

Chapter 14 Residential

– incorporating consequential amendments from Natural and Cultural Heritage decisions 21 October 2016

The chapter is amended by our decisions as follows.

This Version is based on Decision 43 Central City - Chapter 14 Residential, and includes all minor corrections and decisions up until Decision 43.

Red text shows amendments from decisions on Chapter 9 Natural and Cultural Heritage.

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</p>

	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.
Residential New Neighbourhood Zone	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.
Residential Banks Peninsula Zone	<p>Includes urban and suburban living, commuter accommodation and the small harbour settlements.</p> <p>The zone includes the settlements of Lyttelton and Akaroa which each have a distinctive urban character. Lyttelton has a more urban atmosphere and a distinct urban-rural boundary. The residential areas are characterised by small lot sizes and narrow streets. Akaroa is a smaller settlement characterised by its historic colonial form and architecture, relatively narrow streets, distinctive residential 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	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.
Residential Large Lot Zone	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.
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>

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 distribution 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 recognises Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6.

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, and mahinga kai areas and recognises Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6.

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;
- iii. 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

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

14.1.6 Objective – Non-residential activities

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

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

- i. Within Central City residential areas:
- ii. ensure non-residential activities are of a small scale and compatible with residential activities;
- iii. 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;
- iv. 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;
- v. enable the on-going operation, use and redevelopment of existing fire service facilities; and
- vi. 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.

14.1.7.2 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.

14.1.9 Meadowlands new neighbourhood (Exemplar housing area - North Halswell)

- a. A comprehensively planned development in the Meadowlands new neighbourhood (exemplar housing area – North Halswell) zone that is environmentally and socially sustainable over the long term.

14.1.9.2 Meadowlands new neighbourhood exemplar comprehensive development

- a. Ensure that the Meadowlands Exemplar Development is comprehensively planned and designed through development of, and giving effect to, an overarching vision that:
 - i. responds positively to the local context of each area;
 - ii. produces short and long-term positive environmental, social, and manawhenua outcomes;
 - iii. fully integrates subdivision layout with potential land use;
 - iv. integrates residential development with the concurrent supporting range of local community facilities and services that support residents' daily needs;
 - v. achieves an efficient and effective staging of the provision and use of infrastructure, stormwater management networks, parks, and open space networks that is integrated with land use development;
 - vi. provides good access to facilities and services by a range of transport modes through the provision of integrated movement networks of roads, public transport, cycle, and pedestrian routes;
 - vii. shows infrastructure and movement routes that are fully integrated with existing adjacent communities and enables connectivity with other undeveloped areas;
 - viii. avoids or adequately mitigates risks from natural hazards and geotechnical characteristics of the land;
 - ix. remediates contaminated land;
 - x. utilises opportunities to enhance tangata whenua values, particularly indigenous biodiversity and mahinga kai;

- xi. recognises Ngāi Tahu cultural and traditional associations with the Otautahi landscape; and
- xii. avoids interim land use and development compromising the integrity and viability of infrastructure provision and community development.

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 14.7 – Residential Large Lot Zone;
 - vi. Rule 14.8 – Residential Small Settlement Zone;
 - vii. Rule 14.9 – Residential New Neighbourhood Zone;
 - viii. Rule 14.10 – Residential Guest Accommodation Zone;
 - ix. Rule 14.13 – Residential Central City Zone; and
 - x. 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	<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><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> <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															
P5	Social housing complexes																
P6	Older person’s housing unit	<p>a. Any older person’s housing unit shall have a maximum gross floor area of 120m².</p>															
P7	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; andiii. 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)	<p>a. There shall be no reduction in the areas and dimensions of the lawfully established outdoor living space associated with each unit.</p>															
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	<p>a. Each converted flat 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 (containing the residential unit and the family flat) 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>															

Activity	Activity specific standards
	<p>Note: This requirement replaces the general outdoor living space requirements set out in Rule 14.2.3.5.</p>
<p>P10 Conversion of a residential unit (within, or as an extension to, a residential unit) into two residential units</p>	<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> <ul style="list-style-type: none"> i. the tsunami inundation area as set out in Environment Canterbury report number R12/38 “Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA”; as shown in Appendix 14.15.5; 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>P11 Replacement of a residential unit with two residential units</p>	<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> <ul style="list-style-type: none"> i. the tsunami inundation area as set out in Environment Canterbury report number R12/38 “Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA”; as shown in Appendix 14.15.5; 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>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>

Activity	Activity specific standards
	Note: This requirement replaces the general outdoor living space requirements set out in Rule 14.2.3.5.
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 and 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	<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, except that where the activity is located on sites with frontage to Memorial Avenue or Fendalton Road there shall be no signage.
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>

Activity		Activity specific standards								
		<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></div>								
P16	Education activity	<div>The activity shall:</div> <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 a health care facility, less than 300m²;</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><div><table><tr><td>Education activity</td><td><div><div>i. 0700 – 2100 Monday to Saturday; and</div><div>ii. Closed Sunday and public holidays.</div></div></td></tr><tr><td>Pre-schools</td><td><div><div>i. 0700 – 2100 Monday to Friday, and</div><div>ii. 0700 – 1300 Saturday, Sunday and public holidays.</div></div></td></tr><tr><td>Health care facility</td><td rowspan="3"><div>i. 0700 – 2100.</div></td></tr><tr><td>Veterinary care facility</td></tr><tr><td>Places of assembly</td></tr></table></div></div> <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> <div>f. in relation to pre-schools, veterinary care facilities and places of assembly:<div><div>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</div><div>ii. only locate on residential blocks where there are no more than two non-residential activities already within that block;</div></div></div> <div>Note: See Figure 1.</div> <div>g. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four;</div>	Education activity	<div><div>i. 0700 – 2100 Monday to Saturday; and</div><div>ii. Closed Sunday and public holidays.</div></div>	Pre-schools	<div><div>i. 0700 – 2100 Monday to Friday, and</div><div>ii. 0700 – 1300 Saturday, Sunday and public holidays.</div></div>	Health care facility	<div>i. 0700 – 2100.</div>	Veterinary care facility	Places of assembly
Education activity	<div><div>i. 0700 – 2100 Monday to Saturday; and</div><div>ii. Closed Sunday and public holidays.</div></div>									
Pre-schools	<div><div>i. 0700 – 2100 Monday to Friday, and</div><div>ii. 0700 – 1300 Saturday, Sunday and public holidays.</div></div>									
Health care facility	<div>i. 0700 – 2100.</div>									
Veterinary care facility										
Places of assembly										
P17	Pre-schools									
P18	Health care facility									
P19	Veterinary care facility									
P20	Places of assembly									

Activity		Activity specific standards
		<ul style="list-style-type: none"> 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	<p>The facility shall:</p> <ul style="list-style-type: none"> a. limit the hours of operation to 0700-2200; and b. not include the storage of more than one heavy vehicle on the site of the activity.
P22	Community corrections facilities	<p>The facility shall:</p> <ul style="list-style-type: none"> 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 2m².
P23	Community welfare facilities	
P24	Emergency services facilities	Nil
P25	<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><i>[This was the subject of Decision 3, numbering and text referring to multi-unit residential complexes is amended by this decision under CI 13(5) and (6)(a)]</i></p>	<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 14.2.2.3 – 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> <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 limited or publicly notified.</p>
P26	Temporary lifting or moving of earthquake damaged buildings where the activity does not	<ul style="list-style-type: none"> a. Buildings shall not be: <ul style="list-style-type: none"> i. moved to within 1 metre of an internal boundary and/or

Activity	Activity specific standards
<p>comply with one or more of Rules:</p> <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 internal boundaries and railway lines. <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>	<ul style="list-style-type: none"> 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 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. 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</p>	<p>Nil</p>
<p>P28 Temporary military or emergency service training activities</p>	
<p>P29 Market gardens, community gardens, and garden allotments</p>	

Activity		The matters over which Council reserves its control:
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	

Activity		The Council's discretion shall be limited to the following matters:
RD8	Multi-unit residential complexes in Residential Suburban Density Transition Zone – over four residential units	a. Residential design principles – Rule 14.14.1
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: <ul style="list-style-type: none"> 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 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. 	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
RD14	Integrated family health centres where: <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. 	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
RD15	Animal shelter at 14 and 18 Charlesworth Street. 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).	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:
RD16 Spiritual facilities that do not comply with the hours of operation in Rule 14.2.2.1 P21. 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).	a. Non-residential hours of operation – Rule 14.14.22
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. 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
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. 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
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.	
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

Activity		The Council's discretion shall be limited to the following matters:
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	b. Minimum building, window and balcony setbacks – Rule 14.14.19
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. 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: a. P13 Home occupation; b. P16 Education activity c. P17 Pre-schools; d. P18 Health care facility; e. P19 Veterinary care facility. 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
RD31	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. Any application arising from this rule shall not be limited or publicly notified.	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.

Activity		The Council's discretion shall be limited to the following matters:
RD32	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. Any application arising from this rule shall not be limited or publicly notified.	a. Whether there is adequate capacity in the wastewater system to provide for the additional residential activity.
RD33	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); located within the Air Noise Contour (50 dBA Ldn) as shown on the Planning Maps. 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).	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: 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	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line or within 12 metres of the foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National Grid transmission line or within 10 metres of a foundation of an associated support structure; or <p>b. Fences within 5 metres of a National Grid transmission line support structure foundation.</p> <p>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> <ul 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	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</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; 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; 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 section) or within 5 metres of a foundation of an associated support structure.

Activity	
	<p>b. Fences within 5 metres of a 66kV or 33kV electricity distribution line support structure foundation.</p> <p>c. Fences within 5 metres of an 11kV Heathcote to Lyttelton 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"> 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.

14.2.3 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
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 residential 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:
- ground level at the internal boundaries; or
 - where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3 metres above ground level at the furthest boundary of the access lot or access strip or any combination of these areas; or
 - where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
- b. Where the building is located in an overlay that has a permitted height of 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

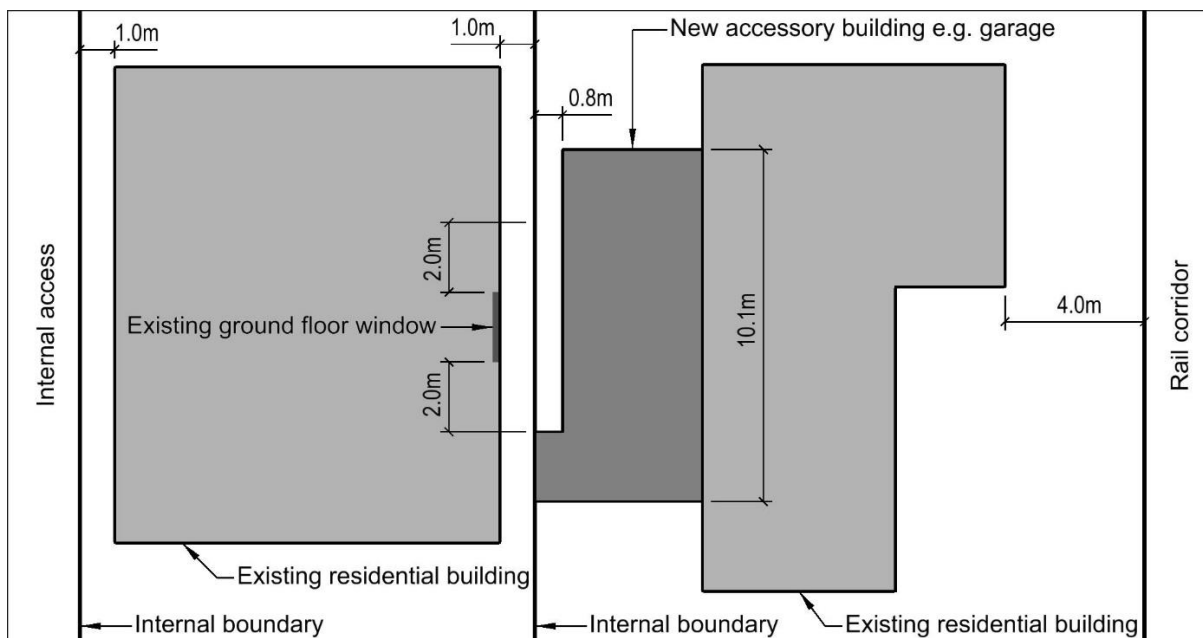


Figure 2: Separation from neighbours

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:

1. This rule shall not apply to a window at an angle of 90 degrees or greater to the boundary.
2. See sill height in the definition of window.
3. 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.

- c. a. and b. above do not apply to garages in the Character Area Overlay.

