

**IN THE MATTER OF** the Canterbury Earthquake  
(Christchurch Replacement District  
Plan) Order 2014

**AND**

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

Date of decision: 16 November 2016

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

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**Decision to make Minor Corrections to Decision**

**DECISION 43**

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

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

## Background

[1] The Hearings Panel ('the Panel') issued its decision on Central City Stage 2 and 3 ('Decision 43') on 20 September 2016.

[2] Decision 43 stated that any party who considers we need to make any minor corrections under cl 16 of the OIC must file a memorandum specifying the relevant matters within 14 working days of the date of this decision.<sup>1</sup> In response, we received the following:

- (a) Three separate memoranda from the Christchurch City Council ('the Council') requesting minor corrections;<sup>2</sup>
- (b) A memorandum of counsel for Ryman Healthcare Limited ('Ryman') and the Retirement Villages Association of New Zealand Inc ('RVA') requesting minor corrections to Chapter 14, Residential and Chapter 15, Commercial of Decision 43 ('the Ryman RVA memorandum').<sup>3</sup>
- (c) A memorandum of counsel for Carter Group Limited ('Carter Group'), filed in response to the Council Memorandum of 10 October 2016 ('the Carter Group memorandum').<sup>4</sup>

[3] We will first address the requests for minor corrections to Decision 43 raised in the memoranda from the Council and then those requests from other parties.

## Jurisdiction to make minor corrections

[4] Clause 16 of Schedule 3 to the OIC provides as follows:

- (1) The hearings panel may, at any time, issue an amendment to a decision to correct a minor mistake or defect in a decision of the panel.

<sup>1</sup> At [312].

<sup>2</sup> Memorandum of Counsel for Christchurch City Council requesting corrections to Decision 43, Central City, dated 10 October 2016; Memorandum of Counsel for Christchurch City Council requesting further corrections to Decision 43, Central City, dated 13 October 2016; and Memorandum of Counsel for Christchurch City Council requesting further correction to Decision 43, Central City, dated 20 October 2016.

<sup>3</sup> Memorandum of Counsel for Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Inc, dated 10 October 2016.

<sup>4</sup> Memorandum of Counsel for Carter Group Limited 9Submitter 3602), dated 4 October 2016.

- (2) This power includes the power to amend or correct a proposal, provided that the amendment or correction is made before the proposal becomes operative in accordance with clause 16 of this order.

[5] The Council, in its first corrections memorandum, has set out the jurisdictional requirements to make minor corrections to our Decision.<sup>5</sup> We accept the Council correctly outlines the jurisdictional requirements to make corrections to our Decision. To the extent we have accepted the corrections sought by the Council and submitters; these meet the requirements of cl 16 of Schedule 3.

## **CHRISTCHURCH CITY COUNCIL'S CORRECTIONS MEMORANDA**

[6] The Council provided the Panel with three separate memoranda requesting minor corrections. The first memorandum sets out the majority of the requests sought and also raises matters of clarification. The Council's second memorandum raises two distinct matters. Firstly, seeking to correct a legal description of the property at 52 Rolleston Avenue (referred to in various rules in Chapter 14), and, secondly, clarifying its position on a matter raised in its first memorandum around referring to matters of discretion as 'rules'. The third memorandum relates solely to the applicability of built form standards to activities requiring consent under Rule 15.10.1.2 C1.

[7] We address the requests below, however, we first deal with the preliminary matters, requests for clarification and other points raised in the Council's memoranda.

### **Preliminary matters**

#### *Planning Maps*

[8] The Council's first memorandum included a full set of planning maps for the Central City 'for information purposes only'. The maps provided by the Council grey out land where the zone has been decided as part of an earlier decision or where a decision on zoning was deferred from Decision 43. This includes:

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<sup>5</sup> Section 2 of the Council's first memorandum.

- (a) sites notified with a Central City Guest Accommodation Zone that are deferred to the General Rules and Procedures Hearing;
- (b) sites notified with a Central City Residential Zone and a Scheduled Activity (Guest Accommodation) Overlay that are deferred to the General Rules and Procedures Hearing; and
- (c) sites notified with a Central City Avon River Precinct (Papa Ōtākaro), Central City Community Park and Central City Water and Margins Zoning that are already decided through Decision 35 (Open Space).

[9] We also note that, appropriately, the maps grey out that part of the Central City confirmed as Central City Residential Zone as part of Decision 21 - Specific Purpose (Flat Land Recovery) Zone.

[10] For completeness, where we make minor corrections in this decision that impact on the planning maps, we direct changes accordingly.

### *Zone References*

[11] The Council has clarified its approach to Central City Zone names in [5.3] – [5.5] of the first memorandum. We accept that the Council’s interpretation is correct.

### **Requests for clarification**

#### *Objective 3.3.8 – Revitalising the Central City*

[12] The Council observed that Decision 43 is silent on the notified additions and suggested amendments to Objective 3.3.8 and seeks clarification whether we deferred our decision on Objective 3.3.8 or omitted to include it in Decision 43.<sup>6</sup>

[13] We accept it was an error to exclude Objective 3.3.8 from Schedule 1 of Decision 43. Noting that matters relating to this objective were largely resolved at the

<sup>6</sup> At [6.2] and [6.3] of the Council’s first memorandum.



close of the hearing, we accept the Council's closing legal submission and the revised wording therein.<sup>7</sup> We confirm Objective 3.3.8 as included in Schedule 1.

*Specific Purpose School Zone – Christ's College*

[14] Christ's College sought the Specific Purpose School Zone for properties at 6-22 Armagh Street, 2-19 Gloucester Street and 64 Rolleston Avenue. These sites were notified as Central City Residential Zone.

[15] The evidence of both Ms Dixon and Mr Blair for Council supported the rezoning, which we accept. The Planning Maps attached as Appendix B to the Council's first memorandum correctly show this land zoned Specific Purpose School. We confirm as such.

**'Relevant points of note' raised by the Council**

[16] The Council has set out a number of points of note which we address in turn.<sup>8</sup>

[17] Firstly, we accept the titles provided by the Council for Figures 7.11 to 7.13 of the Chapter 7 Transport. We include these in the revised chapters attached as Schedule 1.

[18] The Council correctly notes that at the date of its first corrections memorandum there was an outstanding request from the Council seeking minor corrections to Decision 40 (Stage 2 Utilities). As such, the Council has not repeated those requests in its suggested amendments to Decision 43.

[19] Since this time, the Panel has made a decision on the minor corrections sought to Decision 40.<sup>9</sup> For completeness, those corrections are included in the updated schedule attached to this decision.

<sup>7</sup> Council's closing legal submission pages 9 and 10, and Schedule 3, Page 6.

<sup>8</sup> At [7.1] to [7.8] of the Council's first memorandum.

<sup>9</sup> Supplementary Decision to Chapter 11: Utilities, Energy and Infrastructure including minor corrections to Decision 40.

[20] The Carter Group seek to increase the maximum building height for the Avon Hotel site at 356 Oxford Terrace from 11m to 14m. This matter was deferred until our decision on Chapter 6. The Council has chosen to show this site with an 11m height limit on the Central City Height Overlay Map. In response, the Carter Group respectfully suggested that it is more appropriate for the height maps to simply show the Avon Hotel land as grey until a decision on the height limit has been made.<sup>10</sup> However, since the requests were made, Decision 56 confirms the maximum building height for this site as 14m.

[21] At [7.6] the Council notes that it has sought further amendments to the Specific Purpose Cemetery Zone through the Natural and Cultural Heritage hearings. Where we have accepted the Council's amendments in our decision on Chapter 9,<sup>11</sup> these are reflected in Schedule 1.

[22] The Council notes that some of the amendments directed to the Commercial and Transport Chapters by the Lyttelton Port Recovery Plan were not reflected in Decision 43. The Council including suggested amendments to ensure consistency. We accept these amendments and include these in Schedule 1.

## Corrections

[23] Attachment A to the Council's first memorandum sets out a number of the requested corrections sought to Schedule 1 of Decision 43. The Council's request states:

[3.1] A number of minor corrections are sought simply to rectify mistakes or inaccuracies or to assist users with navigating the Plan, rather than the substance (merits) of the affected provisions. The requested corrections, and reasons for them, are recorded in **Appendix A, Table 1** to this application.

[24] We note that a large number of the corrections relate to consistency of phrasing, grammatical or numbering errors, and style changes we have made to earlier decisions. Unless otherwise stated, we accept the requested change and the reasons for these as set out in the Council memorandum, and do not provide any further comment. Similarly, where the requested correction relates to a drafting error, for instance, the

<sup>10</sup> At [11] of the Carter Group memorandum.

<sup>11</sup> Decision 51.

omission of the recession plane diagram that relates to the Central City in Chapter 15 (Appendix 15.15.9), we accept the request without the need for comment.

[25] We now address those requests which we do not accept or for which we consider specific comment is required.

### **Various Chapters - Wording related to permitted activities**

[26] The Council note our preference across chapters is to use specific phrasing when referring to permitted activities. For example, in the Commercial Core Zone, Rule 15.4.1.1 states:

The activities listed below are permitted activities in the Commercial Core Zone if they meet any activity specific standards set out in this table and the built form standards in Rule .....

[27] The Council correctly notes that Decision 43 amended various zones<sup>12</sup> to align with our preferred text above. The Council's position is that the amendments 'significantly change the way that the rules were intended to work...' and 'There is no discussion in Decision 43 explaining why these changes have been made, nor their planning implications'.

[28] It is the Council's position that the amendments now mean that permitted activities only need to meet one (i.e. "any") rather than "all" of the activity specific standards to be classified as a permitted activity.<sup>13</sup>

[29] The Council seeks that we change back the wording to the underlying decision text. Similarly, the Council has sought the same amendments to the Commercial Chapter, albeit that the use of the term 'any' has been used in this chapter since our decision on Stage 1 (Decision 11).

[30] The Council has set out two different (but similar) corrections to address this. From this, we understand the following is the Council's preferred wording (changes shown as tracked):

<sup>12</sup> Appendix A, Table 1, Page 1.

<sup>13</sup> Page 1, Appendix A Table 1 to the Council's first memorandum.

The activities listed below are permitted activities in the Commercial Core Zone if they meet ~~any~~ **all relevant** activity specific standards set out in this table **for** **the** activity and the built form standards in Rule .....

[31] Firstly, we thank the Council for highlighting this concern. We accept that if you take the words in isolation there may be some ambiguity. However, we find that when the suite of provisions are read in their entirety (including the expression of the rules for activities which do not meet one or more of the activity specific standards), the provisions are suitably robust and the meaning is clear.

[32] Secondly, we note that this matter goes wider than those provisions identified by the Council as our preferred style is applied across the chapters. As such, if the plan is to be amended as sought by the Council, for reasons of consistency, the change would need to be made across all chapters.

[33] If the Council is still of a mind to seek this change, we direct them to provide us with a tracked version of the entire plan by the end of our enquiry. We anticipate this would be within 5 days of the release of our last Chapter decision, likely to be Definitions.

#### **Chapter 7 Transport Policy 7.2.1.4**

[34] The Council has sought the deletion of the words ‘to the extent practicable’ from clauses c. and d.iii. of Policy 7.2.1.4 which were included in Decision 43. The Council stating:

The words “to the extent practicable” was not proposed in any evidence before the Panel, nor discussed/explained in the Panel's decision. in the words are not in the Christchurch Central Recovery Plan, so issues relating to consistency with the Christchurch Central Recovery Plan arise. In order to align the Decision Text with the body of the decision, Council respectfully seeks deletion as follows:

[35] In response, we heard from counsel for Carter Group who raised the concern that the correction sought by the Council to Policy 7.2.1.4 is more in the nature of a change to the content of the provisions rather than a minor correction.<sup>14</sup> Stating:

<sup>14</sup> At [14] of the Carter Group’s memorandum.

[15] The Panel has the ability to make any changes to the proposal it considers appropriate and is not limited to making changes that are within the scope of submissions. The fact that the specific words included in the decision version were not proposed in evidence before the Panel does not preclude the Panel from including them in the policy.

[16] It is submitted that in this instance deleting the words in question amounts to a change in the meaning of the policy and therefore cannot be regarded as a minor correction.

[36] We recorded in Decision 43 that we determined the need to make changes to provisions determined by earlier Panel decisions, including Chapter 7 Transport as noted above. We made those changes under cl 13(5) of the OIC.

[37] A key driver for these changes was the need for consistency and coherence.<sup>15</sup> In terms of this particular policy, the change recognises the difficulty of a minimisation policy if it is to have any practical meaning. In particular, this policy, on the face of it did not accord with our responsibilities under the Statement of Expectations, related objectives and policies and the RMA itself, in particular section 5(2)(c).

[38] Our decision to add the words to the policy stands.

### **Use of 'Rule' for matters of discretion**

[39] The Council's first two memoranda address the reference to matters of discretion as rules. The Council's second memorandum clarified its request for amendments by correctly noting that we have already determined that matters of control and discretion are rules having the force of regulation on the subject activity.<sup>16</sup>

[40] Where there are matters of discretion not referred to as a rule, we have made that change for consistency.

### **Chapter 7 Transport - Table 7.11**

[41] The Council has requested a correction to Table 7.16b in Appendix 7.11 of Chapter 7 Transport. This table sets out the minimum distance of vehicle crossings from

<sup>15</sup> [306] and [307] of Decision 43.

<sup>16</sup> Minor corrections to Decision 28 Subdivision, Development and Earthworks (part) - Stage 2 dated 31 August 2016, at paragraph 6.

intersections within the Central City. The Council's position is that in order to be consistent with the Christchurch Central Recovery Plan, the separation between a Main Distributor and a Local Street should be reduced from 60m in Decision 43 to 10m.

[42] The Council has not provided us with any background as to how this error occurred. From the evidence, this standard first appeared in the Council's updated proposals where Chapter 13 provisions were integrated into appropriate parent chapters. We note that no issue was taken with this standard by the Crown in its response to the updated proposals.<sup>17</sup>

[43] Notwithstanding this, we accept that the standard is not consistent with the CCRP, and accordingly accept the change. We also identified and correct other drafting inconsistencies with regards to 'matters of control and discretion'.

## Chapter 8 Subdivision

[44] The Council has sought a minor correction requesting a change to Table 1 as part of Rule 8.3.3.1. Rule 8.3.3.1 is a rule that states the minimum net area and dimensions for sites within certain zones. Table 1 states the minimum net site area for residential zones.

[45] The change the Council seeks is as follows:

Zone	Minimum net site area	Additional standards
Residential Central City Zone	<del>No minimum net site area.</del> <u>All allotments shall have a net site area that meets the minimum residential site density requirement in Rule 14.13.3.11, or as approved through a land use consent.</u>	

[46] A number of consequential changes are then set out deleting a range of provisions that require a proposal to meet the residential site density on the site.

<sup>17</sup> Memorandum of Counsel for the Crown in response to the updated Central City Proposals filed by Christchurch City Council, dated 15 July 2016.

[47] We do not agree to the change for the reason that the minimum density requirement does not equate to a minimum net site area, which is the purpose of Table 1. The structure of the rules as decided, including the provision of the activity standard at 8.3.3.13, correctly differentiate between minimum density and minimum net site area.

#### **Chapter 15 Policy 15.2.4.2 (a)(vii)**

[48] The Council correctly notes that in Decision 43 we deleted the words ‘environmentally sustainable’ from clause (a)(vii) of Policy 15.2.4.2 Design of new development, as set out below:

vii. incorporating principles of ~~environmentally sustainable~~ low impact design including energy efficiency, water conservation, the reuse of stormwater, on-site treatment of stormwater and/or integration with the wider catchment based approach to stormwater management, where practicable;

[49] The Council seeks its reinstatement, stating:

While the deletion of these words may reflect the subsequent methods to implement the policy, the deletion of “*environmentally sustainable*” potentially changes the scope of low impact design methods and the Council questions the Panel's scope to make the change. It is recommended that the wording of the clause in Decision 11 is reinstated.....:

[50] Similar to our changes to Policy 7.2.1.4, we made this change for reasons of consistency and coherence under cl 13(5) of the OIC.<sup>18</sup> As noted by the Council’s comments above, the words are reflected in the subsequent methods, and we do not agree with the Council that their removal ‘potentially changes the scope of low impact design methods’. For these reasons, our decision to delete these words stands.

#### **Chapter 15 Rule 15.5.3.1.1 P1**

[51] Decision 43 amended Rule 15.5.3.1.1 P1 and we accept Council’s position regarding an error with the drafting. However, for consistency with similar activities, we prefer to use the word ‘comply’ when referring to Key Structuring Elements. In addition, upon further consideration, for reasons of consistency with similar provisions elsewhere in the plan, we amend Rule 15.5.3.1.1 P1 as follows:

<sup>18</sup> [306] and [307] of Decision 43.

	Activity	Activity specific standards
P1	Any activity or building.	<p>Compliance with:</p> <ul style="list-style-type: none"> <li>a. All the following Key Structuring Elements on the Commercial Local Zone (St Albans) Outline Development Plan (see Appendix 15.15.4), being: <ul style="list-style-type: none"> <li>i. Public access and circulation within Commercial Local Zone to enable permeability through the site; and</li> <li>ii. Semi-public access and circulation with Residential Zone.</li> </ul> </li> </ul>

[52] In addition to the above, upon further review of this rule we found numbering errors in 15.3 b., which we also correct.

### **Chapter 15 Rule 15.10.1.2 and Rule 15.10.1.3**

[53] The Council requests amendments to Rule 15.10.1.2 C2 and Rule 15.10.1.3 RD9. These rules relate to any new building, or external alteration to any existing building, for a spiritual facility, on the site at 100 Cathedral Square, the site of the ChristChurch Cathedral. These rules do not apply to any building within the Core which is a listed heritage item (in which case the applicable rules in Chapter 9 Natural and Cultural Heritage shall apply). As such, the rules do not apply to the existing Cathedral.

[54] The Council's position is that C2 cannot be used to obtain a controlled activity consent for external alterations. The Council's request would make both C2 and RD9 applicable to the existing Cathedral. However, we do not accept these changes. The existing Cathedral is subject to the provisions in Chapter 9, whereas C2 and RD9 relate to any new spiritual facility that is developed on this site (or subsequent alteration to it), that is, one that is not a listed heritage item. Therefore, it is appropriate that the same exemptions that apply to C1 also apply to C2 (and RD1 and RD9).

[55] The council appears to have misinterpreted these provisions. Accordingly, we reject the request for amendments.

### **Chapter 15 Rule 15.5.1.4 (NC3)**

[56] The Council has identified that, where activity P11 Guest accommodation (Rule 15.5.1.1) does not meet the activity specific standard (which relates solely to noise



reduction in bedrooms), there is no specific activity categorisation. The Council's position is that this creates uncertainty in interpretation. The Council seeks that when the activity specific standard is not met activity P11 becomes non-complying under Rule 15.5.1.4 NC4. We note that the version before us all resulted in the default position being discretionary (D1).

[57] We agree with the Council that there is an error with this rule. However, we consider this stems from the integration of the Central City Commercial Local Zone with the Commercial Local Zone. In this regard, we note the following:

- (a) the notified Central City Local Zone had no activity specific standards for guest accommodation;<sup>19</sup> and
- (b) in the Central City, matters relating to noise reduction in bedrooms for guest accommodation are dealt with in Chapter 6.

[58] Noting that the applicable Chapter 6 noise rules for guest accommodation in the Central City are more sophisticated than those included in Rule 15.5.1.1 P11, we prefer to rely on those for guest accommodation in the Central City. To resolve this issue, we make the following amendment to Chapter 15 (changes shown tracked):

	Activity	Activity specific standards
P11	Guest accommodation	a. <u>Outside the Central City.</u> Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nTw +Ctr.

### Chapter 15 Rule 15.12.1.1

[59] The Council seeks to align the provisions in the CSF zone with those in the CB zone relating to restricted activities within 10m of active frontages. In the CB zone restrictions are included as activity specific standards, whereas in the CSF zone they are included as a built form standard. However, while we accept a different approach is used for each of these zones, we do not make the change. The structure of each

<sup>19</sup> Rule 13.5.2.2.1 (P5)

permitted activity table is different in each zone, and any change to the CSF zone to align with the CB zone has greater complexity to that identified by the Council. We therefore reject this request.

[60] The Council may wish to address us on this further prior to the end of our process.

### **Other corrections sought by the Council**

[61] Council sought corrections to Rule 15.5.2.3 which we accept. We make further amendments to this built form standards for reasons of clarity and consistency.

[62] In several instances the Council has requested corrections that relate to cross references to Chapter 6.<sup>20</sup> However, at the time of making its request, the provisions for Chapter 6 were still before us. These have since been addressed in Decisions 56 and 57. For completeness they are included in Schedule 1.

### **RYMAN HEALTHCARE LIMITED AND THE RETIREMENT VILLAGES ASSOCIATION OF NEW ZEALAND**

[63] The Panel has received a corrections memorandum from Ryman Healthcare Limited ('Ryman') and the Retirement Villages Association ('RVA') regarding the Residential Central City Zone provisions in Chapter 14.<sup>21</sup> The memorandum refers to the evidence presented for Ryman and RVA. This sought that retirement village activities be permitted, with RDA consent being required for retirement village buildings. Decision 43 reflects this approach. The memorandum points to a potential lack of clarity with the associated rules, whereby the introduction to the permitted activity rule (Rule 14.13.2.1) appears to require permitted retirement village activities to comply with built form standards, despite the permitted activity not including the associated buildings.

<sup>20</sup> Rule 21.5.5.5(e)(v), 21.5.5.7(e)(v).

<sup>21</sup> Memorandum of Counsel for Ryman Healthcare Limited and the Retirement Villages Association of New Zealand, 10 October 2016.

[64] Ryman and RVA have requested two corrections in order to improve clarity. Firstly, they requested that the following clause be inserted into Rule 14.13.2.1, citing the appearance of the phrase in relation to Rule 15.10.1.1:

Note that the built form standards do not apply to any activity that does not include any development.

[65] Secondly, Ryman and RVA have requested further correction of the RDA rules (in Rule 14.13.2.3), such that it is specifically stated that the rules relate only to retirement village buildings, as follows (additions underlined):

RD4: Retirement Villages: Any new building, alterations or additions to Retirement village buildings that meet the following built form standards: ...

RD5: Retirement Villages: Any new building, alterations or additions to Retirement village buildings that do not meet one or more of the following built form standards: ...

[66] Firstly, the requested phrase for insertion into Rule 14.13.2.1 does not appear anywhere else in relation to the Residential chapter as an introduction to permitted activities. It would be inconsistent with the remainder of the chapter. We do not consider it appropriate at the beginning of Rule 14.13.2.1, where it would apply to all permitted activities in the zone.

[67] However, we agree with Ryman and the RVA that changes would be appropriate to clarify the differentiation within the rules between retirement village activities and retirement village buildings. With some amendments for plan drafting consistency, we agree to the requested changes to Rule 14.13.2.3 RD4 and RD5. As a consequence, we also make a complementary amendment to Rule 14.13.2.1 P12 to clarify that it does not relate to retirement village buildings.

[68] Accordingly, we agree to the substance of Ryman and the RVA's requested changes in relation to the provisions for retirement village activities and buildings in Rules 14.13.2.1 and 14.13.2.3, with some drafting changes, as set out below:

<b>P12</b>	Activity associated with a retirement village. <u>This activity does not include any new building, or alteration or addition to an existing building, for a retirement village (Refer to Rule 14.13.2.3 RD4 and RD5).</u>	Nil
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	<u>The built form standards in Rule 14.13.3 do not apply to this activity.</u>	
<b>RD4</b>	<u>Any new building, or alteration or addition to an existing building, for a retirement villages that meets the following built form standards:</u> ...	...
<b>RD5</b>	<u>Any new building, or alteration or addition to an existing building, for a retirement villages that does not meet one or more of the following built form standards:</u> ...	...

[69] Ryman and RVA also requested that Assessment Matter 15.13.2.15(a)(vi) in the Commercial chapter be amended to exclude internal amenity considerations in relation to retirement villages. As Decision 43 notes, the Panel had agreed to delete those provisions, consistent with its earlier findings in relation to the Residential chapter. The inclusion of those provisions is therefore an error and we agree to amend the assessment matter as requested by amend Rule 15.13.2.15(a)(vi) to read:

(vi) residential amenity for ~~occupants and~~ neighbours, in respect of outlook, privacy, noise, odour, light spill, ~~weather protection~~, and access to sunlight, through site design, building, outdoor living and service/storage space location and orientation, internal layouts, landscaping and use of screening;

## **CARTER GROUP LIMITED**

[70] We have dealt with two of the matters raised by the Carter Group at [20] and [35]. We now address the outstanding matters.

[71] The first relates to the Star and Garter Site located at 332 Oxford Terrace. The Carter Group note that the Central City Maps provided with the Council's first memorandum show land where a decision on zoning has been deferred from Decision 43 as grey.

[72] As highlighted by the Carter Group, the zoning of this site was a matter deferred until our decision on Chapter 6. Decision 56 has since confirmed the Residential Central City zoning.

[73] Finally, at [18] of the Carter Group’s memorandum, it states:

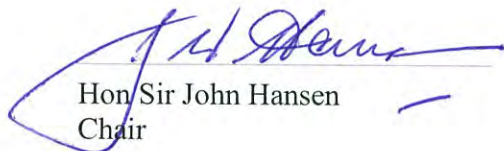
It is noted that where “Introduction” sections have been added to the chapters there is some inconsistency in the way the introduction sections are numbered. For example in the Residential chapter the introduction is numbered 14.0 while in the Transport chapter the introduction is numbered 7.1, meaning all further sections require renumbering.

[74] This is a point acknowledged by the Panel, and one we will likely direct the Council to address as we near the end of this process.

[75] In addition to the changes to the Planning Maps directed above, Decision 43 is amended in accordance with Schedule 1. Parties should be aware that, where relevant to a chapter that was included in Decision 43, the revised chapters included in Schedule 1 have been updated to include subsequent decisions issued after the release of Decision 43. This includes Decision 47 (including minor corrections to Decision 40), Decision 48 (including minor corrections), Decision 51 and Decision 55.

[76] Parties should also be aware that we make no minor corrections to Chapter 21.7 Specific Purpose (Tertiary Education) Zone or Chapter 8 Subdivision, Development and Earthworks. As such these chapters are not included in the revised schedule 1.

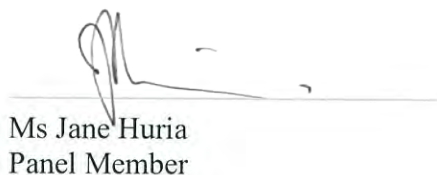
For the Hearings Panel:



Hon Sir John Hansen  
Chair



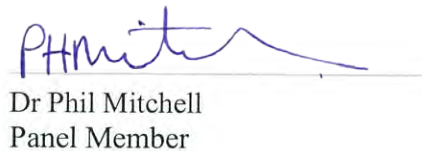
Environment Judge John Hassan  
Deputy Chair



Ms Jane Huria  
Panel Member



Ms Sarah Dawson  
Panel Member



Dr Phil Mitchell  
Panel Member

**SCHEDULE 1**

Changes our decision makes to the following chapters:

Chapter 3 - Strategic Directions

Chapter 7 — Transport

Chapter 8 — Subdivision, Development and Earthworks<sup>22</sup>

Chapter 11 — Utilities and Energy

Chapter 12 — Hazardous Substances and Contaminated Land

Chapter 14 — Residential

Chapter 15 — Commercial

Chapter 21.2 — Specific Purpose (Cemetery) Zone

Chapter 21.5 — Specific Purpose (Hospital) Zone

Chapter 21.6 — Specific Purpose (School) Zone

Chapter 21.7 — Specific Purpose (Tertiary Education) Zone<sup>23</sup>

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<sup>22</sup> There are no minor corrections to Chapter 8 Subdivision, Development and Earthworks. Please refer to Decision 43 for this chapter.

<sup>23</sup> There are no minor corrections to Chapter 21.7 Specific Purpose (Tertiary Education) Zone. Please refer to Decision 43 for this chapter.

## Chapter 3 Strategic Directions

The chapter is amended by our decision as follows.

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

### 3.3.8 Objective - Revitalising the Central City

- a. The Central City is revitalised as the primary community focal point for the people of Christchurch; and
- b. The amenity values, function and economic, social and cultural viability of the Central City are enhanced through private and public sector investment, and
- c. A range of housing opportunities are enabled to support at least 5,000 additional households in the Central City between 2012 and 2028.
- d. The Central City has a unique identity and sense of place, incorporating the following elements, which can contribute to a high amenity urban environment for residents, visitors and workers to enjoy:
  - i. a green edge and gateway to the City defined by the Frame and Hagley Park;
  - ii. a variety of public spaces including the Avon river, squares and precincts and civic facilities;
  - iii. built form and heritage that reflects the identity and values of Ngai Tahu, and the City's history as a European settlement; including cathedrals and associated buildings at 100 Cathedral Square and 136 Barbadoes Street;
  - iv. a wide diversity and concentration of activities that enhance its role as the primary focus of the City and region; and
  - v. a range of options for movement within and to destinations outside the Central City that are safe, flexible, and resilient and which supports the increased use of public transport, walking and cycling.



## Chapter 7 Transport

The chapter is amended by our decision as follows.

For ease of identifying the minor corrections made by this decision, all previous decision text is shown as black text. Any additional text as a result of this minor corrections decision is shown in blue and deletions with ~~striketrough~~.

Please note, for completeness, this chapter includes decision text from subsequent decisions issued after the release of Decision 43, including any subsequent minor corrections released at the date of this decision.

