay - 21.5.6.6
RD8	Development and redevelopment of buildings at Nurse Maude-Mansfield. Any application arising from this rule shall not be limited or publicly notified.	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Fencing and screening - 21.5.6.3 d. Outdoor storage areas - 21.5.6.4 e. Landscaping - 21.5.6.5
RD9	In regard to the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital sites, any activities not meeting the built form standards listed in the following rules:	
	Rule 21.5.5.5 (b) for the former Christchurch Women's Hospital and Rule 21.5.5.7 (b) for Montreal House	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
	Rule 21.5.5.5 (c) and Rule 21.5.5.7 (c) for the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital.	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
	Rule 21.5.5.5 (d) for the former Christchurch Women's Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2

	Activity	The Council's discretion shall be limited to the following matters:
	21.5.5.6 (b) for the Christchurch Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
RD10	In regard to the former Christchurch Women's Hospital, Montreal House, and Christchurch Hospital sites, any activities not meeting the built form standards listed in the following rules.	
	Rule 21.5.5.5 (a) for the former Christchurch Women's Hospital and Rule 21.5.5.7 (a) for Montreal House	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
	Rule 21.5.5.6 (a) for Christchurch Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping -
	Rule 21.5.5.5 e (i)-(v) for the former Christchurch Women's Hospital and Rule 21.5.5.7(e)(i)-(v) for Montreal House	a. City context and character - 21.5.6.1 b. Landscaping - 21.5.6.5
	Rule 21.5.5.5 (f) for the former Christchurch Women's Hospital and Rule 21.5.5.7 (f) for Montreal House	a. Fencing and screening. - 21.5.6.3
	Rule 21.5.5.5 (g) for the former Christchurch Women's Hospital and Rule 21.5.5.7 (g) for Montreal House	a. Fencing and screening. - 21.5.6.3 b. Outdoor storage areas. - 21.5.6.4
	Rule 21.5.5.7 (d) for Montreal House	a. Site and building design. - 21.5.6.2
	Rule 21.5.5.6 (c) (i) or (ii) for Christchurch Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2
	Rule 21.5.5.6 (d) for Christchurch Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2
	Rule 21.5.5.6 (e) for Christchurch Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2
	Rule 21.5.5.6 (f) for Christchurch Hospital	a. City context and character - 21.5.6.1 b. Landscaping - 21.5.6.5
	Rule 21.5.5.6 (g) for Christchurch Hospital	a. Fencing and screening. - 21.5.6.3 b. Outdoor storage areas. - 21.5.6.4
	Rule 21.5.5.6 (h) for Christchurch Hospital Any application arising from this rule shall not be limited or publicly notified.	a. Fencing and screening. - 21.5.6.3 b. Outdoor storage areas. - 21.5.6.4
RD11	For the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital, any new building, set of contiguous buildings or addition to a building with an elevation greater than 20 metres in length that is: i. within 30 metres of a site boundary; and	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5

	Activity	The Council's discretion shall be limited to the following matters:
	ii. is visible from a public space; and iii. is not subject to RD12. Any application arising from this rule shall not be limited or publicly notified.	
RD12	For the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital, any elevation of a new building, set of contiguous buildings or addition to a building over 1000m ² gross ground floor area: <ul style="list-style-type: none"> i. that is within 30 metres of a site boundary; and ii. is visible from a public space Any application arising from this rule shall not be limited or publicly notified.	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
RD13	For the former Christchurch Women's Hospital, and Christchurch Hospital, any new building, set of contiguous buildings or addition to a building over 2000m ² gross ground floor area: <ul style="list-style-type: none"> i. that is more than 30 metres from a site boundary; and ii. is visible from a public space Any application arising from this rule shall not be limited or publicly notified.	a. City context and character - 21.5.6.1 b. Site and building design (i), (iv), (vi) and (ix) - 21.5.6.2
RD14	Any additional activities or facilities which would be restricted discretionary activities in the alternative zone listed for that site in Appendix 21.5.7.	The matters of control for the additional activity or facility in the alternative zone listed for that site in Appendix 21.5.7.

21.5.4.1.4 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any additional activities or facilities which would be discretionary activities in the alternative zone listed for that site in Appendix 21.5.7.

21.5.4.1.5 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	For hospital sites outside of the Central City, any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.

21.5.5 Built form standards

21.5.5.1 Suburban sites

The following built form standards apply to Suburban hospital sites.

Standard	
a.	The minimum building setback from road boundaries shall be 10 metres.
b.	The minimum building setback from an internal boundary shall be 10 metres except where the boundary interface is with the Christchurch Southern Motorway corridor in which case the minimum building setback shall be 5 metres.
c.	<p>The maximum height of any building shall be:</p> <ul style="list-style-type: none"> i. 8 metres high at 10 to 20 metres from the internal boundary; and ii. 20 metres high at 20 metres or more from a boundary. <p>Lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in height above that of the building height specified above.</p>
d.	<p>The minimum width of landscaping strips required adjacent to boundaries for the full length of the boundary shall be:</p> <ul style="list-style-type: none"> i. 10 metres for road boundaries (except for vehicle and pedestrian access); and ii. 10 metres along internal boundaries. <p>In addition the following tree planting shall be provided:</p> <ul style="list-style-type: none"> iii. 1 tree per 10 metres of road boundary or part thereof, planted within the respective landscape strip; iv. 1 tree per 15 metres of internal boundary or part thereof, planted within the respective landscape strip; v. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and vi. 10% of the site shall be planted including landscaping strips.
e.	<p>The maximum height of fencing located within the landscaping strip from the road boundary shall be 1.2 metres except</p> <ul style="list-style-type: none"> i. at the boundary with Christchurch Southern Motorway; and ii. for the part of the Hillmorton Hospital site as identified on the Site Plan in Appendix 21.5.8, where it is set back 2 metres from the road boundary.
f.	Vehicle access shall be established so that there is not vehicle access within 20 metres of a residential zone boundary, except where the residential zone is located across the street.
g.	<ul style="list-style-type: none"> i. Outdoor storage areas shall not be located within the landscaping strips; and ii. Any outdoor storage area visible from a public space or adjoining site shall be screened by a minimum 1.5 metre high fencing or planting.

21.5.5.2 Suburban service sites

The following built form standards apply to Suburban service sites.

Standard	
a.	The minimum building setback from road boundaries shall be 10 metres, except that the building setback from Lincoln Road shall be 5 metres measured from the line of the 5 metre wide designation.
b.	The minimum building setback from an internal boundary shall be 10 metres.
c.	The maximum height of any building shall be 14 metres.
d.	<p>The minimum width of landscaping strips required adjacent to the respective boundaries for the full length of the boundary shall be:</p> <ul style="list-style-type: none"> i. 10 metres for road boundaries (except for vehicle and pedestrian access) except 5 metres along Lincoln Road from the line of the 5 metre designation; and ii. 4 metres along internal boundaries. <p>In addition, the following tree planting shall be provided:</p> <ul style="list-style-type: none"> iii. 1 tree per 10 metres of road boundary or part thereof, planted within the respective landscape strip; iv. 1 tree per 15 metres of internal boundary or part thereof, planted within the respective landscape strip; v. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and vi. 10% of the site shall be planted including landscaping strips.
e.	The maximum height of fencing located within the road boundary landscaping strip shall be 1.2 metres.
f.	<ul style="list-style-type: none"> i. Outdoor storage areas shall not be located within the road boundary building setbacks or other public space; and ii. Any outdoor storage area shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.

21.5.5.3 Inner urban sites – St Georges Hospital, Southern Cross, Pegasus Health 24hr

The following built form standards apply to St Georges Hospital, Southern Cross and Pegasus Health 24hr.

Standard	
a.	The minimum building setback from road boundaries shall be 10 metres except for arterial roads where it shall be 4 metres.
b.	The minimum building setback from an internal boundary shall be 10 metres.
c.	<p>The maximum height of any building (including allowance for plant and lift shafts) shall be:</p> <ul style="list-style-type: none"> i. 11 metres at 10 metres from the boundary except along an arterial road where the

	<p>maximum height is 11 metres at a 4 metres from the boundary; and</p> <p>ii. 18 metres at 16 metres from the boundary.</p>
d.	<p>The minimum width of landscaping strips required adjacent to the respective boundaries for the full length of the boundary shall be:</p> <p>i. 4 metres for road boundaries (except for vehicle and pedestrian access); and</p> <p>ii. 4 metres for internal boundaries.</p> <p>In addition the following tree planting shall be provided:</p> <p>iii. 1 tree per 10 metres of boundary or part thereof, planted within the respective landscape strip;</p> <p>iv. 1 tree per 15 metres of internal boundary or part thereof, planted within the respective landscape strip;</p> <p>v. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and</p> <p>vi. 10% of the site shall be planted including landscaping strips.</p>
e.	<p>The maximum height of fencing located within the road boundary landscaping strip shall be 1.2 metres.</p>
f.	<p>i. Outdoor storage areas shall not be located within the road boundary building setbacks or other public space; and</p> <p>ii. Any outdoor storage area shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.</p>

21.5.5.4 Inner urban sites – Nurse Maude Hospital, Nurse Maude-Mansfield, St Georges-Heaton Overlay, Wesley Care

The following built form standards apply to Nurse Maude Hospital, Nurse Maude-Mansfield, St Georges-Heaton Overlay and Wesley Care.