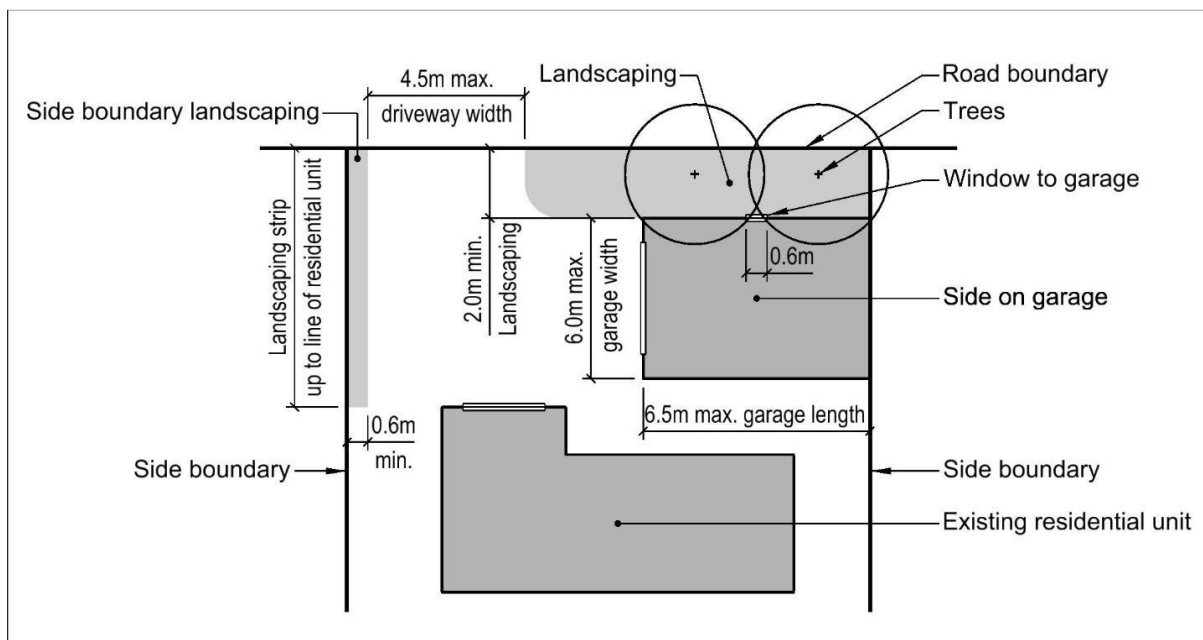


Figure 3: Side extension

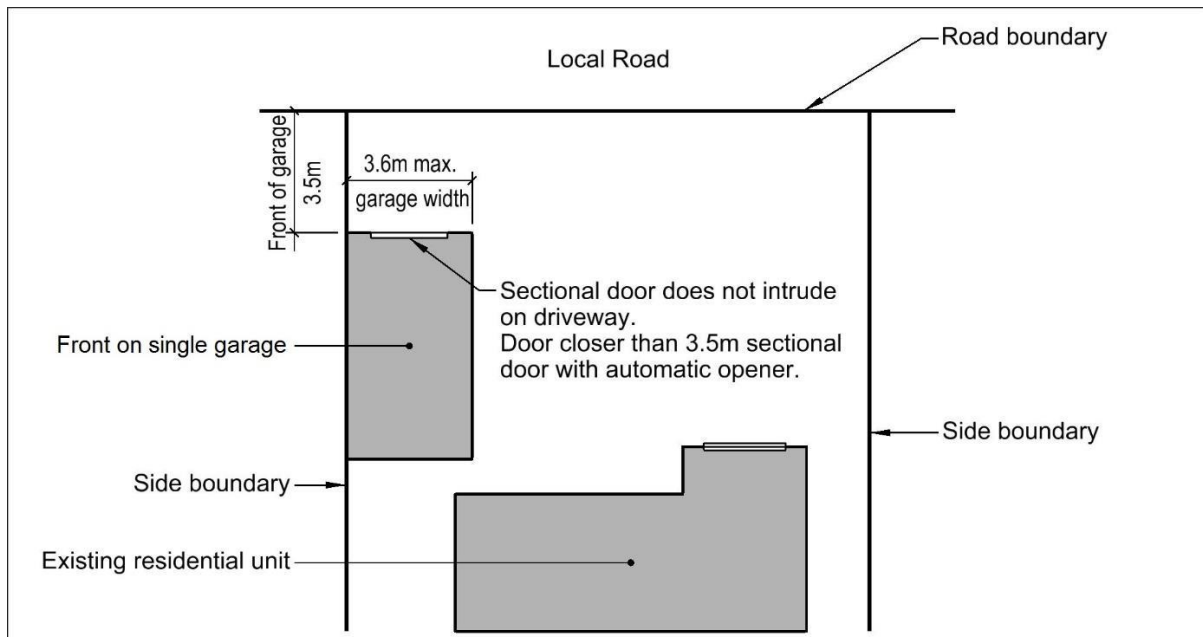


Figure 4: Front extension

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	c. 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
RD3	Prestons Road Retirement Village Overlay	Residential units that do not comply with Rule 14.2.4.6.4 - Outdoor living space.	<ul style="list-style-type: none"> a. Outdoor living space - Rule 14.14.21

	Location	Restricted discretionary 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. This clause shall cease to have effect on 31st December 2018.	
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.
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

	Location	Restricted discretionary activity	The Council's discretion shall be limited to the following matters
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	a. 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
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

	Location	Restricted discretionary activity	The Council's discretion shall be limited to the following matters
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

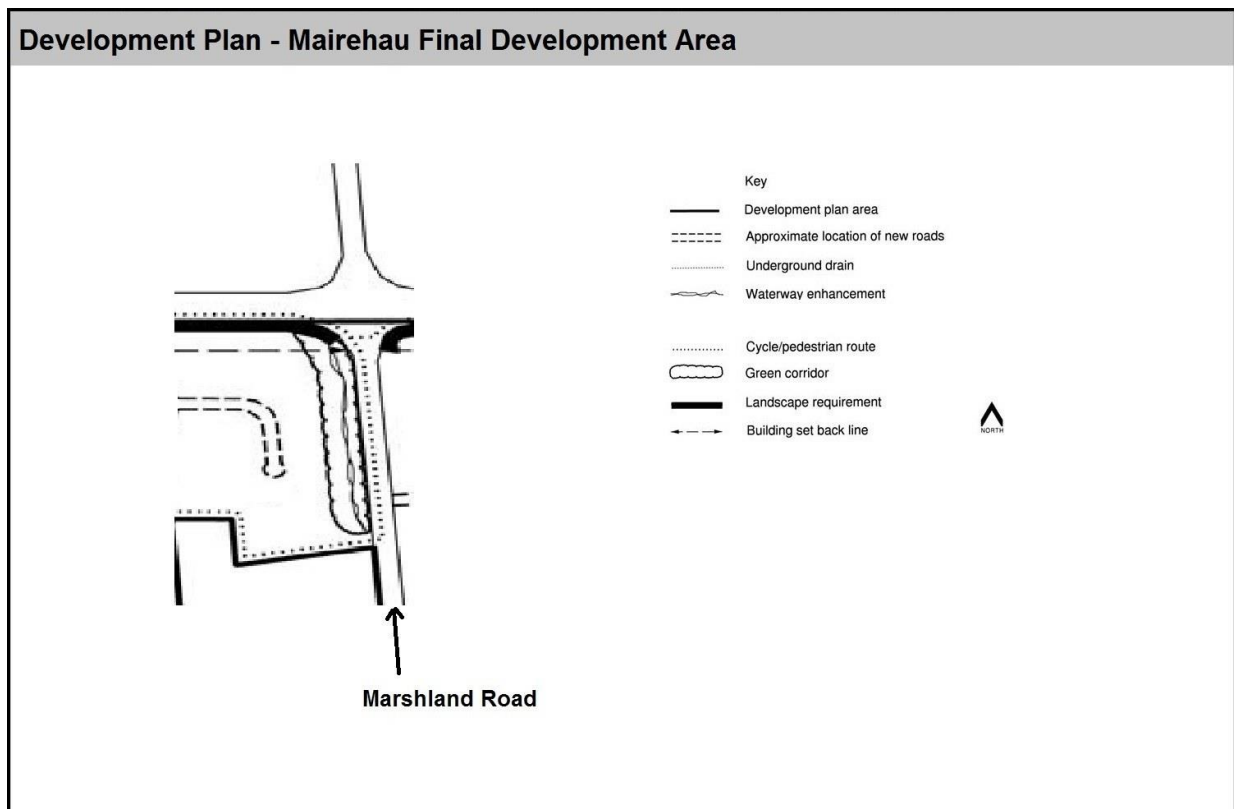


Figure 5: Mairehau final development area

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.

Activity/area	
	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:

- 1. See the permitted height exceptions contained within the definition of height.
- 2. 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.
- 3. 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:
 - A. are no more than 800mm above ground level and are uncovered or unroofed; or
 - B. where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site;

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:
- Peat Ground Condition Constraint Overlay;
 - Stormwater Capacity Constraint Overlay;
 - 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:
- the area adjacent to State Highway 73 (Southern Motorway) between Annex and Curletts Roads;
 - the area adjacent to State Highway 75 (Curletts Road) between the intersection with State Highway 73 and Lincoln Road;
 - Peat Ground Condition Constraint Overlay; and
 - Existing Rural Hamlet Overlay.

	Location	Standards
1.	On that land which is: <ol style="list-style-type: none"> adjacent to State Highway 73 (Southern Motorway) between Annex and Curletts Roads; and 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>

	Location	Standards
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> <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 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 road shall be 40 metres. <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> <ul style="list-style-type: none"> 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 b. Buildings, other than residential units, shall also be insulated, where applicable, to comply with the provisions of Appendix 14.15.4.

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.

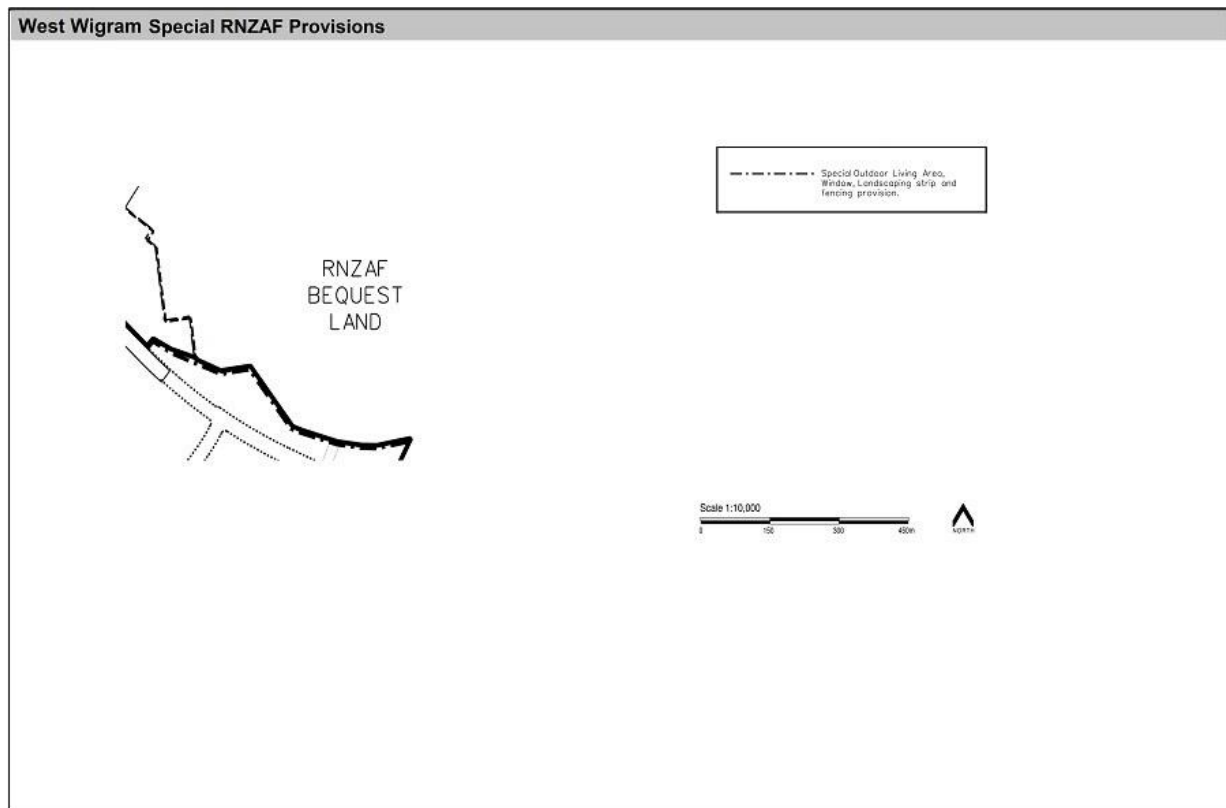


Figure 6: West Wigram Special RNZAF Provisions

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	a. Buildings for; b. Guest accommodation; c. Community facility; d. Pre-school; e. Education facility; f. Health care facility; g. Place of assembly; and h. 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	a. Buildings for; b. Guest accommodation; c. Community facility; d. Pre-school; e. Education facility; f. Health care facility; g. Place of assembly; and h. 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.

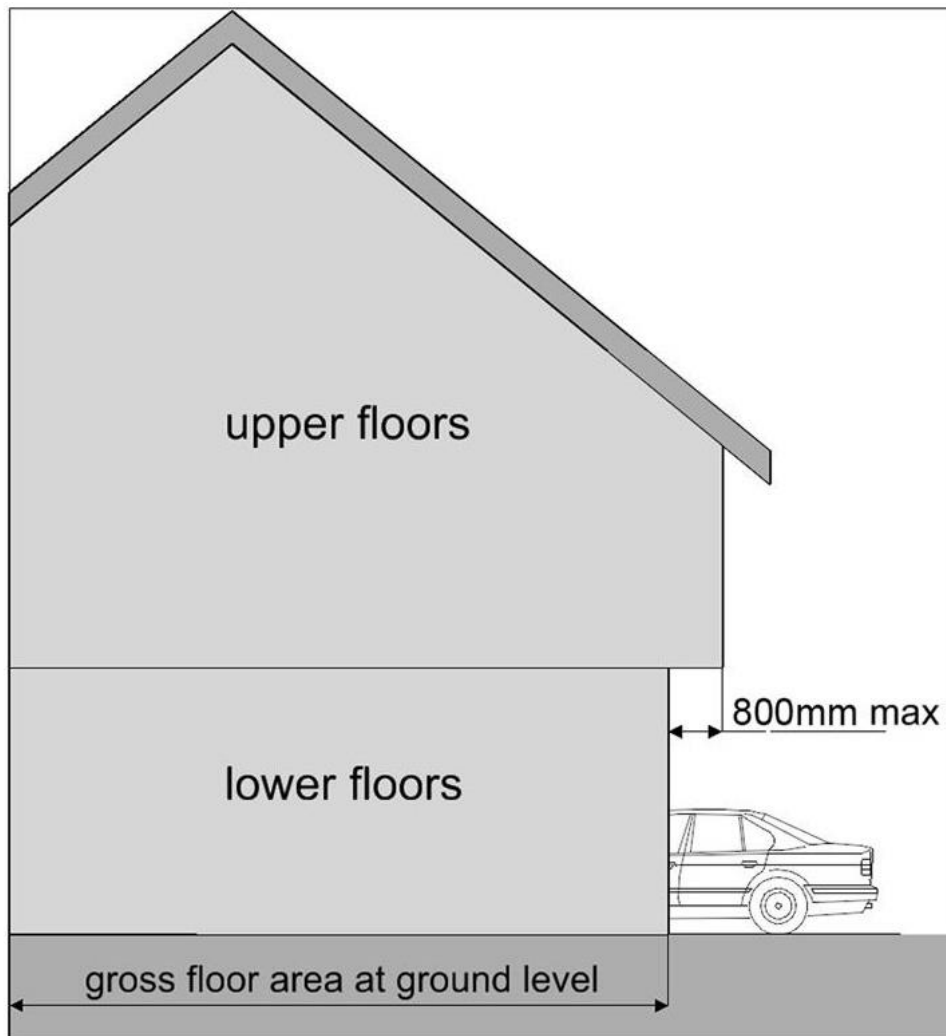


Figure 9: Building overhangs

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	<p>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.</p>

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	<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. c. On sites located within the Riccarton Wastewater Interceptor Overlay, until (date of completion of infrastructure work): <ul style="list-style-type: none"> i. the minimum site area for any residential unit shall be 330m².
P2	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms	Nil
P3	Conversion of an elderly person's housing unit existing at 6 December 2013, into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a bond or other appropriate legal instrument	<p>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.
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.