## Chapter 7 Transport

### 7.1 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

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

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

In the life of the plan new roads will be vested and some roads will be stopped. The plan provides that when new roads are vested they become part of the Transport Zone and are subject to all the provisions of that zone. Where roads are stopped they become part of the adjoining zone as shown on the planning maps. Where there are different zones on each side of the road those zones shall apply to the area of stopped road on the basis that the zone boundaries shall be the centre line of the road.

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

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

#### 7.2.1 Objective — Integrated transport system for Christchurch District

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

### 7.2.1.1 Policy – Establishment of a road classification system

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

Note:

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

Policy 7.2.1.1 also achieves Objective 7.2.2.

### 7.2.1.2 Policy – High trip generating activities

- a. Manage the adverse effects of high trip generating activities, except for permitted activities within the Central City, on the transport system by assessing their location and design with regard to the extent that they:
  - i. are permitted<sup>1</sup> by the zone in which they are located;
  - ii. are located in urban areas and generate additional vehicle trips beyond what is already established or consented;
  - iii. are accessible by a range of transport modes and encourage public and active transport use;
  - iv. do not compromise the safe, efficient and effective use of the transport system;
  - v. provide patterns of development that optimise use of the existing transport system;
  - vi. maximise positive transport effects;
  - vii. avoid significant adverse transport effects of activities where they are not permitted by the zone in which they are located; and

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

- viii. mitigate other adverse transport effects, such as effects on communities, and the amenity of the surrounding environment, including through travel demand management measures;
- ix. provide for the transport needs of people whose mobility is restricted; and
- x. integrate and coordinate with the transport system, including proposed transport infrastructure and service improvements.

Policy 7.2.1.2 also achieves Objective 7.2.2.

### **7.2.1.3 Policy – Vehicle access and manoeuvring**

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

Policy 7.2.1.3 also achieves Objective 7.2.2.

### **7.2.1.4 Policy – Requirements for car parking and loading**

Outside the Central City

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

Within the Central City:

- c. Enable activities to provide car parking and loading, whilst minimising any adverse effects on the efficiency and safety of the transportation networks, including public transport, to the extent practicable.
- d. Manage the development of commercial car parking buildings and sites within the Central City so that they:
  - i. support the recovery of the Central City;
  - ii. are easily accessible for businesses within the Central City;
  - iii. minimise any adverse effects on the efficiency and safety of the transportation networks of all users, to the extent practicable;

- iv. protect the amenity of the Central City;
  - v. reduce the need for activities to provide their own on-site parking;
  - vi. do not significantly adversely affect the demand for public transport to, from or within the Central City.
- e. Allow for temporarily vacant sites to be used for car parking within the Central City until 30 April 2018.

Policy 7.2.1.4 also achieves Objective 7.2.2.

#### **7.2.1.5 Policy – Design of car parking and loading areas**

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

Policy 7.2.1.5 also achieves Objective 7.2.2.

#### **7.2.1.6 Policy – Promote public transport and active transport**

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

Policy 7.2.1.6 also achieves Objective 7.2.2.

### **7.2.1.7 Policy – Rail level crossings**

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

Policy 7.2.1.7 also achieves Objective 7.2.2.

### **7.2.1.8 Policy – Effects from transport infrastructure**

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

Policy 7.2.1.8 also achieves Objective 7.2.2.

## **7.2.2 Objective – Adverse effects from the transport system**

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

### **7.2.2.1 Policy – Effects from the strategic transport network**

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

### **7.2.2.2 Policy – Activities within the Transport Zone**

- a. Enable activities for transport purposes and ancillary activities within the Transport Zone that seek to provide, maintain or improve:
  - i. the safety, amenity, efficiency and functionality of the Transport Zone, in particular the strategic transport network; and
  - ii. structures, facilities, services and installations of the transport network.

- b. Enable non-transport related activities which contribute to public amenity and/or provide a public place for community activities, including opportunities for people to interact and spend time whilst not having an adverse effect on:
  - i. the safety, amenity, efficiency and functionality of the transport function of the Zone; and
  - ii. the potential for the full width of the Transport Zone to be utilised for transport use in the future.
- c. Outside the Central City, where land in the Transport Zone is not immediately required for transport purposes, enable non-transport related activities that:
  - i. will not give rise to reverse sensitivity effects that would undermine transport activities in the zone;
  - ii. do not prevent land designated for transport purposes reverting to a transport use when required;
  - iii. do not undermine the future transport use of the land designated for transport purposes; and
  - iv. are consistent with the activities provided for in the adjoining zones.
- d. Ensure the development of the Central City South Frame Pedestrian Precinct as shown on the Planning Maps provides, in particular, for safe and convenient pedestrian and cycle access through the South Frame.

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

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

Note:

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

## 7.3 How to interpret and apply the rules

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

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



## 7.4 Rules – Transport

### 7.4.0 Deeming provisions for Transport Zone

- a. Any land vested in the Council, or the Crown, as road pursuant to any enactment or provision in this plan, from the date of vesting shall be deemed to be Transport Zone and be subject to all the provisions for that zone.
- b. If a road within the Transport Zone has been lawfully stopped under any enactment, and any relevant designation removed, then the land shall no longer be subject to the provisions for the Transport Zone but will instead be deemed to be included in the same zone as that of the land that adjoins it (as shown on the Planning Maps) and subject to all the provisions for that zone from the date of the stopping and removal of any relevant designation.
- c. Where the zoning of the land that adjoins one side of the road being stopped is different to that of the land that adjoins the other side of that road, then the road shall be deemed to be included in both zones (as shown on the Planning Maps) on the basis that the zone boundaries shall be deemed as the centre line of the road.

### 7.4.1 Activity status tables – Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone)

#### 7.4.1.1 Permitted activities

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

	Activity	Activity specific standards
<b>P1</b>	Any activity that meets Rule 7.4.2.1 Minimum number and dimensions of car parks required.	Nil
<b>P2</b>	Any activity that meets Rule 7.4.2.2 Minimum number of cycle parking facilities required.	
<b>P3</b>	Any activity that meets Rule 7.4.2.3 Minimum number of loading spaces required.	
<b>P4</b>	Any activity that meets Rule 7.4.2.4 Manoeuvring for parking and loading areas.	
<b>P5</b>	Any activity that meets Rule 7.4.2.5 Gradient of parking and loading areas.	

	Activity	Activity specific standards											
P6	Any activity that meets Rule 7.4.2.6 Design of parking and loading areas.												
P7	Any activity that meets Rule 7.4.2.7 Access design.												
P8	Any activity that meets Rule 7.4.2.8 Vehicle crossings.												
P9	Any activity that meets Rule 7.4.2.9 Location of buildings and access in relation to road/rail level crossings.												
P10	Any activity that does not require resource consent in accordance with Rule 7.4.2.10 - High trip generators.												
P11	Only until 30 April 2018, in the Rural Quarry Zone, heavy vehicle trips for any quarrying activity that do not exceed the average daily heavy vehicle trip generation that existed for the 12 month period prior to 27 August 2014.  Note: P11 is a temporary measure to allow existing activities in the Rural Quarry Zone to continue while they seek the necessary consents required by this chapter. The average daily heavy trip generation relates to, and shall be calculated for, each calendar month.												
P12	The operation or maintenance of transport infrastructure (including ancillary office activities and car parking) and freight handling activities in the Transport Zone.												
P13	New transport infrastructure and additions to existing transport infrastructure in the Transport Zone (excluding activities or structures listed in Rule 7.4.1.1 P15) and new freight handling activities.	a. The maximum height for any building (excluding street lighting, poles, traffic signals, safety cameras and fences) shall be as follows: <table><tr><td>Distance of the closest point of the building from the boundary of a Residential, Commercial (excluding Commercial Retail Park), Specific Purpose Hospital Zone or Open Space Community Park Zone:</td><td>Maximum height - within a road reserve:</td><td>Maximum height - not within a road reserve:#:</td></tr><tr><td>Less than 15 metres</td><td>5 metres*</td><td>8 metres</td></tr><tr><td>15-50 metres</td><td>5 metres*</td><td>10 metres</td></tr></table>			Distance of the closest point of the building from the boundary of a Residential, Commercial (excluding Commercial Retail Park), Specific Purpose Hospital Zone or Open Space Community Park Zone:	Maximum height - within a road reserve:	Maximum height - not within a road reserve:#:	Less than 15 metres	5 metres*	8 metres	15-50 metres	5 metres*	10 metres
Distance of the closest point of the building from the boundary of a Residential, Commercial (excluding Commercial Retail Park), Specific Purpose Hospital Zone or Open Space Community Park Zone:	Maximum height - within a road reserve:	Maximum height - not within a road reserve:#:											
Less than 15 metres	5 metres*	8 metres											
15-50 metres	5 metres*	10 metres											

	Activity	Activity specific standards		
		More than 50 metres	10 metres	15 metres
		<p>b. The maximum gross floor area of buildings in the locations marked * shall be 5 m<sup>2</sup></p> <p>c. Any building not within road reserve # that is located on a site which has a boundary with a residential zone, shall have minimum setback of 1.8 metres from that boundary; and shall not project beyond a building envelope constructed by the recession planes which apply in the adjacent residential zone.</p> <p>d. The <del>height limit of</del> maximum height for any buildings in the South Frame. Pedestrian Precinct shown on the Planning Maps shall be 3 metres.</p> <p>Notes:</p> <ol style="list-style-type: none"> <li>Provisions for signs and temporary activities can be found in Chapter 6.</li> <li>Road design standards (including road widths) for new roads are contained in Chapter 8. Road design standards (including road widths) for existing roads are controlled by the Council's Infrastructure Design Standards.</li> </ol>		
<b>P14</b>	Public transport facilities (including any office or retail activity ancillary to a public transport facility), public amenities and landscaping in the Transport Zone.	<p>a. Buildings located in road reserve where the closest point of the facility is within 50m of the boundary of a Residential, Commercial (excluding Commercial Retail Park), Specific Purpose Hospital Zone or Open Space Community Park Zone shall be less than 5m in height.</p> <p>b. Buildings (excluding lighting, poles, traffic signals, safety cameras and fences) shall be less than 3m in height in the South Frame Pedestrian Precinct shown on the Planning Maps.</p> <p>c. Buildings in any other location shall be less than 10 metres in height.</p> <p>d. The maximum area of buildings in the South Frame Pedestrian Precinct shown on the Planning Maps is 5m<sup>2</sup>.</p>		
<b>P15</b>	All public artwork, street furniture, community markets, cultural activities or community fund-raising events within road reserve in the Transport Zone or South Frame Pedestrian Precinct shown on the Planning Maps.	<p>Nil.</p> <p>Note – The Council or New Zealand Transport Agency as owner of roads and KiwiRail as the owner of rail corridors may require permits/approval for such activities under other legislation.</p>		
<b>P16</b>	Any verandas, balconies or floor area of a building overhanging road reserve within the Transport Zone.	<p>Nil.</p> <p>Note: The Council or New Zealand Transport Agency as owner of roads and KiwiRail as the owner of rail corridors will have their own separate</p>		

	Activity	Activity specific standards
		approval process for granting rights to build overhanging their land. The Council has a policy that is relevant to this process.
<b>P17</b>	Outside the Central City, any activity in the Transport Zone (except for sensitive activities) permitted in the adjoining zone.  Note: For the purpose of this rule, where the Transport Zone adjoins two different zones, the provisions of the adjoining zone only apply up to the centre of the Transport Zone in that location.  For the avoidance of doubt, any activity permitted in the Industrial General Zone, shall be a permitted activity on 99 Ensors Road (Sec 1 SO 448367).	<ul style="list-style-type: none"> <li>a. The height limits, maximum gross floor area of a building, setbacks and recession planes in Rule 7.4.1.1 P13 apply</li> <li>b. The applicable activity specific standards and built form standards (except for any minimum building setback from the railway corridor) for the activity in the adjoining zone also apply</li> <li>c. On sites adjacent to the rail corridor the minimum building setback from the railway corridor shall be 1.5 metres from the site boundary adjacent to the railway corridor.</li> </ul>
<b>P18</b>	Construction and/or reconstruction of Selkirk Place, Hawkins Road, Hills Road and Prestons Road within the New Neighbourhood Zone (Highfield).	<ul style="list-style-type: none"> <li>a. Works shall be in general accordance with the cross-sections shown in Appendix 8.6.26 Diagram A in Chapter 8.</li> </ul>
<b>P19</b>	In Central City - Any activity that complies with 7.4.2.11 - Vehicle access to sites fronting more than one street.	Nil
<b>P20</b>	In Central City - Any activity that complies with 7.4.2.12 – Central City lane formation.	Nil
<b>P21</b>	Any construction or reconstruction of a roadway within the Central City.	<ul style="list-style-type: none"> <li>a. Footpaths on both sides of the road shall be provided, unless the legal width of the road is less than 10 metres or the road is designed as a shared space street or is a Central City lane.</li> </ul> <p>Note -Road design standards (including road and footpath widths) for new and existing roads are controlled by the Christchurch City Council's Infrastructure Design Standards.</p>

### 7.4.1.2 Controlled activities – Outside the Central City

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

	Activity	The matters over which Council reserves its control
<b>C1</b>	Outside the Central City, any activity that requires resource consent in accordance with Rule 7.4.2.10 - High trip generators, and where: <ul style="list-style-type: none"> <li>a. the land use activity is otherwise permitted in the zone where it is located; and</li> </ul>	Rule 7.4.3.19 - High trip generators.

	<p>b. the activity does not exceed the thresholds in Table 7.1; and</p> <p>c. direct vehicle access is not obtained from a state highway, major arterial road, or crosses a railway line; and</p> <p>d. for a quarrying activity and/or an ancillary aggregates-processing activity in the Rural Quarry Zone, where a vehicle access to the activity is located further than 250 metres from a residential unit.</p> <p>Refer to the Rule 7.4.2.10 for provisions regarding notification.</p>	
<b>C2</b>	<p>Outside the Central City, any activity in the Transport Zone (except for sensitive activities) that is a controlled activity in the adjoining zone.</p> <p>For the purpose of this rule, where the Transport Zone adjoins two different zones, the provisions of the adjoining zone only apply up to the centre of the Transport Zone in that location.</p>	<p>a. The applicable matters of control for the adjoining zone; and</p> <p>b. Rule 7.4.3.20 - Transport infrastructure in the Transport Zone.</p>

### 7.4.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in the following table, and as set out for those matters in 7.4.3.

	<b>Activity</b>	<b>The Council's discretion shall be restricted to the following matters:</b>
<b>RD1</b>	<p>Any activity that does not meet any one or more of the standards in Rule 7.4.2; or any activity that requires resource consent in accordance with Rule 7.4.2.10 - High trip generators except where otherwise provided for by Rule 7.4.1.2 C1.</p> <p>Refer to the relevant standard for provisions regarding notification.</p>	<p>As relevant to the standard that is not met, and as specified for each standard in Rule 7.4.2:</p> <p>Rules 7.4.3.1 - 7.4.3.19 and 7.4.3.22 - 7.4.3.23.</p>
<b>RD2</b>	<p>Activities P13, P14 and P18 listed in Rule 7.4.1.1, that do not meet any one or more of the activity specific standards.</p>	<p>a. Rule 7.4.3.20 - Transport infrastructure in the Transport Zone.</p>
<b>RD3</b>	<p>Any formation of an unformed legal road.</p>	<p>a. Rule 7.4.3.21 - Formation of unformed legal roads.</p>
<b>RD4</b>	<p>Outside the Central City, any activity (except for sensitive activities) in the Transport Zone that is a restricted discretionary activity in the adjoining zone.</p> <p>For the purpose of this rule, where the Transport Zone adjoins two different zones, the provisions of the adjoining zone only apply up to the centre of the Transport Zone in that location.</p>	<p>a. The applicable matters of discretion for the adjoining zone; and</p> <p>a. Rule 7.4.3.20 - Transport infrastructure in the Transport Zone –.</p>

	Activity	The Council's discretion shall be restricted to the following matters:
	For the avoidance of doubt, any restricted discretionary activity in the Industrial General Zone, shall be a restricted discretionary activity on 99 Ensors Road (Sec 1 SO 448367).	
<b>RD5</b>	Activity P17 listed in Rule <del>7.2.2.1</del> 7.4.1.1, that does not meet any one or more of the activity specific standards.	a. The applicable matters of discretion for the adjoining zone; and b. Transport infrastructure in the Transport Zone – Rule 7.4.3.20.
<b>RD6</b>	In the Central City, any site temporarily used for car parking where car parking is the primary activity on that site until 30 April 2018.	a. Temporary car parks during the earthquake recovery period – Rule 7.4.3.25
<b>RD7</b>	In the Central City, any permitted activity that does not comply with the activity specific standard in Rule 7.4.1.1 for P21.	a. Central City Road Cross sections – Rule 7.4.3.24
<b>RD8</b>	In Central City, any permanent car parking buildings or sites where car parking is the primary activity on that site.	a. Commercial car parking buildings and sites – Rule 7.4.3.26

#### 7.4.1.4 Discretionary activities

The activities listed below are discretionary activities.

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

#### 7.4.1.5 Non complying activities

The activities listed below are non-complying activities.

	Activity
<b>NC1</b>	<p>Except where provided for in P12 – P16 and P18 listed in Rule 7.4.1.1, or in RD2 or RD3 listed in Rule 7.4.1.3, any activity in the Transport Zone that is a non-complying activity in the adjoining zone.</p> <p>For the purpose of this rule, where the Transport Zone adjoins two different zones, the provisions of the adjoining zone only apply up to the centre of the Transport Zone in that location.</p>
<b>NC2</b>	Any building or structure (except transport infrastructure and utilities that comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)) that exceeds 2.5 metres in height within:

	- 12 metres of the centre line of a 110kV or a 220kV National Grid transmission line, or/and - 10 metres of the centre line of a 66kV National Grid transmission line.
<b>NC3</b>	Any activity within the Central City Business Zone (Core) that does not comply with 7.4.2.1 d.

Notes:

1. The National Grid transmission lines are shown on the planning maps.
2. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.
3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines. Buildings and activities in the vicinity of National Grid transmission lines must comply with the NZECP 34:2001.

## 7.4.2 Standards — Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone)

### 7.4.2.1 Minimum number and dimensions of car parks required

Outside of the Central City

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

	buildings with a GFA of more than 2,500m <sup>2</sup> .		
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## Within the Central City

	Applicable to	Standard	The Council's discretion shall be limited to the following matters:
d.	Any activity (except within the Central City Residential Zone)	No onsite car parking is required within the Central City, however, if car parking is provided any car parking and associated manoeuvre area shall be no greater than 50% of the GLFA of the buildings on the site.	Matters specified in Rule 7.4.3.27 – Car parking areas
e.	Any car park spaces provided, except residential activities.	Any car parking spaces provided shall have the minimum dimensions in Appendix 7.1, Table 7.4.	Matters specified in Rule 7.4.3.2 – Parking space dimensions
f.	Any activity (other than in respect of residential activities): i. where car parks are provided, or ii. containing buildings with GFA of more than 2,500m <sup>2</sup> .	The minimum number of mobility parking spaces in accordance with Appendix 7.1 shall be provided on the same site as the activity.	Matters specified in Rule 7.4.3.3 – Mobility parking spaces

NOTE: For the avoidance of doubt there is no requirement to provide mobility parking spaces for residential activities within the Central City.

### 7.4.2.2 Minimum number of cycle parking facilities required

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

### 7.4.2.3 Minimum number of loading spaces required

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



a.	Any activity where standard car parks are provided.	At least the minimum amount of loading spaces in accordance with Appendix 7.3 shall be provided on the same site as the activity.	Rule 7.4.3.5 - Minimum number of loading spaces required
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#### 7.4.2.4 Manoeuvring for parking and loading areas

	Applicable to:	Standard	The Council's discretion shall be limited to the following matters:
a.	Any activity with a vehicle access.	On-site manoeuvring area shall be provided in accordance with Appendix 7.6.	Rule 7.4.3.6 - Manoeuvring for parking and loading spaces
b.	Any activity with a vehicle access to: <ul style="list-style-type: none"> <li>i. a major or minor arterial road; or</li> <li>ii. a collector road where three or more car parking spaces are provided on site; or</li> <li>iii. six or more car parking spaces; or</li> <li>iv. a heavy vehicle bay required by Rule 7.4.2.3; or</li> <li>v. a local street or local distributor street within the Central City core; or</li> <li>vi. a main distributor street within the Central City where the vehicle access serves three or more parking spaces; or</li> <li>vii. a local street outside the Central City core and the vehicle access serves six or more parking spaces.</li> </ul>	On-site manoeuvring area shall be provided to ensure that a vehicle can manoeuvre in a forward gear on to and off a site.	Rule 7.4.3.6 - Manoeuvring for parking and loading spaces

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

### 7.4.2.5 Gradient of parking and loading areas

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

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

### 7.4.2.6 Design of parking and loading areas

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

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

### 7.4.2.7 Access design

	Applicable to:	Standard	The Council's discretion shall be limited to the following matters:
a.	Any activity with vehicle access.	Access shall be provided in accordance with Appendix 7.7.	Rule 7.4.3.10 - Vehicle access design

b.	Any activity providing 4 or more car parking spaces or residential units.	Queuing Spaces shall be provided in accordance with Appendix 7.8.	Rule 7.4.3.11 - Queuing spaces
c.	<p>Outside the Central City, any vehicle access:</p> <p>i. to an urban road serving more than 15 car parking spaces or more than 10 heavy vehicle movements per day; and/or</p> <p>ii. on a key pedestrian frontage.</p>	Either an audio and visual method of warning pedestrians of the presence of vehicles or a visibility splay in accordance with Appendix 7.9 shall be provided. If any part of the access lies within 20 metres of a Residential Zone any audio method should not operate between 8pm and 8am.	Rule 7.4.3.12 - Visibility splay
d.	Within the Central City, any vehicle access to a road serving more than 15 car parking spaces or more than 10 heavy vehicle movements per day, where the site provides access onto any street within the core.	An audio and visual method of warning pedestrians of the presence of vehicles about to exit the access point shall be provided.	Matters specified in Rule 7.4.3.12 – Visibility splays
e.	Within the Central City, any vehicle access to a road serving more than 15 car parking spaces or more than 10 heavy vehicle movements per day, in any other location not covered by clause d above.	Either an audio and visual method of warning pedestrians of the presence of vehicles about to exit the access point or a visibility splay in accordance with Appendix 7.9 – Visibility splay, shall be provided. If any part of the access lies within 20 metres of a Residential Central City Zone any audio method should not operate between 8pm and 8am, except when associated with an emergency service vehicle.	Matters specified in Rule 7.4.3.12 - Visibility splays

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

#### 7.4.2.8 Vehicle crossings

	Applicable to:	Standard	The Council's discretion shall be limited to the following matters:
a.	Any activity with a vehicle access to any road or service lane.	A vehicle crossing shall be provided constructed from the property boundary to the edge of the carriageway / service lane.	Rule 7.4.3.13 - Vehicle crossing design
b.	Any vehicle crossing on an arterial road or collector road. with a speed limit 70 kilometres per hour or greater.	Vehicle crossing shall be provided in accordance with Appendix 7.10.	Rule 7.4.3.13 - Vehicle crossing design
c.	Any vehicle crossing to a rural selling place.	Vehicle crossing shall be provided in accordance with Figure 7.13 in Appendix 7.10.	Rule 7.4.3.13 - Vehicle crossing design

d.	Any vehicle crossing on a road with a speed limit 70 kilometres per hour or greater.	The minimum spacing to an adjacent vehicle crossing on the same side of the frontage road, shall be in accordance with Table 7.14 in Appendix 7.11.	Rule 7.4.3.14 - Minimum distance between vehicle crossings
e.	Any activity with a vehicle crossing.	The maximum number of vehicle crossings shall be in accordance with Table 7.15a (outside the Central City) and Table 7.15b (within the Central City) in Appendix 7.11.	Rule 7.4.3.15 - Maximum number of vehicle crossings
f.	Any activity with a vehicle crossing.	The minimum distance between a vehicle crossing and an intersection shall be in accordance with the Table 7.16a (outside the Central City) and Table 7.16b (within the Central City) in Appendix 7.11.	Rule 7.4.3.16 - Minimum distance between vehicle crossings and intersections
g.	Any vehicle crossing on a rural road.	The minimum sight lines to vehicle crossings shall be provided in accordance with Figure 7.15 in Appendix 7.11.	Rule 7.4.3.17 - Sight lines at vehicle crossings

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

Note:

All vehicle crossings designed and constructed onto public roads managed by Council require a vehicle crossing application and the form can be found at: [resources.ccc.govt.nz/files/VehicleCrossingApplication-docs.pdf](https://resources.ccc.govt.nz/files/VehicleCrossingApplication-docs.pdf). An approval must be given before construction can start. Design and construction works shall be at the Owner or Developer's own expense. Standards for the design of vehicle crossings can be found in Council's Construction Standard Specifications.

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

	Applicable to:	Standard	The Council's discretion shall be limited to the following matters:
a.	Any new road or access that crosses a railway line.	No new road or access shall cross a railway line.	Rule 7.4.3.18 - Location of buildings and access in relation to rail/road level crossings
b.	All new road intersections located less than 30 metres from a rail level crossing limit line.	The road intersection shall be designed to give priority to rail movements at the level crossing through road traffic signals.	Rule 7.4.3.18 - Location of buildings and access in relation to rail/road level crossings
c.	All new vehicle crossings located less than 30 metres from a rail level crossing limit line.	No new vehicle crossing shall be located less than 30 metres from a rail level crossing limit line unless the boundaries of a site do not enable the vehicle crossing to be more than 30 metres from a rail level crossing limit line.	Rule 7.4.3.18 - Location of buildings and access in relation to rail/road level crossings

d.	Any building located close to a level crossing not controlled by automated warning devices (such as alarms and/or barrier arms).	Buildings shall be located outside of the sight triangles in Appendix 7.13.	Rule 7.4.3.18 - Location of buildings and access in relation to rail/road level crossings
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Any application arising from this rule shall not be publicly notified and be limited notified only to KiwiRail and where KiwiRail has not given its written approval.

#### 7.4.2.10 High trip generators

- i. This rule applies to activities located outside the Central City, and activities within the Central City that are not exempt from this rule under ii. below, that exceed the following thresholds.
- ii. Within the Central City - Permitted activities<sup>2</sup> are exempt from this rule.

	<b>Applicable to:</b>	<b>Resource consent under Rule 7.4.1.2 C1 or Rule 7.4.1.3 RD1 is required for activities with:</b>	<b>The matters over which Council reserves its control or restricts its discretion shall be limited to the following matters:</b>
a.	Education Activities (Schools).	More than 150 students	Rule 7.4.3.19 - High trip generators
b.	Education Activities (Pre-School).	More than 50 children	
c.	Education Activities (Tertiary Education and Research Activities).	More than 250 FTE students	
d.	Health Care Facilities.	More than 500 m <sup>2</sup> GFA	
e.	Industrial Activities (excluding Warehousing and Distribution Activities).	More than 5,000 m <sup>2</sup> GFA	
f.	Industrial Activities (Warehousing and Distribution Activities).	More than 10,000 m <sup>2</sup> GFA	
g.	Offices.	More than 1750 m <sup>2</sup> GFA	
h.	Residential Activities.	More than 60 residential units	
i.	Retail Activities (excluding factory shops, retail park zones, trade suppliers and food and beverage outlets).	More than 500 m <sup>2</sup> GLFA	
j.	Retail Activities (factory shops, retail park zones, but excluding trade suppliers and food and beverage outlets).	More than 1000 m <sup>2</sup> GLFA	

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

k.	Mixed use and other activities (not listed above), except where Rule <del>7.2.2.4</del> 7.4.1.1 P11 applies.	More than 50 vehicle trips per peak hour or 250 heavy vehicle trips per day (whichever is met first)  'Peak hour' are those hours between 3pm and 7pm on a weekday.	
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When resource consent under is required:

1. An Integrated Transport Assessment shall be undertaken for activities that are High Trip Generators (i.e. are controlled or restricted discretionary activities under Rule 7.4.1.2 C1 or Rule 7.4.1.3 RD1).
2. If an Integrated Transport Assessment has already been approved for the site as part of a granted resource consent, then these rules do not apply to any development that is within the scope of that Integrated Transport Assessment and in accordance with the resource consent, unless the resource consent has lapsed.
3. A basic Integrated Transport Assessment shall be undertaken for High Trip Generators that do not exceed the thresholds in Rule 7.4.3.19 Table 7.1. A full Integrated Transport Assessment shall be undertaken for activities that exceed the thresholds in Rule 7.4.3.19 Table 7.1.
4. Guidance on preparing an Integrated Transport Assessment to address the assessment matters in Rule 7.3.19 may be obtained from Christchurch City Council's Integrated Transport Assessment Guidelines.
5. For the purposes of calculating the thresholds in Rule 7.4.2.10 (and Table 7.1):
  - i. for existing activities with access to urban roads, the level of trip generation and scale of activity that existed prior to the plan becoming operative will not be included;
  - ii. for existing activities with access to rural roads, the level of trip generation and scale of activity that existed prior to the plan becoming operative shall be included;
  - iii. for education activities the thresholds in Rule 7.4.2.10 (and table 7.1) shall only apply to any additional traffic generation from a site which increases the number of children, students or FTE students.