Standard	
a.	The minimum building setback from road boundaries shall be 4 metres, except for the St Georges Heaton Overlay, where the road boundary setback shall be 8 metres.
b.	The minimum building setback from an internal boundary shall be 5 metres, except for Nurse Maude-Mansfield, where the internal boundary set back shall be 4 metres.
c.	<p>The maximum height of any building shall be 11 metres, except:</p> <p>i. For St Georges-Heaton Overlay the maximum building height shall be 8 metres;</p> <p>ii. In respect to Nurse Maude Hospital and Wesley Care only, lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in height above that of the building height specified above.</p>
d.	<p>The minimum width of landscaping strips required adjacent to the respective boundaries for the full length of the boundary shall be:</p> <p>i. 4 metres (except for vehicle and pedestrian access along road boundaries); and</p> <p>ii. 4 metres along internal boundaries, except for Nurse Maude-Mansfield, where a vehicle access</p>

	<p>or parking area is adjacent to an internal boundary a minimum 1 metre wide landscape strip shall be provided immediately adjacent to that boundary</p> <p>In addition, the following tree planting shall be provided:</p> <ul style="list-style-type: none"> iii. 1 tree per 10 metres of boundary or part thereof; iv. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and v. 10% of the site shall be planted including landscaping strips.
e.	The maximum height of fencing located within the road boundary landscaping strip shall be 1.2 metres.
f.	<ul style="list-style-type: none"> i. Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space; and ii. Any outdoor storage area shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.

21.5.5.5 Former Christchurch Women's Hospital

The following built form standards apply to the former Christchurch Women's Hospital.

Standard	
a.	The minimum building setback from a road boundary shall be 4 metres.
b.	The minimum building setback from an internal boundary shall be 5 metres.
c.	<p>The maximum height of any building (including plant and lift shafts) shall be 14 metres, except for 38 and 40 Gracefield Avenue, where the maximum building height shall be 11 metres.</p> <p>Lift shafts, mechanical plant and any other such equipment shall be included in the maximum building height.</p>
d.	Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above the internal boundaries with other sites as shown in Appendix 14.15.2 Recession planes.
e.	<p>The minimum planting strips required adjacent to boundaries shall be as follows:</p> <ul style="list-style-type: none"> i. road boundary - 4 metres (except for vehicle and pedestrian access); ii. internal boundaries - 4 metres <p>In addition, the following landscaping shall be provided:</p> <ul style="list-style-type: none"> iii. 1 tree per 10 metres of frontage or part thereof; iv. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas. v. All landscaping/trees required under these rules shall be in accordance with the provisions in Appendix 16.6.1
f.	The maximum height of fencing within the road boundary setbacks shall be 1.2 metres, except that a fence may be 1.8 metres in height where 75% of the fence between 1.2 metres and 1.8 metres is visually transparent.
g.	Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space, and shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.

21.5.5.6 Christchurch Hospital

The following built form standards apply to the Christchurch Hospital.

Standard	
a.	The minimum building setback from Riccarton Avenue and Oxford Terrace shall be 10 metres, except that this setback does not apply to retaining walls.
b.	<p>The minimum building setback from an internal boundary shall be as follows:</p> <ul style="list-style-type: none"> i. Avon River and Central City Avon River Precinct - 30 metres; ii. Central City Open Space Community Park (Hagley Park) - 4 metres; iii. Central City Open Space Community Park (Nurses Memorial Chapel and Gardens see Heritage ID number 460) - 10 metres.
c.	<ul style="list-style-type: none"> i. Encroachments into a building setback are permitted for entrance canopies, building detail and decoration up to a maximum of 3 metres in width, 10 metres in length and 9 metres in height, except that: ii. The maximum number of encroachments per frontage shall be as follows: <ul style="list-style-type: none"> A. 1 in total, for the frontage with Central City Open Space Community Park (Hagley Park); B. 2 in total, for the extent of the Riccarton Avenue and Oxford Terrace road frontage.
d.	<ul style="list-style-type: none"> i. The maximum building height shall be 60 metres, except that ii. The maximum road wall height of any building along Riccarton Avenue or Oxford Terrace shall be 30 metres at the road boundary setback. <p>Lift shafts, mechanical plant and other such equipment, shall be included in the maximum building height.</p>
e.	Buildings shall not project beyond a recession plane of 45 degrees applying from the maximum wall height and angling into the site.
f.	<ul style="list-style-type: none"> i. Existing landscape strips of 4 metres in width or greater shall be maintained to a minimum of 4 metres. In addition, a planted area of 16m² with a minimum dimension of 3 metres shall surround every tree required under Rule 21.5.5.6 (f)(ii). All other required landscaped areas shall have a minimum depth of 2 metres. <p>In addition, the following landscaping shall be provided:</p> <ul style="list-style-type: none"> ii. 1 tree per 10 metres of frontage or part thereof; iii. 1 tree per every 5 at grade car parking spaces provided between buildings and all boundaries; and iv. All landscaping/trees required under these rules shall be in accordance with the provisions in Chapter 16 Appendix 16.7.1 (Rules and guidance for landscaping and tree planting).
g.	The maximum height of fencing in the boundary setbacks shall be 1.2 metres
h.	Outdoor storage areas shall not be located within the building setbacks with a road boundary or other

	public space, and where visible from a public space or adjoining site, shall be screened by a minimum of 1.5 metre high fencing or planting.
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21.5.5.7 Montreal House

The following built form standards apply to the Montreal House site.

Standard	
a.	The minimum building setback from a road boundary shall be: <ul style="list-style-type: none"> i. 6 metres along Bealey Avenue; and ii. 2 metres in all other areas
b.	The minimum building setback from an internal boundary shall be 3 metres.
c.	The maximum height of any building (including an allowance for plant and lift shafts) shall be 14 metres. Lift shafts, mechanical plant and other such equipment, shall be included in the maximum building height.
d.	Buildings shall not project beyond a building envelope constructed from recession planes from point 2.3 metres above internal boundaries with other sites as shown in Appendix 14.15.2 Recession planes.
e.	Landscaping strips shall be provided adjacent to boundaries with minimum dimensions as follows: <ul style="list-style-type: none"> i. Bealey Avenue road boundary - 4 metres (except for vehicle and pedestrian access); ii. Montreal Street road boundary - 2 metres (except for vehicle and pedestrian access); iii. Internal boundaries - 3 metres <p>In addition the following landscaping shall be provided:</p> <ul style="list-style-type: none"> iv. 1 tree per 10 metres of frontage or part thereof; v. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; vi. All landscaping/trees required under these rules shall be in accordance with the provisions in Chapter 16 Appendix 16.7.1 Rules and guidance for landscaping and tree planting.
f.	The maximum height of fencing within the road setbacks shall be 1.2 metres except that a fence may be 1.8 metres in height where 75% of the fence between 1.2 metres and 1.8 metres is visually transparent.
g.	Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space, and where visible from a public space or adjoining site, shall be screened by a minimum of 1.5 metre high fencing or planting.

21.5.6 Matters of discretion

21.5.6.1 City context and character

- a. Whether the development:
 - i. Addresses the local context including any natural, heritage and cultural assets;
 - ii. Retains and incorporates existing character buildings and the landscape qualities of the site and surrounds; and
 - iii. Provides for intensification of services within the existing site, and enables greater efficiency of use of the existing hospital facilities, rather than requiring expansion beyond the site boundaries.

21.5.6.2 Site and building design

- a. Whether the development:
 - i. Addresses Crime Prevention Through Environmental Design (CPTED) principles;
 - ii. Orientates active areas of building to the street and other publicly accessible spaces;
 - iii. In terms of its built form and design, generates visual interest in the street scene and contributes to the amenity values of the surrounding area;
 - iv. Mitigates the visual impacts resulting from the building scale, form and location in respect to the interfaces with public and private space;
 - v. Provides for legible access to the site for all transport users and incorporates site identification signage and wayfinding;
 - vi. Minimises overshadowing, privacy and building dominance effects on residential neighbours and or public spaces;
 - vii. In terms of an increase in building height, increases the bulk and scale of the building such that it results in adverse visual and amenity effects on adjoining residential neighbours and public space;
 - viii. Minimises visual and nuisance effects of traffic movement on neighbours and public space; and
 - ix. Takes into account the operational, accessibility and security requirements of the hospital.

21.5.6.3 Fencing and screening

- a. Whether the development:
 - i. Maintains visibility between the building and the street or public space;
 - ii. Addresses CPTED principles in respect to the location, height and design of the fence;

- iii. Provides variation in fencing in terms of incorporating changes in height, variation in materials, areas of transparency or landscaping to avoid long blank and solid facades; and
- iv. Takes into account the operational, accessibility and security requirements of the hospital.

21.5.6.4 Outdoor storage areas

- a. Whether the development:
 - i. Ensures storage areas are visually integrated, screened or otherwise accommodated to minimise adverse amenity or visual impacts on surrounding properties and public spaces;
 - ii. Provides for a partial screening structure or reduction in screening that may be more appropriate to the character of the site or the area; and
 - iii. Takes into account the operational, accessibility and security requirements of the hospital.

21.5.6.5 Landscaping

- a. [In regard to hospital sites, other than the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital, whether the development:](#)
 - i. Provides for tree planting and other landscaping that reduces the visual dominance of buildings, vehicle access and parking and contributes to the amenity of neighbouring sites and to public and publicly accessible space;
 - ii. Provides for the distribution of large scale tree planting and landscaping across the site, while giving priority to locating landscaping within the building setbacks;
 - iii. In respect to suburban sites and considering the extent to which the site is visible from adjoining sites, whether large scale tree planting is provided that visually mitigates the scale and bulk of building and contributes to a landscape setting for the built development when viewed from the site boundaries; and
 - iv. Takes into account the operational, accessibility and security requirements of the hospital.
- b. [In regard to the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital sites, whether the development:](#)
 - i. Provides for large scale tree planting within the road boundary setbacks that contribute to the central City tree canopy and green corridors;
 - ii. Minimises the visual impacts of car parking and vehicle access at the interface between the buildings and the street and with Hagley Park and the Avon River Corridor;
 - iii. Provides for landscaping, including tree planting, that visually mitigates the scale and bulk of building, and contributes to the amenity of neighbouring sites and public space; and

- iv. Takes into account the operational, accessibility and security requirements of the hospital.