Activity		Activity specific standards										
		<div><div>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.</div><div>d. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of:<div><div>i. 0700 – 2100 Monday to Friday; and</div><div>ii. 0800 – 1900 Saturday, Sunday and public holidays.</div></div></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></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></div></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></div></div>										
P7	Education activity	<div>The activity shall:</div>										
P8	Pre-schools	<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>										
P9	Health care facility	<div>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;</div>										
P10	Veterinary care facility	<div>c. limit outdoor advertising to a maximum area of 2m²;</div>										
P11	Place of assembly	<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:<table><tr><td>Education activity</td><td><div><div>i. 0700 – 2100 Monday to Saturday; and</div><div>ii. Closed Sunday and public holidays.</div></div></td></tr><tr><td>Pre-schools</td><td><div><div>i. 0700 – 2100 Monday to Friday, and</div><div>ii. 0700 – 1300 Saturday, Sunday and public holidays.</div></div></td></tr><tr><td>Health care facility</td><td><div>i. 0700 – 2100.</div></td></tr><tr><td>Veterinary care facility</td><td></td></tr><tr><td>Places of assembly</td><td></td></tr></table></div></div> <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>	Education activity	<div><div>i. 0700 – 2100 Monday to Saturday; and</div><div>ii. Closed Sunday and public holidays.</div></div>	Pre-schools	<div><div>i. 0700 – 2100 Monday to Friday, and</div><div>ii. 0700 – 1300 Saturday, Sunday and public holidays.</div></div>	Health care facility	<div>i. 0700 – 2100.</div>	Veterinary care facility		Places of assembly	
Education activity	<div><div>i. 0700 – 2100 Monday to Saturday; and</div><div>ii. Closed Sunday and public holidays.</div></div>											
Pre-schools	<div><div>i. 0700 – 2100 Monday to Friday, and</div><div>ii. 0700 – 1300 Saturday, Sunday and public holidays.</div></div>											
Health care facility	<div>i. 0700 – 2100.</div>											
Veterinary care facility												
Places of assembly												

Activity		Activity specific standards
		<p>f. in relation to pre-schools, veterinary care facilities and places of assembly:</p> <ul style="list-style-type: none"> 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; <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	Community corrections facilities	<p>The facilities shall:</p> <ul style="list-style-type: none"> 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 2m².
P13	Community welfare facilities	
P14	Spiritual facilities	<p>The facility shall:</p> <ul style="list-style-type: none"> a. limit the hours of operation to 0700-2200; and b. not include the storage of more than one heavy vehicle on the site of the activity.
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	<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 14.3.3.3 – Building height and 14.3.3.6 – 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</p>

Activity		Activity specific standards
		<p>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> <p>a. 14.3.3.3 – Building height and maximum number of storeys;</p> <p>b. 14.3.3.4 – Site coverage;</p> <p>c. 14.3.3.5 – Outdoor living space;</p> <p>d. 14.3.3.6 – Daylight recession planes; or</p> <p>e. 14.3.3.7 – Minimum building setback from internal boundaries and railway lines.</p>	<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 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	Salvation Army Addington Overlay	
	P18.1 Family store	<p>a. The activity shall take place in the existing (20 August 2014) Family store within the Salvation Army Addington Overlay.</p>
	P18.2 Addiction services	<p>a. The activity shall:</p> <ol style="list-style-type: none"> only locate within the Salvation Army Addington Overlay; provide for a maximum of 19 overnight beds; and 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	<p>a. The activity shall:</p> <ol style="list-style-type: none"> only locate within the Salvation Army Addington Overlay; provide for a maximum of 85 residents including those on

Activity	Activity specific standards
	<p>reintegration programmes, which may be in a mixture of individual and shared housing; and</p> <p>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).</p>
<p>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).</p>	<p>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).</p>
<p>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:</p> <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 h. Warehouse activity. 	<ul style="list-style-type: none"> a. The maximum gross floor area of retail activity shall be 1500m². b. Heavy vehicle movements associated with any warehouse activity shall be limited to the hours of 0700 to 1900.
<p>P20 Relocation of a building</p>	<p>Nil</p>
<p>P21 Temporary military or emergency service training activities</p>	
<p>P22 Market gardens, community gardens, and garden allotments</p>	



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	a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6

Activity		The Council's control is reserved to the following matters:
C2	Activities that do not comply with Rule 14.3.3.2 – Tree and garden planting	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	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	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	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	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
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	<p>Convenience activities where:</p> <ul style="list-style-type: none"> a. the site is located on the corner of a minor arterial road; 	<ul style="list-style-type: none"> a. Residential design principles – Rule 14.14.1 b. Scale of activity – Rule 14.14.5

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"> 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: <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
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: <ul style="list-style-type: none"> 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: <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
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.	
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. 	<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:
	<p>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.</p> <p>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.</p>	
RD11	<p>Temporary lifting or moving of earthquake damaged buildings that does not comply with the standards in Rule 14.3.2.1 P17.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	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	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	<p>Spiritual facilities that do not comply with the hours of operation in Rule 14.3.2.1 P14.</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 written approval).</p>	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)	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	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)	a. Impacts on neighbouring property – Rule 14.14.3
RD18	Buildings that do not comply with Rule 14.3.3.8 – Minimum setback and distance to living area windows	b. Minimum building, window and balcony setbacks – Rule 14.14.19
RD19	<p>Residential units that do not comply with 14.3.3.5 – Outdoor living space</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	a. Outdoor living space – Rule 14.14.21
RD20	<p>Buildings that do not comply with Rule 14.3.3.9 – Road boundary building setback</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
RD21	Buildings that do not comply with Rule 14.3.3.10 – Street scene amenity and safety – fences	

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.	
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	Redevelopment of brownfield areas for mixed commercial and residential activities on the following sites: Deans Avenue (Former Saleyards)

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; or within 5 metres of the centre line of 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 or 33kV electricity distribution line support structure foundation.</p> <p>c. Fences within 5 metres of an 11kV Heathcote to Lyttelton 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)

	Activity
	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.

14.3.3 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> <p>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.</p>

	Activity	Standard
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:
- 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

- 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

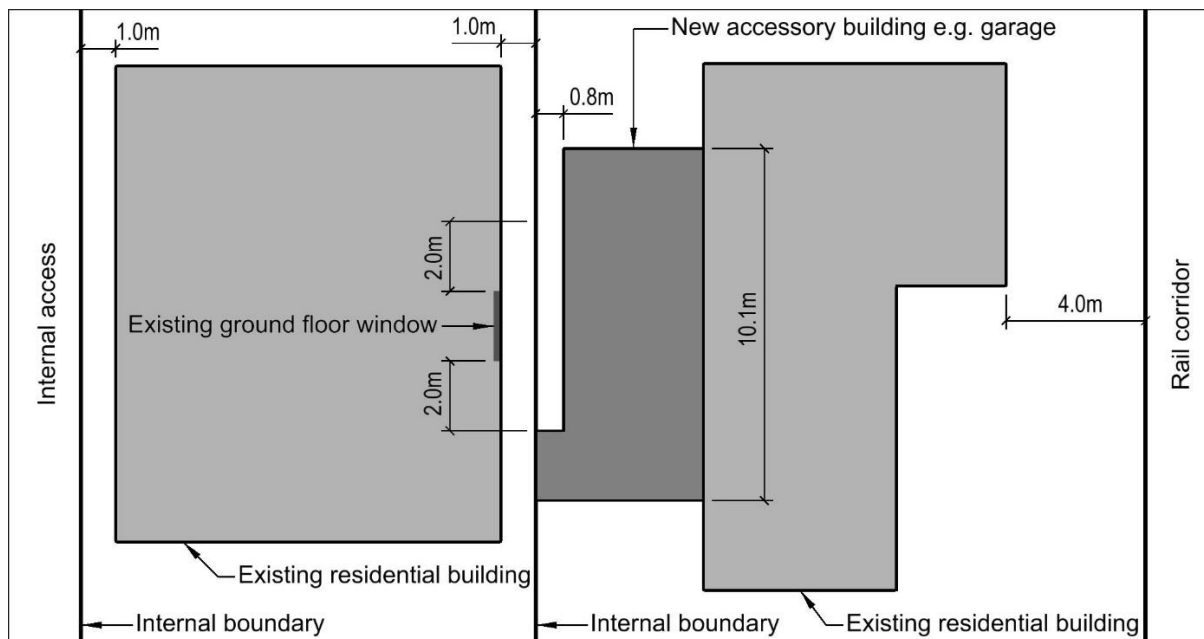


Figure 2: Separation from neighbours

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:

1. This rule shall not apply to a window at an angle of 90 degrees or greater to the boundary.
2. See sill height in the definition of window.
3. 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
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.

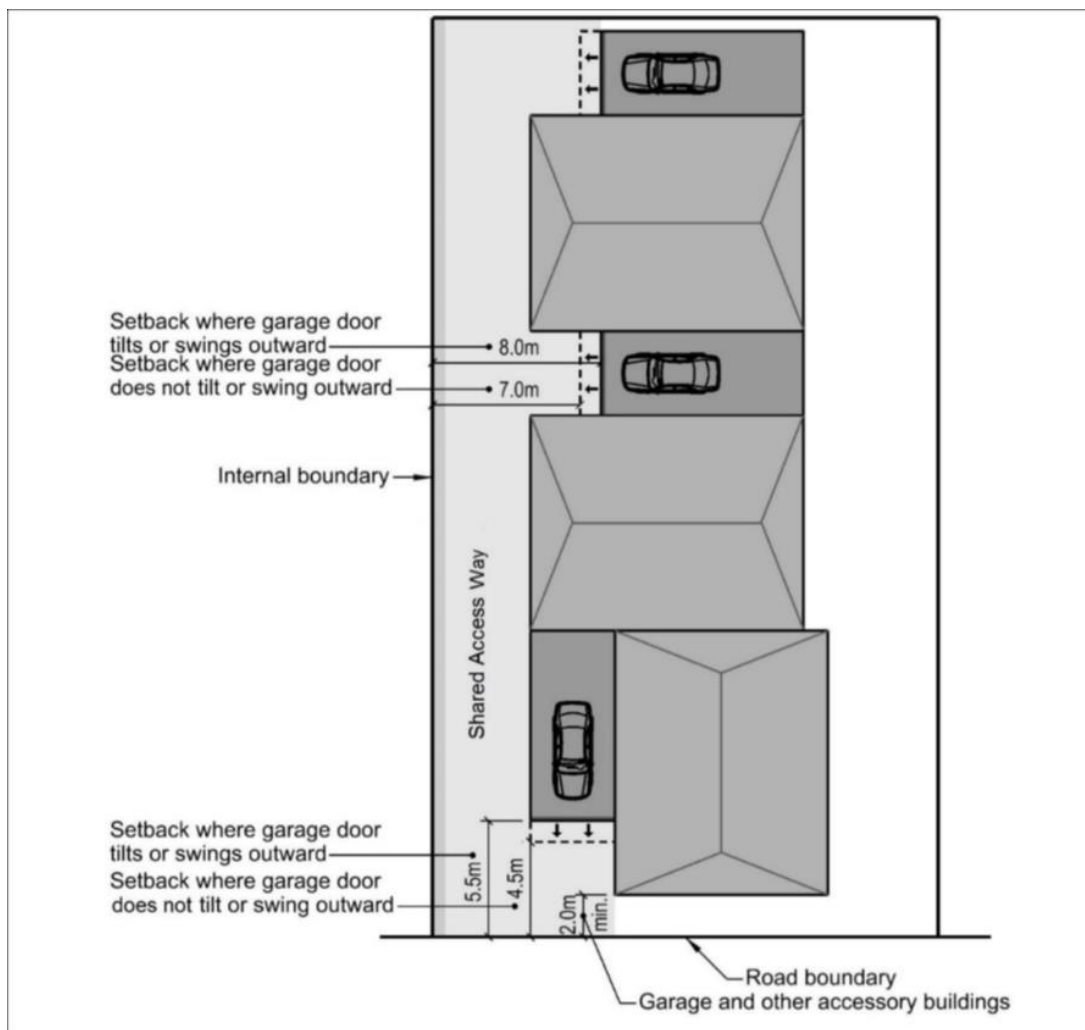


Figure 7: Street scene and access ways

Note:

1. This diagram is an illustrative example only, showing one way the rule may be applied in the Residential Medium Density Zone.
2. 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.

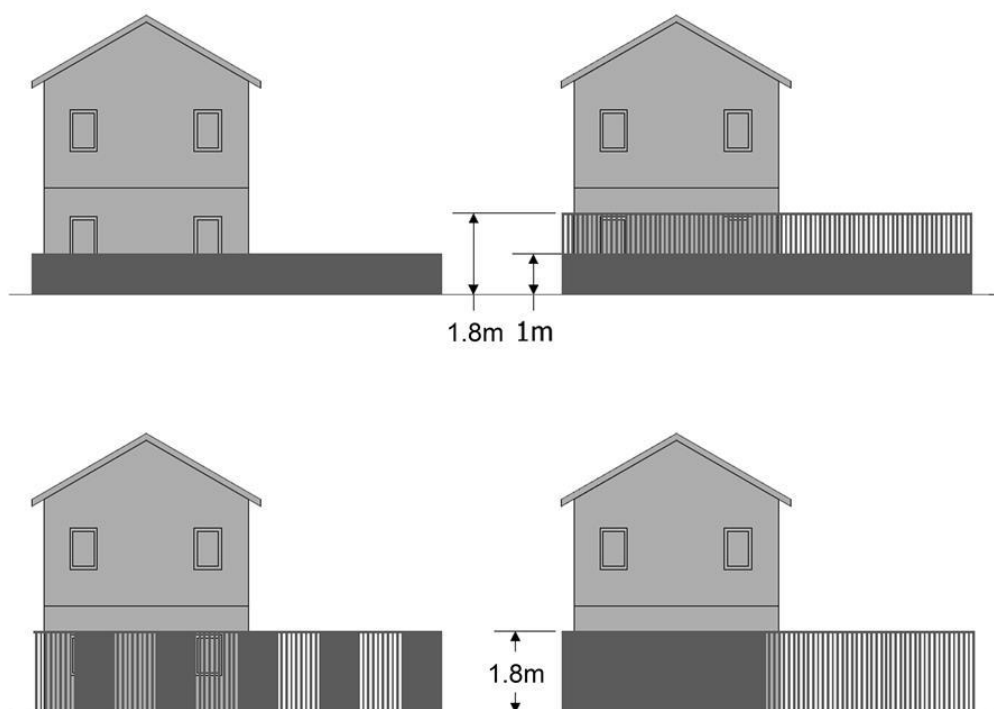


Figure 8: Fencing and screening structures

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.

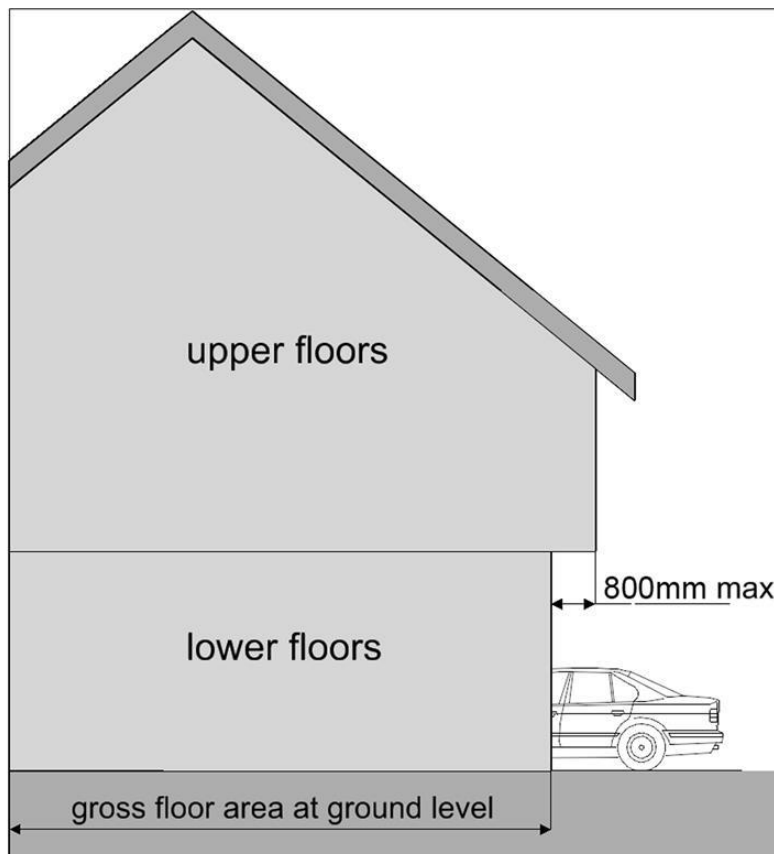


Figure 9: Building overhangs

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
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):
 - i. any residential unit fronting a road or public space shall have a habitable space located at the ground level; and
 - ii. at least 50% of all residential units within a development shall have a habitable space located at the ground level.
- 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:
 - 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.