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

6. Other than as required by 7 or 8 below, the application shall not be publicly or limited notified where:
  - a. the land use activity is otherwise permitted in the zone where it is located and direct vehicle access is not from a state highway or crosses a KiwiRail railway line; or
  - b. the land use activity is otherwise permitted in the zone where it is located and direct vehicle access is from a state highway or crosses a KiwiRail railway line and written

approval/s have been provided by the NZ Transport Agency and/or KiwiRail (whichever is relevant);

7. Where written approvals have not been provided under 6b above, Council shall give limited notification of the application to the New Zealand Transport Agency and/or KiwiRail only.
8. For a quarrying activity and/or an ancillary aggregates-processing activity in the Rural Quarry Zone, where a vehicle access to the activity is located within 250 metres of a residential unit, the Council shall give limited notification of the application to the owners/occupiers of that residential unit only, unless such approvals have already been provided.

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

	Applicable to	Standard	The Council's discretion shall be limited to the following matters:
a	Any new vehicle access.	Vehicle access shall be provided in accordance with Appendix 7.15.	<del>Matters specified in Rule 7.4.3.22 -</del> Vehicle access to sites fronting more than one street – within the Central City

#### 7.4.2.12 Lane Formation – Within the Central City

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

### 7.4.3 Rules - Matters of control and discretion

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

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

#### 7.4.3.1 Minimum number of car parks required

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

- a. Whether the equivalent number of parking spaces can be provided on a separate site which:
  - i. is sited within safe and easy walking distance of the activity; and

- ii. does not require people to cross arterial roads to gain access to the activity, thereby compromising the safety of pedestrians and the function of the road, unless there are safe crossing facilities; and/or
  - iii. is clearly associated with the activity through signage or other means; and/or
  - iv. whether a legal agreement has been entered into, bonding the parking to the activity; and/or
  - v. is surrounded by appropriate land use activities with which the car parking is compatible.
- b. Whether the parking demand occurs at a different time from another land use activity, with which a parking area could be shared without adverse effects for on street parking.
- c. Whether a legal agreement has been entered into securing mutual usage of any parking areas shared with other activities.
- d. Where the required number of off-street car parking spaces are not to be provided:
  - i. whether the proposal or application demonstrates that it will generate more or less parking and/or staff parking demand than is required by this District Plan;
  - ii. whether the required parking can physically be accommodated on the site and/or off site;
  - iii. whether the movement function, safety and amenity values of the road network and surrounding environment may be adversely affected by extra parked and manoeuvring vehicles on these roads;
  - iv. whether the site is well serviced by public transport and is designed or operated to facilitate public transport use;
  - v. whether additional cycle parking facilities (more than the number required by this District Plan) have been provided to offset a reduction in the number of car parking spaces, and there is a reasonable expectation of them being used;
  - vi. the cumulative effect of the lack of onsite parking spaces for the proposal in conjunction with other activities in the vicinity which are not providing the required number of parking spaces;
  - vii. whether the reduction in parking will affect the ability of future activities on the site to meet the parking requirements;
  - viii. whether the safety of pedestrians will be affected by being set down on-street;
  - ix. whether a reduction in, or waiver of, the required onsite car parking will reduce travel to the activity by private vehicles and facilitate public and active transport use, such as through the development and implementation of a travel plan;
  - x. whether a reduction in, or waiver of, the required onsite car parking will enable a significant improvement in the urban design, appearance, and amenity values of the site and a more efficient site layout without compromising the amenity values, safety and efficiency of the transport network;
  - xi. whether a reduction in, or waiver of, the required onsite car parking is appropriate because there are other public parking facilities close to the activity that can be used by people accessing the activity; and



- xii. whether there are mitigating factors for a reduced parking supply, with regard given to the parking reduction adjustment factors in Appendix 7.14.
- xiii. whether a reduction in or waiver of required on-site car-parking would contribute to the protection of waterway setbacks or natural, heritage or cultural (including Ngāi Tahu/Manawhenua) values.

#### **7.4.3.2 Parking space dimensions**

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

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

#### **7.4.3.3 Mobility parking spaces**

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

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

#### **7.4.3.4 Minimum number of cycle parking facilities required**

Outside the Central City, the following are matters of discretion for Rule 7.4.2.2:

- a. Whether adequate alternative, safe and secure cycle parking and end of trip facilities (such as showers and lockers), meet the needs of the intended users, and are available in a nearby location that is readily accessible.
- b. Whether the parking can be provided and maintained in a jointly used cycle parking area.
- c. Whether a legal agreement has been entered into securing mutual usage of any cycle parking areas shared with other activities.
- d. Whether the cycle parking facilities are designed and located to match the needs of the intended users.

- e. Whether the provision, design and location of cycle parking facilities may disrupt pedestrian traffic, disrupt active frontages, or detract from an efficient site layout or street scene amenity values.
- f. Whether the number of cycle parking spaces and end of trip facilities provided are sufficient considering the nature of the activity on the site and the anticipated demand for cycling.

Within the Central City, the following are matters of discretion for Rule 7.4.2.2:

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

#### **7.4.3.5 Minimum number of loading spaces required**

The following are matters of discretion for Rule 7.4.2.3:

- a. Whether the nature and operation of the particular activity will require loading spaces of a different size, number and frequency of use.
- b. Whether an off-street shared loading area can be safely and efficiently provided in conjunction with an adjacent activity.

In addition, outside of the Central City:

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

#### **7.4.3.6 Manoeuvring for parking and loading areas**

The following are matters of discretion for Rule 7.4.2.4:

- a. Whether there would be any adverse effects on the efficiency, safety and amenity values of users of transport modes within and passing the site, and/or function of the frontage road.
- b. The number and type of vehicles using the parking or manoeuvring area.

- c. Whether the required manoeuvring area can physically be accommodated on the site.
- d. Whether the strategic transport network is adversely affected.

#### **7.4.3.7 Gradient of parking and loading areas**

The following are matters of discretion for Rule 7.4.2.5:

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

#### **7.4.3.8 Illumination of parking and loading areas**

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

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

#### **7.4.3.9 Surface of parking and loading areas**

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

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

#### **7.4.3.10 Vehicle access design**

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

- a. Whether the driveway serves more than one site and the extent to which other users of the driveway may be adversely affected.

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

#### **7.4.3.11 Queuing spaces**

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

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

#### **7.4.3.12 Visibility splay**

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

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

#### **7.4.3.13 Vehicle crossing design**

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

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

#### **7.4.3.14 Minimum distance between vehicle crossings**

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

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

#### **7.4.3.15 Maximum number of vehicle crossings**

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

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

#### **7.4.3.16 Minimum distance between vehicle crossings and intersections**

The following are matters of discretion for Rule 7.4.2.8 f. - Outside the Central City:

- a. Whether extra conflict may be created by vehicles queuing across the vehicle crossing.
- b. Whether any potential confusion between vehicles turning at the crossing or the intersection may have adverse effects on safety.
- c. The effects on the safety of users of all transport modes.
- d. Whether the number and type of vehicles generated by the activity on the site will adversely affect the frontage road, particularly at times of peak traffic flows on the road.

- e. Whether the speed and volume of vehicles on the road will exacerbate the adverse effects of the vehicle crossing on the safety of users of all transport modes.
- f. Whether the geometry of the frontage road and intersections will mitigate the adverse effects of the vehicle crossing.
- g. Whether there are present, or planned, traffic controls along the road corridor where the vehicle crossing is proposed.
- h. Any cumulative effects when considered in the context of existing and future vehicle crossings serving other activities in the vicinity.
- i. Whether traffic mitigation measures such as medians, no right turn or left turn signs, or traffic calming measures are proposed.

The following are matters of discretion for Rule ~~7.2.3.8 f.~~ 7.4.2.8 f. – within the Central City:

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

#### **7.4.3.17 Sight lines at vehicle crossings**

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

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

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

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

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

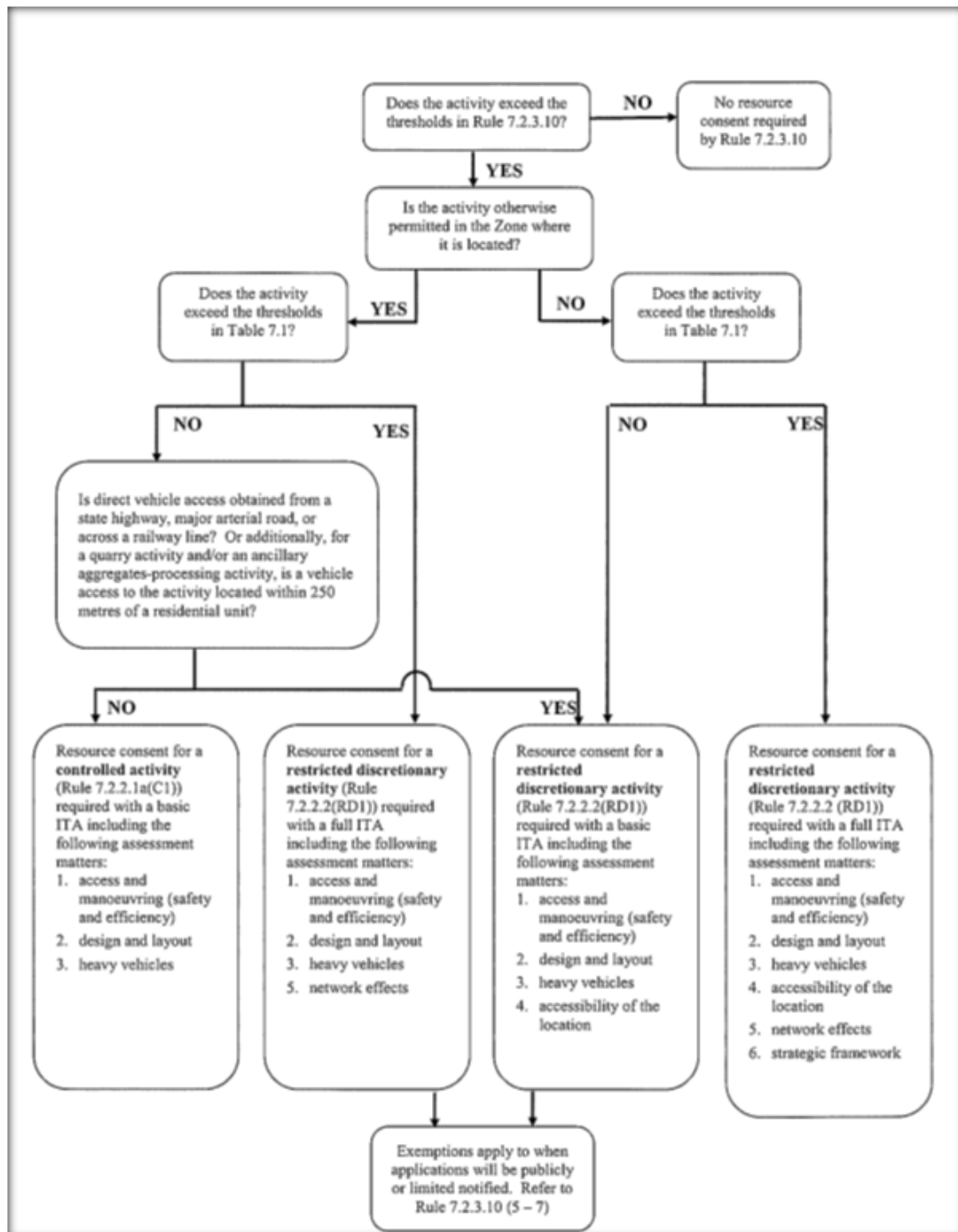
The following are matters of discretion for Rule 7.4.2.9 d.:

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

#### **7.4.3.19 High trip generators**

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

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





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

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

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

**Table 7.1 – Thresholds for full Integrated Transport Assessments**

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

\* Development refers to either consented or constructed developments.

#### **7.4.3.20 Transport infrastructure in the Transport Zone**

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

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

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

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

In addition, outside of the Central City:

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

#### **7.4.3.21 Formation of unformed legal roads**

The following are matters of discretion for Rule 7.4.1.3 RD3:

- a. Whether there is ability to form the unformed legal road in a way that is safe, functional and maintainable at a reasonable cost.
- b. Whether the use of the unformed legal road will adversely affect the environment and/or character of the location and surrounding area (including effects from dust, noise and vibration and effects on visual amenity).
- c. Whether the use of the unformed legal road will adversely affect safe access for other current and potential users of the unformed legal road, including pedestrians and cyclists.
- d. Any effects on public access to and along the coastal marine area and the adequacy of measures to address adverse effects on public access to and along the coastal marine area.
- e. Matters of discretion in Rule 9.6.3.1 Effects of activities on the coastal environment and Rule 9.2.8.3 Natural character in the coastal environment.

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

The following are matters of discretion for Rule 7.4.2.11:

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

#### **7.4.3.23 Central City lane formation – within the Central City**

The following is the matter of discretion for Rule 7.4.2.12:

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

#### **7.4.3.24 Central City Road Cross sections**

The following are matters of discretion for Rule 7.4.1.3 ~~RD4~~ **RD7**:

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

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

The following are matters for discretion for Rule 7.4.1.3 ~~RD3~~ **RD6**:

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

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

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

The following are matters for discretion for Rule 7.4.1.3 RD8:

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

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

#### **7.4.3.27 Carparking area – within the Central City**

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

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

## Appendices

### Appendix 7.1 – Parking space requirements

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

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

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

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

**Table 7.2 – Minimum number of car parks required**

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

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



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

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

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

**Table 7.3 – Minimum number of mobility car parks required**

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

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

**Table 7.4 – Minimum car park dimensions**

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

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

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

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

## Notes:

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

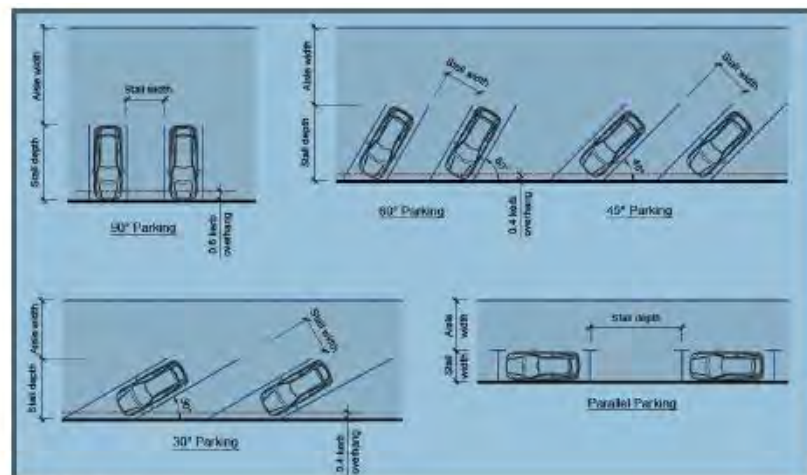


Figure 7.1: Car park dimensions

## Appendix 7.2 – Cycle parking facilities

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

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

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

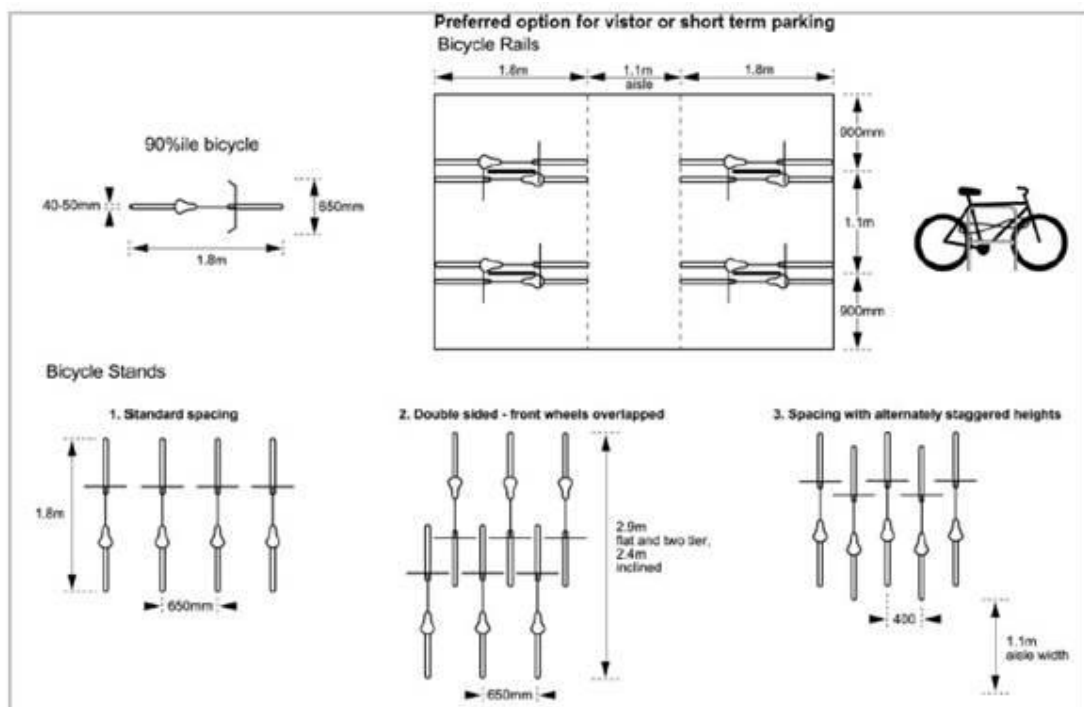


Figure 7.2 – Minimum cycle parking dimensions

4.2. Staff/residents/students cycle parking facilities shall be provided as follows:

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

- ii. Staff/residents/students cycle parking facilities shall be located so it is easily accessible for staff, residents or students of the activity, except within the Central City staff cycle parking may be provided on a site within 200 metres of the site on which the activity is undertaken.
- iii. Staff/ residents/ tertiary students' cycle parking facilities shall be located in:
  - A. a covered area; and
  - B. a secure area, unless located in an area where access by the general public is generally excluded.

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

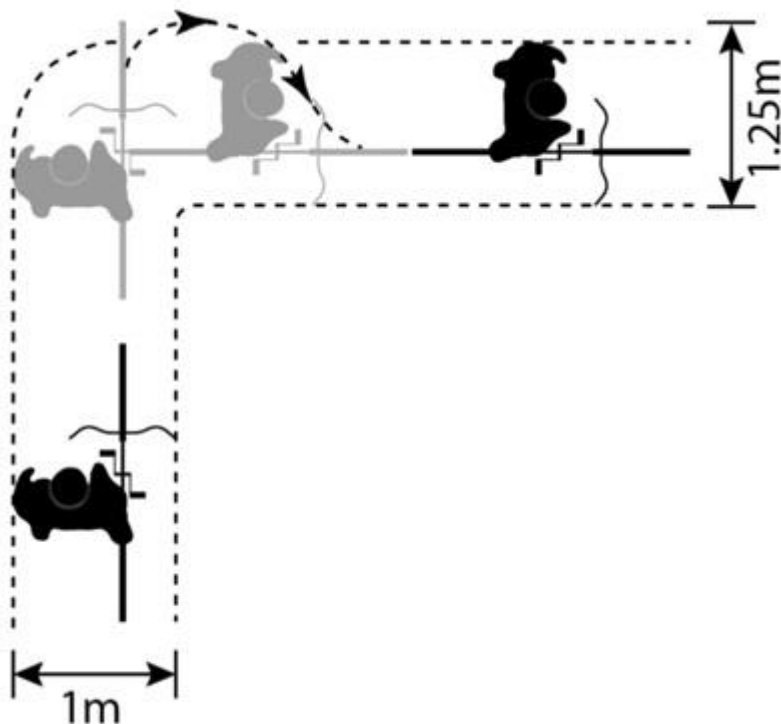
- iv. Where a stand is provided, it shall meet the visitor cycle parking requirements in (1) except for (e) and (h).
- v. Outside the Central City, the number of onsite cycle parking end of trip facilities provided shall be at least the minimum number of cycle parking end of trip facilities set out in Table 7.6.

~~m~~3. Full time equivalent student numbers for Tertiary Education and Research Activities shall be assessed annually as of 1 July, and shall be rounded to the nearest 100 FTE students. Any additional cycle facilities required shall be provided within 12 months of the date of assessment.

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

~~n~~4. For sites with activities that existed on 3 September 2010 (i.e. prior to the Canterbury earthquakes of 2010/2011), Table 7.5 shall be applied to the rebuild of that activity, as follows:

- i. For the size of the activity's building floor area/ scale of the activity that existed on 3 September 2010, Table 7.5 does not apply, as long as the activity provides at least the same amount of on-site cycle parking that existed on 3 September 2010.
- ii. For any addition to the size of the activity's building floor area/ scale of the activity that is an increase to what existed on 3 September 2010, Table 7.5 shall apply in respect of the increase.

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



**Table 7.5 – Minimum numbers of cycle parks required**

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

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

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

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

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

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

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

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

## Appendix 7.3 – Loading areas

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

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

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

**Table 7.7 – Minimum numbers of loading spaces required**

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

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

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

b. Minimum loading area dimensions:

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

**Table 7.8 – Loading space dimensions for Heavy Vehicle Bays**

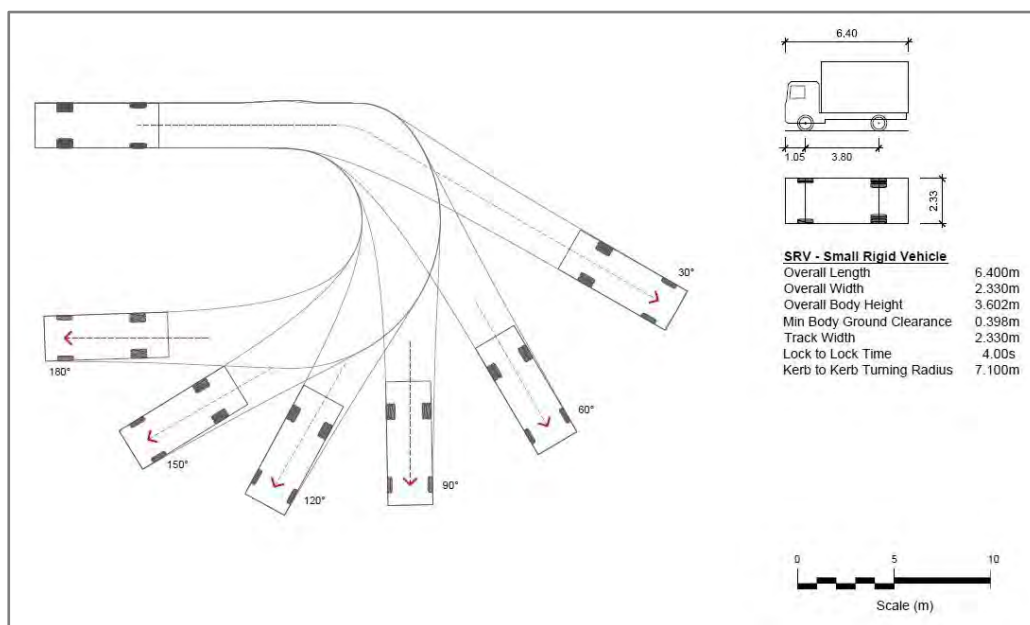
	Largest vehicle expected to use the loading space	Minimum dimensions (metres)	Minimum dimensions (if loading space is parallel to the access to the loading space) (metres)	Associated manoeuvring areas shall be designed to accommodate the minimum turning area shown in:
i.	Small rigid vehicle	3.5 x 6.4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

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

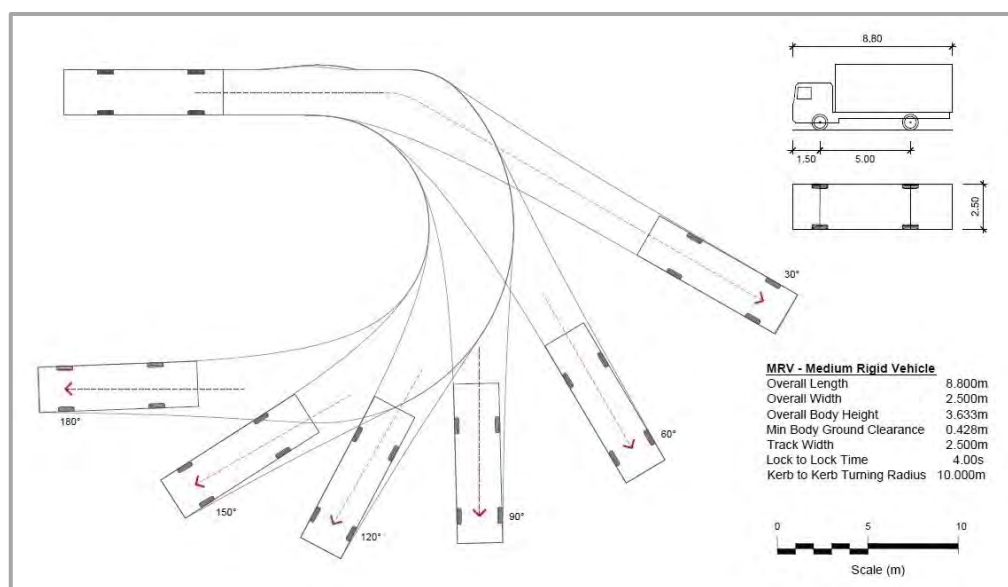


**Table 7.9 – Loading space dimensions for 99 percentile vehicle bay**

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

**Figure 7.3 – Turning area for Small Rigid Vehicles**

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

**Figure 7.4 – Turning area for Medium Rigid Vehicles**

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

Note:

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

## Appendix 7.4 – 85 percentile design motor car

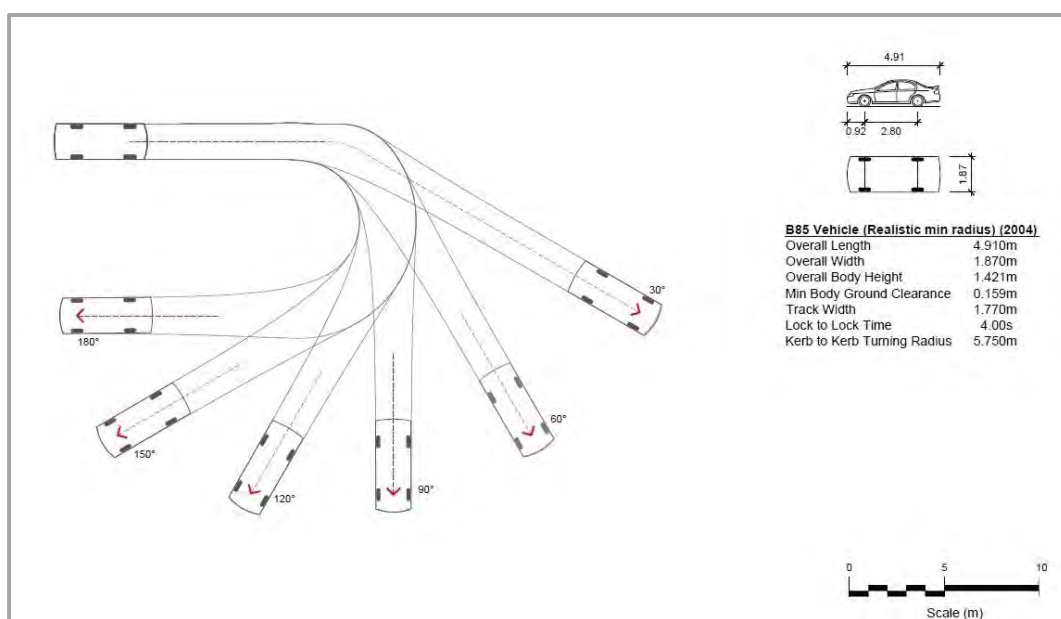


Figure 7.5 – 85 percentile design motor car

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

## Appendix 7.5 – 99 percentile design vehicle

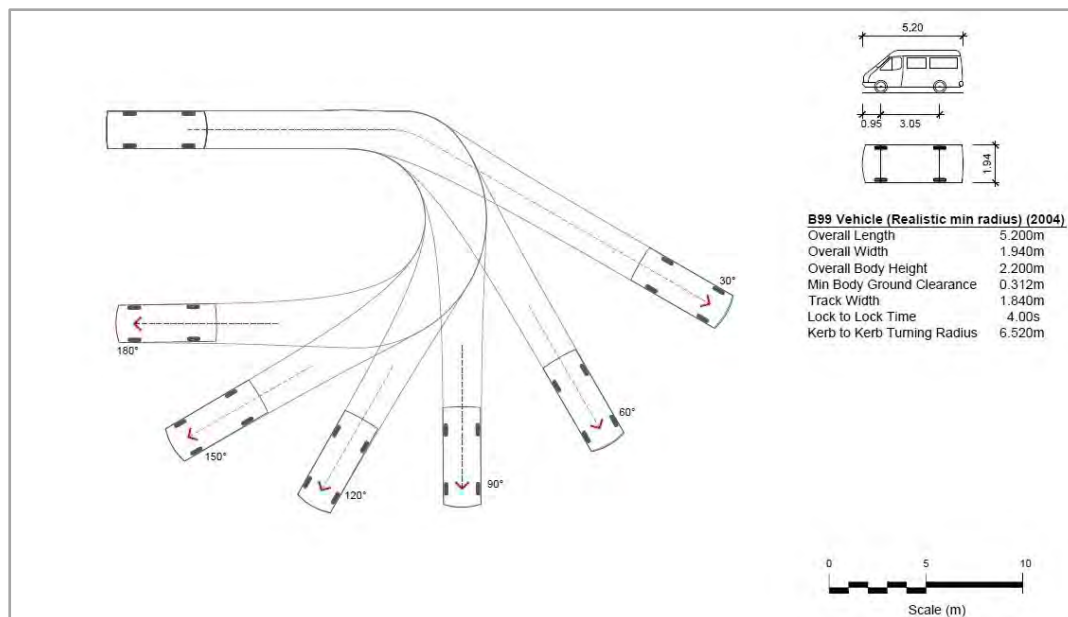


Figure 7.6 – 99 percentile design vehicle

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

## Appendix 7.6 – Manoeuvring for parking and loading areas

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

## Appendix 7.7 – Access design and gradient

- All vehicle access to and within a site shall be in accordance with the standards set out in Table 7.10 below.
- Any vehicle accesses longer than 50 metres and with a formed width less than 5.5 metres wide shall provide passing opportunities (with a minimum width of 5.5 metres) at least every 50 metres, with the first being at the site boundary.