21.5.6.6 St Georges-Heaton Overlay

a. Area context

Whether development recognises the landscape setting and development patterns in respect to:

- i. Integrating with the existing pattern and grain of subdivision and building;
- ii. The extent and scale of vegetation retained and/or provided; and
- iii. The relationship with adjoining sites and buildings, particularly in respect to heritage and character values of Character Area 13 – Heaton.

b. Site character and street interface

Whether the development complements the character and enhances the amenity of the area by:

- i. Providing a front yard building setback which is consistent with the overall depth and pattern of Character Area 13 – Heaton;
- ii. Retaining the front yard for open space, tree and garden planting;
- iii. Avoiding the location of vehicle parking and garaging within the front yard, or where it visually dominates the streetscene; and
- iv. Orientating building on the site to face the street.

c. Built character

Whether the building supports the built character values of Character Area 13 – Heaton and the residential area more widely in regard to:

- i. The scale and form of the building
- ii. Ensuring that any increase in building height is not visible from a public place and is contained within the building form;
- iii. The predominance of hip and gable roofs and the avoidance of flat or monopitch roofs;
- iv. Architectural detailing including features such as front entry porches, materials, window design and placement.

d. Design guidelines

Whether the development has been designed with consideration given to the CA13 – Heaton Character Area Design Guideline.

21.5.7 Appendix

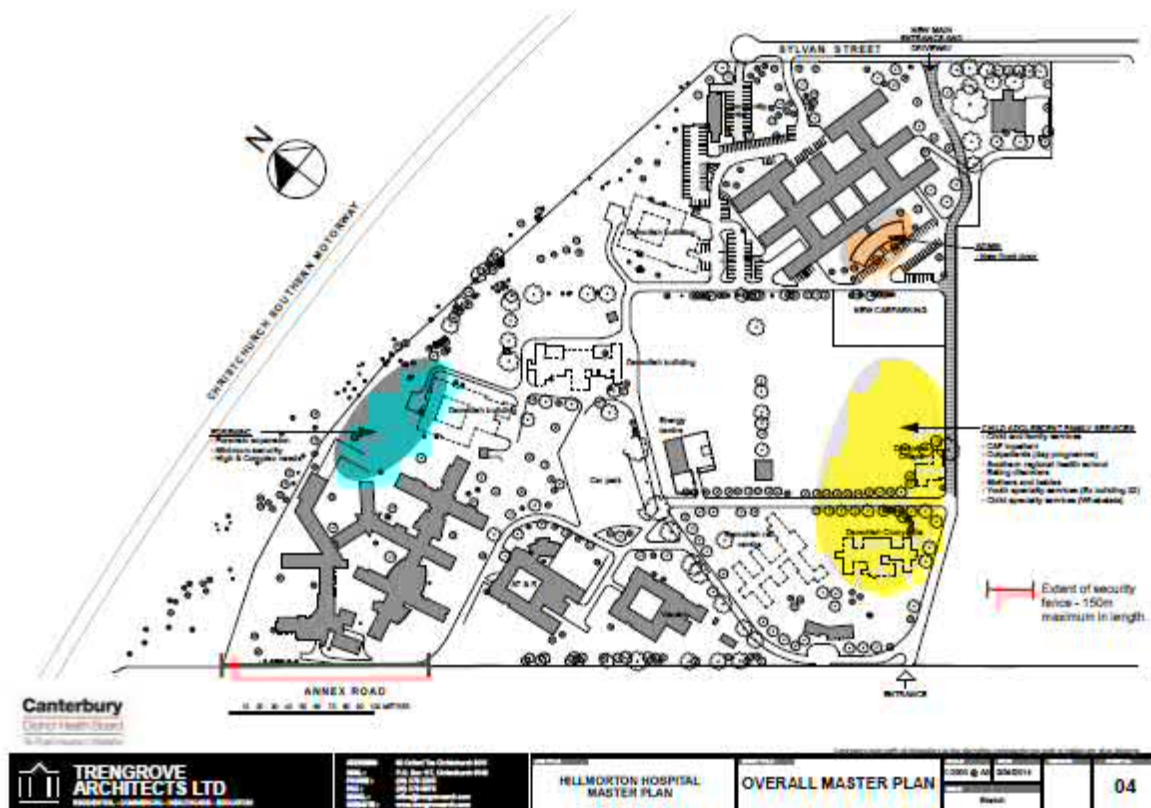
The alternative zone that applies to each of the hospital sites included within the Specific Purpose (Hospital) Zone is shown in the following table.

For a full version of the zone names, refer to the planning maps legend.

Hospital Name	Location	Map ref	Alternative Zone
Burwood	Burwood/Mairehau Roads	20, 26	RS
Princess Margaret	Cashmere Road	46	RSDT
Hillmorton	Lincoln/Annex Roads	38	RS
Nurse Maude and Nurse Maude – Mansfield	McDougal Avenue/Mansfield Avenue	31	RMD
St Georges	Papanui Road/Leinster Road	31	RMD
St Georges-Heaton Overlay	Heaton Street	31	RS
Southern Cross	Bealey Avenue/Durham Street/Caledonian Road	32	RMD
Pegasus Health 24hr	Bealey Avenue/Caledonian Road	32	RMD
Wesley Care	Harewood Road	24	RSDT
Former Christchurch Women's Hospital	Colombo/Durham Streets	32	RCC
Montreal House	Montreal/ Bealey Avenues	32	RCC

21.5.8 Hillmorton Hospital Site Plan

Plan to be updated so it is legible.



Chapter 21.6 Specific Purpose (School) Zone

The notified proposal is amended by our decision as follows.

Text that is highlighted **grey** indicates text from earlier decisions and is not the subject of this decision. Greyed out text incorporates requests for minor corrections for which a decision has been issued.

Where the Decision text from earlier decisions is the same as, or equivalent to, a Central City Specific Purpose (School) Zone provision it is shown in black text.

Text in **blue** is the decision text for the Central City proposal only.

Please note, to ensure clarity and certainty of provisions, and consistency with the Plan's drafting style, a number of changes have been made to our earlier decisions. These changes are not identified as it has not been practical to do so.

21.6 Specific Purpose (School) Zone

21.6.1 Introduction

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.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

This chapter relates to activities that may occur in the Specific Purpose (School) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.

The Specific Purpose (School) Zone applies to a number of public and private school sites throughout the district. It seeks to enable education providers to efficiently use and develop their land and buildings for education activities and as hubs for a diverse range of community activities. It also seeks to mitigate significant adverse effects on the amenity of adjoining zones, and to recognise and enhance the contribution of education buildings and sites to the character of neighbourhoods.

21.6.2 Objectives and policies

21.6.2.1 Objective – Use of education facilities

- a. Education providers are able to efficiently use and develop their land and buildings, within the wider network of education facilities across Christchurch, for:
 - i. education activity; and as
 - ii. hubs for a diverse range of community activities,
 while:
 - iii. mitigating significant adverse effects on the amenity of adjoining zones, and
 - iv. recognising and enhancing the contribution of education buildings and sites to the character of neighbourhoods.

21.6.2.1.1 Policy – Community use of education facilities

- a. Provide for community use of education land and buildings, including use for active and passive recreation, where such use of land and buildings is compatible with, and secondary to, the use of the site for education activity.

21.6.2.1.2 Policy – Amenity of neighbourhoods

- a. Ensure adverse effects from education sites on neighbourhood amenity, including effects arising from building location and scale, traffic, parking, and noise are not significant, while also recognising the benefits of education and community activities occurring on school sites for the wider community.

21.6.2.1.3 Policy – Contribution of education sites to the character of neighbourhoods

- a. Encourage education providers to develop buildings and sites to a high standard of visual amenity and design.

21.6.2.2 Objective – Future use of surplus education land and buildings

- a. Change of use of surplus education land and buildings to activities compatible with the surrounding area is facilitated.

21.6.2.2.1 Policy – Additional development provisions

- a. Provide for land and buildings no longer required for an education activity to be developed for other uses where those uses are consistent with the provisions applicable in the surrounding environment.

21.6.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (School) Zone are contained in the activity status tables (including activity specific standards) in Rule 21.6.4 and the built form standards in Rule 21.6.5.
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (School) Zone:

5 Natural Hazards;

6 General Rules and Procedures;

7 Transport;

8 Subdivision, Development and Earthworks;

9 Natural and Cultural Heritage;

11 Utilities and Energy; and

12 Hazardous Substances and Contaminated land.

- c. Where the word “facility” is used in the rules, it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.

Similarly, where the word/phrase defined include the word “activity” or “activities”, the definition includes the land and/or buildings for that activity unless stated otherwise in the activity status tables.

- d. Appendices 21.6.7.1, 21.6.7.2 and 21.6.7.3 list the alternative zones that apply to each of the school sites. Rules 21.6.5.1, 21.6.5.2, 21.6.5.3 and 21.6.5.4 provide for any additional activities or facilities on each of the school sites in accordance with the rules in the relevant alternative zone listed in Appendix 21.6.7.1, 21.6.7.2 and 21.6.7.3.

21.6.4 Rules – Specific Purpose (School) Zone

21.6.4.1 Activity status tables

21.6.4.1.1 Permitted activities

The activities listed below are permitted activities in the Specific Purpose (School) Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 21.6.5.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 21.6.4.1.2, 21.6.4.1.3 and 21.6.4.1.4.