14.3.3.15 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: <ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> a. The activity specific standards in Rule 14.3.2.1 do not apply. b. The facility or activity shall: <ul style="list-style-type: none"> i. comprise less than 500m² gross leasable floor space; and ii. limit the hours of operation when the 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	<ul style="list-style-type: none"> a. The activity shall achieve the following built form standards as follows: <ul style="list-style-type: none"> i. 14.3.3.3 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: <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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: b. visible from the street; c. located in that part of the site between the road boundary and the main residential unit on the site; or d. involves changes to the front façade of the main residential unit of the site. e. This rule does not apply to: <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. iv. Any application arising from this rule shall not be limited or publicly notified. 	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) Any application arising from this rule shall not be limited or publicly notified.	a. Street scene - road boundary building setback, fencing and planting – Rule 14.14.19
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.	a. Specific setback provisions - Residential Suburban Zone Wigram - Rule 14.14.14

Activity/area		The Council's discretion shall be limited to the following matters:
	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).	
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	a. 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	a. 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	a. 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	a. 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	a. Buildings in the Accommodation and Community Facilities Overlay that do not comply with Rule 14.3.4.6.4 – Maximum continuous building length. b. Any application arising from this rule shall not be limited or publicly notified.	c. Impacts on neighbouring property – Rule 14.14.3 d. Residential design principles – Rule 14.14.1.c only
RD11	a. Buildings in the Accommodation and Community Facilities Overlay that do not comply with Rule 14.3.4.6.5 – Front entrances and facades. b. Any application arising from this rule shall not be limited or publicly notified.	c. Residential design principles – Rule 14.14.1

Activity/area		The Council's discretion shall be limited to the following matters:
RD12	a. Activities in the Accommodation and Community Facilities Overlay that do not comply with Rule 14.3.4.6.6 – Landscaped areas. b. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18

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:
- Residential Medium Density Higher Height Limit and Site Density Overlay at Deans Avenue;
 - Residential Medium Density Zone Wigram shown on Figure 6; and
 - Residential Medium Density Zone in Sumner Master plan Overlay in Appendix 14.15.6.

	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)

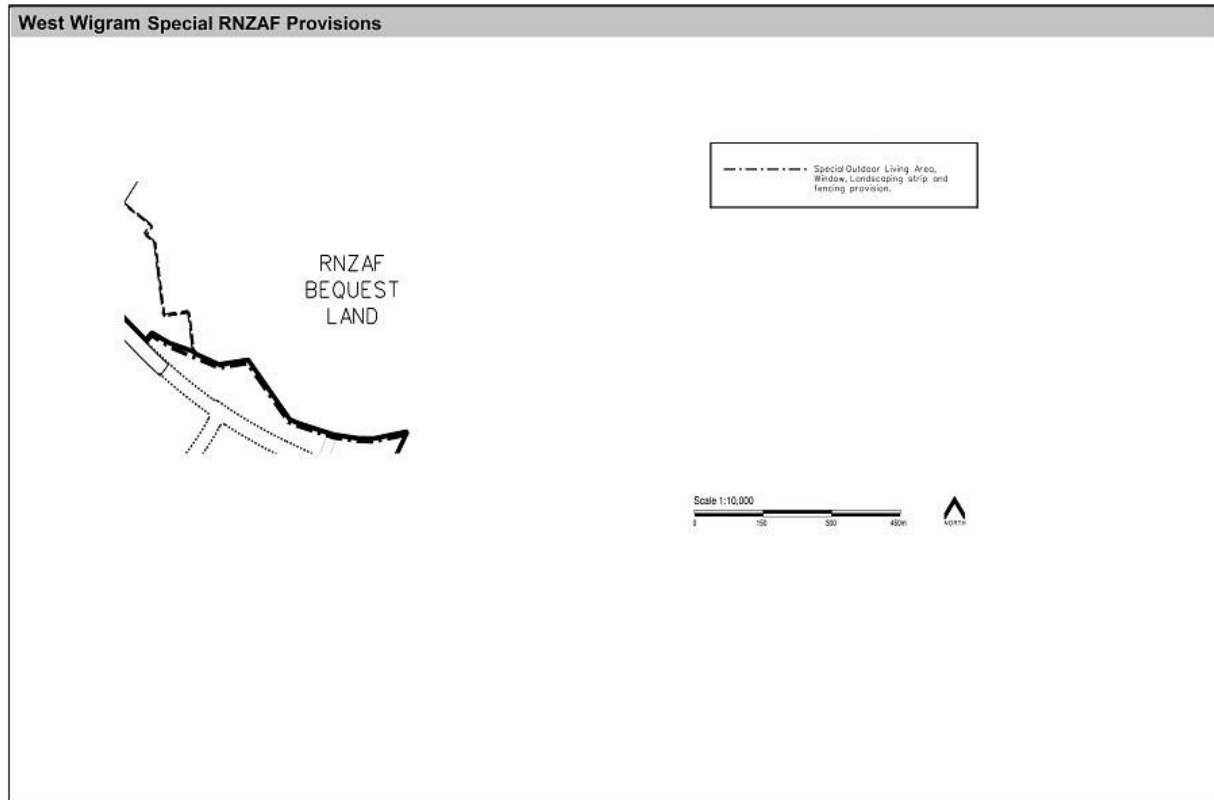


Figure 6: West Wigram Special RNZAF Provisions

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:
 - i. occupy the full public access way frontage of the site;
 - ii. provide a minimum of 60% and a maximum of 90% of visually transparent glazing at the ground floor and a minimum of 20% and a maximum of 90% visually transparent glazing at each floor above the ground floor; and
 - iii. provide pedestrian access directly from the public access way.

14.3.4.6.3 Building height

- a. This applies to:
 - i. Residential Medium Density Zone in the Commercial Local Zone (St Albans) Outline development plan shown as Area A in Chapter 15 Appendix 15.10.4; and
 - ii. 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	a. Buildings for: b. Guest accommodation; c. Community facility; d. Pre-school; e. Education facility; f. Health care facility; g. Place of assembly; and h. 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	a. Buildings for; b. Guest accommodation; c. Community facility; d. Pre-school; e. Education facility; f. Health care facility; g. Place of assembly; and h. 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: <ol style="list-style-type: none"> a minimum density of 1 tree per every 10 metres of road frontage or part thereof, distributed across the frontage; and 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:
- 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 8 – Beverley	500m ²

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	<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. <p>Note: for residential activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>
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 70m². 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: for minor residential units within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>
P3	Retirement villages	<ul style="list-style-type: none"> 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:

Activity		Activity specific standards
		<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 b. at least one carer residing permanently within the residential unit. <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> <ul style="list-style-type: none"> a. a maximum of 6 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. <p>Note: for bed and breakfast within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>

Activity		Activity specific standards						
P8	Education activity	<div>The activity shall:</div> <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 a health care facility, less than 300m²;</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><div><table><tr><td>Education activity</td><td><div><div>i. 0700 – 2100 Monday to Saturday; and</div><div>ii. Closed Sunday and public holidays.</div></div></td></tr><tr><td>Pre-schools</td><td rowspan="3"><div>i. 0700 – 2100.</div></td></tr><tr><td>Health care facility</td></tr><tr><td>Veterinary care facility</td></tr></table></div></div> <div>e. in relation to pre-schools, veterinary care facilities and places of assembly:</div> <div><div>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;</div><div>ii. only locate on residential blocks where there are no more than two non-residential activities already within that block;</div></div> <div>Note: See Figure 1.</div> <div><div>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;</div><div>g. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of 4;</div><div>h. not include the storage of more than one heavy vehicle on the site of the activity.</div></div> <div>Note: For P8, P9, P10 and P11 activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</div>	Education activity	<div><div>i. 0700 – 2100 Monday to Saturday; and</div><div>ii. Closed Sunday and public holidays.</div></div>	Pre-schools	<div>i. 0700 – 2100.</div>	Health care facility	Veterinary care facility
Education activity	<div><div>i. 0700 – 2100 Monday to Saturday; and</div><div>ii. Closed Sunday and public holidays.</div></div>							
Pre-schools	<div>i. 0700 – 2100.</div>							
Health care facility								
Veterinary care facility								
P9	Pre-schools							
P10	Health care facility							
P11	Veterinary care facility							
P12	Spiritual facilities	<div>The facility shall:</div> <div><div>a. limit the hours of operation to 0700-2200; and</div><div>b. not include the storage of more than one heavy vehicle on the site of the activity.</div></div> <div>Note: for P12 activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</div>						

Activity	Activity specific standards
P13 Community corrections facilities	<p>The facilities shall:</p> <ul style="list-style-type: none"> 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 2m². <p>Note: for P14 activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>
P14 Community welfare facilities	
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	<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 14.4.3.2 – Building height and 14.4.3.5 – 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. <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 Temporary lifting or moving of earthquake damaged buildings where the activity does not comply with one or more of: <ul style="list-style-type: none"> a. 14.4.3.2 – Building height; b. 14.4.3.3 – Site coverage; c. 14.4.3.4 – Minimum building setback from side and rear internal boundaries and railway lines; or d. 14.4.3.5 – Daylight recession planes. 	<ul style="list-style-type: none"> 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.

Activity		Activity specific standards
		<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	Conversion of a residential unit into two residential units within the Akaroa and Lyttelton Character Area Overlays.	<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> <p>Note: for P18 activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>
P19	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 (movements) shall not take place on more than 5 days in any 1 month period.</p> <p>d. The flights (movements) shall not exceed 3 in any 1 week.</p> <p>e. Any movements shall only occur between 0800 and 1800 hours.</p> <p>f. No movements shall take place within 25 metres of any residential unit unless that residential unit is owned or occupied by the applicant.</p> <p>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.</p>
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	a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety - Rule 14.14.6

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	
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	a. Impacts on neighbouring property – Rule 14.14.3 b. Minimum building window and balcony setbacks – Rule 14.14.19

Activity	The Council's discretion shall be limited to the following matters:
RD9 Residential units that do not comply with Rule 14.4.3.7. 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
RD10 Multi-unit residential complexes Note: for multi-unit residential complexes within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.	a. Residential design principles — Rule 14.14.1
RD11 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: a. P5 – Home occupation; b. P8 – Education activity; c. P9 – Pre-schools; d. P10 – Health care facility; or e. P11 – Veterinary care facility. Any application arising from these rules shall not be limited or publicly notified. 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.	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
RD12 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 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
RD13 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 P14.1 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 a. Non-residential hours of operation - Rule 14.14.22

Activity		The Council's discretion shall be limited to the following matters:
RD14	Retirement villages that do not comply with any one or more of the activity specific standards in Rule 14.4.2.1 P3 Note: for retirement villages within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.	a. Retirement villages - Rule 14.14.10
RD15	Boarding house Note: for boarding houses within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.	a. Scale of activity – Rule 14.14.5 b. Traffic generation and access safety – Rule 14.14.6
RD16	Activities and buildings that do not comply with Rule 14.4.3.4(3) 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.
RD17	Spiritual facilities that do not comply with the hours of operation in Rule 14.4.2.1 P12. 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).	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.

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> <ul style="list-style-type: none"> i. within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line or within 12 metres of the foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National Grid transmission line or within 10 metres of a foundation of an associated support structure; or <p>b. Fences within 5 metres of a National Grid transmission line support structure foundation.</p> <p>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> <ul 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> <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 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 or within 5 metres of a foundation of an associated support structure.

Activity	
	<p>b. Fences within 5 metres of a 66kV or 33kV electricity distribution line support structure foundation.</p> <p>c. Fences within 5 metres of an 11kV Heathcote to Lyttelton 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"> 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.

14.4.3 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 with a no complaints covenant, provided that the works comply with Rule 14.4.4.4.1.	a. Lyttelton Port Influences Overlay – Rule 14.14.15

	Activity/area	The Council's discretion shall be limited to the following matters
	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).	
RD2	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 40m ² within a 10 year continuous period with a no complaints covenant, provided that the works comply with Rule 14.4.4.4.1. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval).	
RD3	Within the Lyttelton Character Area Overlay; 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	Within the Akaroa Character Area Overlay; 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	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. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval).
NC2	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. 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).

	The activities listed below are a non-complying activity
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:
- 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:
 - A. are no more than 800mm above ground level and are uncovered or unroofed; or
 - B. where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site;

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.

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	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 650m ² . b. The minor residential unit shall have a minimum gross floor area of 35m ² and a maximum gross floor area of 70m ² . c. The parking areas of both units shall be accessed from the same access.															
P3	Social housing complexes	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: <table border="1" data-bbox="641 1496 1252 1765"> <tr> <th></th><th>Number of bedrooms</th><th>Minimum net floor area</th></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> 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															

Activity		Activity specific standards
P4	Older person's housing unit	a. Any older person's housing unit shall have a maximum gross floor area of 120m ² .
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	a. Each converted flat shall have a minimum gross floor area, excluding terraces, garages, sun decks, and verandahs, of 35m ² .
P6	Conversion of a residential unit (within, or as an extension to, a residential unit) into two residential units	a. Each residential unit shall have a minimum gross floor area, excluding terraces, garages, sun decks and verandahs, of 35m ² .
P7	Replacement of a residential unit with two residential units	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.
P8	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. 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 2m ² .
P9	Care of non-resident children within a residential unit in return for monetary payment to the carer	There shall be: <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.
P10	Bed and breakfast	There shall be: <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.
P11	Education activity	The activity shall:
P12	Pre-schools	
P13	Health care facility	

Activity		Activity specific standards								
P14	Veterinary care facility	<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 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>i. 0700 – 2100 Monday to Friday, and</div><div>ii. 0700 – 1300 Saturday, Sunday and public holidays.</div></td></tr><tr><td>Health care facility</td><td rowspan="3">i. 0700 – 2100.</td></tr><tr><td>Veterinary care facility</td></tr><tr><td>Places of assembly</td></tr></table> <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> <div>f. in relation to pre-schools, health care facilities, veterinary care facilities and places of assembly:</div> <div><div>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</div><div>ii. only locate on residential blocks where there are no more than two non-residential activities already within that block;</div></div> <div>Note: See Figure 1.</div> <div>g. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four;</div> <div>h. in relation to places of assembly, entertainment facilities shall be closed Sunday and public holidays; and</div> <div>i. not include the storage of more than one heavy vehicle on the site of the activity.</div>	Education activity	<div>i. 0700 – 2100 Monday to Saturday; and</div> <div>ii. Closed Sunday and public holidays.</div>	Pre-schools	<div>i. 0700 – 2100 Monday to Friday, and</div> <div>ii. 0700 – 1300 Saturday, Sunday and public holidays.</div>	Health care facility	i. 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>i. 0700 – 2100 Monday to Friday, and</div> <div>ii. 0700 – 1300 Saturday, Sunday and public holidays.</div>									
Health care facility	i. 0700 – 2100.									
Veterinary care facility										
Places of assembly										
P15	Places of assembly									
P16	Spiritual facilities	<div>The facility 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 less than 250m²;</div> <div>c. limit the hours of operation to 0700-2100; and</div>								

Activity		Activity specific standards
		d. not include the storage of more than one heavy vehicle on the site of the activity.
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	Nil
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	Nil
P21	Temporary military or emergency service training activities	

Activity		Activity specific standards
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.	