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

## Notes:

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

**Table 7.10 – Minimum requirements for private ways and vehicle access**

	Activity	Number of marked parking spaces provided (For residential activities, the number of residential units)	Minimum legal width (metres)	Minimum formed width (metres) (refer to a)	Maximum formed width (metres)	Central City Height (metres)
i.	Residential activity and offices	1 to 3	3.0 (refer to iii)	2.7	4.5	3.5
ii.	Residential activity and offices	4 to 8	3.6 (refer to iii)	3.0	6.0	4.0
iii.	Residential activity and offices	9 to 15	5.0 (refer to ii and iii)	4.0	6.0	4.0
iv.	All other activities	1 to 15 <sup>1</sup>	5.0 (refer to ii)	4.0	7.0	4.0
v.	All activities	More than 15	6.5 (refer to ii)	5.5	9.0	4.0

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

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

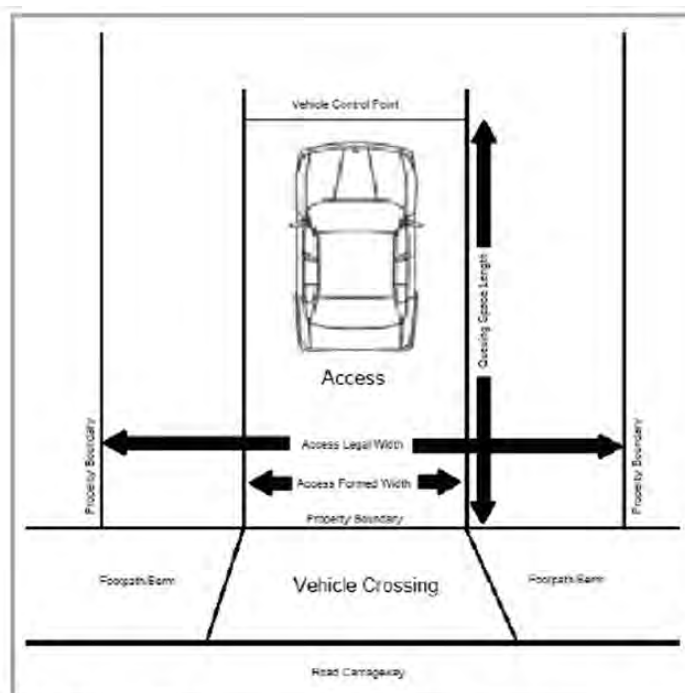


Figure 7.7- Explanation of the Location of Access Design Standards

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

**Table 7.11 – Maximum gradients for vehicle access**

**Straight Ramps – Private car parks or residential activities**

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

**Straight Ramps – All other Car parks**

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

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

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

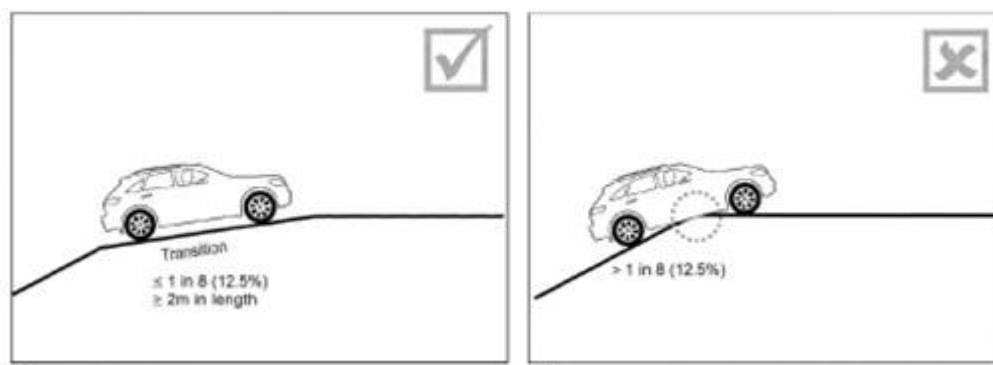


Figure 7.8 Example of correct and incorrect vehicle access gradient transition.

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

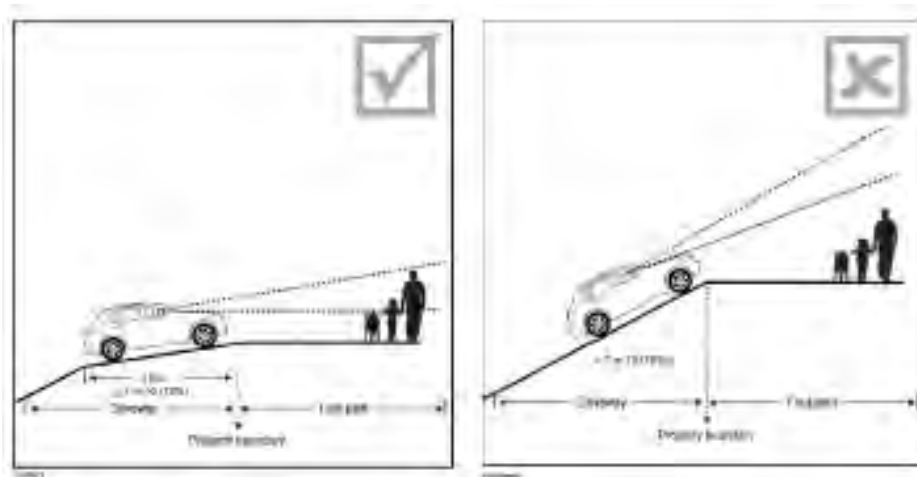


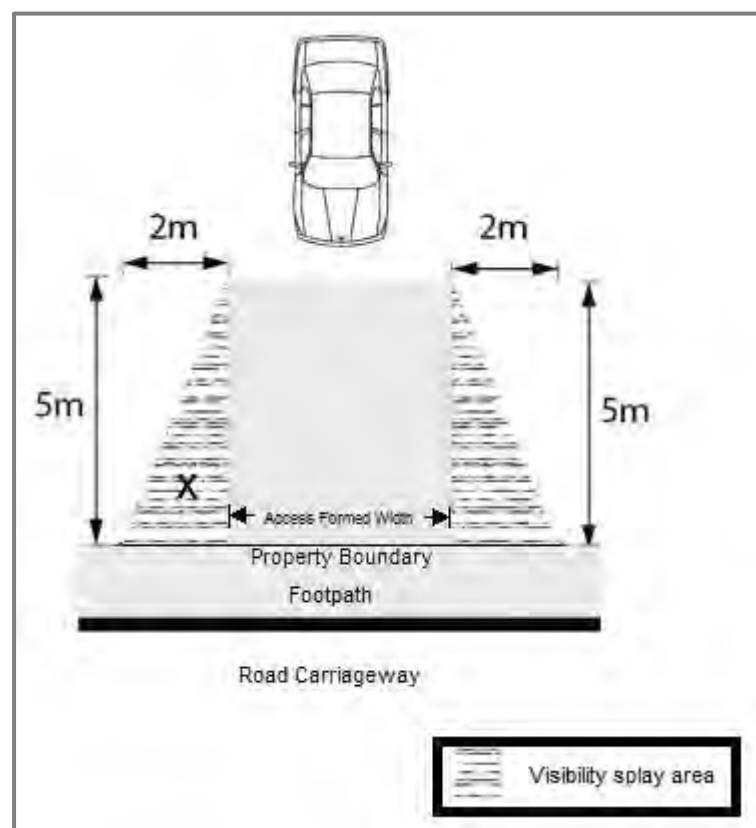
Figure 7.9 – Example of correct and incorrect vehicle access gradients in relation to footpaths.

## Appendix 7.8 – Queuing spaces

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

**Table 7.12 – Queuing spaces**

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

**Appendix 7.9 – Visibility splay****Figure 7.10 – Visibility splay measurement**



- a. The visibility splay areas (as shown on Figure 7.10) are to be kept clear of obstructions in all cases for visibility reasons. Landscaping or other features may be contained within the visibility splay areas, as long as it does not exceed 0.5 metres in height.
- b. If the access is 4.5 metres wide or greater, and the access provides for two-way traffic flow, then there is no requirement to provide a visibility splay on the side of the access marked with an 'X' in Figure 7.10.

## Appendix 7.10 – Design of rural vehicle crossings

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

**Table 7.13 – Design of rural vehicle crossings**

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

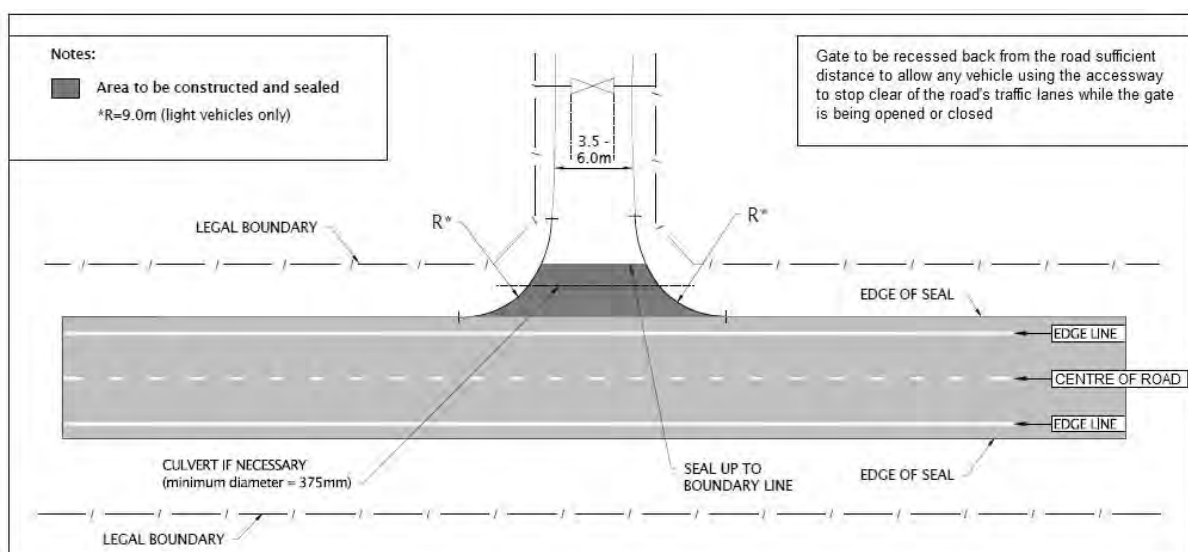


Figure 7.11 Design of rural vehicle crossings without shoulder widening

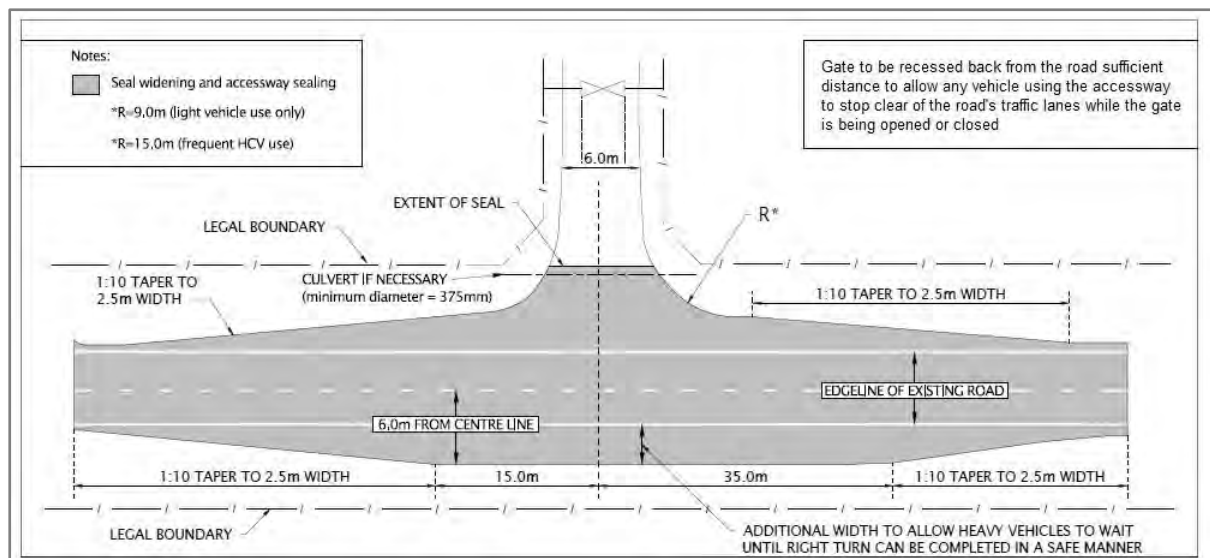


Figure 7.12 Design of special use rural vehicle crossings

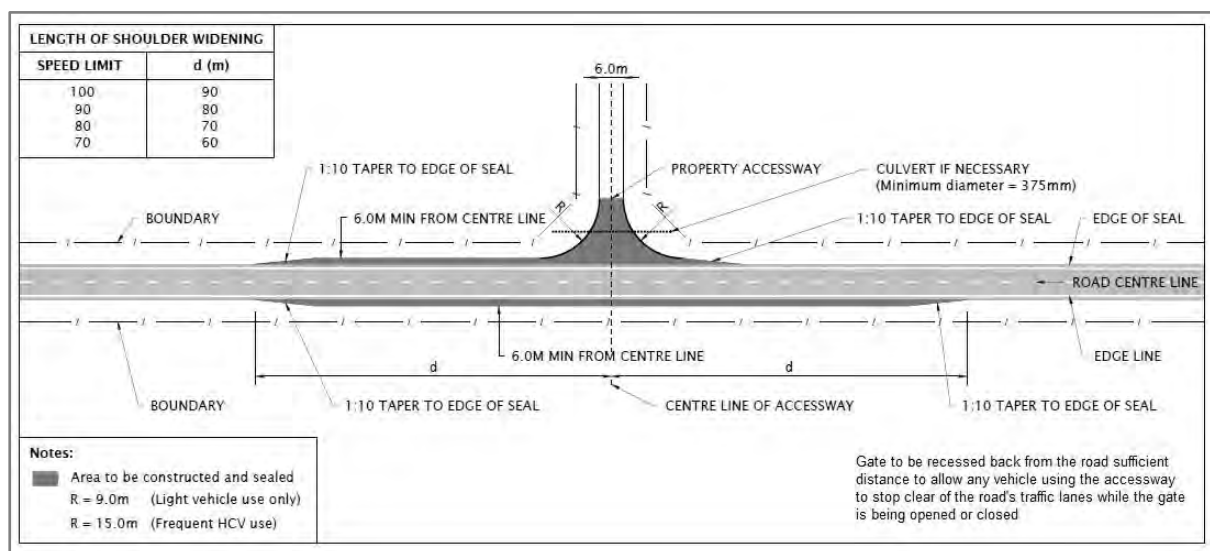


Figure 7.13 Design of rural vehicle crossings with shoulder widening

Notes:

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

## Appendix 7.11 – Standards for the location of vehicle crossings

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

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

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

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

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

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

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

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

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

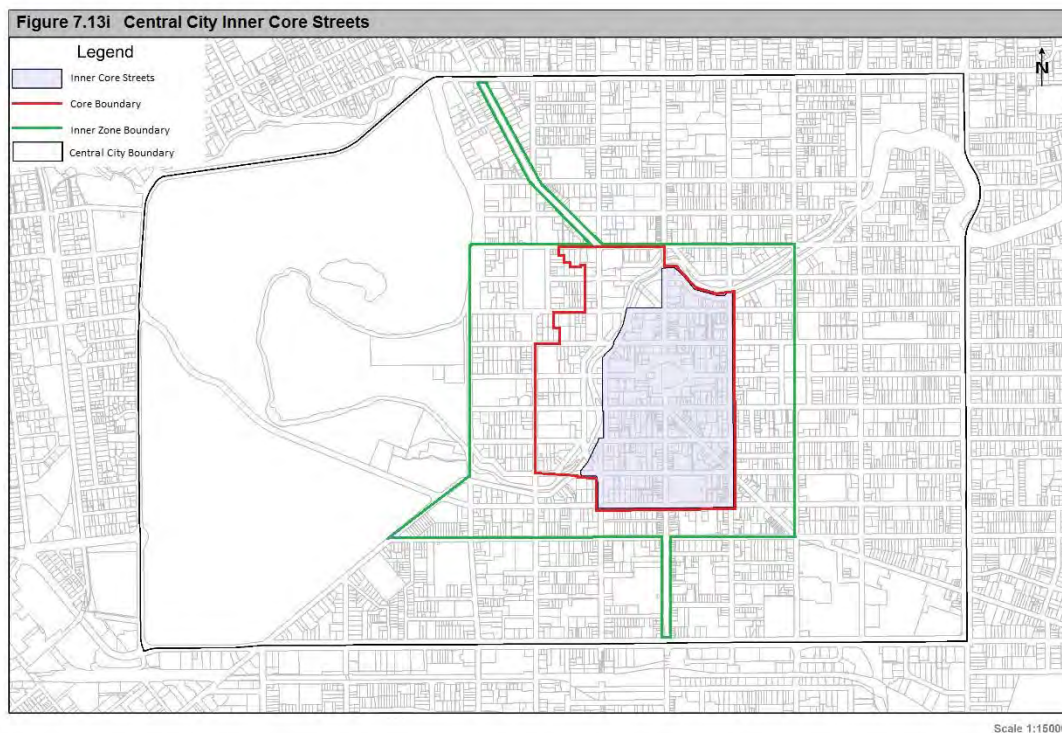
**Table 7.16 a – Minimum distance of vehicle crossings from intersections outside of the Central City**

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

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

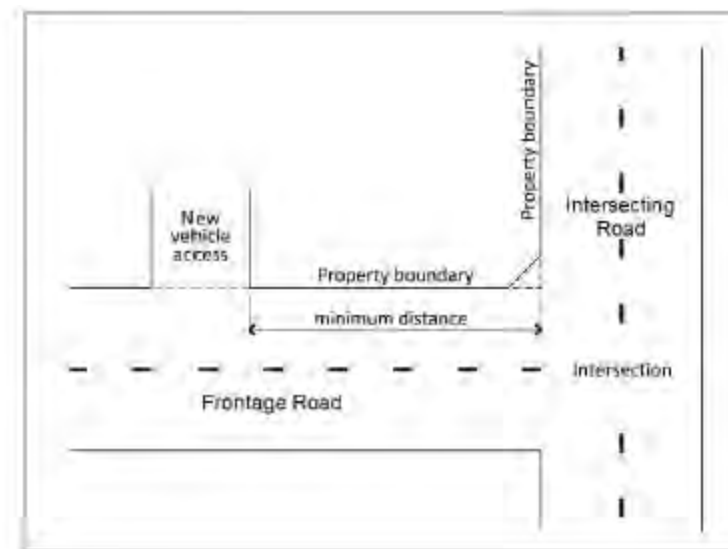
**Table 7.16 b Minimum distance of vehicle crossings from intersections within the Central City**

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

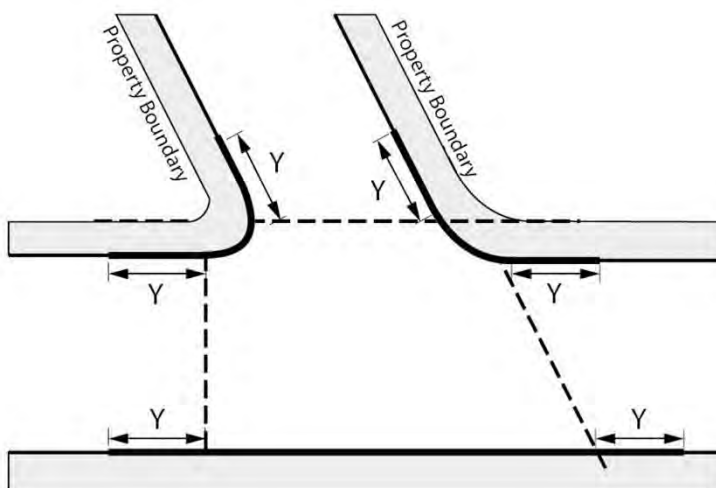


**Figure 7.13 i Inner Core Streets**

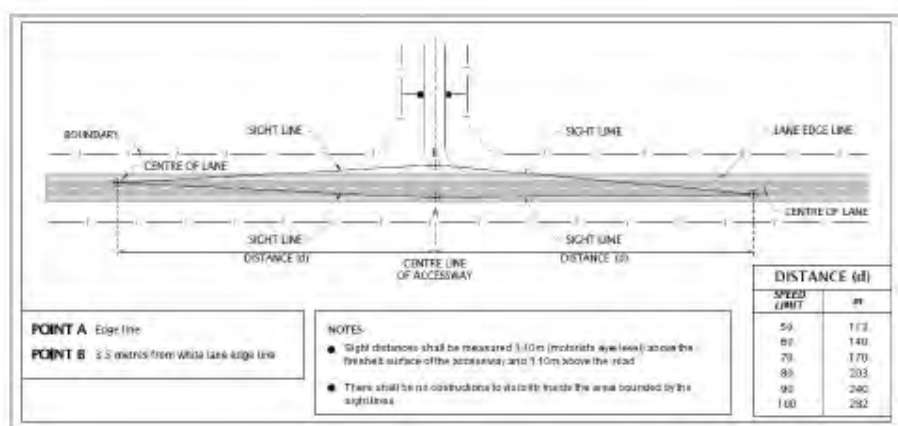
- e. Where the boundaries of a site do not enable any vehicle crossing to conform to the above distances, a single vehicle crossing may be constructed in the position which most nearly complies with the provisions of Table 7.16 a. (outside the Central City) and Table 7.16 b. (within the Central City).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



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



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



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

## Appendix 7.12 – Road classification system

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

### 1. Description of the Road Classification System

#### Functional hierarchy (Movement and Place Functions):

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

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

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

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



### Use hierarchy (modal networks):

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

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

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

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

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

## 2. Summary of the Road Classification categories

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

**Table 7.17 Explanation of movement and place categories**

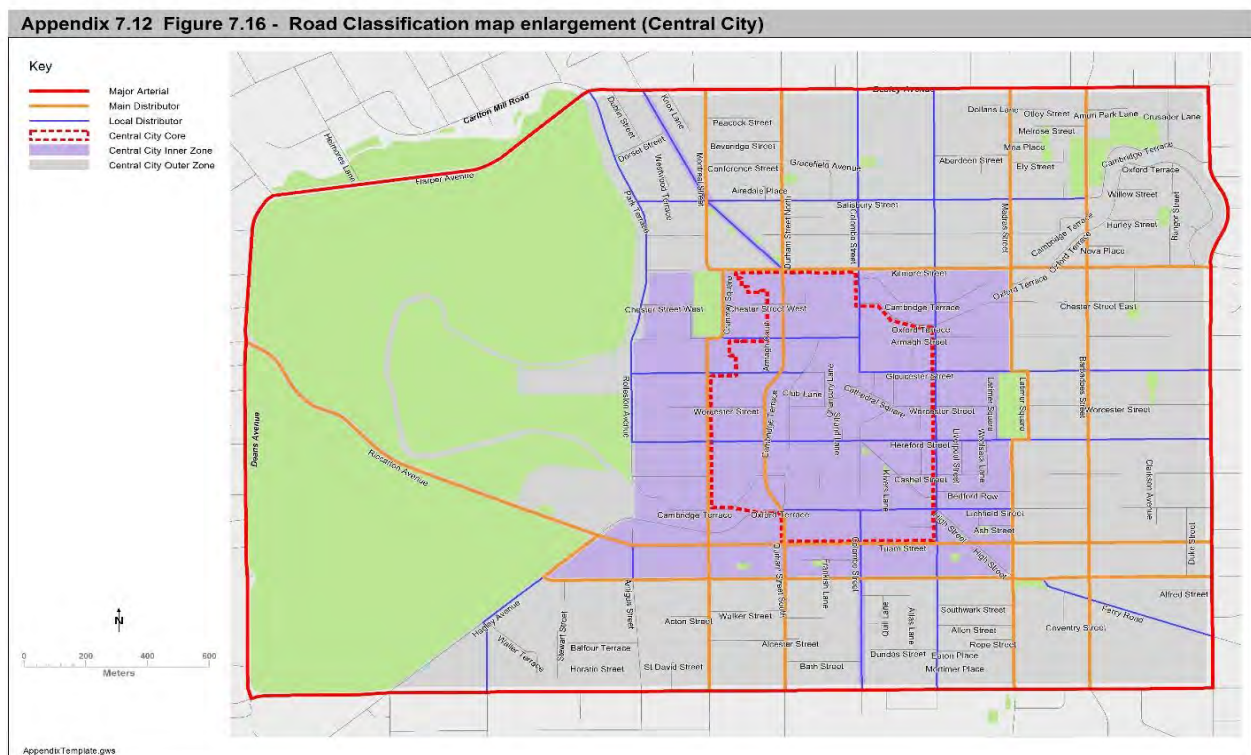
	<b>Movement function category</b>	<b>Explanation</b>
i.	Major arterial roads	State Highways and key roads in Christchurch District that cater especially for longer trips. Major Arterial Roads are the dominant elements of the road network which connect the major localities of the region, both within and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

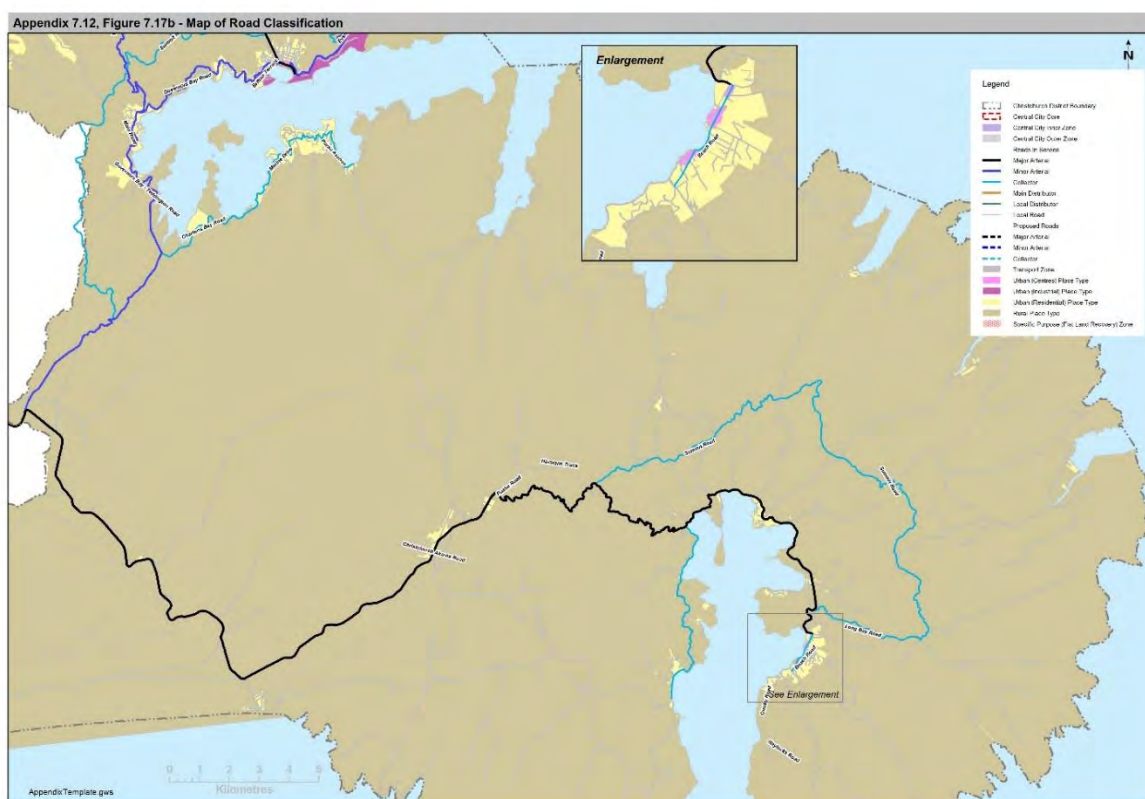
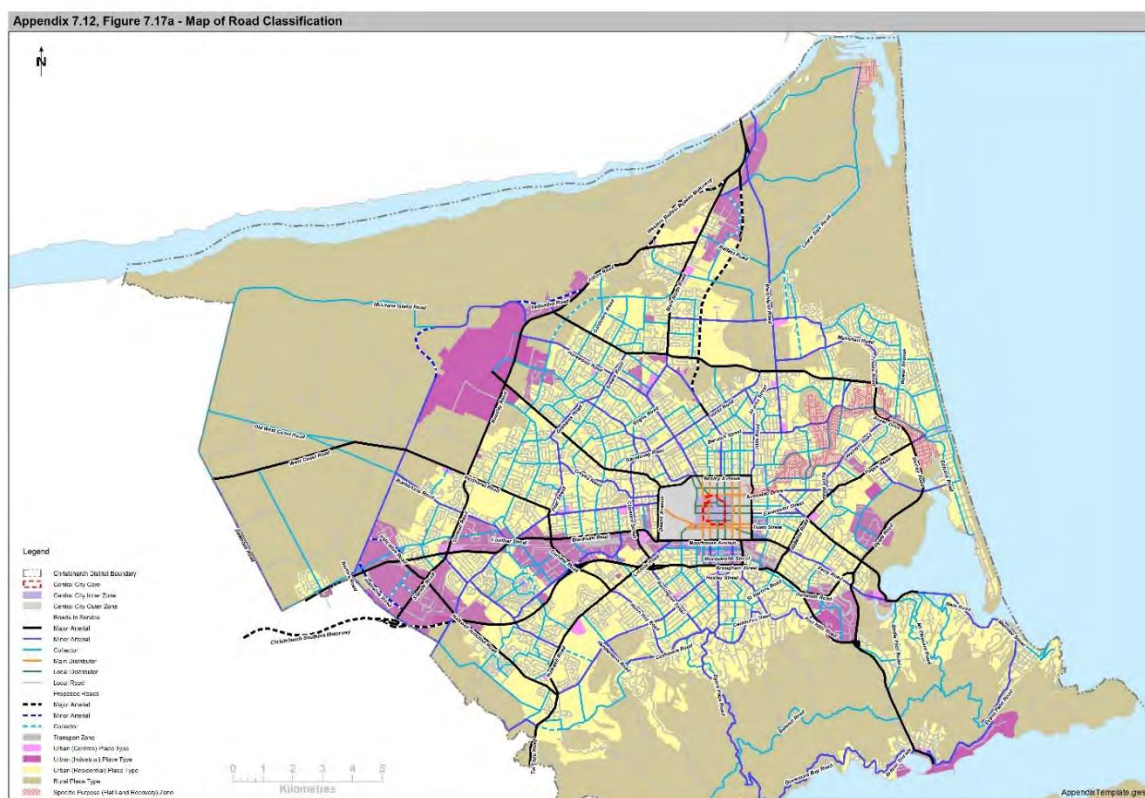
	<b>Movement function category</b>	<b>Explanation</b>
		provide the most important movement function and as such require the highest degree of movement function protection. They may also define the boundaries of neighbourhood areas.
iii.	Collector roads	Roads that distribute and collect local traffic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