	Activity	Activity Specific Standards
P1	Education activity and facilities, and additions to such facilities.	Nil
P2	Any spiritual activity and facility established before 2 May 2015, which are not ancillary to an education activity, and additions to such facilities.	
P3	Community activities (but not a community facility) occurring at an education or spiritual facility.	
P4	Any additional activities or facilities which would be permitted activities in the alternative zone listed for that site in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3.	

21.6.4.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Section 21.6.6, as set out in the table below.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 21.6.4.1.1 that does not meet the built form standard in Rule 21.6.5.1.	a. Amenity of the Neighbourhood – 21.6.6.1 (b), (d), (e) and (h).
RD2	Any activity listed in Rule 21.6.4.1.1 that does not meet the built form standard in Rule 21.6.5.2, or Rule 21.6.5.4.	a. Amenity of the neighbourhood – 21.6.6.1 (a), (b), (c), (d) and (e).
RD3	Any activity listed in Rule 21.6.4.1.1 that does not meet the built form standard in Rule 21.6.5.3.	a. Amenity of the neighbourhood – 21.6.6.1 (b), (c), (d), (e), (f), (g) and (h). b. Traffic Issues – 21.6.6.2 (a) and (b).
RD4	Any activity listed in Rule 21.6.4.1.1 that does not meet the built form standard in Rule 21.6.5.6.	a. Water supply for firefighting – 21.6.6.3 (a).
RD5	Any additional activities or facilities which would be restricted discretionary activities in the alternative zone listed for	The matters of discretion for the additional activity or facility in the alternative zone listed

	that site in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3.	for that site in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3.
RD6	<p>A major sports facility on Lot 1 DP11232 (Heaton Street Intermediate Normal School), where:</p> <ul style="list-style-type: none"> a. It is developed in conjunction with part of the adjacent Lot 1 DP12727 (that part of Elmwood Park located at 83D Heaton Street); and b. The net contiguous site set aside for the major sports facility is no less than 6,000m² across both sites c. A 3 metre wide landscaped area is established along all Residential Suburban Zone boundaries which shall be planted with a minimum of 1 tree for every 10 metres of boundary. d. In addition to (c), within on-site car parking areas, 1 tree shall be planted for every 5 car parking spaces. <p>shall be a restricted discretionary activity except as specified in Rule 21.6.4.1.3 D4.</p>	<ul style="list-style-type: none"> a. Major Sports Facility on Heaton Street Intermediate School – 21.6.6.4 (a) and (b). b. Parking areas – 21.6.6.4 (c) and (d). c. Traffic generation and access – 21.6.6.4 (e) to (g). d. Landscaping and trees – 18.7.1.13. e. Overlooking and privacy in relation to adjacent residential properties and the remainder of the school property. f. Amenity of the neighbourhood – 21.6.6.1 (a) to (h).

21.6.4.1.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any new spiritual activity and facility.
D2	Any activity listed in Rule 21.6.4.1.1 that does not meet Rule 21.6.5.5.
D3	Any additional activities or facilities which would be discretionary activities in the alternative zone listed for that site in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3.
D4	A major sports facility on Lot 1 DP11232 (Heaton Street Intermediate Normal School), developed in conjunction with part of Lot 1 DP12727, Elmwood Park located at 83D Heaton Street, that does not meet Rule 21.6.4.1.2 - RD6 (b), (c) or (d).

21.6.4.1.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity that is not listed above as a permitted, restricted discretionary, or discretionary activity.
NC2	<ul style="list-style-type: none"> a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity) within 10m of the centreline of the 66 KV electricity distribution line through the Kendal School, or within 10 metres of a foundation of an associated support structure.

	<p>b. Fences within 5 metres of the 66 KV electricity distribution line support structure foundations (through Kendal School).</p> <p>Any application arising from this rule shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The 66kV electricity distribution line through Kendal School is shown on Planning Map 23. 2. Vegetation to be planted around the electricity distribution lines 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 the vicinity of electricity distribution lines, which must be complied with.
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21.6.5 Built form standards

21.6.5.1 Maximum site coverage

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

	Applicable to	Standard
a.	<p>School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3:</p> <p>Residential Suburban, Residential Suburban Density Transition, Residential Hills, Residential Banks Peninsula, Residential Small Settlement or Rural Zones.</p>	40%
b.	<p>School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3:</p> <p>Residential Medium Density, or Residential New Neighbourhood Zones, or Open Space Community Park Zone.</p>	45%
c.	<p>School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3:</p> <p>Residential Central City, Commercial Central City Business, Commercial Central City Mixed Use, or Industrial General Zone.</p>	No maximum percentage
d.	<p>Spiritual facilities on school sites listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3.</p>	50%

21.6.5.2 Daylight recession planes

No part of any building shall project beyond a building envelope contained by:

	Applicable to	Standard
a.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Suburban, Residential Suburban Density Transition, Residential Hills, Residential Medium Density, Residential New Neighbourhood, or Rural Zones, Residential Central City, or Open Space Community Park Zone.	Recession planes from points 2.3 metres above a boundary with a residential zone as shown in Appendix 14.14.2.
b.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Banks Peninsula, Residential Small Settlement.	45 degree recession planes measured from points 2 metres above a boundary with a residential zone.
c.	For a major sports facility on Lot 1 DP 11232 and on any land in an adjoining open space zone, where a site boundary adjoins the Residential Suburban Zone.	Recession planes from points 2.3 metres above the boundary, as shown in Appendix 14.14.2A.

21.6.5.3 Minimum building setback from road boundaries

The minimum building setback from road boundaries shall be:

	Applicable to	Standard
a.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Suburban; Residential Suburban Density Transition; Residential Hills; Residential Banks Peninsula; Residential Small Settlement; or Rural Zones.	10 metres
b.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Medium Density, or Residential New Neighbourhood Zones.	4 metres
c.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Open Space Community Park Zone.	5 metres

	Applicable to	Standard
d.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Central City Zone	2 metres
e.	The Phillipstown School site, where the additional activities and standards are from the Industrial General Zone.	6 metres
f.	For a major sports facility on Lot 1 DP 11232, and on any land in an adjoining the Open Space Zone.	10 metres
g.	Spiritual facilities on school sites listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3.	6 metres

21.6.5.4 Minimum building setback from internal boundaries

The minimum building setback from an internal boundary shall be:

	Applicable to	Standard
a.	From a boundary with any other zone, with the exception of (b), (c), (d), and (e) below.	6 metres
b.	From a boundary with any other zone, if the building does not exceed 4.5 metres in height; and Either: i. does not exceed 15 metres in length, or ii. a recess is provided for every additional 15 metres of building length or part thereof, with a minimum dimension of 3 metres by 3 metres for the full height of the building including the roof.	3 metres
c.	Accessory buildings for caretaking and storage purposes from a boundary with any other zone.	Nil, if the length of walls of accessory buildings within 6 metres of a boundary does not exceed a total of 9 metres for each 100 metres length of boundary; Otherwise 6 metres.
d.	For a major sports facility on Lot 1 DP 11232 developed in conjunction with part of the adjacent Elmwood Park located at 83D Heaton Street.	6 metres, except that on the boundaries with Lot 1 DP12727, Elmwood Park no setback is required.
e.	Spiritual facilities on school sites listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3.	5 metres

21.6.5.5 Maximum building height

The maximum height of any building shall be:

	Applicable to	Standard
a.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Suburban,	10 metres within 20 metres of an internal boundary, otherwise 14 metres.

	Applicable to	Standard
	Residential Suburban Density Transition, Residential Hills, Residential Banks Peninsula, Residential Small Settlement, or Rural Zones.	
b.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Medium Density, or Residential New Neighbourhood Zones; with the exception of (c) below.	12 metres within 20 metres of internal boundary, otherwise 16 metres.
c.	School sites where the additional activities and standards are from the zones listed in Appendix 21.6.7.1, 21.6.7.2, or 21.6.7.3: Residential Central City Zone.	11 metres or 14 metres. Refer to Central City Maximum Building Height Planning Map.
d.	School sites where the additional activities and standards are from the zones listed in Appendix 21.6.7.1, 21.6.7.2, or 21.6.7.3: Commercial Central City Business, or Commercial Central City Mixed Use Zones.	Refer to Central City Maximum Building Height Planning Map.
e.	The Phillipstown School site, where the additional activities and standards are from the Industrial General zone, and Christ's College west of Rolleston Avenue, where the additional activities and standards are from the Open Space Community Park Zone.	15 metres
f.	For a major sports facility on Lot 1 DP 11232 developed in conjunction with part of the adjacent Elmwood Park located at 83D Heaton Street.	12 metres

21.6.5.6 Water supply for firefighting

- a. All buildings, excluding accessory buildings, shall provide sufficient access for firefighting appliances and supply of water for firefighting in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

21.6.6 Matters of discretion

21.6.6.1 Amenity of the neighbourhood

- a. Effects on amenity of adjoining properties, including daylight and sunlight admission.
- b. Any visual dominance over adjoining properties, or their outlook to the street; or visual dominance over the street or nearby public open space.
- c. Any loss of privacy for adjoining properties through overlooking.
- d. Alternative practical locations for the building on the site.
- e. Opportunities for landscaping and tree planting, as well as screening of buildings.

- f. Whether the nature and form of development on adjoining site(s) mitigates the potentially adverse effects of increased height or building scale.
- g. The compatibility of the building in terms of appearance, layout and scale of other buildings and sites in the surrounding area, including whether increased height would result in buildings which significantly contrast with the scale of surrounding development, both existing and permitted.
- h. The balance of open space and buildings on the site, in the context of:
 - i. The character of the surrounding zone(s); and
 - ii. The contribution of the buildings and grounds to local landscape character.