Activity		The Council's discretion shall be limited to the following matters:
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
RD10	Community welfare facilities that do not comply with any one or more of the activity specific standards in Rule 14.5.2.1 P17. 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
RD11	Buildings that do not comply with Rule 14.5.3.2 – 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
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.	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	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	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.

Activity		The Council's discretion shall be limited to the following matters:
		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	a. Impacts on neighbouring properties – Rule 14.14.3
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	b. Minimum building, window and balcony setbacks – Rule 14.14.19
RD17	Buildings that do not comply with Rule 14.5.3.8 – 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
RD18	Residential units that do not comply with Rule 14.5.3.11 – 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
RD19	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: 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. 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
RD20	Within the Residential Hills Mixed Density Overlay, any activity that does not comply with Rule 14.5.3.2 – Site density. Any application arising from this rule shall not be limited or publicly notified.	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	Within the Residential Hills Mixed Density Overlay, the creation of any attached residential units where the total floor area is greater than 500m ² . Any application arising from this rule shall not be limited or publicly notified.	a. Residential design principles – Rule 14.14.1
RD22	Convenience activities	a. Residential design principles – Rule 14.14.1; b. Scale of activity – Rule 14.14.5

Activity	The Council's discretion shall be limited to the following matters:
	c. Traffic generation and access safety – Rule 14.14.6 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"> 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>

Activity	
	<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.

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

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:
 - 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

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
----	---------------	----------

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.

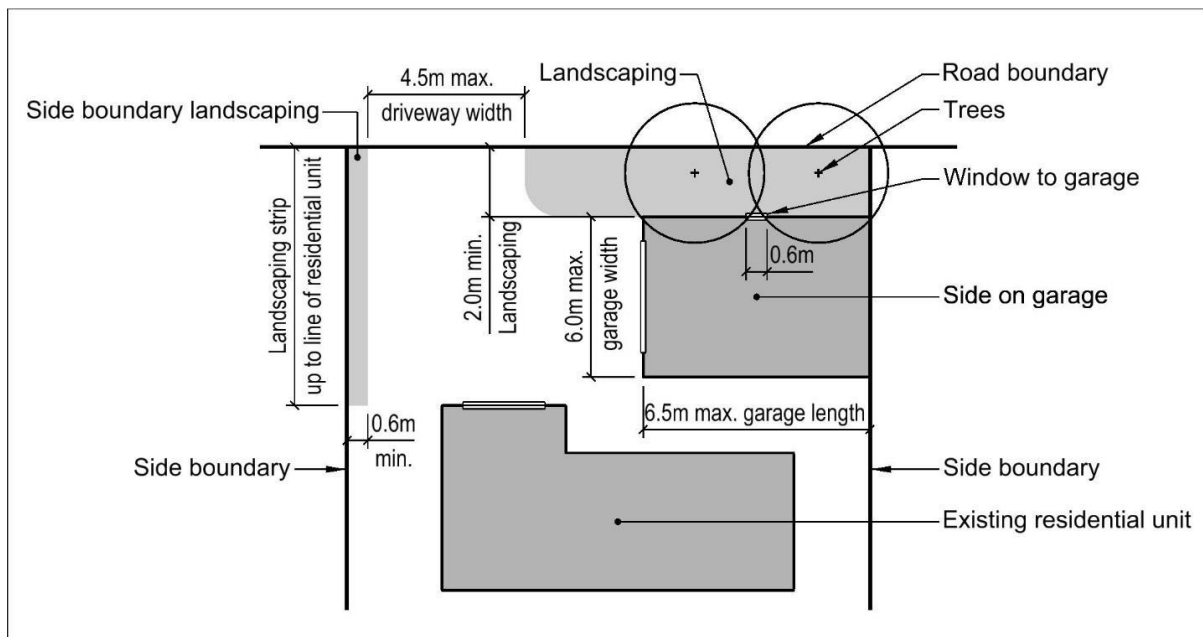


Figure 3: Side extension

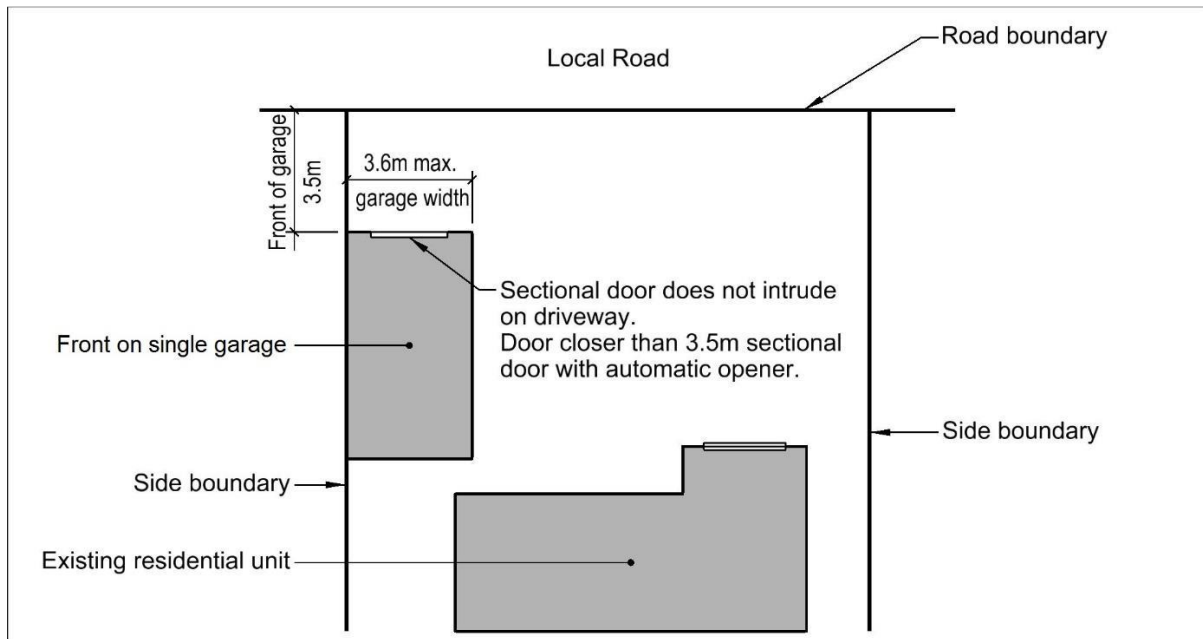


Figure 4: Front extension

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

14.5.4 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> <ol 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> <ol 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. 	a. Character Area Overlay – Rule 14.14.24

	Location	Controlled activity	The matters over which Council reserves its control
		Any application arising from this rule shall not be limited or publicly notified.	

14.6 ***This number is not used***

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. 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:

Activity		Activity specific standards								
		<div><div><div>i.0700 – 2100 Monday to Friday; and</div><div>ii.0800 – 1900 Saturday, Sunday and public holidays.</div></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></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.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></div>								
P7	Bed and breakfast	<div>There shall be:</div> <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></div>								
P8	Education activity	<div>The activity shall:</div> <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 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></div> <table><tr><td>Education activity</td><td><div><div>i.0700 – 2100 Monday to Saturday; and</div><div>ii.Closed Sunday and public holidays.</div></div></td></tr><tr><td>Pre-schools</td><td><div><div>iii.0700 – 2100 Monday to Friday, and</div><div>iv.0700 – 1300 Saturday, Sunday and public holidays.</div></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> <div><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><div>f.in relation to pre-schools, veterinary care facilities, health care facilities and places of assembly:</div><div><div>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</div></div></div>	Education activity	<div><div>i.0700 – 2100 Monday to Saturday; and</div><div>ii.Closed Sunday and public holidays.</div></div>	Pre-schools	<div><div>iii.0700 – 2100 Monday to Friday, and</div><div>iv.0700 – 1300 Saturday, Sunday and public holidays.</div></div>	Health care facility	v.0700 – 2100.	Veterinary care facility	Places of assembly
Education activity	<div><div>i.0700 – 2100 Monday to Saturday; and</div><div>ii.Closed Sunday and public holidays.</div></div>									
Pre-schools	<div><div>iii.0700 – 2100 Monday to Friday, and</div><div>iv.0700 – 1300 Saturday, Sunday and public holidays.</div></div>									
Health care facility	v.0700 – 2100.									
Veterinary care facility										
Places of assembly										
P9	Pre-schools									
P10	Health care facility									
P11	Veterinary care facility									
P12	Places of assembly									

Activity		Activity specific standards
		<p>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>
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> <p>e. not include the storage of more than one heavy vehicle on the site of the activity.</p>
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> <p>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</p>

Activity		Activity specific standards
		ii. 300m ² 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> <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	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%. Any application arising from this rule shall not be limited or publicly notified.	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
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

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

14.7.3 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 Development Plan in Appendix 8.6.13

	Area	Standard
5.	Samarang Bay Density Overlay	In accordance with the Development Plan in Appendix 8.6.12.
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"> a. 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 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.
P5	Care of non-resident children within a residential unit in	<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

Activity		Activity specific standards								
	return for monetary payment to the carer	b. at least one carer residing permanently within the residential unit.								
P6	Bed and breakfast	There shall be: 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.								
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 200m², or in the case of veterinary care facility 250m²; c. limit outdoor advertising to a maximum area of 2m²; d. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of: <table border="1"><tr><td>Education activity</td><td>i. 0700 – 2100 Monday to Saturday; and ii. Closed Sunday and public holidays.</td></tr><tr><td>Pre-schools</td><td>iii. 0700 – 2100 Monday to Friday, and iv. 0700 – 1300 Saturday, Sunday and public holidays.</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> 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, health 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; h. in relation to places of assembly, entertainment facilities shall be closed Sunday and public holidays; and	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										
P8	Pre-schools									
P9	Health care facility									
P10	Veterinary care facility									
P11	Places of assembly									

Activity		Activity specific standards
		i. not include the storage of more than one heavy vehicle on the site of the activity.
P12	Spiritual 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 formal or informal, is available; b. only occupy a gross floor area of building of less than 250m²; c. limit the hours of operation to 0700-2100; and d. not include the storage of more than one heavy vehicle on the site of the activity.
P13	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 formal or informal, is available; b. only occupy a gross floor area of building of less than 250m²; c. limit the hours of operation when the site is open to patients and clients and deliveries to between the hours of 0700 – 2100; 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 e. not include the storage of more than one heavy vehicle on the site of the activity.
P14	Emergency services facilities	Nil
P15	Reserves	
P16	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 shall not take place on more than five days in any one month period. d. The flights shall not exceed three in any one week. e. Any movements shall only occur between 0800 and 1800hrs. f. No movements shall take within 25 metres of any residential unit unless that residential unit is owned and occupied by the helicopter user. 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.
P17	Repair or rebuild of multi-unit residential complexes damaged by the Canterbury earthquakes of 2010 and 2011 on properties with cross	<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:

Activity	Activity specific standards
leases, company leases or unit titles as at the date of the earthquakes	<p>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;</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, 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	Nil
P19 Temporary military or emergency service training activities	
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	<p>a. Scale of activity – Rule 14.14.5</p> <p>b. Traffic generation and access safety - Rule 14.14.6</p>

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 activity specific standards in Rule 14.8.2.1 P2 a., b., or c.	a. Minor residential units - Rule 14.14.23
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 8.6.10 and Appendix 8.6.11
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:
<p>f. P12 Spiritual facilities; and</p> <p>g. P13 Community welfare facilities.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	
<p>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:</p> <p>a. P4 Home occupation</p> <p>b. P5 Care of non-resident children within a residential unit in return for monetary payment to the carer; and</p> <p>c. P6 Bed and breakfast.</p> <p>Any application arising from this rule shall not be publicly notified but may be limited notified to affected persons.</p>	<p>As relevant to the breached rule:</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>RD10 Buildings that do not comply with Rule 14.8.3.2 – Building height up to 9m.</p>	<p>a. Impacts on neighbouring property – Rule 14.14.3</p> <p>b. Residential design principles – Rule 14.14.1.g – Hillside and small settlement areas</p>
<p>RD11 Activities and buildings that do not comply with Rule 14.8.3.3 – Site coverage</p>	<p>a. Site density and site coverage – Rule 14.14.2</p>
<p>RD12 Buildings that do not comply with Rule 14.8.3.4 – Daylight recession planes</p>	<p>a. Impacts on neighbouring property – Rule 14.14.3</p>
<p>RD13 Buildings that do not comply with Rule 14.8.3.5 – Minimum building setbacks from internal boundaries</p>	<p>a. Impacts on neighbouring properties – Rule 14.14.3</p> <p>b. Minimum building, window and balcony setbacks – Rule 14.14.19</p>
<p>RD14 Buildings that do not comply with Rule 14.8.3.6 – Road boundary building setback.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18</p>
<p>RD15 Buildings that do not comply with Rule 14.8.3.7 – Building reflectivity and colour</p>	<p>a. Residential design principles – Rule 14.14.1.g</p>
<p>RD16 Residential units that do not comply with Rule 14.8.3.8 – 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>

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> <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.

14.8.3 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 8.6.10 Takamatua development plan	No more than 1 residential unit per site
4.	For that part of the Residential Small Settlement Zone identified in Appendix 8.6.10 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

	Zone/activity	Standard
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 2 metres above any adjoining site boundary that is not a road boundary.
- b. Within the Kainga Overlay Area 1 and 2 and the Spencerville Overlay Area, buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.15.2 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: <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. 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 .

Activity		Activity specific standards						
P5	Home occupation	<div>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.</div> <div>b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.</div> <div>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.</div> <div>d. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of:<div><div>i. 0700 – 2100 Monday to Friday; and</div><div>ii. 0800 – 1900 Saturday, Sunday and public holidays.</div></div></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>						
P6	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>						
P7	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>						
P8	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 a health care facility, less than 300m²;</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><div>i. 0700–2100 Monday to Saturday; and</div><div>ii. Closed Sunday and public holidays.</div></div></td></tr><tr><td>Pre-school</td><td><div><div>iii. 0700–2100 Monday to Friday, and</div><div>iv. 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. 0700–2100 Monday to Saturday; and</div><div>ii. Closed Sunday and public holidays.</div></div>	Pre-school	<div><div>iii. 0700–2100 Monday to Friday, and</div><div>iv. 0700–1300 Saturday, Sunday and public holidays.</div></div>	Health care facility	
Education activity	<div><div>i. 0700–2100 Monday to Saturday; and</div><div>ii. Closed Sunday and public holidays.</div></div>							
Pre-school	<div><div>iii. 0700–2100 Monday to Friday, and</div><div>iv. 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							

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>	Veterinary care facility	v. 0700–2100	Places of assembly	<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>
Veterinary care facility	v. 0700–2100					
Places of assembly						
P13	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>				
P14	Community corrections facilities	<p>The facility 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> <p>b. limit signage to a maximum area of 2m².</p>				
P15	Community welfare facilities					
P16	Emergency services facilities	Nil				
P17	Temporary lifting or moving of earthquake damaged buildings where the activity does not meet one or more of Rules: a. 14.9.3.1 – Building height; b. 14.9.3.2 – Site coverage; c. 14.9.3.3 – Outdoor living space;	<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 consistent with a resource</p>				

Activity	Activity specific standards
<p>d. 14.9.3.4 – Daylight recession planes; or</p> <p>e. 14.9.3.5 – Minimum building setbacks from internal boundaries and railway lines.</p>	<p>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	<p>a. 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.