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

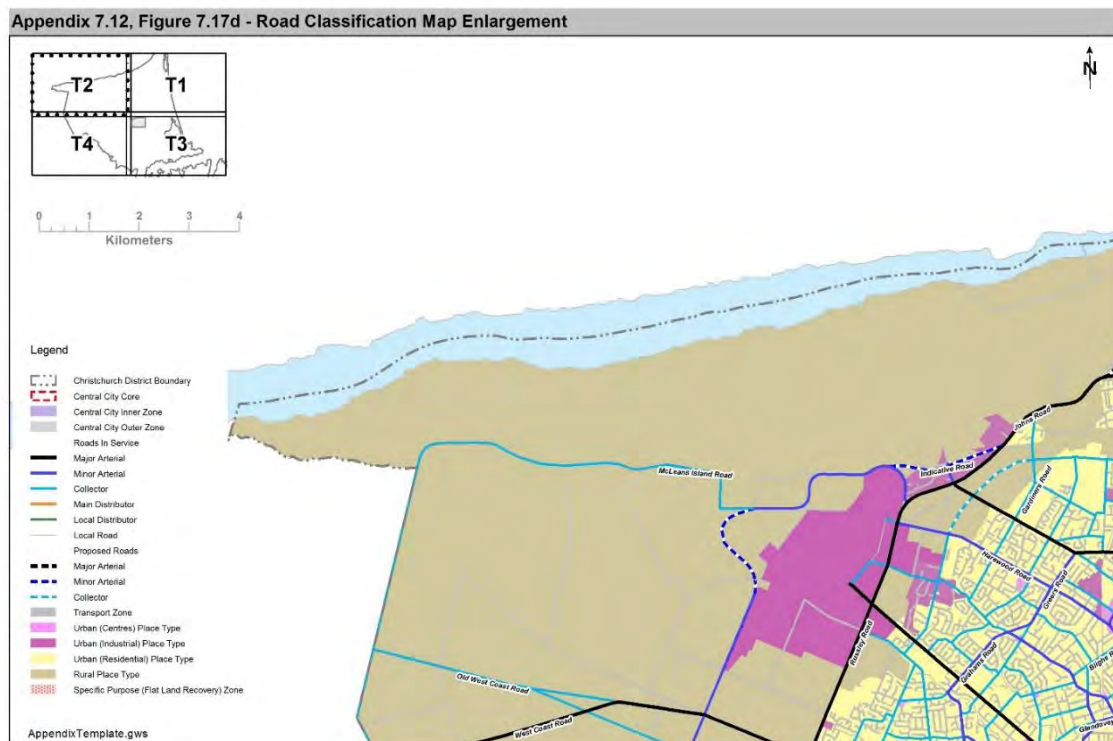
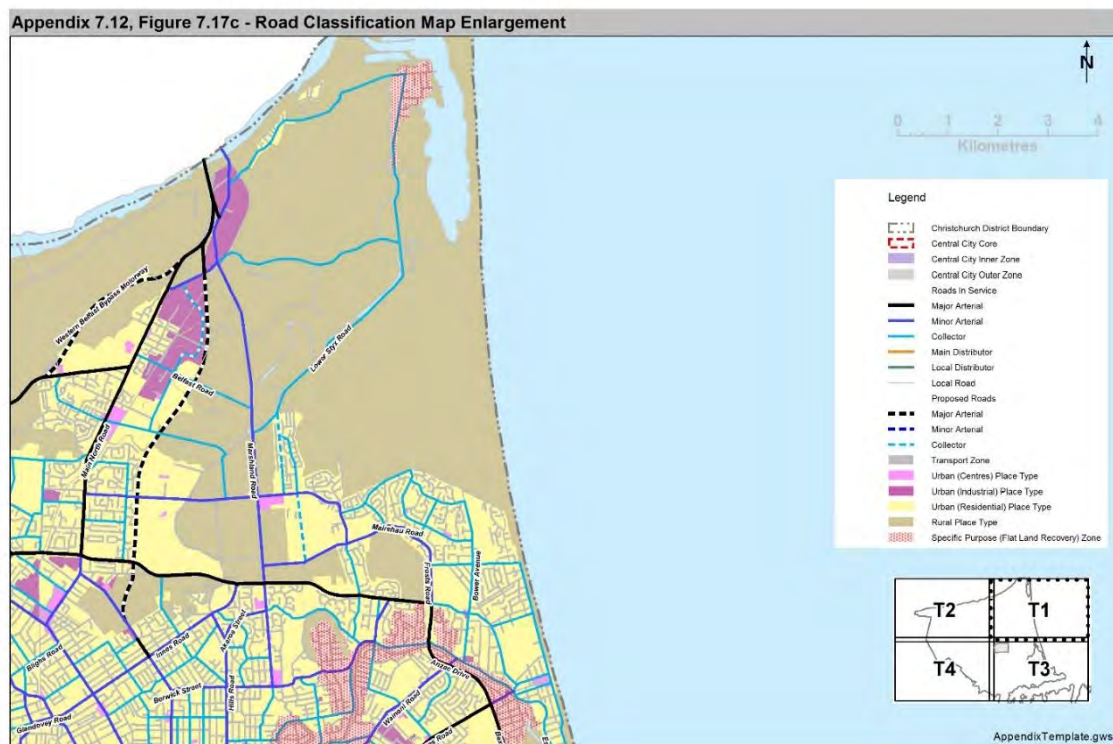
<sup>1</sup> If a road is adjacent to a Commercial Zone on one side of the road and adjacent to an Industrial Zone on the other side of the road, then the place function is Urban (centres).

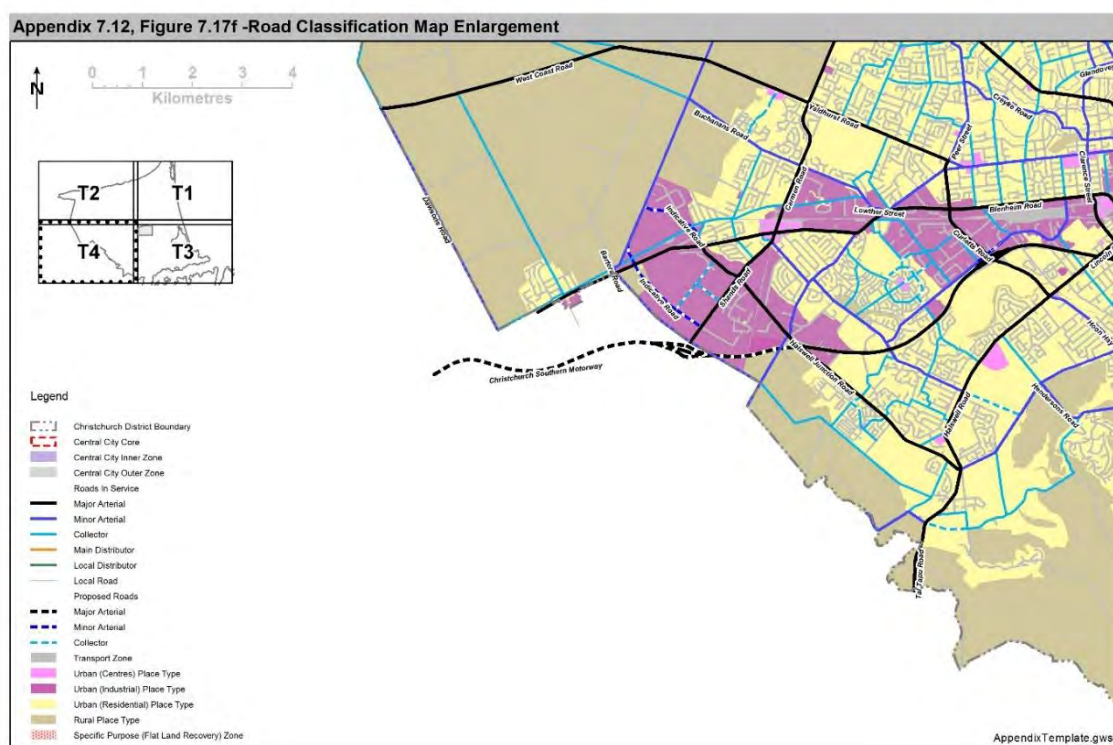
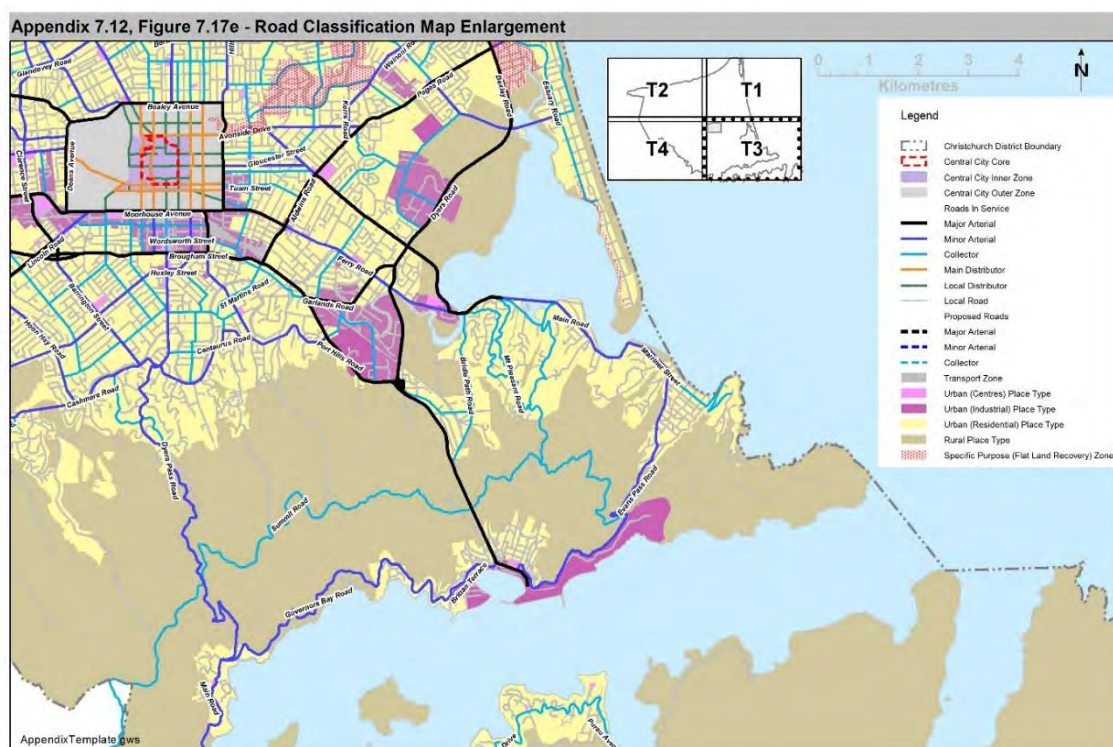
**Figure 7.16: Central City Road Classification Map**



**Figure 7.17 Road Classification Maps**







**Table 7.18 – List of Arterial and Collector roads**

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

<b>Road</b>	<b>Classification</b>
Wilsons Road North (Shakespeare Road-Ferry Road)	Collector
Wilsons Road South (Centaurus Road-Riverlaw Terrace)	Minor arterial
Withells Road (Yaldhurst Road-Avonhead Road)	Collector
Woodham Road (Avonside Drive Pages Road)	Minor arterial
Woodhills Road (Christchurch Akaroa Road – 60 metres east of Old Coach Road (end of State Highway 75) )	Major arterial
Woodhills Road (60 metres east of Old Coach Road (end of State Highway 75) Rue Lavaud)	Collector
Wooldridge Road (Wairakei Road- Harewood Road)	Collector
Wordsworth Street (Durham Street-Waltham Street)	Collector
Wrights Road (Matipo Street- Birmingham Drive)	Minor arterial
Wrights Road (Birmingham Drive – Lincoln Road)	Collector
Yaldhurst Road (Riccarton Road-Curletts Road)	Minor arterial
Yaldhurst Road (Curletts Road-West Coast Road)	Major arterial

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



## Appendix 7.13 – Building set backs to level crossings

### 1. Sight triangles for road/rail level crossings

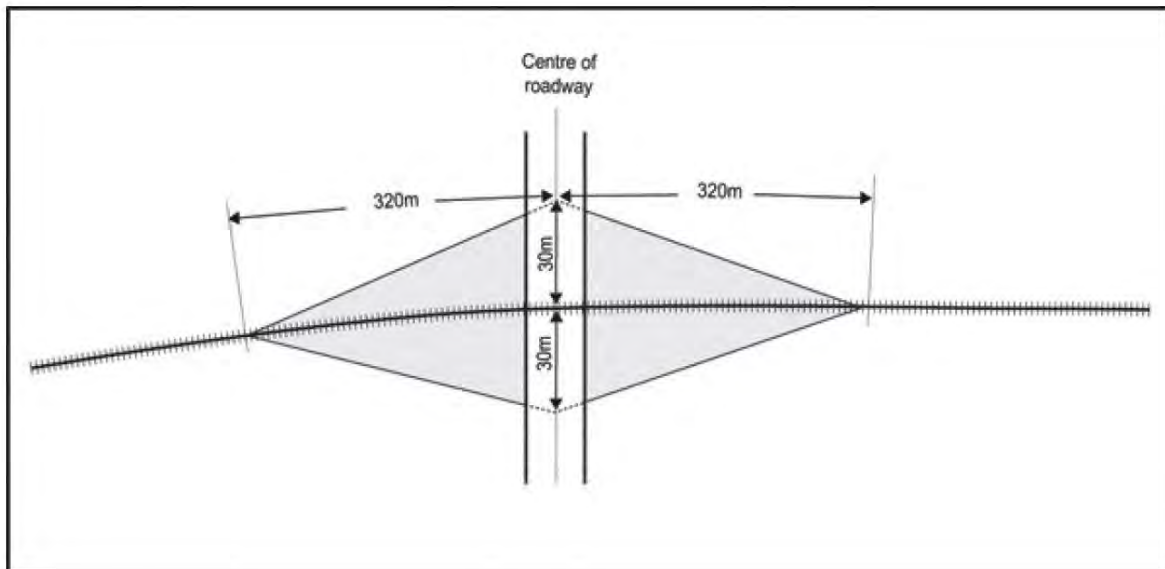


Figure 7.18: Approach sight triangles for public road/rail level crossings

Notes:

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

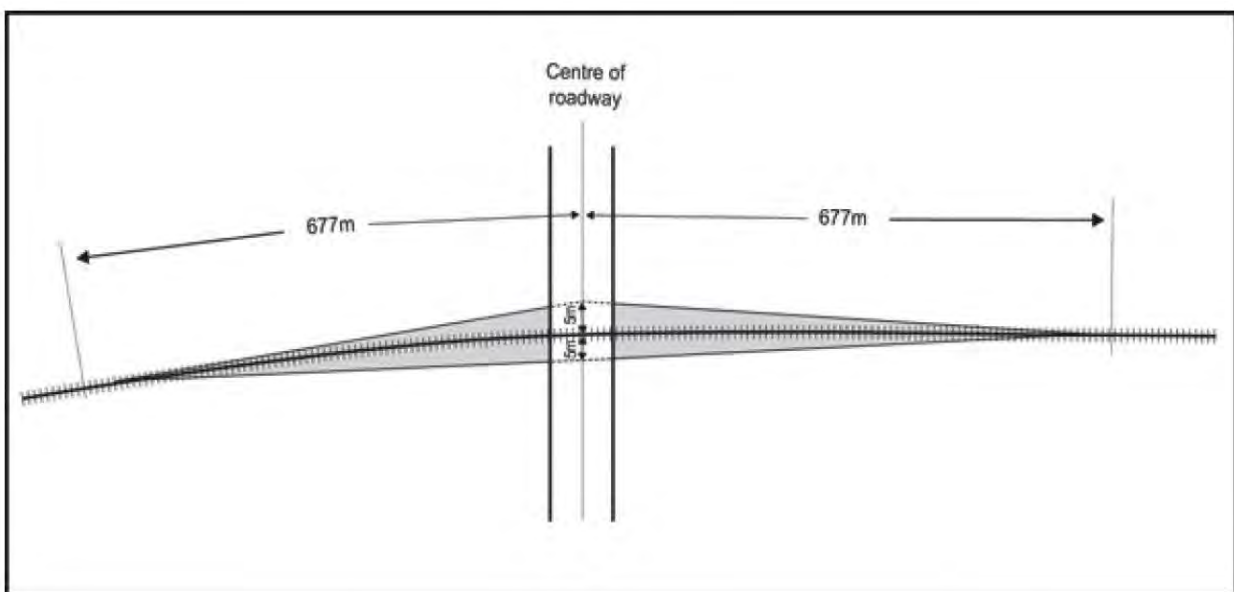


Figure 7.19: Restart sight triangles for public road/rail level crossings

Note:

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

## 2. Sight triangles for rail siding level crossings

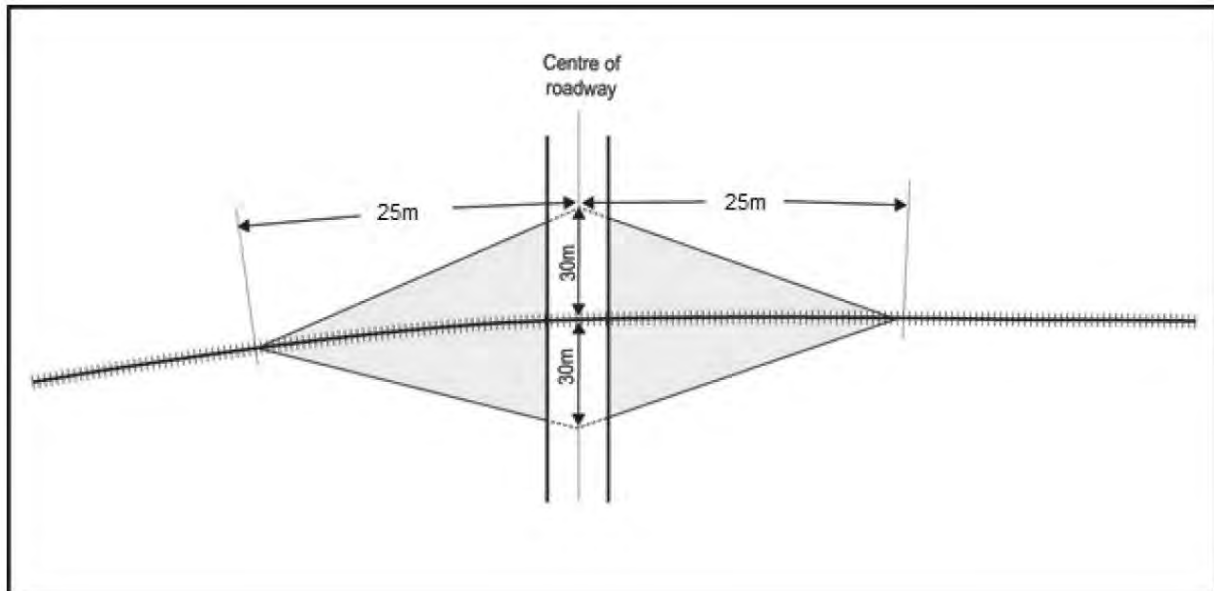


Figure 7.20: Approach sight triangles for public road/rail siding level crossings.

Note:

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

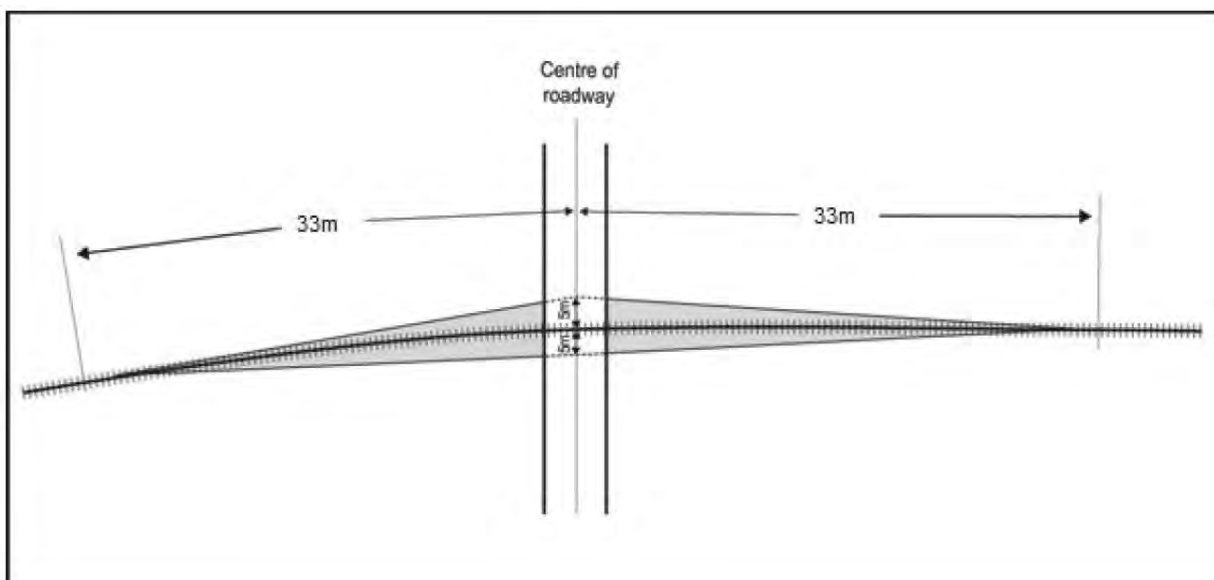


Figure 7.21: Restart sight triangles for public road/rail siding level crossings.

Note:

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

## Appendix 7.14 – Parking reduction adjustment factors

**Table 7.19 Parking reduction adjustment factors**

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

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

## Notes:

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

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

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

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

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

**Table 7.20 Location of access (priority ranking)**

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

## Chapter 11 Utilities and Energy

The chapter is amended by our decision as follows.

For ease of identifying the minor corrections made by this decision, all previous decision text is shown as black text. Any additional text as a result of this minor corrections decision is shown in blue and deletions with ~~strike through~~.

Please note, for completeness, this chapter includes decision text from subsequent decisions issued after the release of Decision 43, including any subsequent minor corrections released at the date of this decision.

## Chapter 11 Utilities and Energy

### 11.1 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

This chapter relates to a range of utilities that may occur throughout the District. The objectives, policies, rules, standards and assessment criteria seek to provide for the operation, maintenance, upgrading and development of utilities, while also managing the potential adverse effects of utilities on the environment.

The provisions of this chapter also seek to avoid the potential adverse effects of other land uses and developments, including reverse sensitivity effects, on the operation, maintenance, upgrade and development of utilities.

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

## 11.2 Objectives and policies

### 11.2.1 Objective — Provision of utilities

- a. Effective and efficient provision of utilities in a manner that is integrated with land use and development in the District.
- b. The continued operation, maintenance, upgrade and development of utilities throughout the District.
- c. An increase in renewable electricity generation activities.

#### 11.2.1.1 Policy — Sustainable water supply

- a. Achieve sustainability and resilience of the District's water supply by encouraging water conservation and the re-use and recycling of water.

#### 11.2.1.2 Policy — Benefits of utilities

- a. Require that new utilities are designed and constructed to maintain function should a significant seismic event or other natural hazard event occur.
- b. Recognise the national, regional and local benefits of the secure and efficient operation of utilities by providing for the operation, maintenance, upgrade and development of utilities.

#### 11.2.1.3 Policy — Renewable electricity generation

- a. Provide for the operation, maintenance, upgrade and development of utilities that derive or generate electricity through renewable sources by:
  - i. recognising the benefits to people and communities of renewable electricity generation;
  - ii. acknowledging the implications and constraints associated with renewable generation activities, including locational, operational and technical matters;
  - iii. promoting small and community scale renewable electricity generation activities, such as from solar and wind energy;
  - iv. reducing the use of finite resources for the generation of electricity; and
  - v. recognising the benefits of reducing greenhouse gas emissions that contribute to climate change

#### 11.2.1.4 Policy — Communication facilities

- a. Recognise the importance of radiocommunications and telecommunication utilities by:
  - i. providing for the development and use of radiocommunications and telecommunication utilities;



- ii. acknowledging that the management of adverse effects of radiocommunications and telecommunication utilities is constrained by technical and operational requirements; and
- iii. having regard to design, location and installation method when considering the effects of new or upgraded radiocommunications and telecommunication utilities.

### **11.2.1.5 Policy — Electricity transmission and distribution**

- a. Recognise the national significance of the National Grid by:
  - i. providing for the benefits derived from a secure and efficient electricity transmission network;
  - ii. providing for the operation, maintenance, upgrade and development of the National Grid;
  - iii. acknowledging that the management of adverse effects of the National Grid is constrained by technical and operational requirements; and
  - iv. having regard to the route, site and method selection when considering the effects of new infrastructure or major upgrades.
- b. Provide for ongoing operation, maintenance, upgrade and development of the electricity distribution network, while;
  - i. having particular regard to the post-earthquake repair and resilience requirements of the electricity distribution network.

### **11.2.1.6 Policy — Fuel facilities, storage and supply systems**

- a. Recognise the importance of operating, maintaining and developing a reliable and resilient fuel storage and supply system.

## **11.2.2 Objective — Adverse effects**

- a. The adverse effects of new or upgraded utilities on other activities and the environment are managed, whilst having regard to the technical and operational requirements of utilities.
- b. The protection of utilities from the adverse effects of other activities.

### **11.2.2.1 Policy — Adverse effects of utilities**

- a. To ensure that, where reasonably practicable, and having regard to the benefits of utilities and their locational, technical and operational requirements, new or upgraded utilities:
  - i. are located and designed in a way that minimises adverse effects; and
  - ii. avoid, remedy or mitigate the potential for adverse effects of noise from wind turbines.

### 11.2.2.2 Policy — Adverse effects on utilities

- a. Avoid adverse effects on utilities, including reverse sensitivity effects, that may compromise their operation, maintenance, upgrade and development.
- b. Avoid adverse effects, including reverse sensitivity effects, on the National Grid and the identified strategic electricity distribution lines, through the management of activities within an identified buffer corridor.

### 11.2.2.3 Policy — Radiofrequency, electric and magnetic fields

- a. Manage the potential adverse effects of radiofrequency, electric and magnetic fields associated with utilities.
- b. Avoid locating sensitive activities where there could be adverse effects from utilities that generate radio frequency, electric and magnetic fields.

## 11.3 How to interpret and apply the rules

- a. The rules that apply to all utilities in the District are contained in the activity status tables (including activity specific standards) in:

- i. Rule 11.4;
- ii. Rule 11.5;
- iii. Rule 11.6;
- iv. Rule 11.7; and
- v. Rule 11.8.

Note: The activity standards in Rule 11.9 also apply to all activities listed in Rules 11.4–11.8.

- b. The rules in the zone chapters (13 – 21) do not apply to utilities, unless specified or referenced in this chapter.
- c. The activity status tables and standards in the following chapters also apply to all utilities in the District:
  - 5 Natural Hazards;
  - 6 General Rules and Procedures (except for Sub-chapter 6.6 Water Body Setbacks);
  - 7 Transport (except for the Transport Zone rules);
  - 8 Subdivision, Development and Earthworks;
  - 12 Hazardous Substances and Contaminated Land.
- d. Chapter 5 (Natural Hazards) includes specific rules in relation to utilities in areas subject to hazards.