21.6.6.2 Traffic issues

- a. Any potentially adverse effects on the surrounding environment and adjoining zones of traffic and parking associated with the proposed new development.
- b. Where an Integrated Transport Assessment has not been provided, the ability to provide safe access to cycle parking and to drop-off/pick-up areas for children.

21.6.6.3 Water supply for firefighting

- a. Whether sufficient firefighting water supply is available to ensure the safety of people and property in the zone, as well as neighbouring properties, in the event of fire.

21.6.6.4 Major sports facility on Heaton Street Intermediate School

- a. With respect to a major sports facility on Heaton St Intermediate School, whether the site size will:
 - i. Provide sufficient separation to mitigate the effects of activities, buildings and car parking on the school and adjoining residents;
 - ii. Provide adequate public access and connectivity;
 - iii. Promote a safe physical environment and reflect principles of Crime Prevention through Environmental Design (CPTED);
 - iv. Enable a mixed or multifunctional use of land and facilities, and/or an adaptable design to increase the capacity of the recreation facility; and
 - v. Create benefits in terms of satisfying the needs of the local community, particularly where there is an identified deficiency, or specialised recreational needs.
- b. Whether the scale of the facility is in keeping with the local context and character of the surrounding environment.
- c. Whether the parking area within school zoned land will:
 - i. Significantly reduce open space and/or displace recreation activities;
 - ii. Give rise to nuisance effects;

- iii. Be designed and landscaped to mitigate visual effects. Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species;
 - iv. Promote a safe physical environment and reflect principles of Crime Prevention through Environmental Design (CPTED); and
 - v. Allow for better utilisation and improve the amenity of the sports facility.
- d. Whether the reduced on-site carparking will create extra demand for parking in the surrounding streets and /or adversely affect the efficiency and safety of the road network, and/or the amenity values of the surrounding environment.
- e. Whether traffic generation and vehicle access will adversely affect character and amenity of the surrounding area and/or safety and efficient functioning of the road network.

21.6.7 Appendices

The alternative zone that applies to each of the school sites included within the Specific Purpose (School) Zone are shown in the following appendices:

Appendix 21.6.7.1 – State Schools;

Appendix 21.6.7.2 – State Integrated Schools; and

Appendix 21.6.7.3 – Private Schools.

For a full version of the zone abbreviations, refer to the legends for the planning maps.

21.6.7.1 State Schools

	School Name	Location	Map Ref	Alternative Zone
1	Addington Primary School	Brougham Street, Addington	38	RMD
2	Akaroa Area School	Rue Jolie, Bruce Terrace and Selwyn Avenue, Akaroa	77	RBP
3	Allenvale School	Aorangi Road, Bryndwr	24	RS
4	Aranui High School	Shortland Street, Aranui	33	RS
5	Aranui Primary School	Breezes Road, Aranui	33	RS
6	Avondale Primary School	Breezes Road, Wainoni	33	RS
7	Avonhead Primary School	Avonhead Road, Avonhead	30	RS
8	Avonside Girls' High School	Avonside Drive, Avonside	32	RS
9	Bamford Primary School	Gould Crescent, Woolston	40	RSDT
10	Banks Avenue Primary School	Banks Avenue, Dallington	32	RS
11	Beckenham Primary School	Sandwich Road, Beckenham	46	RS
12	Belfast Primary School	Main North Road, Belfast	12	RS

	School Name	Location	Map Ref	Alternative Zone
13	Bishopdale Primary School	Greers Road, Bishopdale	24	RS
14	Branston Intermediate School (Closed)	Amyes Road, Hornby	37	RS
15	Breens Intermediate School	Breens Road, Bishopdale	23/24	RS
16	Bromley Primary School	Keighleys Road, Bromley	40	RS
17	Burnside High School	Greers Road, Burnside	23/24/30/31	RS
18	Burnside Primary School	Memorial Avenue, Fendalton	31	RS
19	Casebrook Intermediate School	Veitches Road, Casebrook	18	RS
20	Cashmere High School	Rose Street, Spreydon	45/46	RS
21	Cashmere Primary School	Dyers Pass Road and Hackthorne Road, Cashmere	46	RH
22	Central New Brighton Primary School (closed)	Seaview Road, New Brighton	26	RSdT
23	Chisnallwood Intermediate School	Breezes Road, Avondale	33	RS
24	Christchurch Boys' High School	Kahu Road, Fendalton	31	RS
25	Christchurch East Primary School	Gloucester Street, City	CC Zoning Map	RCC
26	Christchurch Girls' High School	Matai Street, Fendalton and Papanui Road, Merivale	31	RS
27	Christchurch South Intermediate School	Selwyn Street, Sydenham	38/39	RSdT
28	Cobham Intermediate School	Ilam Road, Fendalton	31	RS
29	Cotswold Primary School	Cotswold Avenue, Bishopdale	18	RS
30	Diamond Harbour School	Hunters Road, Diamond Harbour	58/59/61/62	RBP
31	Duvauchelle School	Christchurch - Akaroa Road (SH75), Duvauchelle	70	RBP
32	Elmwood Normal Primary School	Aikmans Road, Merivale	31	RSdT
33	Fendalton Open Air Primary School	Clyde Road, Fendalton	31	RS
34	Ferndale School	Merivale Lane, Merivale	31	RSdT
35	Freeville Primary School (closed)	Sandy Avenue, New Brighton	26	RS
36	Gilberthorpe Primary School	Gilberthorpe Road, Hei Hei	29	RS
37	Glenmoor Primary School (Closed)	Philpotts Road, Mairehau	25	RS

	School Name	Location	Map Ref	Alternative Zone
38	Governors Bay School	Jetty Road, Governors Bay	57	RSS
39	Hagley Community College	Hagley Avenue, City	CC Zoning Map	RCC
40	Halswell Primary School	Halswell Road, Halswell	49	RS
41	Halswell Residential College	Nash Road, Halswell	44	RS
42	Hammersley Park Primary School (Closed)	Quinns Road, Shirley	25	RS
43	Harewood Primary School	Harewood Road, Harewood	17	RuUF
44	Heathcote Valley Primary School	Bridle Path Road, Heathcote, Christchurch	47	RS
45	Heaton Street Normal Intermediate School	Heaton Street, Merivale	31	RS
46	Hillmorton High School	Tankerville Road, Hillmorton	38/45	RS
47	Hoon Hay Primary School	Sparks Road, Hoon Hay	45	RS
48	Hornby High School	Waterloo Road, Hornby	36/37	RS
49	Hornby Primary School	Waterloo Road, Hornby	36	RS
50	Ilam Primary School	Ilam Road, Ilam	31	RS
51	Isleworth Primary School	Farrington Avenue, Bishopdale	24	RMD
52	Kendal Primary School (Closed)	Kendal Avenue, Burnside	23	RS
53	Kirkwood Intermediate School	Riccarton Road, Riccarton	31	RS
54	Linwood Avenue Primary School	Linwood Avenue, Linwood	39	RSDT
55	Linwood College and Linwood College Playing Fields	Aldwins Road and Ferry Road, Linwood	39	RSDT College; RS Playing Fields
56	Linwood Intermediate School (Closed)	McLean Street, Linwood	32	RSDT
57	Linwood North Primary School	Woodham Road, Avonside	32	RS
58	Little River School	Western Valley Road, Little River	69	RSS
59	Lyttelton Main School	Oxford Street, Lyttelton	52	RBP all of site, except 1 Oxford Street which is CBP
60	Lyttelton West School	Voelas Road, Lyttelton	52	RBP
61	Mairehau High School	Hills Road, Mairehau	25	RS
62	Mairehau Primary School	Mahars Road, Mairehau	25	RS
63	Manning Intermediate School (Closed)	Hoon Hay Road, Hoon Hay	45	RS

	School Name	Location	Map Ref	Alternative Zone
64	Marshland Primary School	Prestons Road, Marshland	19	RuUF – Marshland Rd site; RNN – Prestons site
65	McKenzie Residential School (Closed)	Yaldhurst Road, Yaldhurst	29	RuUF
66	Merrin Primary School	Merrin Street, Avonhead	30	RS
67	Mt Pleasant Primary School	Major Hornbrook Road, Mt Pleasant	47	RH
68	Noku Te Ao Childcare Centre	Birchgrove Gardens, Mairehau	25	RS
69	North New Brighton Primary School (closed)	Leaver Terrace, North New Brighton	26	RS
70	Northcote Primary School	Tuckers Road, Redwood	18	RS
71	Oaklands Primary School	Cunningham Place, Halswell	44	RS
72	Okains Bay School	Okains Bay Road, Okains Bay	68	RuBP
73	Opawa Primary School	Ford Road, Opawa	39	RS
74	Ouruhia Model Primary School	Turners Road, Ouruhia	12	RuUF
75	Papanui High School	Langdons Road, Papanui	24	RSDT
76	Papanui Primary School	Winters Road, Papanui	24	RS
77	Paparoa Street Primary School	Paparoa Street, Papanui	24	RS
78	Parkview Primary School	Chadbury Street, Parklands	20	RS
79	Phillipstown Primary School	Nursery Road, Phillipstown	39	IG
80	Queenspark Primary School	Queenspark Drive, Parklands	20	RS
81	Rawhiti Primary School	Leaver Terrace, North New Brighton	26	RS
82	Redcliffs Primary School	Main Road, Redcliffs. Temporary location: Van Asch Deaf Education Centre, Sumner	48	RS
83	Redwood Primary School	Prestons Road, Redwood	18	RS
84	Riccarton High School	Vicki Street, Upper Riccarton	37	RS
85	Riccarton Primary School	English Street, Upper Riccarton	37	RS
86	Rowley Avenue School	Rowley Avenue, Hoon Hay	45	RS
87	Roydvale Primary School	Roydvale Avenue, Burnside	23	RS
88	Russley Primary School	Cutts Road, Avonhead	30	RS
89	Shirley Boys' High School	North Parade, Shirley	32	RS
90	Shirley Intermediate School	North Parade, Shirley	32	RMD
91	Shirley Primary School	Shirley Road, Shirley	25	RS