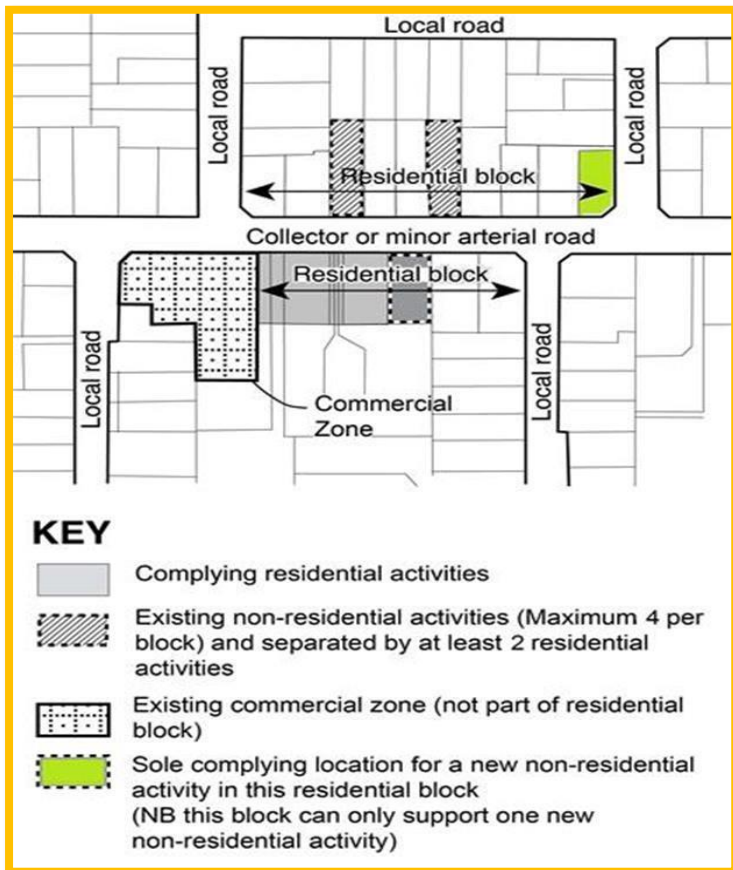


Figure 1: Residential coherence

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

Activity		The matters over which Council reserves its control:
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: 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.	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.	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

Activity	The Council's discretion shall be limited to the following matters:
RD4 Convenience activities where: <ul style="list-style-type: none"> 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 50m² public floor area; c. the activity does not include the sale of alcohol; d. signage 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"> 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.	<ul style="list-style-type: none"> 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.	<ul style="list-style-type: none"> a. Impacts on neighbouring property - Rule 14.14.3
RD7 Buildings that do not meet Rule 14.9.3.4 – Daylight recession plane.	<ul style="list-style-type: none"> 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.	<ul style="list-style-type: none"> 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.	<ul style="list-style-type: none"> 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 Rule 14.9.3.10 - Garages 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
RD11 Activities and buildings that do not meet Rule 14.9.3.14 - minimum unit size Any application arising from this rule shall not be publicly or limited notified.	<ul style="list-style-type: none"> a. Minimum unit size – Rule 14.14.4
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)	<ul style="list-style-type: none"> a. Impacts on neighbouring property - Rule 14.14.3

Activity		The Council's discretion shall be limited to the following matters:
		b. Minimum building window and balcony setbacks – Rule 14.14.19
RD13	Buildings that do not meet Rule 14.9.3.5(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.
RD14	Buildings that do not meet Rule 14.9.3.11 - Road boundary building setback. Any application arising from this rule shall not be publicly or limited notified.	a. Street scene – road boundary, building setback, fencing and planting – Rule 14.14.18
RD15	Residential units that do not meet Rule 14.9.3.15 – 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 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: a. P5 Home occupation; b. P8 Education activity c. P9 Pre-school; d. P10 Health care facility; e. P11 Veterinary care facility. Any application arising from this rule shall not be publicly or limited notified.	As relevant to the built form standard that is not met: 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
RD17	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. 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
RD18	Community corrections and community welfare facilities that do not meet any one or more of the	As relevant to the built form standard that is not met: a. Scale of activity – Rule 14.14.5

Activity		The Council's discretion shall be limited to the following matters:
	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.	<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
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.
RD24	Show homes that do not meet Rule 14.9.2.1 P23	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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); 	<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

Activity		The Council's discretion shall be limited to the following matters:
	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).	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: <ul style="list-style-type: none"> 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	<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 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>

Activity	
	<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	<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; 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. b. Fences within 5 metres of a 66kV, 33kV and the 11kV Heathcote to Lyttelton electricity distribution line support structure foundation. <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	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.
NC4	Quarrying activity

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 15 July 2016. 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 15 July 2016. 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:
- Fences walls and retaining walls;
 - Eaves and roof overhangs up to 600 millimetres in width from the wall of a building;
 - Uncovered swimming pools up to 800 millimetres in height above ground level; and/or
 - Decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - are no more than 800 millimetres above ground level and are uncovered or unroofed; or
 - 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	50%

	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.	
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 15 July 2016 .	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 15 July 2016 .	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
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 **15 July 2016** 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 15 July 2016 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.
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 **15 July 2016** 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:
 - i. Prestons Outline Development Plan area in accordance with Appendix 8.6.25 narrative section 1; and
 - ii. 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]

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	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

Activity		The Council's discretion shall be limited to the following matters:
	form standards in Rule 14.11.4 (except 14.11.4.13 and 14.11.4.14; refer to RD3 and RD4 below).	<ul style="list-style-type: none"> ii. Impacts on neighbouring property – Rule 14.14.3 iii. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18 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 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>	<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 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>	<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.

14.11.3.4 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:

- 1. 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.

2. 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
----	---	--

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 iv. Minimum building, window and balcony setbacks – Rule 14.14.19 v. Outdoor living space – Rule 14.14.21

Activity		The Council’s discretion shall be limited to the following matters:
		<div><div>vi.</div><div>Minimum unit size and unit mix – Rule 14.14.4</div></div> <div><div>vii.</div><div>Service, storage and waste management spaces – Rule 14.14.20</div></div> <div><div>viii.</div><div>Acoustic insulation – Rule 14.14.9</div></div> <div><div>ix.</div><div>Traffic generation and access safety – Rule 14.14.6</div></div>
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>	<div><div>a.</div><div>Residential design principles – Rule 14.14.1</div></div> <div><div>b.</div><div>Water supply for fire fighting – Rule 14.14.8</div></div>
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>	<div><div>a.</div><div>Residential design principles – Rule 14.14.1</div></div> <div><div>b.</div><div>Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor</div></div>

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
----	---	--

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	Development of Lot 1 DP 475662, for the purposes of residential activities. Note: if the activity specific standards are met then no other provisions apply.	<ul style="list-style-type: none"> a. There shall be not less than 50 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.

Activity	Activity specific standards
P5 Market gardens, community gardens, and garden allotments.	Nil
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>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.</p> <p>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:</p> <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> <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).</p> <p>Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be publicly or limited notified.</p>
P7 Care of non-resident children within a residential unit in return for monetary payment to the carer	<p>a. There shall be:</p> <ul style="list-style-type: none"> i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and ii. at least one carer residing permanently within the residential unit.
P8 Any non-residential activity up to 40m ² 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>a. Only those persons who reside permanently on the site can be employed in the activity.</p> <p>b. 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>c. The maximum number of vehicle movements per site, other than for residential activities, shall be:</p> <ul style="list-style-type: none"> i. heavy vehicles: 2 per week; and ii. other vehicles: 16 per day.

Activity	Activity specific standards
	<p>d. 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.</p> <p>e. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a building.</p>
<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>	<p>a. Only those persons who reside permanently on the site can be employed in the activity.</p> <p>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:</p> <ul style="list-style-type: none"> i. 0700 – 2100 Monday to Friday, and ii. 0800 – 1900 Saturday, Sunday, and public holidays. <p>c. The maximum number of vehicle movements per site, other than for residential activities, shall be:</p> <ul style="list-style-type: none"> i. heavy vehicles: 2 per week; and ii. other vehicles: 16 per day.
<p>P10 Any community facility, preschool facility or guest accommodation on Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Street.</p>	<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 200.¹</p> <p>¹ Vehicles, other than heavy vehicles associated with any residential activity on the site, shall be included in determining the number of vehicle movements to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicles trips to and from any site.</p>
<p>P11 Fire stations on Lot 1 DP 53863</p>	<p>Nil</p>
<p>P12 Activity associated with a retirement village</p>	<p>Nil</p>
<p>P13 Activity associated with a cultural facility at 52 Rolleston Avenue shown on the overlay on Planning Map 32</p>	<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 Council's discretion shall be limited to the following matters:
<p>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> <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>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 planes – Rule 14.14.29. c. Street scene and accessways - Rule 14.14.30. d. Minimum building setbacks from internal boundaries - Rule 14.14.31. e. Fencing and screening – Rule 14.14.32. a. Landscaping and tree planting – Rule 14.14.33. b. Minimum unit size - Rule 14.14.4. c. Ground floor habitable space – Rule 14.14.26. d. Outdoor living space - Rule 14.14.21. e. Service space – Rule 14.14.27. f. Minimum site density from development and redevelopment of residential units – Rule 14.14.35. g. Water supply for firefighting – Rule 14.14.8
<p>RD2 Any activity involving the erection of new buildings and alterations or additions to existing buildings, 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; <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>	<ul style="list-style-type: none"> a. Urban design in the Residential Central City Zone – Rule 14.14.34
<p>RD3 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>	<ul style="list-style-type: none"> a. Urban design in the Residential Central City Zone – Rule 14.14.34

Activity	The Council's discretion shall be limited to the following matters:
RD4 Retirement villages that meet the following built form standards: Rule 14.13.3.1 Building height Rule 14.13.3.2 Daylight recession planes Rule 14.13.3.3 Road boundary building setback Rule 14.13.3.4 Minimum building setbacks from internal boundaries Rule 14.13.3.12 Water supply for firefighting Any application arising from this rule shall not be limited or publicly notified.	a. Retirement villages – Rule 14.14.10
RD5 Retirement villages that do not meet one or more of the following built form standards: 14.13.3.1 Building height 14.13.3.2 Daylight recession planes 14.13.3.3 Road boundary building setback 14.13.3.4 Minimum building setbacks from internal boundaries 14.13.3.12 Water supply for firefighting Any application arising from Rule 14.13.3.3 shall not be limited or publicly notified. 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).	a. Retirement villages – Rule 14.14.10 And as relevant to the built form standard that is not met: b. Building height – Rule 14.14.28. c. Daylight recession planes – Rule 14.14.29. d. Street scene and accessways – Rule 14.14.30. e. Minimum building setbacks from internal boundaries – Rule 14.14.31. f. Water supply for firefighting – Rule 14.14.8

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 Any education facility, spiritual facility, health care facility, preschool or guest accommodation that is over 40m ² but less than 201m ² in gross floor area (including any area of outdoor storage used for activities), other than: <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, provided that the following standards are met: <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"> A. 0700 - 2100 Monday to Friday, and

Activity	
	B. 0800 - 1900 Saturday, Sunday and public holidays. Except that these hours of operation do not apply to guest accommodation
D3	Activities that do not meet any one or more of the activity specific standards in Rule 14.13.2.1 for: <ul style="list-style-type: none"> 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:

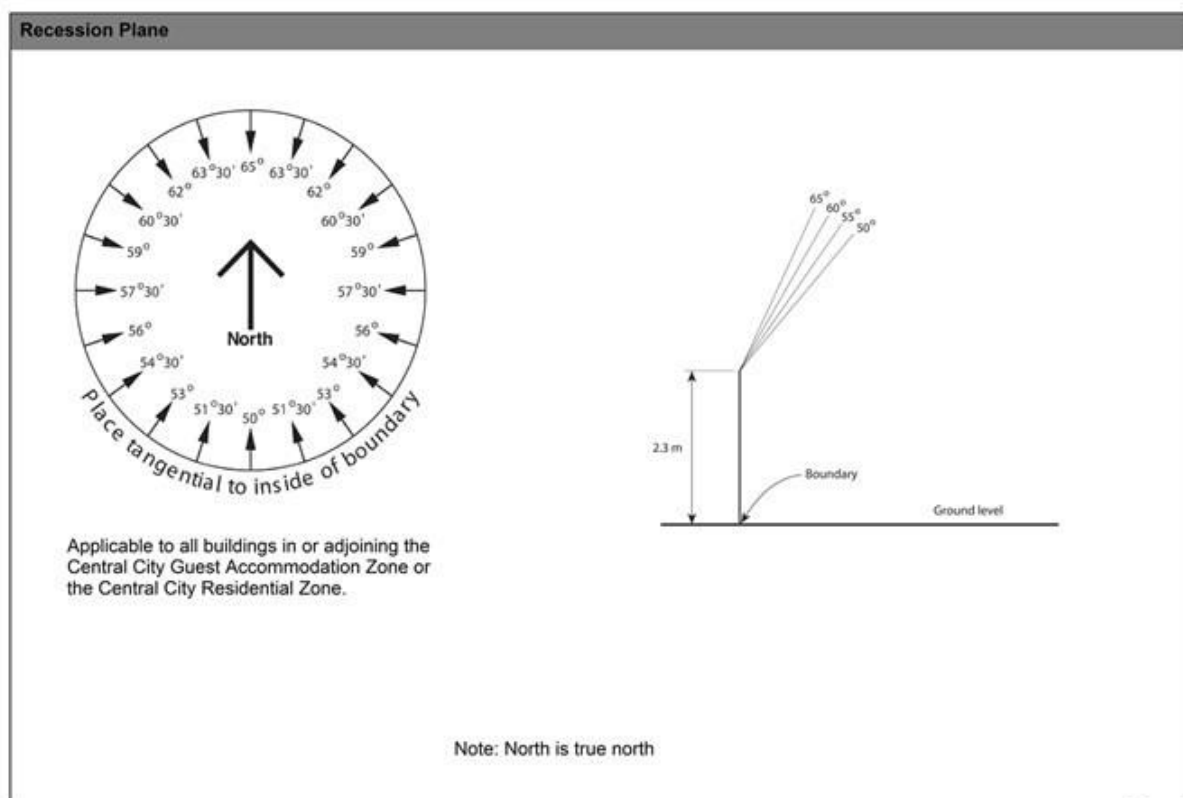
- Lot 1 DP 77997 CT CB46D/74;
- Town Section 118 DP 3780; and

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

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 90o 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 **seven** residential design principles a.-g. set out below. Each residential design principle is accompanied by relevant considerations which are a guide to applicants and consent officers when considering an application against the residential design principles themselves.

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, **Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6**, 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.
 - i. The relevant considerations are the extent to which the development:
 - ii. maintains significant and distinctive landforms, geological features, water bodies and courses, indigenous and exotic vegetation, coastal margins and the habitat of indigenous fauna;
 - iii. 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 and other taonga, including Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 and access to those sites and to mahinga kai ;
 - iv. is designed and located in a way that reduces dominance of buildings and structures;
 - v. incorporates environmentally sustainable and low impact subdivision, site and building design;
 - vi. responds to the qualities that are distinct and unique to each small settlement; and
 - vii. 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.
- b. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.