- e. Chapter 9 (Natural and Cultural Heritage) rules do not apply to utilities, unless otherwise specified (including the following):
- i. The rules in Sub-chapter 9.1 do apply to utilities, except that:
    - A. Rule 9.1.4.3 RD3 does not apply to indigenous vegetation clearance for the purposes of minor upgrades to utilities provided for by Rule 11.4.1 P9 - P15; and
    - B. Rule 9.1.3 h. includes some exemptions for maintenance of existing access tracks for utilities, protection of, and access to, existing electricity infrastructure, and the replacement, repair, maintenance and minor upgrading of existing utilities, involving indigenous vegetation clearance.
  - ii. Rule 9.4.4 applies to the pruning, felling, maintenance or remedial work/treatment to significant trees listed in Appendix 9.4.7.1 and trees in the public realm undertaken by the Council or network utility operators.
  - iii. The following matters of discretion apply:
    - A. Rule 9.1.5.2;
    - B. Rules 9.2.8.1, 9.2.8.2 and 9.2.8.3;
    - C. Rule 9.3.6;
    - D. Rule 9.4.6;
    - E. Rule 9.5.5, as relevant to the site classification;
    - F. Rule 9.6.3.
- f. The rules in Chapter 11 that relate to heritage items or heritage settings shall not apply to works undertaken to electrical equipment located within heritage items listed in the Schedule of Significant Historic Heritage (in Appendix 9.3.7.2) as heritage item numbers 201, 207, 489, 544, 600 and 624, where such works are associated with the replacement, repair, maintenance and minor upgrading of the electricity distribution network.
- The rules in Chapter 11 that relate to heritage items shall not apply to the Hagley Park heritage item, other than to heritage items and heritage settings individually items listed in the Schedule of Significant Historic Heritage in Appendix 9.3.7.2.
- g. All telecommunication facilities operated by a network utility operator are controlled by the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008 (NESTF) in respect of the generation of radiofrequency fields. In the road reserve equipment cabinets, noise from these cabinets, and masts / antennas on existing structures are also controlled by the NESTF. Other telecommunication facilities or activities will be managed by the District Plan.
- h. The NESTF manages instances where:
- i. An original utility structure is replaced with a replacement utility structure;
  - ii. The addition of an antenna makes a structure into a replacement utility structure;
  - iii. If an antenna on a replacement utility structure is replaced; or
  - iv. A dish antenna is added to or replaced on an original utility structure or replacement utility structure.

- i. Under the NESTF, other telecommunication facilities or activities are managed by the District Plan:
  - i. Within the dripline of a tree or other vegetation where the trees or other vegetation are managed by the District Plan.
  - ii. On the same side of the road as items or land identified as having historic heritage values, where the land or items are identified by the District Plan.
  - iii. On the same side of the road as land or sites that are identified as having visual amenity values by the District Plan.
- j. The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA) contain a separate code of rules for the operation, maintenance, upgrading, relocation or removal of an existing transmission line, which is part of the National Grid, as defined in the regulations. Except as provided for by the regulation, no rules in this District Plan apply to such activities. Where an activity does not relate to an existing transmission line that is part of the National Grid, or where new transmission lines and associated structures are proposed, the District Plan provisions apply.
- k. Except for a resource consent application within a Site of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1, any application for resource consent for a controlled or restricted discretionary activity arising from the rules in this chapter shall not be publicly or limited notified. For any other application for resource consent, the Council may publicly or limited notify the application.
- l. Any resource consent application within a Site of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1 need not be publicly notified, but shall be limited notified to the relevant rūnanga (absent their written approval).
- m. Unless otherwise stated, a permitted activity includes operation of that activity.

## 11.4 Rules — Utilities and energy — General

### 11.4.1 Permitted activities — General

The activities listed below are permitted activities if they meet the activity specific standards set out in this table and the activity standards in Rule 11.9.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 11.4.2 to 11.4.4 and 11.5 to 11.8.

	Activity	Activity specific standards
<b>P1</b>	Construction or extension of any access tracks to utilities (except as provided for in Rule 11.4.2 RD6).	a. Access tracks shall not be located within or on: <ul style="list-style-type: none"> <li>i. the dripline of a significant tree listed in Appendix 9.4.7.1;</li> <li>ii. a heritage item or heritage setting listed in Appendix 9.3.7.2; or</li> <li>iii. a Site of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1.</li> </ul>
<b>P2</b>	Weather stations and navigation aids.	b. New weather stations and navigation aids greater than 1 metre in height or 6 m <sup>2</sup> in area shall not be located within or on: <ul style="list-style-type: none"> <li>i. a Character Area Overlay;</li> <li>ii. the dripline of a significant tree listed in Appendix 9.4.7.1; or</li> <li>iii. a heritage item or heritage setting listed in Appendix 9.3.7.2.</li> </ul>
<b>P3</b>	Maintenance of a utility and the establishment of associated temporary structures, including vegetation trimming or removal.	Nil
<b>P4</b>	Utility cabinets as part of any utility, excluding any utility cabinet for electricity transmission or distribution provided for under Rule 11.5.1 P2.	a. The utility cabinet is located underground; or b. For above ground telecommunication cabinets, or those regulated by the NESTF, the maximum floor area shall be 2 m <sup>2</sup> and the maximum height shall be 2 metres (measured from ground level or the top of a concrete plinth if there is one); <del>and</del> c. For above ground utility cabinets other than in standard (b) above, the maximum floor area shall be 10 m <sup>2</sup> and the maximum height shall be 2.5 metres (measured from ground level or the top of a concrete plinth if there is one); and

	Activity	Activity specific standards
		d. For above ground utility cabinets in the Avon River Precinct/Te Papa Ōtākaro Zone the maximum floor area shall be 5m <sup>2</sup> and the maximum height shall be 3 metres (measured from ground level or the top of a concrete plinth if there is one).
P5	Utility buildings, excluding any utility buildings for electricity transmission or distribution provided for under Rule 11.5.1 P2.	a. Built form standards for the relevant zone.
P6	Installation of network utilities and ancillary equipment underground.	Nil
P7	New lines and associated utility structures to provide electricity supplies to electric tramway trolley bus or rail systems.	Nil
P8	Utility structures for street lighting.	Nil
P9	Re-location of utilities.	a. The re-location must not be more than 2 metres measured horizontally, except that it may be more than 2 metres but not exceed 5 metres horizontally where it is associated with road widening or it is for safety reasons.
P10	Replacement of an existing utility structure or mast.	a. The diameter or width of the replacement utility structure or mast at its widest point must not exceed twice that of the replaced utility structure or mast at its widest point. b. The height of the replacement utility structure or mast must not exceed whichever of the following is the greater height: <ol style="list-style-type: none"> <li>the height of the replaced utility structure or mast; or</li> <li>the applicable maximum height for a building in the relevant zone.</li> </ol> c. The replaced utility structure or mast must be removed once the replacement structure or mast is in place.
P11	Addition to an existing utility structure or mast.	a. The combined diameter or width of the existing utility structure or mast plus the addition (at its widest point) must not exceed twice that of the pre-existing utility structure (at its widest point). b. The combined height of the existing utility structure or mast plus the addition must not exceed whichever of the following is the greater: <ol style="list-style-type: none"> <li>the pre-existing height of the existing utility structure or mast; or</li> </ol>

	Activity	Activity specific standards
		ii. the applicable maximum height for a building in the relevant zone.
<b>P12</b>	Replacement of an existing transmission or distribution tower.	<p>a. The replacement tower must not exceed the height of the replaced tower by more than 15%.</p> <p>b. Each side of the replacement tower's footprint must not be longer than the length of any side of the replaced tower's footprint plus 25% of the width of the replaced tower's footprint.</p> <p>c. The replaced tower must be removed once the replacement tower is in place.</p>
<b>P13</b>	<p>An increase in the carrying or operating capacity, efficiency or security of electricity transmission or distribution lines, or telecommunication lines, by the following activities:</p> <p>a. the addition of wires, cables, circuits and/or conductors;</p> <p>b. the re-conductoring of the line with higher capacity conductors;</p> <p>c. the re-sagging of conductors;</p> <p>d. the addition of longer or more efficient insulators;</p> <p>e. the addition of earth wires (which may contain telecommunication lines, earthpeaks and lightning rods);</p> <p>f. the replacement of above-ground ducts, cables and pipes up to a 50% increase in diameter; and</p> <p>g. the replacement of the utility.</p>	a. If the utility is replaced, the replacement utility must be of a similar scale and character to the structure that is replaced.
<b>P14</b>	An increase in the carrying or operating capacity, efficiency or security of fuel and gas transmission or distribution lines, including the installation of isolation valves or other ancillary equipment, and the associated replacement of the utility.	a. If the utility is replaced, the replacement utility must be of a similar scale and character to the structure that is replaced.
<b>P15</b>	The installation of new mid-span electricity poles to address clearances required by New Zealand Electrical Code of Practice 34:2001.	Nil.
<b>P16</b>	Customer connections from and to buildings, facilities, structures and sites used for or serviced by utilities.	Nil.
<b>P17</b>	The attachment to existing bridges (except any bridge that is a structure identified in Appendix 9.3.7.2) of a pipe or cable for the conveyance of water, wastewater, stormwater, electricity, gas or fuel, or for telecommunication.	<p>a. Where the bridge is on publicly owned land and standard (b) does not apply, the pipe or cable:</p> <p>i. must be attached to the underside of the bridge or incorporated within the bridge</p>

	Activity	Activity specific standards
		<p>structure or within an existing attached cable/pipe structure; or</p> <p>ii. must not exceed 100 mm in diameter.</p> <p>b. Where the bridge is on publicly owned land located within or on Significant Features 3.0, 4.0, 7.0, 8.1-8.3 and 9.1-9.2 (as identified in Appendix 9.2.9.2.3); Travis Wetland/Oruapaeroa (ONF34.0 as identified in Appendix 9.2.9.2.1); and/or across a waterway in a Character Area Overlay, the pipe or cable:</p> <p>i. must be attached to the underside of the bridge or incorporated within the bridge structure or within an existing attached cable/pipe structure; or</p> <p>ii. must not exceed 63 mm in diameter, be in a cluster of no more than two pipes, and be either the same colour as the bridge at the point of attachment or be of a matt finish colour with less than 20% reflectivity.</p>
<b>P18</b>	Utility equipment within existing buildings.	Nil.
<b>P19</b>	Temporary utilities operating for less than 12 months, excluding emergency or back-up electricity generation permitted in Rule 11.6.1 P4.	<p>a. Built form standards for the relevant zone.</p> <p>b. The noise standards in Rule 6.1.5 for the relevant zone.</p>

## 11.4.2 Restricted discretionary activities — General

The activities listed below are restricted discretionary activities, provided they meet the activity standards in Rule 11.9

Decision to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 11.10, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Any activity listed in Rule 11.4.1 P2 that does not meet one or more of the activity specific standards.	<p>a. Heritage and natural environment – Rule 11.10.1</p> <p>b. Amenity, location and design – Rule 11.10.2</p> <p>c. Within Sites of Ngāi Tahu Cultural Significance - Rule 9.5.5, as relevant to the site classification</p>
<b>RD2</b>	Any activity listed in Rule 11.4.1 P4 that does not meet one or more of the activity specific standards.	<p>a. Heritage and natural environment – Rule 11.10.1</p> <p>b. Amenity, location and design – Rule 11.10.2</p> <p>c. Operational considerations – Rule 11.10.3</p> <p>d. Health and safety – Rule 11.10.4</p>



	Activity	The Council's discretion shall be limited to the following matters:
<b>RD3</b>	Any activity listed in Rule 11.4.1 P5 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> <li>a. Heritage and natural environment – Rule 11.10.1</li> <li>b. Amenity, location and design – Rule 11.10.2</li> <li>c. Operational considerations – Rule 11.10.3</li> <li>d. Health and safety – Rule 11.10.4(a)</li> </ul>
<b>RD4</b>	Any activity listed in Rule 11.4.1 P17 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> <li>a. Heritage and natural environment – Rule 11.10.1</li> <li>b. Amenity, location and design – Rule 11.10.2(d) and (e)</li> <li>c. Operational considerations - 11.10.3</li> <li>d. Electricity generation – 11.10.5(d), (e) and (h)</li> <li>e. Water, wastewater and stormwater – 11.10.6</li> </ul>
<b>RD5</b>	Any activity listed in Rule 11.4.1 P1 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> <li>a. Heritage and natural environment – Rule 11.10.1</li> <li>b. Amenity, location and design – Rule 11.10.2</li> <li>c. Operational considerations – Rule 11.10.3</li> <li>d. Within Sites of Ngāi Tahu Cultural Significance - Rule 9.5.5, as relevant to the site classification</li> </ul>
<b>RD6</b>	<ul style="list-style-type: none"> <li>a. Construction of any access tracks associated with new, or major upgrades to (except minor upgrades under Rule 11.4.1 P9 - P15), utilities that are greater than 3 metres in formed width within: <ul style="list-style-type: none"> <li>i. Areas of Outstanding Natural Character identified in Appendix 9.2.9.2.7;</li> <li>ii. Travis Wetland/Oruapaeroa (ONF34.0);</li> <li>iii. Riccarton Bush/Putarikamotu (ONF35.0);</li> <li>iv. Otutaikino Creek (SF2.0);</li> <li>v. Styx River/Puharakekenui (SF3.0);</li> <li>vi. Styx Mill Reserve (SF4.0);</li> <li>vii. West Melton Dry Plains/Okakea (SF5.0);</li> <li>viii. Christchurch Coast/Te Tai o Mahaanui (SF6.0);</li> <li>ix. Waikakariki/Horseshoe Lake (SF7.0);</li> <li>x. Otakaro/Avon River (SF8.1 and SF8.3); or</li> <li>xi. Heathcote River/Opawaho</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a. Heritage and natural environment – Rule 11.10</li> <li>b. Within Sites of Ngāi Tahu Cultural Significance - Rule 9.5.5, as relevant to the site classification</li> </ul>

	Activity	The Council's discretion shall be limited to the following matters:
	<p>(SF10).</p> <p>b. Construction of any access tracks associated with new, or major upgrades to (except minor upgrades under Rule 11.4.1 P9 - P15), utilities that are greater 5 metres in formed width within:</p> <ul style="list-style-type: none"> <li>i. all Outstanding Natural Features and Outstanding Natural Landscapes identified in Appendices 9.2.9.2.1 and 9.2.9.2.2;</li> <li>ii. all Significant Features and Rural Amenity Landscapes identified in Appendices 9.2.9.2.3 and 9.2.9.2.4;</li> <li>iii. Areas of High and Very High Natural Character identified in Appendix 9.2.9.2.8; or</li> <li>iv. Other Areas of Natural Character in the Coastal Environment identified in Appendix 9.2.9.2.9.</li> </ul>	

### 11.4.3 Discretionary activities — General

The activities listed below are discretionary activities, provided they meet the activity standards in Rule 11.9.

Activity	
<b>D1</b>	Any activity not provided for as a permitted, restricted discretionary, discretionary or non-complying activity in Rules 11.4.1, 11.4.2 or 11.4.3 or in Rules 11.5 to 11.8.

### 11.4.4 Non-complying activities — General

The activities listed below are non-complying activities.

Activity	
<b>NC1</b>	Any activity that does not meet one or more of the activity standards for utilities in Rule 11.9.

## 11.5 Rules — Electricity transmission and distribution

### 11.5.1 Permitted activities — Electricity transmission and distribution

The activities listed below are permitted activities if they meet the activity specific standards set out in this table and the activity standards in Rule 11.9.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 11.4, 11.5.2, and 11.6 – 11.8.

	Activity	Activity specific standards
<b>P1</b>	New electricity transmission and electricity distribution lines and associated structures or equipment.	<p>a. New above ground utilities shall not be located within or on:</p> <ul style="list-style-type: none"> <li>i. a Character Area Overlay</li> <li>ii. an Outstanding Natural Landscape identified in Appendix 9.2.9.2.2;</li> <li>iii. an Outstanding Natural Feature identified in Appendix 9.2.9.2.1;</li> <li>iv. a Significant Feature or Rural Amenity Landscape identified in Appendices 9.2.9.2.3 and 9.2.9.2.4 (except for new electricity distribution lines and associated structures or equipment in Rural Amenity Landscapes);</li> <li>v. an Important Ridgeline identified on the planning maps;</li> <li>vi. an Area of Outstanding, or High and Very High, Natural Character in the Coastal Environment identified in Appendices 9.2.9.2.7 and 9.2.9.2.8;</li> <li>vii. the dripline of a significant tree listed in Appendix 9.4.7.1,</li> <li>viii. a heritage item or heritage setting listed in Appendix 9.3.7.2; or</li> <li>ix. Sites of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1.</li> </ul> <p>b. Within a Rural Amenity Landscape identified in Appendix 9.2.9.2.4:</p> <ul style="list-style-type: none"> <li>i. the maximum height of an electricity distribution utility structure shall be 22 metres; and</li> <li>ii. the average height of 10 consecutive electricity distribution utility structures shall be 16 metres.</li> </ul> <p>Where the total number of new electricity distribution utility structures installed is less than 10, the existing electricity distribution utility structures immediately preceding the new structures shall be included in the calculation to determine the average height.</p> <p>Advice Note: Rule 11.5.1 P2 also applies in Rural Amenity Landscapes.</p> <p>c. New utility structures or towers shall not exceed:</p> <ul style="list-style-type: none"> <li>i. 25 metres in height in the Rural, Specific Purpose (Lyttelton</li> </ul>

	Activity	Activity specific standards
		Port), Commercial and Industrial Zones, and any Transport Zone adjoining these zones; or ii. 15 metres in height in all other zones (including adjacent Transport Zones)
<b>P2</b>	Transformers, substations, switching stations, kiosks, cabinets, and ancillary buildings.	a. The following built form standard for the relevant zone: i. daylight recession planes. b. The total floor area shall not exceed 10m <sup>2</sup> . c. The maximum height shall not exceed 5.5 metres.

## 11.5.2 Restricted discretionary activities — Electricity transmission and distribution

The activities listed below are restricted discretionary activities, provided they meet the activity standards in Rule 11.9.

Decision to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 11.10, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Any activity listed in Rule 11.5.1 P1 that does not meet one or more of the activity specific standards.	a. Amenity, location and design – Rule 11.10.2 b. Operational considerations – Rule 11.10.3 c. Health and safety – Rule 11.10.4 d. Heritage and natural environment – Rule 11.10.1 e. Within Sites of Ngāi Tahu Cultural Significance - Rule 9.5.5, as relevant to the site classification
<b>RD2</b>	Any activity listed in Rule 11.5.1 P2 that does not meet one or more of the activity specific standards.	a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3

## 11.6 Rules — Energy

### 11.6.1 Permitted activities — Energy

The activities listed below are permitted activities if they meet the activity specific standards set out in this table and the activity standards in Rule 11.9.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 11.4, 11.5, 11.6.2 - 11.6.4, 11.7 and 11.8.

	Activity	Activity specific standards
<b>P1</b>	Installation and operation of equipment for assessing a site for suitability for renewable electricity generation.	<ul style="list-style-type: none"> <li>a. Equipment shall not be on a site for more than 12 months in any 36 month period.</li> <li>b. The noise standards in Rule 6.1.5 for the relevant zone.</li> <li>c. Equipment shall not be located within: <ul style="list-style-type: none"> <li>i. a Character Area Overlay;</li> <li>ii. an Outstanding Natural Landscape identified in Appendix 9.2.9.2.2;</li> <li>iii. an Outstanding Natural Feature identified in Appendix 9.2.9.2.1;</li> <li>iv. a Significant Feature or Rural Amenity Landscape identified in Appendices 9.2.9.2.3 and 9.2.9.2.4;</li> <li>v. an Important Ridgeline identified on the planning maps;</li> <li>vi. an Area of Outstanding, or High and Very High, Natural Character in the Coastal Environment identified in Appendices 9.2.9.2.7 and 9.2.9.2.8;</li> <li>vii. Sites of Ngai Tahu Cultural Significance identified in Schedule 9.5.6.1;</li> <li>viii. the dripline of a significant tree listed in Appendix 9.4.7.1; or</li> <li>ix. 20 metres of a heritage item or heritage setting listed in Appendix 9.3.7.2.</li> </ul> </li> </ul>
<b>P2</b>	Installation and operation of a solar cell or array of cells for the generation and use of electricity.	<ul style="list-style-type: none"> <li>a. The electricity generated must be either: <ul style="list-style-type: none"> <li>i. solely for use on the site as ancillary to the principal use of the site; or</li> <li>ii. for use on the site as ancillary to the principal use of the site and also for supply to not more than 20 residential units and/or industrial/commercial tenancies – subject to which, any excess may be contributed to the National Grid.</li> </ul> </li> <li>b. The cell or array must be either incorporated into or mounted on the roof of a building.</li> </ul>

	Activity	Activity specific standards
		<p>c. If the building breaches the daylight recession plane specified by the built standards for the relevant zone, the cell or array may also breach it provided that no cell protrudes more than 20 mm from the roof.</p> <p>d. If the building does not breach the daylight recession plane, the cell or array must not breach it either.</p> <p>e. There must not be a solar concentrator.</p>
<b>P3</b>	Substations, transformers, or buildings ancillary to electricity generation equipment.	<p>f. The daylight recession planes for the relevant zone.</p> <p>g. The total floor area shall not exceed 10 m<sup>2</sup>. and</p> <p>h. The maximum height shall not exceed 5.5 metres.</p>
<b>P4</b>	Emergency or back-up electricity generation that is not the primary electricity supply to the site.	<p>a. The noise standards in Rule 6.1.6.2.1 for noise from emergency activities.</p>
<b>P5</b>	Installation and operation of a wind turbine for the generation and use of electricity on a site or sites in Rural or Industrial Zones.	<p>a. The electricity generated must be either:</p> <ol style="list-style-type: none"> <li>solely for use on the site as ancillary to the principal use of the site; or</li> <li>for use on the site as ancillary to the principal use of the site and also for supply to not more than 20 residential units (of a Rural or Residential Zone) and/or industrial/commercial tenancies (of an Industrial Zone)</li> </ol> <p>—</p> <p>subject to which, any excess may be contributed to the National Grid.</p> <p>b. If standard (a)(i) applies, no more than one wind turbine is to be erected on each site. If standard (a)(ii) applies, the wind turbines may be clustered on one or more of the sites.</p> <p>c. No above ground part of any wind turbine (including the full extent of blades) shall exceed a total height of 20 metres above the ground.</p> <p>d. The road boundary building setbacks and minimum building setbacks from internal boundaries of the relevant Rural or Industrial Zone apply. Compliance with this standard shall be to any above ground part of each wind turbine and the full extent of blades of each wind turbine.</p> <p>e. The noise standards in Rule 6.1.5 for the relevant Rural or Industrial Zone apply.</p> <p>f. No wind turbine shall be located within or on:</p> <ol style="list-style-type: none"> <li>an Outstanding Natural Landscape identified in Appendix 9.2.9.2.2;</li> <li>an Outstanding Natural Feature identified in Appendix 9.2.9.2.1;</li> <li>a Significant Feature or Rural Amenity Landscape identified in Appendices 9.2.9.2.3 and 9.2.9.2.4;</li> <li>an Important Ridgeline identified on the planning maps;</li> </ol>

	Activity	Activity specific standards
		<ul style="list-style-type: none"> <li>v. an Area of Outstanding, or High and Very High, Natural Character in the Coastal Environment identified in Appendices 9.2.9.2.7 and 9.2.9.2.8;</li> <li>vi. the dripline of a significant tree listed in Appendix 9.4.7.1; or</li> <li>vii. a heritage item or heritage setting listed in Appendix 9.3.7.2.</li> </ul>
<b>P6</b>	Installation and operation of gas and fuel (including LPG) distribution or transmission pipelines, including necessary incidental equipment.	Nil.
<b>P7</b>	Tanks for the storage of gas, including LPG.	a. Built form standards for the relevant zone.

## 11.6.2 Restricted discretionary activities — Energy

The activities listed below are restricted discretionary activities, provided they meet the activity standards in Rule 11.9.

Decision to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 11.10, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Any activity listed in Rule 11.6.1 P1 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> <li>a. Amenity, location and design – Rule 11.10.2(a)</li> <li>b. Operational considerations – Rule 11.10.3(a)</li> <li>c. Within Sites of Ngāi Tahu Cultural Significance - Rule 9.5.5, as relevant to the site classification</li> </ul>
<b>RD2</b>	Any activity listed in Rule 11.6.1 P3 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> <li>a. Heritage and natural environment – Rule 11.10.1</li> <li>b. Amenity, location and design – Rule 11.10.2</li> <li>c. Operational considerations – Rule 11.10.3</li> <li>d. Health and safety – Rule 11.10.4(a)</li> <li>e. Electricity generation – Rule 11.10.5</li> </ul>
<b>RD3</b>	Any activity listed in Rule 11.6.1 P4 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> <li>a. Heritage and natural environment – Rule 11.10.1</li> <li>b. Amenity, location and design – Rule 11.10.2</li> <li>c. Operational considerations – Rule 11.10.3</li> <li>d. Health and safety – Rule 11.10.4(a)</li> <li>e. Electricity generation – Rule 11.10.5</li> </ul>
<b>RD4</b>	Installation and operation of a wind turbine for the generation and use of electricity on a site or sites other than in Rural or Industrial Zones that meet the	<ul style="list-style-type: none"> <li>a. Heritage and natural environment – Rule 11.10.1</li> <li>b. Amenity, location and design – Rule 11.10.2(a)</li> <li>c. Operational considerations – Rule 11.10.3(a)</li> </ul>

	Activity	The Council's discretion shall be limited to the following matters:
	<p>standards specified in paragraphs a. to f. of this Rule RD4:</p> <ul style="list-style-type: none"> <li>a. If the electricity generated is solely for use on the site(s), not more than one wind turbine is to be erected on each site; and</li> <li>b. No above ground part of the wind turbine (including the full extent of blades) exceeds a total height of 20 metres above ground; and</li> <li>c. Each wind turbine meets the road boundary building setback and minimum building setback from internal boundaries of the relevant zone; and</li> <li>d. The noise standards for the relevant zone are met; and</li> <li>e. No wind turbine is located within a Character Area Overlay; and</li> <li>f. The electricity generated is either: <ul style="list-style-type: none"> <li>i. solely for use on the site(s) as ancillary to the principal use of the site(s); or</li> <li>ii. for use on the site or sites as ancillary to the principal use of the site(s) and also for supply to not more than 20 residential units and/or industrial/commercial tenancies –</li> </ul> </li> </ul> <p>subject to which any excess may be contributed to the National Grid.</p>	<ul style="list-style-type: none"> <li>d. Health and safety – Rule 11.10.4(a)</li> <li>e. Electricity generation – Rule 11.10.5(b) and (k)</li> <li>f. Within Sites of Ngāi Tahu Cultural Significance - Rule 9.5.5, as relevant to the site classification</li> </ul>
<b>RD5</b>	Any activity listed in Rule 11.6.1 P2 that does not meet one or more of the activity specific standards (b)–(e).	<ul style="list-style-type: none"> <li>a. Heritage and natural environment – Rule 11.10.1</li> <li>b. Amenity, location and design – Rule 11.10.2</li> <li>c. Operational considerations – Rule 11.10.3</li> <li>d. Health and safety – Rule 11.10.4(a)</li> <li>e. Electricity generation – Rule 11.10.5</li> </ul>
<b>RD6</b>	Any activity listed in Rule 11.6.1 P5 that does not meet one or more of the activity specific standards (b) – (e).	<ul style="list-style-type: none"> <li>a. Heritage and natural environment – Rule 11.10.1</li> <li>b. Amenity, location and design – Rule 11.10.2</li> <li>c. Operational considerations – Rule 11.10.3</li> <li>d. Health and safety – Rule 11.10.4(a)</li> <li>e. Electricity generation – Rule 11.10.5</li> <li>f. Within Sites of Ngāi Tahu Cultural Significance - Rule 9.5.5, as relevant to the site classification</li> </ul>



	Activity	The Council's discretion shall be limited to the following matters:
<b>RD7</b>	Installation and operation of a utility and associated pipes and structures for the generation of energy using waste products.	<ul style="list-style-type: none"> <li>a. Heritage and natural environment – Rule 11.10.1</li> <li>b. Amenity, location and design – Rule 11.10.2</li> <li>c. Operational considerations – Rule 11.10.3</li> <li>d. Health and safety – Rule 11.10.4(a)</li> <li>e. Electricity generation – Rule 11.10.5</li> <li>f. Water, wastewater and stormwater – Rule 11.10.6</li> </ul>
<b>RD8</b>	Any activity listed in Rule 11.6.1 P7 that does not meet one or more of the activity specific standards.	<ul style="list-style-type: none"> <li>a. Heritage and natural environment – Rule 11.10.1</li> <li>b. Amenity, location and design – Rule 11.10.2</li> <li>c. Operational considerations – Rule 11.10.3</li> <li>d. Health and safety – Rule 11.10.4(a)</li> </ul>

### 11.6.3 Discretionary activities — Energy

The activities listed below are discretionary activities, provided they meet the activity standards in Rule 11.9.