	School Name	Location	Map Ref	Alternative Zone
92	Sockburn Primary School	Springs Road, Sockburn	37	RS
93	Somerfield Primary School	Studholme Street, Somerfield	46	RS
94	South Hornby Primary School	Shands Road, Hornby	36	RSDT
95	South New Brighton Primary School	Estuary Road, South New Brighton	34	RS
96	Spreydon Primary School	Halswell Road, Hoon Hay	38	RS
97	St Albans Primary School	Sheppard Place, St Albans	25/32	RSDT
98	St Martins Primary School	Albert Terrace, St Martins	46	RH
99	Sumner Primary School	Colenso Street, Sumner	48	RS
100	Te Kura Kaupapa Māori o Te Whanau Tahī	Lyttelton Street, Spreydon	45	RS
101	Te Kura Kaupapa Māori o Waitaha	Hassals Lane, Opawa. Temporary location Linwood Intermediate.	39	RSDT
102	Te Pa o Rakaihautu	Pavitt Street, Richmond	32	RMD
103	Templeton Primary School	Kirk Road, Templeton	35	RS
104	Thorrington Primary School	Colombo Street, Beckenham	46	RS
105	Te Waka Unua Primary School	Ferry Road, Woolston	39	RS
106	Unlimited Discovery School	Temporary locations: UC, Parkstone Avenue, Ilam and Halswell Residential College, McMahon Drive, Aidanfield	None	
107	Van Asch Deaf Education Centre	Heberden Avenue, Sumner	48	RS
108	Waimairi Primary School	Tillman Avenue, Papanui	24	RS
109	Wainoni Primary School	Eureka Street, Aranui	26	RS
110	Wairakei Primary School	Wairakei Road, Bryndwr	24	RS
111	Waitaha School	Kirk Road, Templeton	35	RuT
112	Waitakiri Primary School	Burwood Road, Burwood	26	RS
113	Waitakiri Primary School River Site	New Brighton Road, Burwood	26	RS
114	Waltham Primary School	Hastings Street East, Waltham	39	RSDT
115	West Spreydon Primary School	Lyttelton Street, Spreydon	45	RS
116	Westburn Primary School	Waimairi Road, Ilam	30	RS
117	Wharenui Primary School	Matipo Street, Riccarton	38	RMD
118	Yaldhurst Model Primary School	School Road, Yaldhurst	29	RuUF

21.6.7.2 State Integrated Schools

	School Name	Location	Map Ref	Alternative Zone
1	Aidanfield Christian	Nash Road, Aidanfield	44	RS
2	Catholic Cathedral College	Ferry Road, City	CC Zoning Map	CCMU
3	Christ the King	Greers Road, Burnside	31	RS
4	Christchurch Adventist	Grants Road, Papanui	24	RMD
5	Emmanuel Christian	Sawyers Arms Road, Bishopdale	18	RuUF
6	Hillview Christian	Wilsons Road, St Martins	46	RS
7	Laidlaw College	Condell Avenue, Papanui	24	RS
8	Marian College	Barbadoes Street, City	39 and CC	CCMU
9	Middleton Grange	Acacia Avenue, Upper Riccarton	37/38	RS
10	New Brighton Catholic	Lonsdale Street, New Brighton	26	RSDT
11	St Francis of Assisi Catholic	Innes Road, Mairehau	25	RS
12	Our Lady of the Assumption	Sparks Road, Hoon Hay	45	RS
13	Our Lady of Victories	Main South Road, Sockburn	37	RS
14	Our Lady Star of the Sea	Colenso Street, Sumner	48	RS
15	Rudolf Steiner	Ombersley Terrace, Opawa	46	RS
16	Sacred Heart	Spencer Street, Addington	38	RMD
17	St Albans Catholic	Rutland Street, St Albans	25	RSDT
18	St Anne's	Ferry Road, Woolston	40	RS
19	St Bede's	Main North Road, Redwood	18/24	RS
20	St Bernadette's	Hei Hei Road, Hei Hei	36/37	RS
21	St James'	Rowan Avenue, Aranui	33	RS
22	St Joseph's	Vagues Road, Papanui	24	RS
23	St Mark's	Cholmondeley Avenue, Opawa	39	RS
24	St Mary's	Manchester Street, City	CC Zoning Maps	RCC
25	St Patrick's	Plynlimon Road, Bryndwr	31	RS
26	St Peter's	Fisher Avenue, Beckenham	46	RS
27	St Teresa's	Puriri Street, Riccarton	31	RS
28	St Thomas of Canterbury	Middlepark Road, Sockburn	37	RS
29	Stand Childrens' Services Village	Glenelg Spur, St Martins	46	RH
30	Tamariki	St Johns Street, Woolston	40	RS

	School Name	Location	Map Ref	Alternative Zone
31	Villa Maria	Peer Street, Upper Riccarton	30	RS

21.6.7.3 Private Schools

	School Name	Location	Map Ref	Alternative Zone
1	The Academy	Manchester Street, City; and Aberdeen Street, City	CC Zoning Map	RCC - Manchester St site; CCMU - Aberdeen St site
2	Birch Grove Montessori	Birchgrove Gardens, Mairehau	25	RS
3	Cathedral Grammar	Park Terrace, City	CC Zoning Map	RCC
4	Christ's College	Rolleston Avenue, City & Montreal Street, City (former Girls High site)	CC Zoning Map	OSCP -playing fields, RCC - all school buildings & Montreal St site
5	Jean Seabrook Memorial School	London Street, Richmond	32	RMD
6	Medbury	Clyde Road, Ilam	31	RS
7	Nova Montessori	Owles Terrace, New Brighton	33	RS
8	Rangi Ruru Girls' School	Hewitts Road, Merivale	31	RMD
9	Selwyn House	Merivale Lane, Merivale	31	RSdT
10	Seven Oaks School	Quaifes Road, Halswell	49	RNN
11	St Andrew's College	Normans Road, Papanui	24/31	RS
12	St Margaret's	Winchester Street, Merivale	32	RMD
13	St Michael's	Durham Street, City	CC Zoning Map	CCB
14	Westmount School	Kirk Road, Templeton	35	RuUF

Chapter 21.7 Specific Purpose (Tertiary Education) Zone

The notified proposal is amended by our decision as follows.

Text that is highlighted **grey** indicates text from earlier decisions and is not the subject of this decision. Greyed out text incorporates requests for minor corrections for which a decision has been issued.

Where the Decision text from earlier decisions is the same as, or equivalent to, a Central City Specific Purpose (Tertiary Education) Zone provision it is shown in black text. Text in **blue** is the decision text for the Central City proposal only.

Please note, to ensure clarity and certainty of provisions, and consistency with the Plan's drafting style, a number of changes have been made to our earlier decisions. These changes are not identified as it has not been practical to do so.

21.7 Specific Purpose (Tertiary Education) Zone

21.7.1 Introduction

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.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

This chapter relates to activities that may occur in the Specific Purpose (Tertiary Education) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.

The Specific Purpose (Tertiary Education) Zone applies to the sites operated by the University of Canterbury and the Ara Institute of Canterbury. It seeks to enable the efficient use and growth/diversification of tertiary education and research activities and facilities, while having regard to the amenity and character of the surrounding environment.

21.7.2 Objectives and policies

21.7.2.1 Objective – Tertiary education and research activities

- a. Tertiary education and research activities are able to efficiently use tertiary education and research facilities, and are able to grow and diversify while having regard to the amenity and character of the surrounding environment.

21.7.2.1.1 Policy – Tertiary education and research activities and facilities and amenity and character of the surrounding environment

- a. Enable tertiary education and research activities and facilities to develop, while:
 - i. Minimising adverse effects from education sites on neighbourhood amenity; and
 - ii. Having regard to the benefits of open space, landscaping and mature trees on the streetscape, and on the character and visual amenity of the campus and the surrounding area.

21.7.2.2 Objective – The contribution of tertiary education and research institutions

- a. Tertiary education and research institutions make positive social and economic contributions to Christchurch, including as hubs for a diverse range of community activities.

21.7.2.2.1 Policy – Community use of tertiary education and research facilities

- a. Provide for community use of education land and buildings where such use is compatible with, and secondary to, the use of the site for education activity.

21.7.2.3 Objective – Changing needs for educational land and buildings

- a. Tertiary education and research providers have some flexibility, and the community some certainty, as to the future use of tertiary education and research facilities if land or buildings become surplus.

21.7.2.3.1 Policy – Additional development provisions

- a. Enable land or buildings no longer required for a tertiary education and research activity to be developed for other uses where those uses are consistent with the provisions applicable in the surrounding environment.

21.7.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Tertiary Education) Zone are contained in the activity status tables (including activity specific standards) in Rule 21.7.4 and the built form standards in 21.7.5.
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Tertiary Education) Zone:

5 Natural Hazards;

6 General Rules and Procedures;

7 Transport;

8 Subdivision, Development and Earthworks;

9 Natural and Cultural Heritage;

11 Utilities and Energy; and

12 Hazardous Substances and Contaminated land.

- c. Where the word “facility” is used in the rules, it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.