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.
- b. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3

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 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.
- b. **Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3**

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 reverse sensitivity effects on the port operator, other than the required acoustic insulation, that have been or can be incorporated into the design of the proposal.

14.14.16 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;
- ix. effective, efficient and economically viable provision of services; and
- x. any adverse effects on Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6.

14.14.17 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 **Sites of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1**, significant trees **listed in Appendix 9.4.7.1**, or natural features on the site.
- e. For fencing, whether solid fencing is appropriate to provide acoustic insulation of living spaces where the road carries high volumes of traffic.
- f. The ability to provide adequate parking 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.
- h. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.**

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.
- e. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.**

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.

- b. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.

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.
- e. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3

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

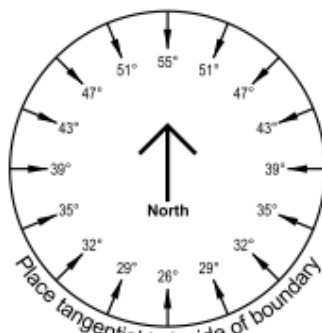
- a. The measurement of noise shall be in accordance with NZS 6801:1991, 'Measurement of Sound' and assessed in accordance with NZS 6802:1991, 'Assessment of Environmental Sound'.
- b. For the purposes of administering these rules the following meanings shall apply:
 - i. dBA means the A-frequency weighted 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 walls²: 190mm concrete block, strapped and lined internally with 9.5mm gypsum plaster board OR 150mm concrete wall.</p> <p>Note:</p> <p>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>
3.	Pitched roof	<p>a. Cladding: 0.55mm profiled steel or tiles or 6mm corrugated fibre cement.</p>

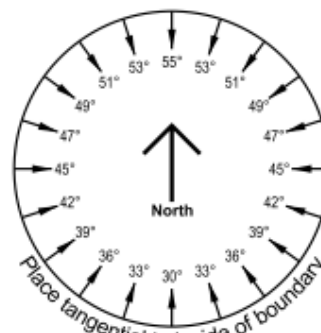
	Building Element	Minimum Construction Requirement
		<p>Frame: Timber truss with 100mm acoustic blanket. Fibrous acoustic blanket (Batts or similar) required for all ceilings with combined mass of less than 25kg/m².</p> <p>Ceiling: 13mm gypsum plaster board.</p> <p>Note: (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard.</p>
4.	Skillion roof	<p>a. Cladding: 0.55mm profiled steel of 6mm fibre cement.</p> <p>Sarking: 20mm particle board (no gaps).</p> <p>Frame: 100mm gap with acoustic blanket.</p> <p>Ceiling: two layers of 9.5mm gypsum plaster board (no through ceiling lighting penetrations unless correctly acoustically rated).</p> <p>Fibrous acoustic blanket (Batts or similar) required for all ceilings with combined mass 25kg/m².</p> <p>Note: (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard.</p>
5.	External Door to 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"> Compliance with ventilation requirements of any other Act and these District Plan noise insulation requirements shall be concurrent. Ventilation should be provided in accordance with the provisions of the New Zealand Building Code G4 in a manner which does not compromise sound insulation. To this effect, relying on opening windows for ventilation will compromise the sound insulation performance provided by the District Plan standard. Alternative ventilation methods such as mechanical ventilation or passive methods should be considered. Inlets and outlets for passive and mechanical ventilation systems, and ventilation ductwork, are to be designed to incorporate acoustic insulation to ensure that the acoustic performance of the building facade achieves a minimum noise reduction consistent with the relevant rules. In determining the insulation performance of roof/ceiling arrangements, roof spaces are assumed to have no more than the casual ventilation typical of the jointing, capping and guttering detail used in normal construction. 		

14.15.2 Appendix - Recession planes

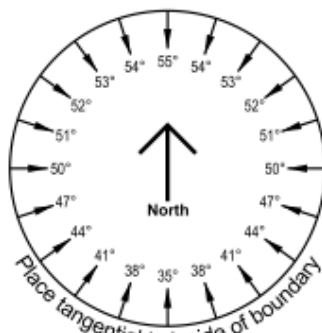


Note: North is true north

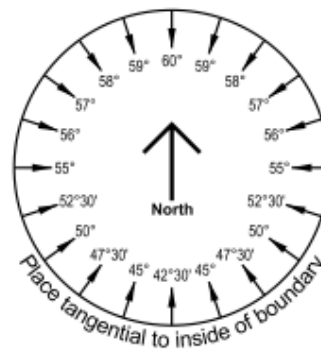
- A** Applicable to all buildings:
- in the Residential Suburban Zone
 - on sites in other non residential zones that adjoin the Residential Suburban Zone
 - in the Residential Small Settlement Zone Kainga Overlay Areas 1 and 2 and Spencerville Overlay Area



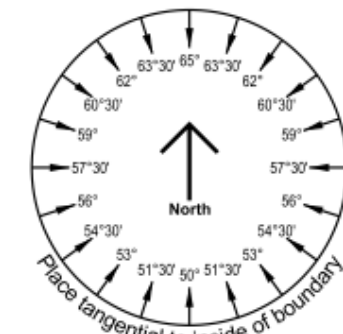
- B** Applicable to all buildings:
- Residential Suburban Density Transition Zone
 - on sites in other non residential zones that adjoin the Residential Suburban Density Transition Zone
 - Residential Hills Zone



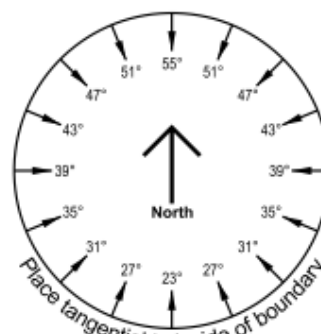
- C** Applicable to all buildings:
- in the Residential Medium Density Zone
 - on sites in other non residential zones that adjoin the Residential Medium Density Zone



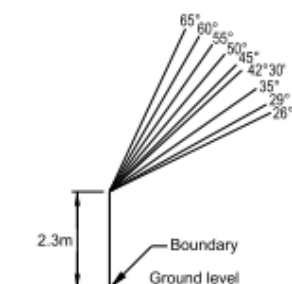
- D** Applicable to all buildings:
- in the medium density higher height limit zones
 - on sites in other non residential zones that adjoin the medium density higher height limit zones
 - in the medium density higher height limit zones (except those buildings over 11 metres in height)
 - on sites in other non residential zones that adjoin the medium density (except those buildings over 11 metres in height)



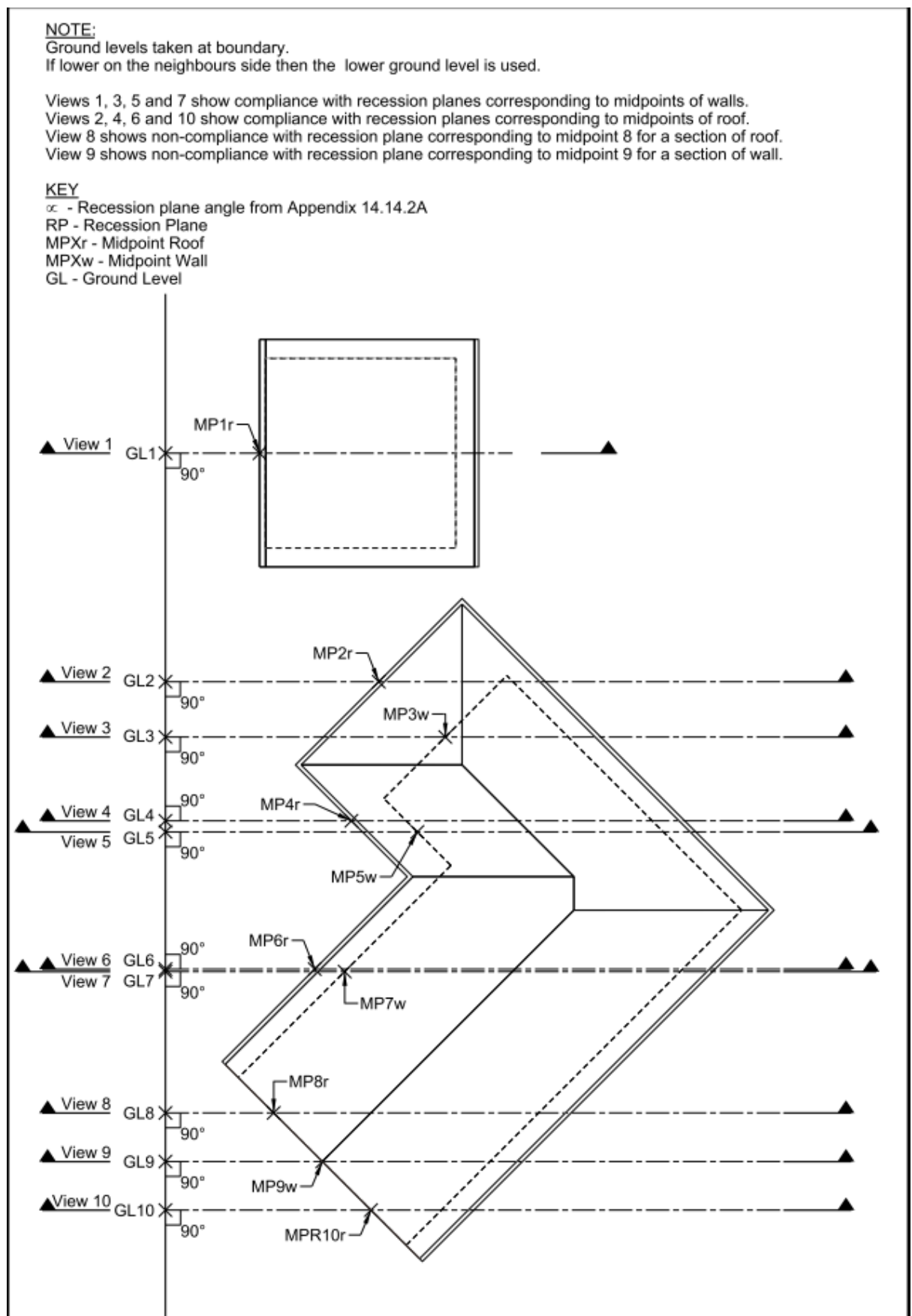
- E** Applicable to all buildings:
- over 11 metres in height in the medium density higher height limit zones
 - over 11 metres in height on sites in other non residential zones that adjoin the medium density higher height limit zones