Activity	
<b>D1</b>	<p>Any activity listed in Rule 11.6.1 P2 that does not meet activity specific standard (a) where:</p> <ul style="list-style-type: none"> <li>a. The activity occurs in the Rural, Commercial (other than in the Central City) or Industrial Zones and does not occur within the area covered by the Christchurch International Airport Protection Surfaces; and</li> <li>b. Any solar concentrator does not reflect light into a Residential Zone for more than 15 hours per annum.</li> <li>c. The solar cell or concentrator is not located within: <ul style="list-style-type: none"> <li>i. an Outstanding Natural Landscape identified in Appendix 9.2.9.2.2;</li> <li>ii. an Outstanding Natural Feature identified in Appendix 9.2.9.2.1;</li> <li>iii. a Significant Feature or Rural Amenity Landscape identified in Appendices 9.2.9.2.3 and 9.2.9.2.4;</li> <li>iv. an Important Ridgeline identified on the planning maps;</li> <li>v. an Area of Outstanding, or High and Very High, Natural Character in the Coastal Environment identified in Appendices 9.2.9.2.7 and 9.2.9.2.8;</li> <li>vi. the dripline of a significant tree listed in Appendix 9.4.7.1; or</li> <li>vii. 20 metres of a heritage item or heritage setting listed in Appendix 9.3.7.2.</li> </ul> </li> </ul>
<b>D2</b>	<p>Any activity listed in Rule 11.6.1 P5 that does not meet activity specific standard (a) where:</p> <ul style="list-style-type: none"> <li>a. The activity occurs in the Rural Port Hills, Rural Templeton, Rural Urban Fringe, Rural Waimakariri, Rural Quarry or Rural Banks Peninsula Zones; and</li> <li>b. Noise levels comply with the limits prescribed in NZS6808:2010 (Acoustics – Wind Farm Noise). Noise levels shall be measured and assessed in accordance with NZS6808:2010.</li> <li>c. The wind turbine is not located within:</li> </ul>

Activity	
	<ul style="list-style-type: none"> <li>i. an Outstanding Natural Landscape identified in Appendix 9.2.9.2.2;</li> <li>ii. an Outstanding Natural Feature identified in Appendix 9.2.9.2.1;</li> <li>iii. a Significant Feature or Rural Amenity Landscape identified in Appendices 9.2.9.2.3 and 9.2.9.2.4;</li> <li>iv. an Important Ridgeline identified on the planning maps;</li> <li>v. an Area of Outstanding, or High and Very High, Natural Character in the Coastal Environment identified in Appendices 9.2.9.2.7 and 9.2.9.2.8;</li> <li>vi. the dripline of a significant tree listed in Appendix 9.4.7.1; or</li> <li>vii. 20 metres of a heritage item or heritage setting listed in Appendix 9.3.7.2.</li> </ul>
<b>D3</b>	<p>Non-renewable electricity generation:</p> <ul style="list-style-type: none"> <li>a. In Industrial Zones; and</li> <li>b. Where the utility complies with the rules in Chapter 16 (Industrial) and noise rules in Chapter 6 (General Rules).</li> </ul>

## 11.6.4 Non-complying activities — Energy

The activities listed below are non-complying activities.

Activity	
<b>NC1</b>	Any activity listed in Rule 11.6.1 P2 that does not meet activity specific standard (a) and is not provided for in Rule 11.6.3 D1.
<b>NC2</b>	Any activity listed in Rule 11.6.1 P5 that does not meet activity specific standard (a) and is not provided for in Rule 11.6.3 D2.
<b>NC3</b>	Non-renewable electricity generation activities not provided for in Rule 11.6.3 D3.

## 11.7 Rules — Communication facilities

### 11.7.1 Permitted activities — Communication facilities

The activities listed below are permitted activities if they meet the activity specific standards set out in this table and the activity standards in Rule 11.9.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 11.4 - 11.6, 11.7.2 and 11.8.

	Activity	Activity specific standards
<b>P1</b>	Freestanding communication utilities.	<p>a. Freestanding communication utilities (other than where located in a Transport Zone) shall not be located within or on:</p> <ul style="list-style-type: none"> <li>i. a Character Area Overlay</li> <li>ii. an Outstanding Natural Landscape identified in Appendix 9.2.9.2.2;</li> <li>iii. an Outstanding Natural Feature identified in Appendix 9.2.9.2.1;</li> <li>iv. a Significant Feature or Rural Amenity Landscape identified in Appendices 9.2.9.2.3 and 9.2.9.2.4;</li> <li>v. an Important Ridgeline identified on the planning maps;</li> <li>vi. an Area of Outstanding, or High and Very High, Natural Character in the Coastal Environment identified in Appendices 9.2.9.2.7 and 9.2.9.2.8; or</li> <li>vii. a heritage item or heritage setting listed in Appendix 9.3.7.2;</li> </ul> <p>and</p> <p>Freestanding communication utilities shall not be located within:</p> <ul style="list-style-type: none"> <li>viii. the dripline of a significant tree listed in Appendix 9.4.7.1.</li> </ul> <p>b. Any utility structure shall not exceed:</p> <ul style="list-style-type: none"> <li>i. 25 metres in height (excluding lightning rods) and any head frame shall be no greater than 6 metres in diameter at its widest point in the Transport, Specific Purpose (Port), Industrial, Commercial or Rural Urban Fringe Zones; or</li> <li>ii. 35 metres in height (excluding lightning rods) and any head frame shall be no greater than 6 metres in diameter at its widest point in the Rural Waimakariri Zone; or</li> <li>iii. 30 metres in height (excluding lightning rods) and any head frame shall be no greater than 6 metres in diameter at its widest point in the Transport, Industrial, Commercial, or Rural Urban Fringe Zones, where two or more network utility operators utilise the same utility structure; or</li> <li>iv. 40 metres in height (excluding lightning rods) and any head</li> </ul>

	Activity	Activity specific standards
		<p>frame shall be no greater than 6 metres in diameter at its widest point in the Rural Waimakariri Zone where two or more network utility operators utilise the same utility structure; or</p> <p>v. 20 metres in height (excluding lightning rods) and 1 metre in diameter above a height of 6 metres, except for any head frame which shall be no greater than 6 metres in diameter at its widest point in any other zone.</p> <p>c. Any dish antenna shall be less than 1.8 metres in diameter in Industrial, Commercial or Rural Zones, and less than 0.8 metres in any other zone.</p> <p>d. Any other antenna shall not exceed a surface area of 1.5 m<sup>2</sup>.</p>
P2	Communication utilities attached to a building, including ancillary equipment.	<p>a. Any dish antenna shall be less than 1.8 metres in diameter in the Industrial, Commercial or Rural Zones, and less than 0.8 metres in diameter in any other zone.</p> <p>a. Any other antenna shall not exceed a surface area of 1.5 m<sup>2</sup>.</p> <p>b. Any antenna shall not exceed a height of 3 metres from the point of attachment or the height limit for the relevant zone, whichever is the greater.</p>
P3	Amateur radio configurations.	<p>a. The top of any utility structure is less than 20 metres above ground level.</p> <p>b. Any antenna other than a simple wire dipole shall meet the following criteria:</p> <p>i. Any of the elements making up the antenna shall not exceed 0.08m in diameter and 14.9m in length;</p> <p>ii. For horizontal HF yagi or loop antenna the boom length shall not exceed 13m;</p> <p>iii. No part of the antenna, utility structure or guy wires shall overhang the property boundary; and</p> <p>iv. Simple wire dipoles shall not overhang property boundaries.</p> <p>c. Any dish antenna shall:</p> <p>i. Be less than 5 metres in diameter/width;</p> <p>ii. Be pivoted less than 4 metres above the ground; and</p> <p>iii. If located in any Residential Zone, meet the minimum setback and daylight recession plane standards in Chapter 14.</p>
P4	Communication kiosks.	<p>a. The maximum height of a communication kiosk shall be 2.5 metres (excluding any small cell or antenna permitted in clause (b) below), and the maximum volume shall be 2.4 m<sup>3</sup>.</p> <p>b. Any attached small cell or antennas shall be less than 1 metre in height and shall not have a horizontal dimension greater than the horizontal dimensions of the communication kiosk.</p>

	Activity	Activity specific standards
<b>P5</b>	Installation of above ground lines and utility structures for communication utilities.	a. New utilities shall not be located within a Character Area Overlay. b. The utility structures shall not exceed a height of: <ul style="list-style-type: none"> <li>i. 25 metres in the Rural, Specific Purpose (Lyttelton Port), Commercial, Industrial and any Transport Zones adjoining these zones; or</li> <li>ii. 15 metres in all other zones (including adjacent Transport Zones).</li> </ul>

## 11.7.2 Restricted discretionary activities — Communication facilities

The activities listed below are restricted discretionary activities, provided they meet the activity standards in Rule 11.9.

Decision to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 11.10, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Any activity listed in Rule 11.7.1 P1 that does not meet one or more of the activity specific standards.	a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3
<b>RD2</b>	Any activity listed in Rule 11.7.1 P2 that does not meet one or more of the activity specific standards.	a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3
<b>RD3</b>	Any activity listed in Rule 11.7.1 P3 that does not meet one or more of the activity specific standards.	a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3
<b>RD4</b>	Any activity listed in Rule 11.7.1 P4 that does not meet the activity specific standard.	a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3
<b>RD5</b>	Any activity listed in Rule 11.7.1 P5 that does not meet one or more the activity specific standards.	a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3

## 11.8 Rules — Water, wastewater and stormwater

### 11.8.1 Permitted activities — Water, wastewater and stormwater

The activities listed below are permitted activities if they meet the activity specific standards set out in this table and the activity standards in Rule 11.9.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 11.4 – 11.7, and 11.8.2.

	Activity	Activity specific standards
<b>P1</b>	Water, wastewater and stormwater connections to public networks.	<p>Nil.</p> <p>Advice Notes:</p> <ol style="list-style-type: none"> <li>1. Refer to the Infrastructure Design Standard and/or Construction Specification Standard as published by the Council.</li> <li>2. Connections to the Council's reticulated water supply are applied for through the "WS1 Water Connection Application form".</li> <li>3. Connections to the Council's reticulated stormwater and wastewater systems are through the building consent process. Connections are to be installed by a Council Authorised Drain Layer.</li> </ol>
<b>P2</b>	Construction or operation of structures for the conveyance, treatment, storage or retention / detention of water, wastewater and stormwater by the Council or a network utility operator.	<p>a. Built form standards for the relevant zone.</p> <p>Advice Notes:</p> <ol style="list-style-type: none"> <li>1. Refer to the Infrastructure Design Standard and/or Construction Specification Standard as published by the Council.</li> <li>2. Refer also to relevant Stormwater Management Plans and Integrated Catchment Management Plans.</li> </ol>
<b>P3</b>	Structures and equipment ancillary to the maintenance and operation of water, wastewater and stormwater facilities.	<p>Nil.</p> <p>Advice Notes:</p> <ol style="list-style-type: none"> <li>1. Refer to the Infrastructure Design Standard and/or Construction Specification Standard as published by the Council.</li> <li>2. Refer also to the Canterbury Regional Council's Erosion and Sediment Control Guide.</li> <li>3. Works should be undertaken in accordance with the best practicable option to minimise discharge. For guidance refer to the sediment control guidelines prepared by the Canterbury Regional Council. Works may also require consent from Canterbury Regional Council.</li> </ol>
<b>P4</b>	Rainwater collection systems.	<p>a. Water tanks shall meet zone provisions for height and road boundary building setbacks and minimum building setbacks from internal boundaries.</p> <p>Advice note:</p>

	Activity	Activity specific standards
		1. The installation of rainwater tanks may require building consent.
<b>P5</b>	Solar hot water systems.	Nil. Advice note: 1. The installation of solar hot water systems may require building consent.

## 11.8.2 Restricted discretionary activities — water, wastewater and stormwater

The activities listed below are restricted discretionary activities, provide they meet the activity standards in Rule 11.9.

Decision to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 11.10, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Any activity listed in Rule 11.8.1 P2 that does not meet the activity specific standard.	a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – 11.10.3 d. Health and safety – 11.10.4(a) e. Water, wastewater and stormwater – Rule 11.10.6 f. Within Sites of Ngāi Tahu Cultural Significance - Rule 9.5.5, as relevant to the site classification
<b>RD2</b>	Any activity listed in Rule 11.8.1 P4 that does not meet the activity specific Standard.	a. Heritage and natural environment – Rule 11.10.1 b. Amenity, location and design – Rule 11.10.2 c. Operational considerations – Rule 11.10.3 d. Health and safety – Rule 11.10.4(a) e. Water, wastewater and stormwater – Rule 11.10.6(a) f. Within Sites of Ngāi Tahu Cultural Significance - Rule 9.5.5, as relevant to the site classification
<b>RD3</b>	Use of greywater collection systems (excluding those permitted by Rule 11.8.1 P2).	a. Water, wastewater and stormwater – Rule 11.10.6(a), (b) and (k) Advice Notes: 1. The installation of greywater systems may require building consent. 2. The use of greywater may require resource consent from the Canterbury Regional Council.

## 11.9 Rules — Activity standards — All activities

The following activity standards shall be met by all activities in Rules 11.4 – 11.8.

	Applicable to	Activity Standard
a.	Any utilities that emit radiofrequency fields, which are not regulated by an amateur radio licence.	<p>a. The utility operator must plan and operate the utility in accordance with NZS2772: Part 1:1999 Radiofrequency Fields Part 1 – Maximum Exposure Levels – 3 kHz to 300 GHz.</p> <p>b. The utility operator must ensure that the Council receives, before the utility becomes operational, the following:</p> <ol style="list-style-type: none"> <li>i. written or electronic notice of where the utility is or where it is proposed to be; and</li> <li>ii. a report that— <ol style="list-style-type: none"> <li>1. is prepared in accordance with AS/NZS 2772.2:2011: Radiofrequency Fields Part 2: Principles and methods of measurement and computation – 3 kHz to 300 GHz and</li> <li>2. takes account of exposures arising from other utilities in the vicinity of the utility; and</li> <li>3. predicts whether the radiofrequency field levels at places in the vicinity of the utility that are reasonably accessible to the general public will comply with NZS 2772: Part 1:1999 Radiofrequency Fields Part 1 – Maximum Exposure Levels – 3 kHz to 300 GHz.</li> </ol> </li> </ol> <p>c. If the prediction referred to in standard (b) is that the radiofrequency field levels will reach or exceed 25% of the maximum level authorised by NZS 2772: Part 1:1999 Radiofrequency Fields Part 1 – Maximum Exposure Levels – 3 kHz to 300 GHz for exposure of the general public, the utility operator must ensure that the Council receives, within 3 months of the utility becoming operational, a report that—</p> <ol style="list-style-type: none"> <li>i. is prepared in accordance with AS/NZS 2772.2:2011: Radiofrequency Fields Part 2: Principles and methods of measurement and computation – 3 kHz to 300 GHz; and</li> <li>ii. provides evidence that the actual radiofrequency field levels at places in the vicinity of the utility that are reasonably accessible to the general public comply with NZS 2772: Part 1:1999 Radiofrequency Fields Part 1 – Maximum Exposure Levels – 3 kHz to 300 GHz.</li> </ol> <p>Advice Note:</p>



	Applicable to	Activity Standard
		1. The exposure assessment in standard (b) is not required to include an evaluation of the uncertainty in that assessment.
b.	The operation of any utility that emits power frequency electric and magnetic fields.	<p>a. Exposures to power frequency electric and magnetic fields in areas normally accessible to the public shall not exceed 5 kilovolts per metre and 200 microtesla as measured and assessed in accordance with the International Commission on Non-Ionising Radiation Protection Guidelines for Limiting Exposures to Time Varying Electric and Magnetic Fields (1Hz – 100kHz).</p> <p>Advice Note:</p> <p>1. The Ministry of Health 2013 guidelines “Electric and Magnetic Fields and Your Health: Information on electric and magnetic fields association with transmission lines, distribution lines and electrical equipment – 2013 edition”, in addition to compliance with the exposure limits in standard (a), recommend:</p> <ul style="list-style-type: none"> <li>- the implementation of very low cost measures to reduce exposures when constructing new electrical infrastructure, and;</li> <li>- when contemplating changes to existing sources, consideration of field reduction alongside safety, reliability and economic aspects.</li> </ul>
c.	Any utilities within 12 metres of the centre line of a 110kV or a 220 kV National Grid transmission line, or within 10 metres of the centre line of a 66 kV National Grid transmission line.	<p>a. The utility shall comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZCEP 34:2001).</p> <p>b. The utility shall not be for the reticulation or storage of water for irrigation purposes.</p>
d.	Any utilities within 10 metres of the centre line of a 66kV electricity distribution line or within 5 metres of the centre line of a 33kV or the 11kV Heathcote to Lyttelton distribution line.	a. The utility shall comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZCEP 34:2001).

## 11.10 Rules — Matters of discretion

When considering applications for restricted discretionary activities, the Council's discretion to grant or decline consent, or impose conditions, is restricted to the matters over which discretion is restricted in the relevant rule and as described below.

### 11.10.1 Heritage and natural environment

- a. Any cumulative visual effects arising from the utility, particularly in relation to telecommunication facilities and energy generation facilities.
- b. If any activity is proposed within a Character Area Overlay, any relevant assessment matters in Chapter 14.
- c. In relation to utilities or access tracks within a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1, the matters of discretion in Rule 9.1.5.2.
- d. In relation to utilities or access tracks within:
  - i. an Outstanding Natural Landscape identified in Appendix 9.2.9.2.2;
  - ii. an Outstanding Natural Feature identified in Appendix 9.2.9.2.1;
  - iii. a Significant Feature or Rural Amenity Landscape identified in Appendices 9.2.9.2.3 and 9.2.9.2.4;
  - iv. an Important Ridgeline identified on the planning maps; or
  - v. an Area of Outstanding, or High and Very High, Natural Character in the Coastal Environment identified in Appendices 9.2.9.2.7 and 9.2.9.2.8,
 the matters of discretion in Rules 9.2.8.1, 9.2.8.2 and 9.2.8.3.
- e. In relation to utilities within, or on, a heritage item or heritage setting listed in Appendix 9.3.7.2, the matters of discretion in Rule 9.3.6.
- f. In relation to utilities within the dripline of a significant tree listed in Appendix 9.4.7.1, the matters of discretion in Rule 9.4.6.
- g. In relation to utilities within a Site of Ngai Tahu Cultural Significance identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification:
  - i. Rule 9.5.5.1 - Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitorete Spit;
  - ii. Rule 9.5.5.2 - Ngā Tūranga Tūpuna; and
  - iii. Rule 9.5.5.3 - Ngā Wai.

### 11.10.2 Amenity, location and design

- a. The practicality and effectiveness of screening the utility;

- b. In respect of utilities attached to buildings, whether the utility is placed within the visual envelope of an existing building, and the extent to which the colour and design of the facility corresponds to the existing building;
- c. Consideration of the number and size of any other existing utility on the building;
- d. The extent to which any adverse effects of the utility have been avoided, remedied or mitigated by the route, site and method selection; and
- e. Whether the location and size of the utility impacts on the ability of people to access any facility, building, shop, recreation facility or other activity on a site.

### 11.10.3 Operational considerations

- a. The extent to which the scale and height of buildings or other structures proposed are necessary to meet the technical, operational or functional requirements of the utility;
- b. Consideration of soil stability, erosion, and geotechnical matters on the selection of the route or site of a utility and the extent to which these matters can be mitigated;
- c. Whether placing lines or other utilities underground is unreasonable in terms of additional costs or environmental effects; and
- d. Any risk to, and effects on, the operation, maintenance, upgrading and development of transmission lines, including the National Grid.

### 11.10.4 Health and safety

- a. Whether the utility will be located in close proximity to any sensitive activity and the extent of any effect on human health.

### 11.10.5 Electricity generation

- a. Whether the utility will make a meaningful contribution to renewable electricity generation targets set by central government (90% by 2025) and the Council's Climate Smart Strategy 2010 - 2025.
- b. The distance between the utility and residences, public places, or places from which the utility would be visible, and whether the utility would impose adverse visual effects on or dominate the surrounding landscape, including but not limited to Outstanding Natural Landscapes identified in Appendix 9.2.9.2.2 and Sites of Ecological Significance listed in Schedule A of Appendix 9.1.6.1;
- c. Whether views to the utility are expansive or constrained;
- d. The extent to which the siting and size of the utility responds to its landscape context;
- e. The relative elevation of the utility in relation to residences, public places or place from which the utility will be visible, including whether the utility is located on a ridgeline or series of ridgelines, or would form part of a skyline;

- f. Number, design and extent of wind turbines and associated structures, and predominant orientation in relation to the landform;
- g. The effects on natural topography, landforms and geological forms;
- h. The ecological effects including any loss of indigenous flora, fauna, habitat and riparian margins, including through birdstrike;
- i. The extent of and effect on adjoining land uses of noise levels, noise modulation, glint/glare, and shadow flicker;
- j. The need to locate wind turbines and associated structures where the wind resource is available and the quality of the wind resource;
- k. The extent and visibility of roads, earthworks and vegetation clearance associated with the construction, operation or maintenance of the utility;
- l. For solar cells, in addition to the above:
  - i. the time of day, year, and time per day when adjoining or adjacent properties would be affected by reflected solar glare and the degree of luminance;
  - ii. the number of properties affected and their relative proximity; and
  - iii. whether there is any glare hazard.
- m. The necessity for non-renewable electricity generation elements in the District's electricity supply network, including for building resilience.

### 11.10.6 Water, wastewater and stormwater

- a. The requirements of the Infrastructure Design Standard and/or Construction Standard Specifications as published by the Council;
- b. Whether the proposed servicing will serve its intended purpose;
- c. Whether the utility utilises the existing or proposed topography and proposed networks to convey surface water by way of gravity systems;
- d. Whether provision is made for safe access for maintenance of surface water infrastructure;
- e. Whether the utility incorporate existing or new appropriate indigenous vegetation, recognising the ability of particular species to absorb water, and to which planting reflects Ngāi Tahu history and identity associated with specific place;
- f. The suitability of the proposed water supply for fire-fighting purposes (the Council may obtain a report from the Chief Fire Officer), including the extent of compliance with the SNZ PAS:4509:2008 in respect of the health and safety of the community, including neighbouring properties;
- g. The extent to which the proposed surface water management systems are consistent with the relevant Council Stormwater Management Plan or Integrated Catchment Management Plan;
- h. Any adverse effects on the functioning or values of the existing network of drains, springs, waterways and ponding areas;

- i. The provision for, and protection of, the flood storage and conveyance capacity of waterways.
- j. Whether the proposed ponding area will be attractive to birdlife that might pose a bird strike risk to the operation of Christchurch International Airport Limited; and
- k. The requirements of AS/NZS 1547:2000.

## Chapter 12 – Hazardous Substances

The chapter is amended by our decision as follows.

For ease of identifying the minor corrections made by this decision, all previous decision text is shown as black text. Any additional text as a result of this minor corrections decision is shown in blue and deletions with ~~strikethrough~~.

## Chapter 12 Hazardous Substances and Contaminated Land

### 12.1 Hazardous substances

#### 12.1.1 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

This chapter seeks to manage the residual risks associated with the storage, use, or disposal of hazardous substances, this includes the minimisation of reverse sensitivity effects, and avoidance of sensitive activities being located within a defined Risk Management Area. The defined Risk Management Area is located in Woolston, the extent of which is illustrated on Planning Map 47.

The objectives, policies and rules in this chapter provide for the storage, use, or disposal of hazardous substances as a permitted activity throughout the District, subject to provisions in other chapters. The exception to the permitted activity status is the inclusion of two non-complying activities. The first relates to new storage or use of hazardous substances with explosive or flammable properties within close proximity to National Grid transmission lines and some electricity distribution lines. The second is for sensitive activities locating within the defined Risk Management Area.

Plan users should be aware that certain activities which comply with the rules regulating hazardous substances under the District Plan may still require consent from the Canterbury Regional Council (CRC).

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

#### 12.1.2 Objectives and policies

##### 12.1.2.1 Objective - Adverse environmental effects

- a. The residual risks associated with the storage, use, or disposal of hazardous substances in the district are managed to acceptable levels to not adversely affect people, property and the environment while recognising the benefits of facilities using hazardous substances.

##### 12.1.2.1.1 Policy - Location of new facilities using, storing or disposing of hazardous substances

- a. Locate new facilities using, storing, or disposing of hazardous substances on appropriate sites to ensure that any residual risks to strategic infrastructure are managed to acceptable levels.

##### 12.1.2.1.2 Policy – Identifying and managing individual and cumulative effects of facilities using, storing, or disposing of hazardous substances

- a. Identify the individual and cumulative effects associated with facilities using, storing or disposing of hazardous substances and manage residual risks to people, property and the environment to acceptable levels.

### 12.1.2.2 Objective - Risk and reverse sensitivity effects

- a. Sensitive activities are established at suitable locations to minimise reverse sensitivity effects on and avoid unacceptable risks from established facilities using, storing or disposing of hazardous substances.

#### 12.1.2.2.1 Policy - Establishment of sensitive activities

- a. The establishment of sensitive activities in close proximity to existing major facilities using, storing or disposing of hazardous substances shall be:
  - i. avoided in the first instance when that facility or area includes strategic infrastructure or where the sensitive activity may be exposed to unacceptable risk; and
  - ii. minimised, to allow such facilities to carry out their operations without unreasonable reverse sensitivity constraints.

#### 12.1.2.2.2 Policy - Risk Management Areas

- a. Avoid sensitive activities locating within Risk Management Areas where these have the potential to be exposed to unacceptable risk and /or may otherwise constrain the development, operation, upgrading or maintenance of bulk fuel and gas terminals.

Note: The Risk Management Areas are shown on Planning Map 47. The geographic extent of these areas may be subject to a future plan change to have effect by 31<sup>st</sup> March 2019 and any such plan change would need to be based on the findings of a Quantitative Risk Assessment.

### 12.1.2.3 Objective - Acceptable slope stability risks in relation to hazardous substances

- a. Residual risks of adverse effects from the use, storage, or disposal of hazardous substances are managed to acceptable levels in areas affected by slope instability.

#### 12.1.2.3.1 Policy - Risks and adverse effects within areas affected by natural hazards

- a. Design, construct and manage any proposal involving use, storage or disposal of hazardous substances within areas affected by slope instability to ensure residual risks are managed to acceptable levels.

## 12.1.3 How to interpret and apply the rules

- a. The following rules apply to activities that involve the use, storage, and disposal of hazardous substances, and sensitive activities located within a defined Risk Management Area.
- b. There are regional rules applicable to the contamination of land, air and water associated with the storage, use, and disposal of hazardous substances. Certain activities which comply with the rules regulating hazardous substances under the District Plan may still require consent from the Canterbury Regional Council (CRC).
- c. The activity status tables and standards in the following chapters also apply:



<b>4</b>	Papakāinga/Kāinga Nohoanga Zone
<b>5</b>	Natural Hazards
<b>6</b>	General Rules and Procedures
<b>7</b>	Transport
<b>8</b>	Subdivision, Development and Earthworks
<b>9</b>	Natural and Cultural Heritage
<b>11</b>	Utilities and Energy
<b>14</b>	Residential
<b>15</b>	Commercial
<b>16</b>	Industrial
<b>17</b>	Rural
<b>18</b>	Open Space
<b>19</b>	Coastal Environment
<b>21</b>	Specific Purpose Zones

## 12.1.4 Rules - Hazardous substances

### 12.1.4.1 Activity status tables - Hazardous substances

#### 12.1.4.1.1 Permitted activities

The activities listed below are permitted activities if they comply with any activity specific standards set out in this table.

Activities may also be non-complying as specified in Rule 12.1.4.1.2.

Activity		Activity specific standards
<b>P1</b>	The use, storage or disposal of any hazardous substance (unless otherwise specified in this plan).	Nil

#### 12.1.4.1.2 Non-complying activities

The activities listed below are non-complying activities.

	Activity
<b>NC1</b>	a. Any new storage or use of hazardous substances with explosive or flammable properties within: <ul style="list-style-type: none"> <li>i. 10 metres of the centre line of a 66kV National Grid transmission line or a 66kV electricity distribution line; or</li> </ul>

	<ul style="list-style-type: none"> <li>ii. 5 metres of the centre line of a 33kV electricity distribution line; or</li> <li>iii. 12 metres of the centre line of a 110kV or 220kV National Grid transmission line.</li> </ul> <p>b. For the purpose of (a), the definition of hazardous substances excludes the following activities, facilities and quantities:</p> <ul style="list-style-type: none"> <li>i. storage of substances in or on vehicles being used in transit on public roads;</li> <li>ii. installations where the combined transformer oil capacity of the electricity transformers is less than 1,000 litres;</li> <li>iii. fuel in mobile plant, motor vehicles, boats and small engines;</li> <li>iv. gas and oil pipelines and associated equipment that are part of a utility;</li> <li>v. retail activities selling domestic scale usage of hazardous substances, such as supermarkets, trade suppliers, and pharmacies.</li> <li>vi. the accessory use and storage of hazardous substances in minimal domestic scale quantities;</li> <li>vii. fire-fighting substances, and substances required for emergency response purposes on emergency service vehicles and at emergency service facilities</li> <li>viii. activities involving substances of Hazardous Substances and New Organisms sub-classes 1.4, 1.5, 1.6, 6.1D, 6.1E, 6.3, 6.4, 9.1D and 9.2D unless other hazard classification applies;</li> <li>ix. the temporary storage, handling and distribution of national or international cargo containers;</li> <li>x. waste treatment and disposal facilities (not within High Flood Hazard Areas and Flood Management Areas), and waste in process in the Council's trade waste sewers, municipal liquid waste treatment and disposal facilities (not within High Flood Hazard Areas and Flood Management Areas) which may contain hazardous substance residues;</li> <li>xi. vehicles applying agrichemicals and fertilisers for their intended purpose.</li> </ul>
<b>NC2</b>	<p>Any sensitive activity located within a Risk Management Area. This rule shall cease to have effect by 31 March 2019.</p> <p>Note: The Risk Management Areas are shown on Planning Map 47. The geographic extent of these areas may be subject to a future plan change to have effect by 31st March 2019 and any such plan change would need to be based on the findings of a Quantitative Risk Assessment.</p>

Note to be placed on Planning Map 47 under "Other Notations":

Risk Management Area (refer Rule 12.1.4.1.2). *The geographic extent of these areas may be subject to a future plan change to have effect by 31<sup>st</sup> March 2019 and any such plan change would need to be based on the findings of a Quantitative Risk Assessment.*

### 12.1.5 Other methods

- a. Education will be used to promote public awareness about the costs and benefits of hazardous substances and associated facilities, to encourage resource users to take responsibility for their own health and safety, and for management of the effects of their activities on the public and the environment.
- b. Industry Codes and New Zealand Standards and Guidelines will be utilised in some circumstances to provide the basis for controls on the use of hazardous substances.
- c. Develop specific guidelines to assist operators of facilities using, storing, or disposing of hazardous substances in achieving compliance with relevant management requirements.
- d. Preparation and operation of site management systems and emergency plans to avoid or mitigate the risk of hazardous substances escaping into the environment.
- e. Promotion by government and local government of “Cleaner Production” and recycling principles, including methods and processes to improve operating efficiency and minimise the release of hazardous substances, or the use of alternative non-hazardous substances or technologies.
- f. Waste Disposal Guidelines will be used for the disposal of hazardous waste to Local Authority approved facilities to protect human health and the receiving environment from potential adverse effects. Advice may be given on pre-treatment requirements or alternative methods of disposal for non-acceptable wastes.
- g. Liaise with parties involved with hazardous substance use, such as the regional council and adjoining territorial authorities, WorkSafe New Zealand, Ministry of Health, Ministry for the Environment, the Environmental Protection Authority (EPA), the New Zealand Police and owner/operators who use hazardous substances, to allow more effective risk management coordination.