Similarly, where the word/phrase defined include the word “activity” or “activities”, the definition includes the land and/or buildings for that activity unless stated otherwise in the activity status tables.

- d. Appendix 21.7.7 lists the alternative zones that apply to each of the tertiary education sites. Rules 21.7.4.1.1, 21.7.4.1.2, 21.7.4.1.3 and 21.7.4.1.4 provide for any additional activities or facilities on each of the tertiary education sites in accordance with the rules in the relevant alternative zone listed in Appendix 21.7.7.
- e. In the following tables, the University of Canterbury is abbreviated to UC.

21.7.4 Rules – Specific Purpose (Tertiary Education) Zone

21.7.4.1 Activity status tables

21.7.4.1.1 Permitted activities

The activities listed below are permitted activities in the Specific Purpose (Tertiary Education) Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 21.7.5.

Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 21.7.4.1.2, 21.7.4.1.3, 21.7.4.1.4 and 21.7.4.1.5.

	Activity	Activity specific standards
P1	Tertiary education and research activities and facilities.	Nil
P2	Community activities (but not community facilities) using tertiary education and research facilities.	
P3	Any additional activities or facilities which would be permitted activities in the alternative zone listed for that site in Appendix 21.7.7.	
P4	Use of student accommodation by persons not associated with the tertiary education and research activity.	a. Student accommodation buildings must not be used for more than 30 days per calendar year. b. Use by non-students must be outside of student residential agreement periods.

21.7.4.1.2 Controlled activities

The activities listed below are controlled activities if they comply with the built form standards in Rule 21.7.5.

	Activity	The matters over which Council reserves its control:
C1	Any new building, part of a building or addition to a building, that is within 30 metres of a site boundary, and greater than 11 metres in height, and where the building as a whole has a gross ground floor area of greater than 1000m ² . This rule shall not apply to: a. Repairs, maintenance, and building code upgrades; and b. Refurbishment and reinstatement works. Any application arising from this rule shall not be limited or publicly notified.	a. Building modulation – 21.7.6.2 (a) and (b).
C2	Any additional activities or facilities which would be controlled activities in the alternative zone listed for that site in Appendix 21.7.7.	a. The matters of control for the additional activity or facility in the alternative

Activity	The matters over which Council reserves its control:
	zone listed for that site in Appendix 21.7.7.

21.7.4.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Section 21.7.6, as set out in the table below.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 that does not meet the built form standard in Rule 21.7.5.1.	a. Amenity of the neighbourhood – 21.7.6.1 (a), (b), (c), (d), (e), (f), (g) and (h).
RD2	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 that does not meet one or more of the built form standards in Rule 21.7.5.2 or Rule 21.7.5.4	a. Amenity of the neighbourhood – 21.7.6.1 (a), (b), (c), (d), (e), (f) and (g).
RD3	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 that does not meet the built form standard in Rule 21.7.5.3.	a. Amenity of the neighbourhood – 21.7.6.1 (b), (c), (d), (e), (f), (g) and (h).
RD4	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 that does not meet the built form standard in Rule 21.7.5.6. Any application arising from clauses (a) or (c) of Rule 21.7.5.6 shall not be limited or publicly notified.	a. Adequacy of Landscaping – 21.7.6.3.
RD5	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 which does not meet the built form standard in Rule 21.7.5.5 on the Ara Institute of Canterbury Madras Street site.	a. Amenity of the neighbourhood - 21.7.6.1 (a), (b) and (c).
RD6	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 that does not meet the built form standard in Rule 21.7.5.7.	b. Amenity of the neighbourhood – 21.7.6.1 (a) and (e).
RD7	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 that does not meet the built form standard in Rule 21.7.5.8.	a. Water supply for firefighting – 21.7.6.4 (a).
RD8	Any additional activities or facilities which would be restricted discretionary activities in the alternative zone listed for that site in Appendix 21.7.7.	a. The matters of discretion for the additional activity or facility in the alternative zone listed for that site in Appendix 21.7.7.

21.7.4.1.4 Discretionary activities

The activities listed below are discretionary activities.

	Activity
D1	Any activity listed in Rules 21.7.4.1.1 or 21.7.4.1.2 that does not meet the built form standard in Rule 21.7.5.5 on all UC sites, and on the Ara Institute of Canterbury Sullivan Avenue and Hassals Lane sites
D2	Any additional activities or facilities which would be discretionary activities in the alternative zone listed for that site in Appendix 21.7.7.

21.7.4.1.5 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity which is not listed above as a permitted, controlled, restricted discretionary or discretionary activity.

21.7.5 Built form standards

21.7.5.1 Maximum site coverage

The maximum percentage of the net site area covered by buildings or impervious surfaces used for vehicle parking and access, shall be as follows:

	Applicable to	Standard
a.	UC east of Ilam Road site.	60%
b.	UC west of Ilam Road site (not including Dovedale site).	30%
c.	UC Dovedale site.	45%
d.	Ara Institute of Canterbury Madras Street site	90%
e.	Ara Institute of Canterbury Sullivan Avenue, and Hassals Lane sites.	50%

21.7.5.2 Daylight recession planes

No part of any building shall project beyond a building envelope as follows:

	Applicable to	Standard
a.	UC east of Ilam Road site; UC west of Ilam Road site; UC Dovedale site; Ara Institute of Canterbury Sullivan Avenue and Hassals Lane site.	No part of any building shall project beyond a building envelope contained by recession planes from points 2.3 metres above a boundary with a residential zone as shown in Appendix 14.14. 2 – Diagram A.

	Applicable to	Standard
b.	UC east of Ilam Road, and Ara Institute of Canterbury Hassals Lane site.	No part of any building shall project beyond a building envelope contained by recession planes from points 2.3 metres above a boundary with a Transport zone as shown in Appendix 14.14.2 – Diagram A.

21.7.5.3 Minimum building setback from road boundaries

The minimum building setback from road boundaries shall be:

	Applicable to	Standard
a.	UC site east of Ilam Road site; UC west of Ilam Road site; and Ara Institute of Canterbury Sullivan Avenue site and Hassals Lane site.	10 metres
b.	UC Dovedale site.	15 metres
c.	Ara Institute of Canterbury Madras Street site on all road boundaries except as in (d) below.	4 metres
d.	Ara Institute of Canterbury Barbadoes Street road boundary opposite the Catholic Cathedral building, with setback measured from facade of Catholic Cathedral. Advice note: The façade of the Cathedral is approximately 33 metres from the road boundary of the Ara Institute of Canterbury site on the opposite side of Barbadoes Street.	75 metres

21.7.5.4 Minimum building setback from internal boundaries

The minimum building setback from the internal boundary with any other zone shall be 6 metres.

21.7.5.5 Maximum building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	UC east of Ilam Road site.	30 metres
b.	UC west of Ilam Road site.	16 metres
c.	UC Dovedale site.	20 metres
d.	Ara Institute of Canterbury Madras Street site	30 metres
e.	Ara Institute of Canterbury Sullivan Avenue and Hassals Lane site.	20 metres

21.7.5.6 Landscaping

The minimum requirements for landscaping are as follows:

	Applicable to	Standard
a.	The area adjoining the road boundaries of all sites.	<p>A landscaping strip shall be provided in accordance with the following standards:</p> <ul style="list-style-type: none"> a. Minimum width – Dovedale site – 5 metres. b. Minimum width – UC east of Ilam Road site, UC west of Ilam Road site, Ara Institute of Canterbury Sullivan Avenue site, Madras Street and Hassals Lane site – 1.5 metres. c. Minimum density of tree planting – one tree for every 10 metres of road frontage or part thereof.
b.	On the shared boundary of sites adjoining a residential zone.	Trees shall be planted adjacent to the shared boundary at a ratio of at least one tree for every 10 metres of the boundary or part thereof or at a lesser rate with adjoining owner's written approval.
c.	Where car parking is located at the road boundary of a site.	In addition to clauses (a) and (b) above, one tree shall be planted for every five car parking spaces within any car parking area.
d.	In all landscaping areas listed in (a) to (c) above.	<ul style="list-style-type: none"> a. All landscaping/trees required for these rules shall be sized, protected and maintained in accordance with Part A of Appendix 16.7.1. b. Landscaping required under clauses (a) to (c) above shall only be required to be indicated on application plans: <ul style="list-style-type: none"> i. for all areas within 20 metres of proposed buildings, or additions to buildings, and ii. for all areas between proposed buildings or additions to buildings and road or zone boundaries, unless intervening buildings result in proposed buildings or additions not being visible from the road or zone boundaries.

21.7.5.7 Outdoor storage

a. Outdoor storage areas shall:

- i. be screened from adjoining roads or adjoining sites by either landscaping, wall(s), fence(s) or a combination, to a minimum height of 1.8 metres along the zone or road boundary, except across those parts of the road boundary used as a vehicle crossing; and
- ii. not be located within the setbacks specified in Rules 21.7.5.3 and 21.7.5.4.

21.7.5.8 Water supply for firefighting

a. All buildings shall provide sufficient access for firefighting appliances and supply of water for firefighting in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

21.7.6 Matters of discretion

21.7.6.1 Amenity of the neighbourhood

- a. Effects on amenity of adjoining properties, including daylight and sunlight admission.
- b. Any visual dominance over adjoining properties, or their outlook to the street; or visual dominance over the street or nearby public open space.
- c. Any loss of privacy for adjoining properties through overlooking.
- d. Alternative practical locations for the building on the site.
- e. Opportunities for landscaping and tree planting, as well as screening of buildings.
- f. Whether the nature and form of development on adjoining site(s) mitigates the potentially adverse effects of increased height or building scale.
- g. The compatibility of the building in terms of appearance, layout and scale of other buildings and sites in the surrounding area, including whether increased height would result in buildings which significantly contrast with the scale of surrounding development, both existing and permitted.
- h. The balance of open space and buildings on the site, in the context of:
 - i. the character of the surrounding zone(s);
 - ii. the contribution of the buildings and grounds to local landscape character.