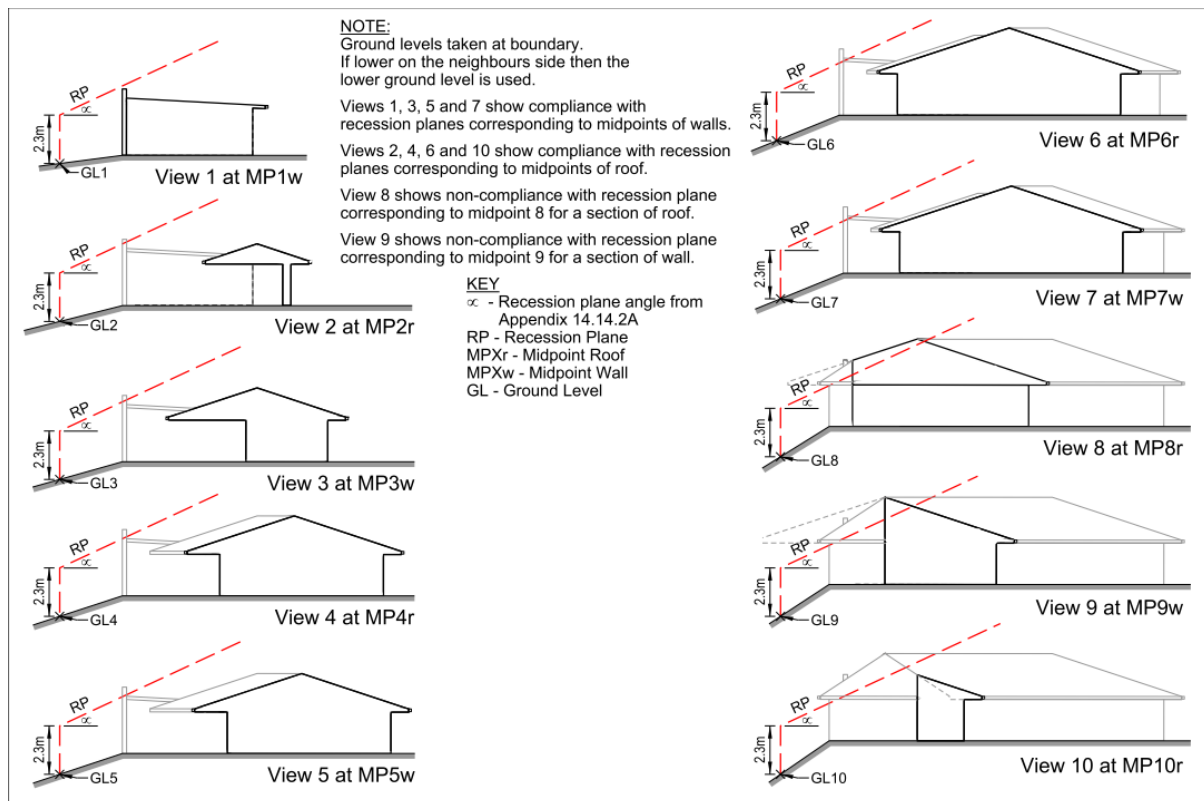


- F** Applicable to all buildings:
- in the Residential Large Lot Zones

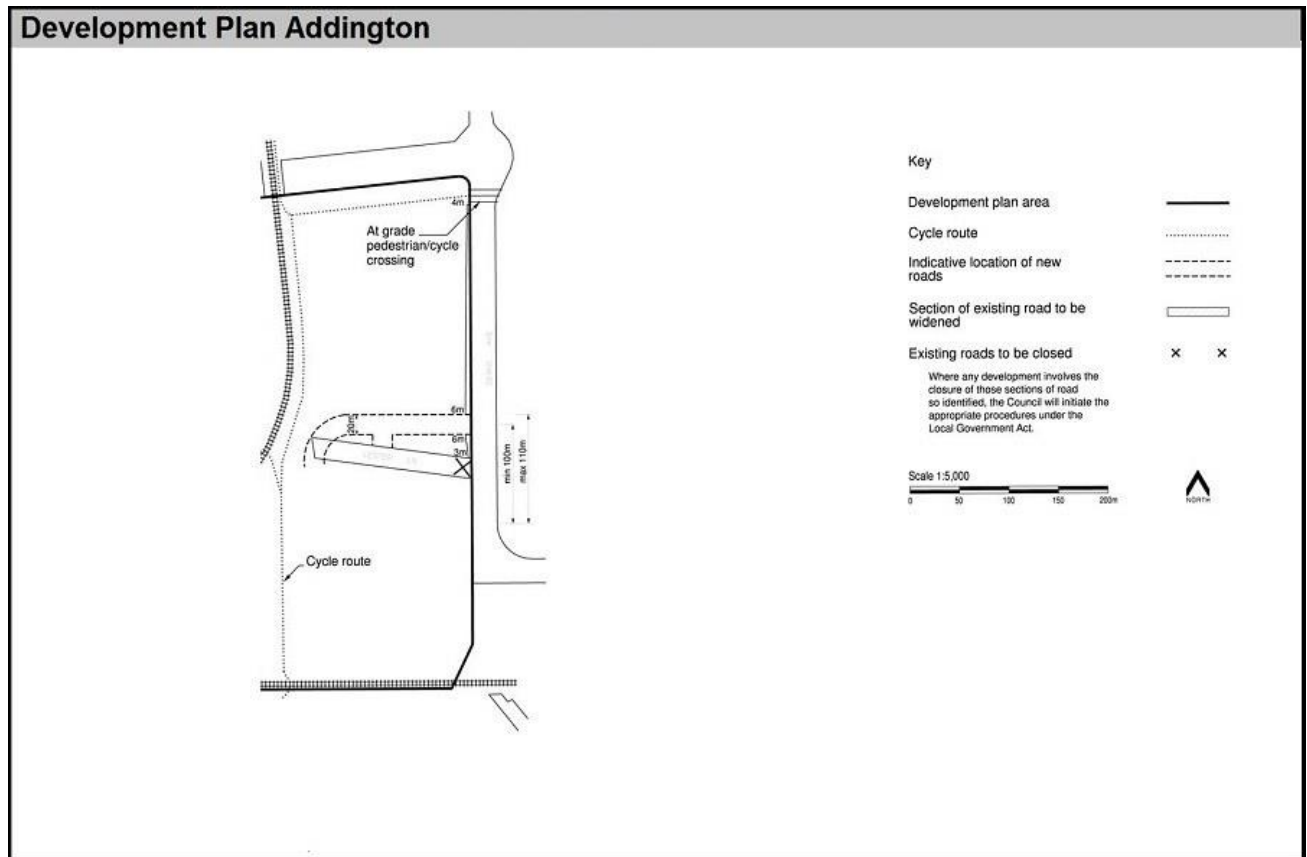


14.15.2B





14.15.3 Appendix - Development plan Addington

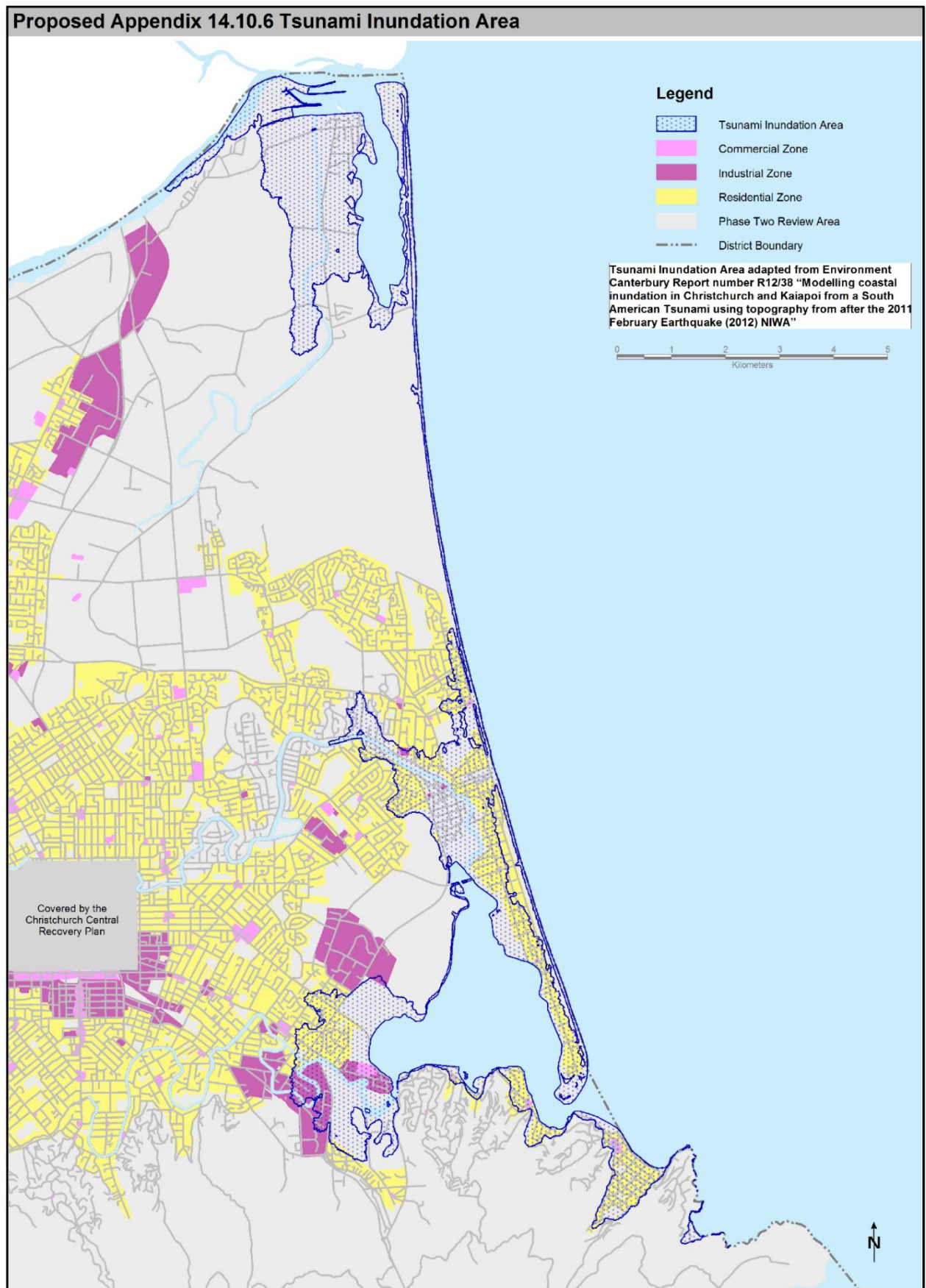


14.15.4 Appendix – Aircraft noise exposure

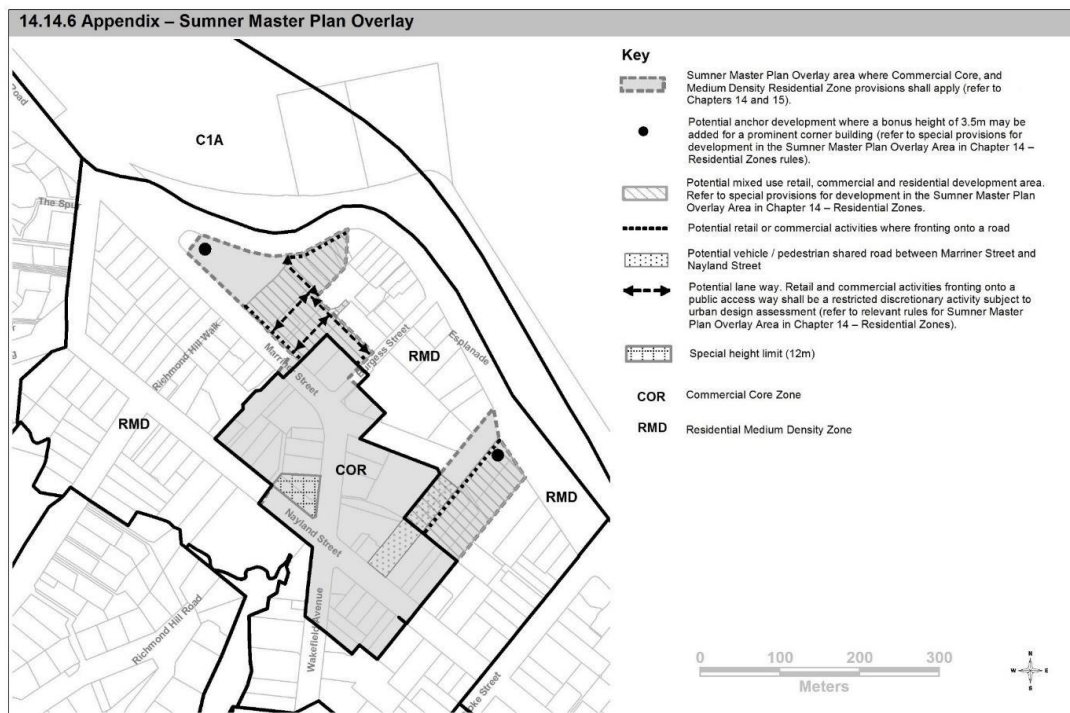
This appendix derives from Rule 14.2.4.4.7.

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

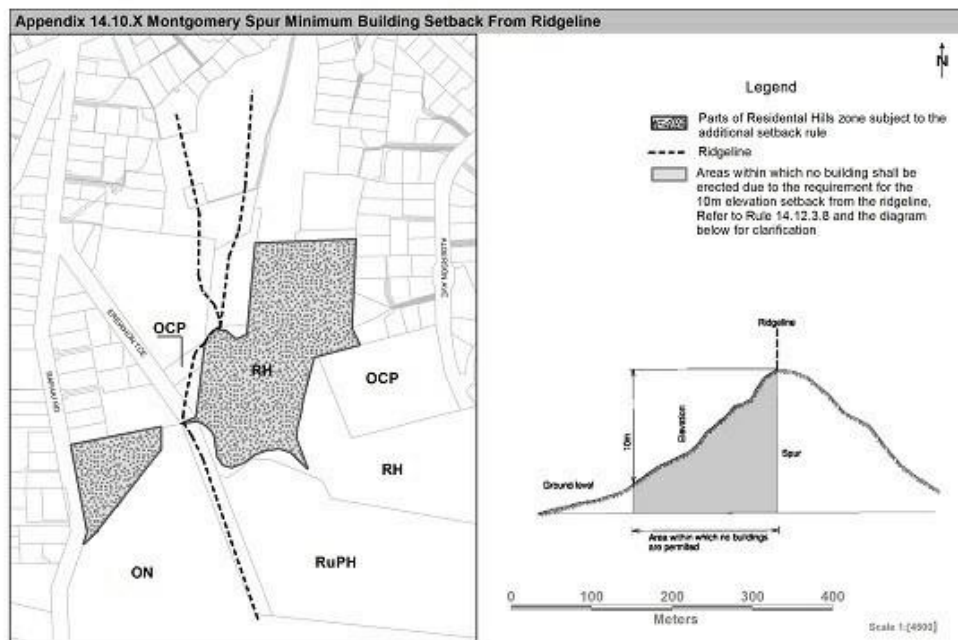


14.15.6 Appendix – Sumner Master Plan Overlay



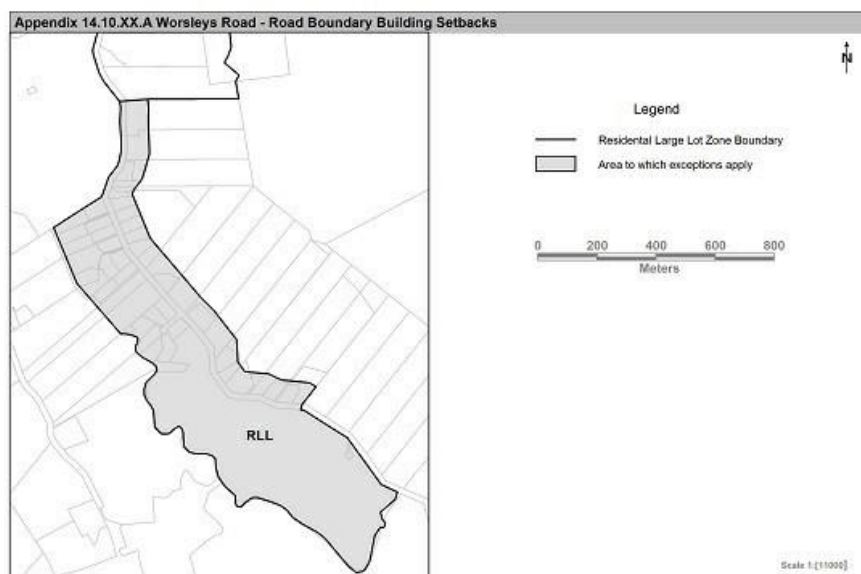
[Image to be updated to refer to correct appendix reference.]

14.15.7 Appendix - Montgomery Spur - minimum building setback from ridgeline



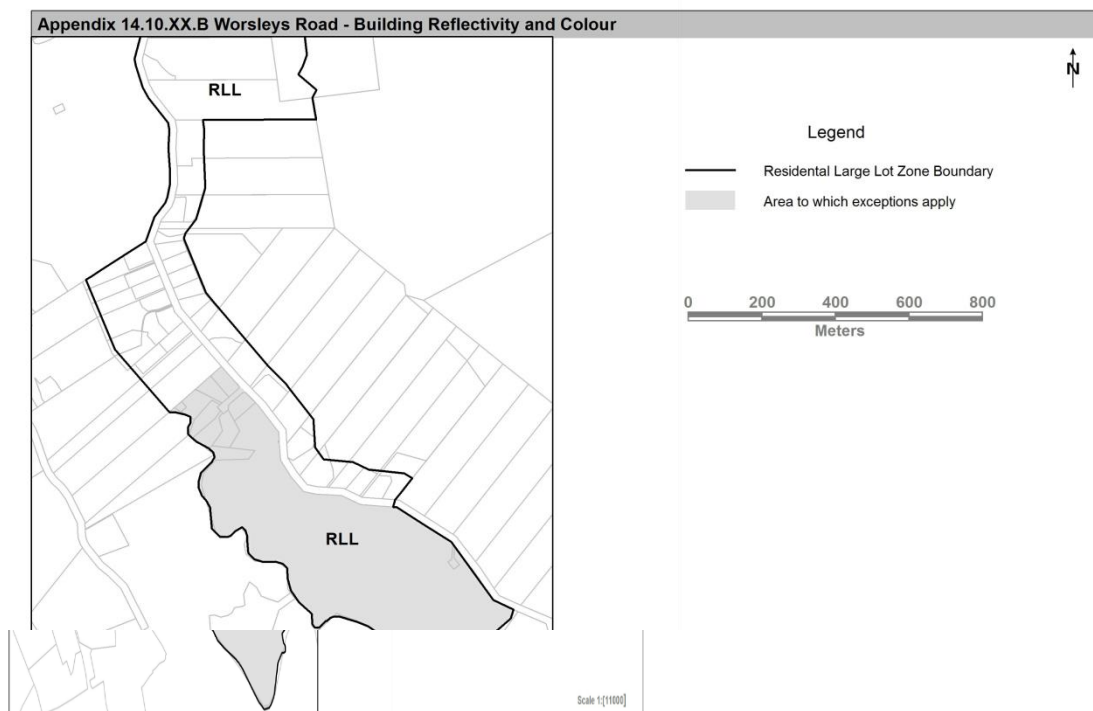
[image to be updated with new rule and provision references]

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



[image to be updated with new provision references]

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%

Colour	Reflectivity	Colour	Reflectivity
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%		

14.15.9 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	

Roof Colours, Body/Wall and Trim Colours		
	New Denim Blue	
	Grey Friars	
Resene	Ship Grey	00 A 11
	Baltic Sea	00 A 13
	Cape Cod	16 A 11
	Rangoon Green	12 B 29
	Black Bean	14 C 40
	Charade	18 B 27
	Cinder	18 B 29
	Blue Bark	18 C 40
	Cardin Green	14 E 58
	Haiti	22 B 29

TRIM AND ACCENT COLOURS

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

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

1. Fascia boards
2. Doors and door frames
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

Trim and Accent Colours Only		
	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

14.15.10 Akaroa – 12A, 12B and 12D Vangioni Lane

[Insert Appendix diagram as notified]