21.7.6.2 Building modulation

The extent to which:

- a. Architectural detailing, materials, architectural form and modulation of the building provide horizontal and vertical features that break down the bulk and scale of the building; and
- b. Activities connect with streets and public spaces at ground and first floor levels.

21.7.6.3 Adequacy of landscaping

- a. The visual effects of buildings or other works as a result of reduced landscaping, taking into account the scale and appearance of the buildings or works and associated car parking, outdoor storage areas etc.
- b. The extent to which the site is visible from adjoining sites, and any decreased amenity for those sites as a result of the reduction in landscaping or screening.
- c. Any compensating factors for reduced landscaping or screening, including distance from adjoining properties and buildings, alternative planting proposed, and the location of parking, or outdoor storage areas.

21.7.6.4 Water supply for firefighting

- a. Whether sufficient firefighting water supply is available to ensure the safety of people and property in the zone, as well as neighbouring properties, in the event of fire.

21.7.7 Appendix

The alternative zone that applies to each of the tertiary education sites included within the Specific Purpose (Tertiary Education) Zone is shown in the following table. For a full version of the zone names, refer to the legends for the planning maps.

	Tertiary Facilities Name	Location	Map Ref	Alternative Zone
1	UC east of Ilam Road site	East of Ilam Road, Ilam	31	RSDT
2	UC west of Ilam Road site	West of Ilam Road, Ilam	30/31	RS
3	UC Dovedale site	Dovedale Avenue, Ilam	30	RS
4	Ara Institute of Canterbury Madras Street site	Madras Street, Central City	CC Zoning Map	CCMU
5	Ara Institute of Canterbury Sullivan Avenue site	Sullivan Avenue, Opawa	39	RSDT
6	Ara Institute of Canterbury Hassals Lane site	Hassals Lane, Opawa	39	RSDT

SCHEDULE 2**Agreed position confirmed by memoranda prior to commencement of hearing**

Submitters/Parties	Memorandum	Date
Christchurch City Council and Pegasus Health (Charitable) Limited (3250)	Joint Memorandum of Counsel between the Christchurch City Council and Pegasus Health (Charitable) Limited (3250) regarding Proposal 13 – Central City	1 December 2015
Christchurch City Council and Cancer Society of New Zealand Canterbury-West Coast Division Inc. (3051)	Joint Memorandum on behalf of Christchurch City Council and Cancer Society of New Zealand Canterbury-West Coast Division Inc.	4 December 2015
Christchurch City Council and Victoria Neighbourhood Association Inc (3611)	Joint Memorandum on behalf of the Christchurch City Council and Victoria Neighbourhood Association Inc recording agreement regarding amendments to Mediation Report	6 January 2016
Te Rūnanga o Ngāi Tahu and Ngā Rūnanga (3722)	Memorandum of Counsel on behalf of Te Rūnanga o Ngāi Tahu and Ngā Rūnanga regarding the Central City Proposal (Chapter 13) and Subdivision and Earthworks Proposal (Chapter 8)	18 January 2016
Ceres New Zealand Limited (3334)	Memorandum of Counsel as to Hearing Participation (Submitter 3334 and Further Submitter 5001)	18 January 2016
Arts Centre of Christchurch Trust Board (3275)	Memorandum of Counsel on behalf of the Arts Centre of Christchurch Trust Board seeking leave to be excused	26 January 2016
Christchurch City Council and Rhoad Limited (3276)	Joint Memorandum of Counsel for Rhoad Limited and the Christchurch City Council	10 February 2016
Christchurch City Council, Canterbury District Health Board (3696) and the Canterbury Earthquake Recovery Authority (for an on behalf of the Ministry of Health) (3721)	Memorandum of Counsel for the Canterbury District Health Board, the Canterbury Earthquake Recovery Authority (for an on behalf of the Ministry of Health) and the Christchurch City Council regarding Central City Hospital provisions in Proposal 13: Central City Hearing; and appearance of witnesses at the hearing	10 February 2016
Gracefield Avenue Residents (3208) and the Victoria Neighbourhood Association (3611)	Confirmation of Agreement of Marjorie Manthei, on behalf of Gracefield Avenue Residents (3208) and the Victoria Neighbourhood Association (part of 3611) with the Memorandum of Counsel for the Canterbury District Health Board (3696), the Canterbury Earthquake Recovery Authority (for and on behalf of the Ministry of Health (3721) and the Christchurch City Council re Central City Hospital provisions in Proposal 13: Central City Hearing, including appearance of scheduled submitter at the hearing	10 February 2016

Agreed position confirmed by memoranda after commencement of hearing

Submitters / Parties	Memorandum	Date
Carter Group Limited (3602), the Crown (3721) and Christchurch City Council	Joint Memorandum of Counsel for Carter Group Limited (submitter 3602/FS5062), Canterbury Earthquake Recovery Authority on behalf of the Crown (submitter 3721) and Christchurch City Council with respect to the transport provisions of the Central City proposal (Stage 3)	12 February 2016
Canterbury Regional Council (3629)	Memorandum of Counsel for the Canterbury Regional Council	19 April 2016

SCHEDULE 3**Table of submitters heard**

This list has been prepared from the index of appearances recorded in the transcript, and from the evidence and submitter statements shown on the Independent Hearing Panel's website.

Submitter Name	No.	Person	Expertise or role if witness	Filed/Appeared
Christchurch City Council	3723	AS Blair	Planner	Filed/Appeared
		PN Eman	Planner	Filed/Appeared
		A Long	Planner	Filed/Appeared
		HA Nicholson	Urban designer	Filed/Appeared
		PM Osborne	Economist	Filed/Appeared
		J Schroder	Urban designer	Filed/Appeared
		MD Stevenson	Planner	Filed/Appeared
		T Cheesebrough	Transport planner	Filed
		P Dickson	Drainage engineer	Filed
		G Dixon	Planner	Filed
		D Falconer	Transport planner	Filed
		M Gregory	Traffic engineer	Filed
		S Jenkin	Planner	Filed
		E Jolly	Urban designer	Filed
		A Milne	Transport planner	Filed
		B O'Brien	Planning engineer	Filed
Crown	3721	RL Eaton	Urban designer	Filed/Appeared
		K Gimblett	Planner	Filed/Appeared
		MDD Ogg	Valuer	Filed/Appeared
		APH Willis	Planner	Filed/Appeared
		I Mitchell	Property	Filed/Appeared
		H Anderson	Planner	Filed
		A Bargh	Transport planner	Filed
		I Clark	Transport planner	Filed
		C Kelly	Planner	Filed
		D Miskell	Earthquake recovery	Filed
		R Shaw	Planner	Filed
		N Yozin	Planner	Filed

Submitter Name	No.	Person	Expertise or role if witness	Filed/Appeared
Canterbury District Health Board	3696	S Dodd	Alcohol harm advisor	Filed/Appeared
		A Willis	Planner	Filed
		B Cabell		Filed
Victoria Neighbourhood Association Inc; Avon Loop Planning Association	3611 3956	Professor D Kelly		Filed/Appeared
Victoria Neighbourhood Association Incorporated M Manthei on behalf of Gracefield Ave & Durham St Residents	3611 3208	Dr M Manthei		Filed/Appeared
Victoria Neighbourhood Association Inc and Robert Manthei	5020 / FS5022	Professor R Manthei		Filed/Appeared
Church Property Trustees	3610	RC Nixon	Planner	Filed/Appeared
Ryman Healthcare Ltd Retirement Villages Ass of NZ	3317	C Bird	Planner	Filed/Appeared
		J Kyle	Planner	Filed/Appeared
Pacific Park Investments Limited	3459	M Bonis	Planner	Filed/Appeared
		M Bremner		Filed/Appeared
		M Copeland	Economics	Filed/Appeared
Carter Group Limited	3602, FS5062	P Carter		Filed/Appeared
		D Compton-Moen	Urban designer	Filed/Appeared
		J Phillips	Planner	Filed/Appeared
		N Fuller	Transport engineer	Filed
P Dyhrberg, A & S James, QSO, JP Alistair & C Humphrey, Dr A Crighton	3688	N Lauenstein	Urban designer	Filed/Appeared
		W Fulton	Heritage architect	Filed/Appeared
		Dr A Crighton		Filed/Appeared
Papanui Road Limited	3685	J Murdoch		Filed/Appeared
		D Thorne	Planner	Filed/Appeared
Christchurch Casinos Ltd	3291	K Andrew	Planner	Filed/Appeared
		T Bergin		Filed/Appeared
Rowan Muir on behalf of Generation Zero	3251	R Muir		Filed/Appeared
The Girl Guide Association New Zealand Inc	5096	K Hilton		Appeared

Submitter Name	No.	Person	Expertise or role if witness	Filed/Appeared
Oxford Terrace Baptist Church	5085	C Chamberlain		Appeared
		R Robson		Appeared
ICON (Inner City West Neighbourhood Assoc. Inc.)	3607	D Shand		Appeared
Ceres New Zealand Ltd	3334	B de Vere		Filed
McDonald's Restaurants (NZ) Ltd	3699	M Norwell	Planner	Filed
Orion New Zealand Limited	3720	S Watson	Network asset engineer	Filed
		P Lemon	Planner	Filed
Rhoad Limited	3276	D Chrystal	Planner	Filed
		J Clease	Planner/urban designer	Filed
		SM Wakefield		Filed