## 12.2 Contaminated land

### 12.2.1 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

This chapter seeks to manage the subdivision, use or development of land containing elevated levels of contaminants to protect human health and the environment, and to enable the land to be used in the future. It does this by providing a policy framework for contaminated land in the District, and in particular to enable observance of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (Soil NES). This chapter contains no rules.

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

### 12.2.2 Objective and policies

#### 12.2.2.1 Objective - Contaminated land - managing effects

- a. Land containing elevated levels of contaminants is managed to protect human health and the environment, which includes significant natural and Ngāi Tahu cultural values from the adverse effects of subdivision, development and use of contaminated land and natural hazards, including from site investigations, earthworks and soil disturbance, and to enable the land to be used in the future.

##### 12.2.2.1.1 Policy - Best practice approach

- a. Require any proposal to subdivide, use or develop contaminated [land](#) or potentially contaminated land to apply a best practice approach to investigate the risks, and either remediate the contamination or manage activities on contaminated land to protect people and the environment.

**Note:** The status of some activities will be determined by the requirements of the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. Reference should be made to the Ministry for the Environment website for a copy of these regulations, a user's guide, and documents incorporated by reference in these regulations.

##### 12.2.2.1.2 Policy – Remediation

- a. Remediation of contaminated land should not pose a more significant risk to human health or the environment than if remediation had not occurred.

### 12.2.2.1.3 Policy – Future use

- a. Use or development of contaminated land that has been remediated or has an existing management plan in place, must not damage or destroy any containment works, unless comparable or better containment is provided.

## 12.2.3 Other methods

- a. The Ministry for the Environment's Hazardous Activities and Industries List (HAIL), the list of properties on Environment Canterbury's Listed Land Use Register, Council records, and site investigations shall provide the basis for identifying whether land is contaminated [land](#) or potentially contaminated [land](#). It is the duty of the person undertaking any activity to ascertain whether the land is identified as having a current or past use that is identified in the HAIL. The Resource Management (NES for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 specifies two methods for determining whether a piece of land is, was or more than likely had a HAIL activity on it. Use of the Ministry for the Environment's Contaminated Land Management Guidelines will form the approach to achieving best practice. Where contamination is confirmed and this data becomes known to Council it will be included on Land Information Memorandums (LIM).
- b. Maintain factsheets, templates and guidance to assist with consent applications under the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

## Chapter 14 Residential

The chapter is amended by our decision as follows.

For ease of identifying the minor corrections made by this decision, all previous decision text is shown as black text. Any additional text as a result of this minor corrections decision is shown in blue and deletions with ~~strike through~~.

Please note, for completeness, this chapter includes decision text from subsequent decisions issued after the release of Decision 43, including any subsequent minor corrections released at the date of this decision.

## 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>
Residential Guest Accommodation Zone	Comprises a number of sites situated in residential locations that were previously either zoned or scheduled for guest accommodation purposes in earlier district plans and continue to be used for guest accommodation. The zone provides for the ongoing operation, intensification or redevelopment of these established activities, compatible

	with the character and amenity of adjoining residential zones.
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#### 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 4000m<sup>2</sup>; 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 or is existing guest accommodation on defined sites.

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

#### **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. In relation to the Residential Guest Accommodation Zone, each site has been grouped into Group A, B and C sites in Appendix 14.15.11, depending on its residential context. For any activities (other than guest accommodation and permitted activities on the YMCA site), the applicable rules for permitted and restricted discretionary activities are those that apply in the zone listed for that site in Appendix 14.15.11, including activity specific standards, built form standards and matters of discretion.
- c. Rules that apply to the use of the enhanced development mechanism and the community housing redevelopment mechanism are contained in the activity status tables (including activity specific standards) and built form standards in:
  - i. Rule 14.11 – 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.

- d. 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.

- e. 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.
- f. 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
<b>P1</b>	Residential activity, except for boarding houses	<ul style="list-style-type: none"> <li>a. No more than one heavy vehicle shall be stored on the site of the residential activity.</li> <li>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.</li> </ul>
<b>P2</b>	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"> <li>a. The existing site containing both units shall have a minimum net site area of 450m<sup>2</sup>.</li> <li>b. The minor residential unit shall have a minimum gross floor area of 35m<sup>2</sup> and a maximum gross floor area of 80m<sup>2</sup>.</li> <li>c. The parking areas of both units shall be accessed from the same access.</li> <li>d. There shall be a total outdoor living space on the existing site (containing both units) with a minimum area of 90m<sup>2</sup> and a minimum dimension of 6 metres. This total space can be provided as: <ul style="list-style-type: none"> <li>i. a single continuous area; or</li> <li>ii. be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m<sup>2</sup> in area.</li> </ul> </li> </ul> <p>Note: This requirement replaces the general outdoor living space requirements set out in Rule 14.2.3.5.</p>
<b>P3</b>	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>35m<sup>2</sup></td></tr><tr><td>2.</td><td>1 Bedroom.</td><td>45m<sup>2</sup></td></tr><tr><td>3.</td><td>2 Bedrooms.</td><td>60m<sup>2</sup></td></tr><tr><td>4.</td><td>3 or more Bedrooms.</td><td>90m<sup>2</sup></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 9m<sup>2</sup> 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 <sup>2</sup>	2.	1 Bedroom.	45m <sup>2</sup>	3.	2 Bedrooms.	60m <sup>2</sup>	4.	3 or more Bedrooms.	90m <sup>2</sup>
	Number of bedrooms		Minimum net floor area														
1.	Studio.	35m <sup>2</sup>															
2.	1 Bedroom.	45m <sup>2</sup>															
3.	2 Bedrooms.	60m <sup>2</sup>															
4.	3 or more Bedrooms.	90m <sup>2</sup>															
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 120m<sup>2</sup>.</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"><li>i. be at least 1 metre in depth, for a length of at least 2 metres;</li><li>ii. be for the full height of the wall; and</li><li>iii. include a break in the eave line and roof line of the façade.</li></ul>															
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 35m<sup>2</sup>.</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 90m<sup>2</sup> and a minimum dimension of 6m. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m<sup>2</sup> 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.
<b>P10</b> Conversion of a residential unit (within, or as an extension to, a residential unit) into two residential units	<p>a. Each residential unit shall have a minimum gross floor area, excluding terraces, garages, sundecks and verandahs, of 35m<sup>2</sup>.</p> <p>b. There shall be a total outdoor living space on the existing site with a minimum area of 90m<sup>2</sup> and a minimum dimension of 6m. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m<sup>2</sup> 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"> <li>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;</li> <li>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</li> <li>iii. any Flood Management Area.</li> </ul>
<b>P11</b> Replacement of a residential unit with two residential units	<p>a. The existing site shall be occupied by one residential unit and that residential unit has been, or will be, demolished because the insurer(s) of that unit have determined that the residential unit was uneconomic to repair because of earthquake damage.</p> <p>b. The existing site shall be outside:</p> <ul style="list-style-type: none"> <li>i. the tsunami inundation area as set out in Environment Canterbury report number R12/38 “Modelling coastal inundation in Christchurch an Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA”; as shown in Appendix 14.15.5;</li> <li>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</li> <li>iii. any Flood Management Area.</li> </ul> <p>c. There shall be a total outdoor living space on the existing site with a minimum area of 90m<sup>2</sup> 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 30m<sup>2</sup> in area.</p>

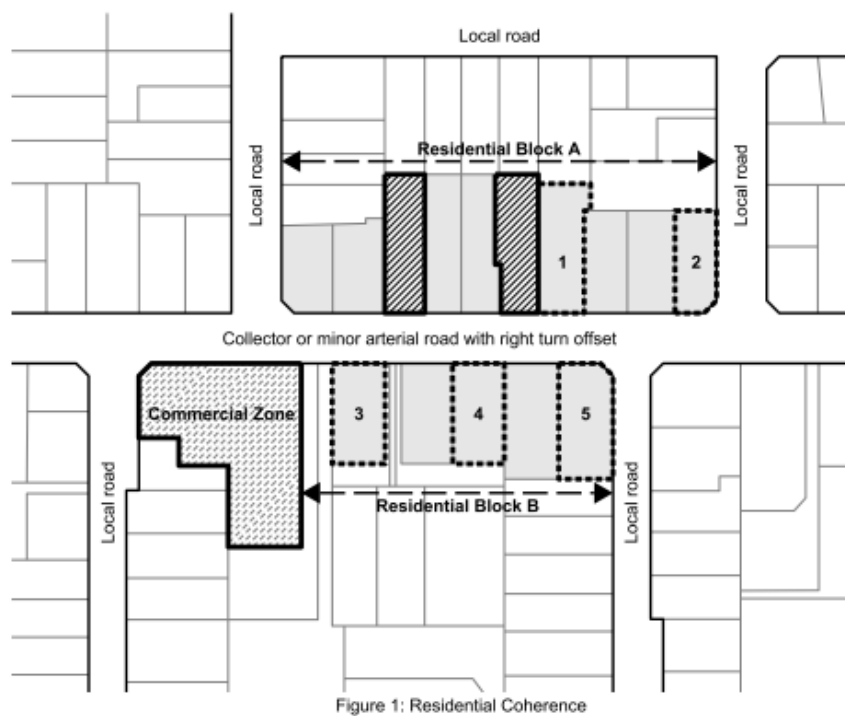
Activity	Activity specific standards
	Note: This requirement replaces the general outdoor living space requirements set out in Rule 14.2.3.5.
<b>P12</b> Construction of two residential units on a site that was vacant prior to the Canterbury earthquakes of 2010 and 2011	<p>a. The existing site shall be outside:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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</li> <li>iii. any Flood Management Area.</li> </ul> <p>b. There shall be a total outdoor living space on the existing site with a minimum area of 90m<sup>2</sup> 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 30m<sup>2</sup> in area.</p> <p>Note: This requirement replaces the general outdoor living space requirements set out in Rule 14.2.3.5.</p>
<b>P13</b> Home occupation	<ul style="list-style-type: none"> <li>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<sup>2</sup>.</li> <li>b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.</li> <li>c. Any retailing shall be limited to the sale of goods grown or produced on the site, or internet-based sales where no customer visits occur.</li> <li>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"> <li>i. 0700 – 2100 Monday to Friday; and</li> <li>ii. 0800 – 1900 Saturday, Sunday and public holidays.</li> </ul> </li> <li>e. Visitor or staff parking areas shall be outside the road boundary setback.</li> <li>f. Outdoor advertising shall be limited to a maximum area of 2m<sup>2</sup>, except that where the activity is located on sites with frontage to Memorial Avenue or Fendalton Road there shall be no signage.</li> </ul>
<b>P14</b> 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"> <li>a. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and</li> <li>b. at least one carer residing permanently within the residential unit.</li> </ul>
<b>P15</b> 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 200m<sup>2</sup>, or in the case of a health care facility, less than 300m<sup>2</sup>;</div><div>c. limit outdoor advertising to a maximum area of 2m<sup>2</sup>;</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>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><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><div>g. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four;</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>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"> <li>h. in relation to places of assembly, entertainment facilities shall be closed Sunday and public holidays;</li> <li>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</li> <li>j. not include the storage of more than one heavy vehicle on the site of the activity.</li> </ul>
<b>P21</b>	Spiritual facilities	<p>The facility shall:</p> <ul style="list-style-type: none"> <li>a. limit the hours of operation to 0700-2200; and</li> <li>b. not include the storage of more than one heavy vehicle on the site of the activity.</li> </ul>
<b>P22</b>	Community corrections facilities	<p>The facility shall:</p> <ul style="list-style-type: none"> <li>a. limit the hours of operation when the site is open to clients and deliveries to between the hours of 0700 – 1900; and</li> <li>b. limit signage to a maximum area of 2m<sup>2</sup>.</li> </ul>
<b>P23</b>	Community welfare facilities	
<b>P24</b>	Emergency services facilities	Nil
<b>P25</b>	<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"> <li>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.</li> <li>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"> <li>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;</li> <li>ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres;</li> <li>iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes.</li> </ul> </li> </ul> <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"> <li>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</li> </ul> <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>
<b>P26</b>	Temporary lifting or moving of earthquake damaged buildings where the activity does not	<ul style="list-style-type: none"> <li>a. Buildings shall not be: <ul style="list-style-type: none"> <li>i. moved to within 1 metre of an internal boundary and/or</li> </ul> </li> </ul>

Activity	Activity specific standards
<p>comply with one or more of Rules:</p> <ul style="list-style-type: none"> <li>a. 14.2.3.3 – Building height;</li> <li>b. 14.2.3.4 – Site coverage;</li> <li>c. 14.2.3.5 – Outdoor living space;</li> <li>d. 14.2.3.6 – Daylight recession planes; or</li> <li>e. 14.2.3.7 – Minimum building setbacks from internal boundaries and railway lines.</li> </ul> <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"> <li>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</li> <li>ii. lifted to a height exceeding 3 metres above the applicable recession plane or height control.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul>
<b>P27</b> Relocation of a building	Nil
<b>P28</b> Temporary military or emergency service training activities	
<b>P29</b> Market gardens, community gardens, and garden allotments	










-  Complying residential activities
-  Existing non- residential activities (Maximum 3 per block)
-  Existing commercial zone (not part of residential block)
-  Residential Block A: Either 1 or 2 are the only complying sites for new pre-school, place of assembly or veterinary care facility. This block can only support one more non-residential activity.
-  Residential Block B: Either 3 and 5, or 4 only are the only complying sites.

Figure 1: Residential coherence

### 14.2.2.2 Controlled activities

The activities listed below are controlled activities.

Unless otherwise specified, controlled activities shall not be limited or publicly notified.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14.14, as set out in the following table.

Activity	The matters over which Council reserves its control:
<b>C1</b> Fences that do not comply with Rule 14.2.3.10 – Street scene amenity and safety - fences	a. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18
<b>C2</b> 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 matters over which Council reserves its control:
<b>C3</b>	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
<b>C4</b>	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
<b>C5</b>	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
<b>C6</b>	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:
<b>RD1</b>	Residential unit in the Residential Suburban Zone contained within its own separate site with a net site area between 400 and 450m <sup>2</sup>	a. Site density and site coverage – Rule 14.14.2
<b>RD2</b>	Residential unit in the Residential Suburban Density Transition Zone contained within its own separate site with a net site area between 300m <sup>2</sup> and 330m <sup>2</sup>	
<b>RD3</b>	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
<b>RD4</b>	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.	
<b>RD5</b>	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
<b>RD6</b>	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.	
<b>RD7</b>	Social housing complexes – over four residential units	

Activity		The Council's discretion shall be limited to the following matters:
<b>RD8</b>	Multi-unit residential complexes in Residential Suburban Density Transition Zone – over four residential units	a. Residential design principles – Rule 14.14.1
<b>RD9</b>	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
<b>RD10</b>	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
<b>RD11</b>	Boarding house	a. Scale of activity - Rule 14.14.5 b. Traffic generation and access safety - Rule 14.14.6
<b>RD12</b>	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
<b>RD13</b>	Convenience activities where: <ul style="list-style-type: none"> <li>a. the site is located on the corner of a minor arterial road that intersects with either a minor arterial road or collector road;</li> <li>b. the total area occupied by retailing on the site is no more than 50m<sup>2</sup> public floor area;</li> <li>c. the activity does not include the sale of alcohol;</li> <li>d. outdoor advertising is limited to no more than 2m<sup>2</sup> and shall be within the road boundary setback;</li> <li>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</li> <li>f. there is no provision of on-site parking area for visitors or service purposes.</li> </ul>	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
<b>RD14</b>	Integrated family health centres where: <ul style="list-style-type: none"> <li>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;</li> <li>b. the centre is located on sites adjoining a Neighbourhood, District or Key activity centre;</li> <li>c. the centre occupies a gross floor area of building of between 301m<sup>2</sup> and 700m<sup>2</sup>;</li> <li>d. outdoor advertising signage is limited to a maximum area of 2m<sup>2</sup>; and</li> <li>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.</li> </ul>	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
<b>RD15</b>	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

<b>Activity</b>		<b>The Council's discretion shall be limited to the following matters:</b>
<b>RD16</b>	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
<b>RD17</b>	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
<b>RD18</b>	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
<b>RD19</b>	Buildings that do not comply with Rule 14.2.3.3 – Building height	a. Impacts on neighbouring property – Rule 14.14.3
<b>RD20</b>	Buildings that do not comply with Rule 14.2.3.6 – Daylight recession planes	
<b>RD21</b>	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
<b>RD22</b>	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.	
<b>RD23</b>	Market gardens where the site coverage exceeds 55%. Any application arising from this rule shall not be limited or publicly notified.	
<b>RD24</b>	Residential units that do not comply with Rule 14.2.3.5 – Outdoor living space. Any application arising from this rule shall not be limited or publicly notified.	a. Outdoor living space – Rule 14.14.21
<b>RD25</b>	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
<b>RD26</b>	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		<b>The Council's discretion shall be limited to the following matters:</b>
<b>RD27</b>	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
<b>RD28</b>	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.
<b>RD29</b>	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
<b>RD30</b>	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
<b>RD31</b>	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:
<b>RD32</b>	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.
<b>RD33</b>	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	
<b>D1</b>	Any activity not provided for as a permitted, controlled, restricted discretionary, or non-complying activity
<b>D2</b>	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.
<b>D3</b>	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 10 or more bedrooms
<b>D4</b>	Show homes
<b>D5</b>	Integrated family health centres which do not comply with any one of more of the requirements specified in Rule 14.2.2.3 RD14
<b>D6</b>	Multi-unit residential complexes in Residential Suburban Zones

### 14.2.2.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
<b>NC1</b>	Any non-residential activity located on a site with frontage to Memorial Avenue or Fendalton Road
<b>NC2</b>	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 <sup>2</sup> net site area.
<b>NC3</b>	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 <sup>2</sup> net site area
<b>NC4</b>	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)
<b>NC5</b>	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)
<b>NC6</b>	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> <li>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</li> <li>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</li> </ol> <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"> <li>The National Grid transmission lines are shown on the planning maps.</li> <li>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.</li> <li>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.</li> </ol>
<b>NC7</b>	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> <li>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</li> <li>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</li> <li>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.</li> </ol>

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"> <li>1. The electricity distribution lines are shown on the planning maps.</li> <li>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.</li> <li>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.</li> </ol>

## 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 <sup>2</sup>
2.	Residential Suburban Density Transition Zone (excluding residential units established under Rule 14.2.2.1 P8, P9, P10, P11 and P12)	330m <sup>2</sup>
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 250m<sup>2</sup> 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 6m<sup>2</sup> 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 <sup>2</sup>	6 metres
2.	Residential Suburban Density Transition Zone	50m <sup>2</sup>	4 metres
3.	Multi-unit residential complexes, social housing complexes and older person's housing units	30m <sup>2</sup>	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 8m<sup>2</sup>; 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 5.5.1.3 apply (for activities P1-P4 in Table 5.5.1.1b).

### 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

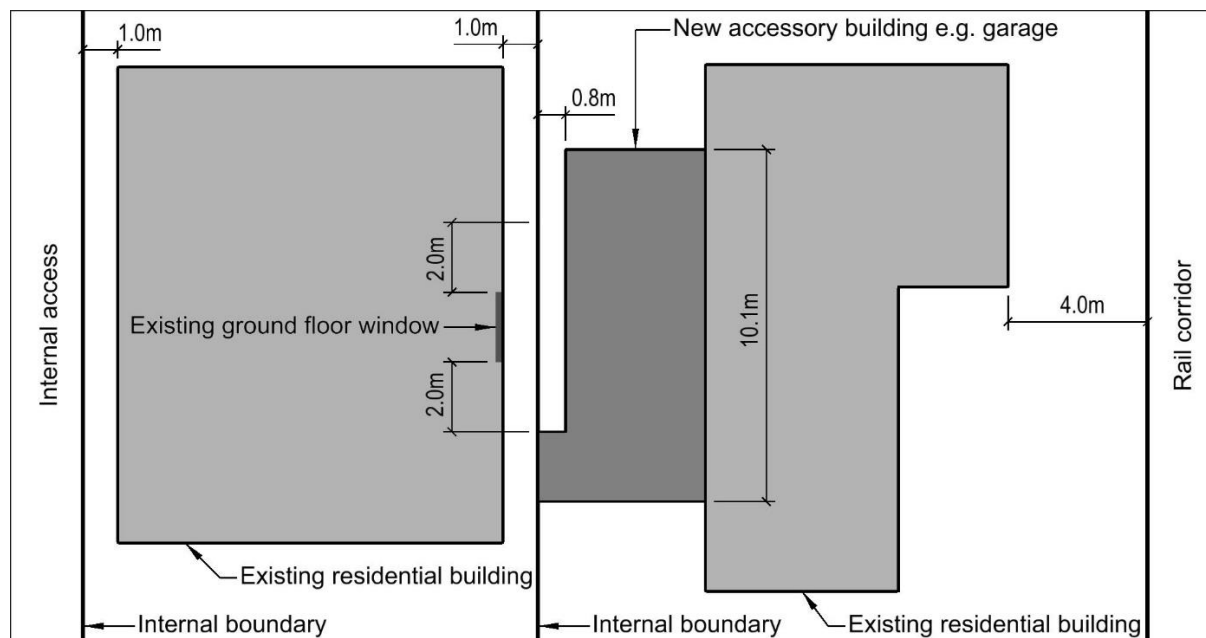


Figure 2: Separation from neighbours

### 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.

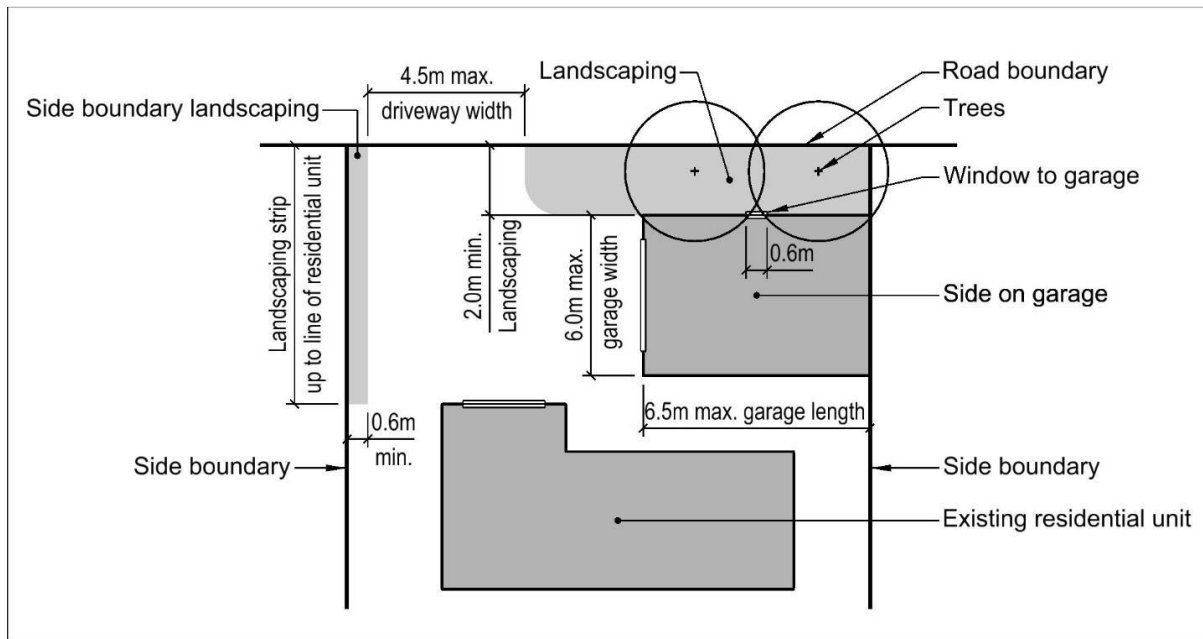


Figure 3: Side extension

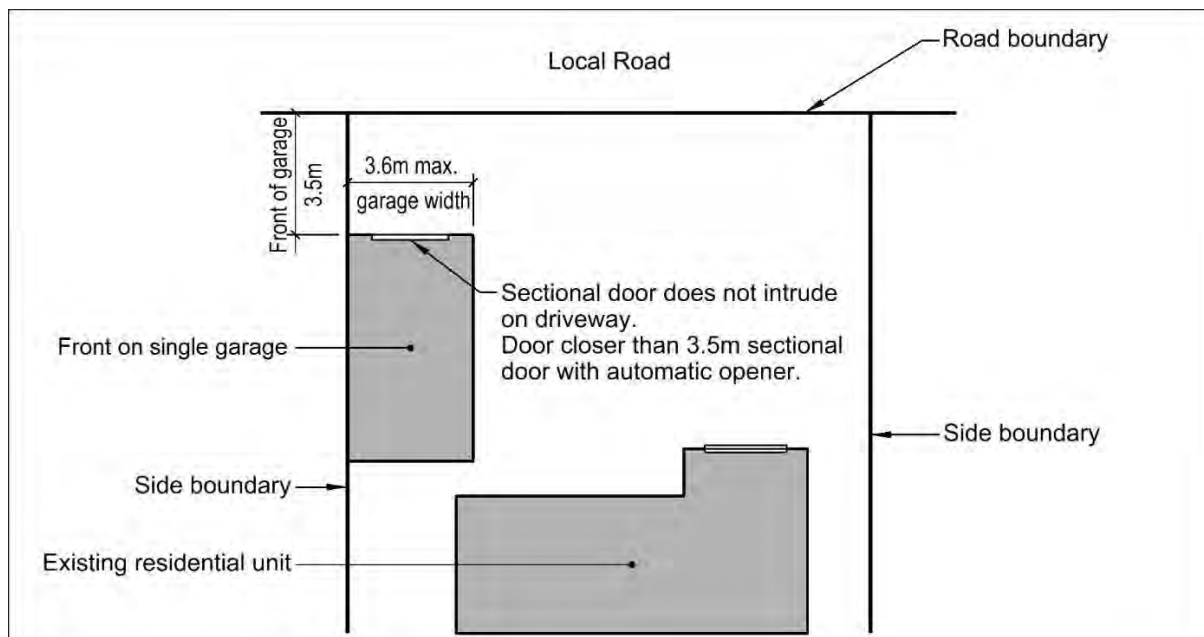


Figure 4: Front extension

#### 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 2.25m<sup>2</sup> with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;
  - ii. each residential unit shall be provided with at least 3m<sup>2</sup> with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and
  - 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 <sup>2</sup> 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"> <li>i. visible from the street;</li> <li>ii. located in that part of the site between the road boundary and the main residential unit on the site; or</li> <li>iii. involves changes to the front façade of the main residential unit of the site.</li> </ul> <p>b. This rule does not apply to:</p> <ul style="list-style-type: none"> <li>i. fences that are 1 metre in height or less</li> <li>ii. accessory buildings that are located to the rear of the main residential unit on the site and are less than 5m in height</li> <li>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</li> <li>iv. rear sites or those located on private lanes in CA2 – Beckenham Loop.</li> </ul> <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
<b>RD1</b>	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"> <li>a. Development plans - Rule 14.14.16</li> <li>b. Special setback provision - Residential Suburban Zone Wigram - Rule 14.14.14</li> </ul>
<b>RD2</b>	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"> <li>a. Development plans - Rule 14.14.16</li> </ul>
<b>RD3</b>	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"> <li>a. Outdoor living space - Rule 14.14.21</li> </ul>



	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.	
<b>RD4</b>	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
<b>RD5</b>	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.
<b>RD6</b>	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
<b>RD7</b>	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.
<b>RD8</b>	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 <sup>2</sup> and 600m <sup>2</sup>	a. Character Area Overlay – Rule 14.14.24

	Location	Restricted discretionary activity	The Council's discretion shall be limited to the following matters
<b>RD9</b>	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
<b>RD10</b>		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
<b>RD11</b>	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
<b>RD12</b>	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
<b>RD13</b>		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
<b>RD14</b>		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
<b>RD15</b>		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
<b>RD16</b>		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

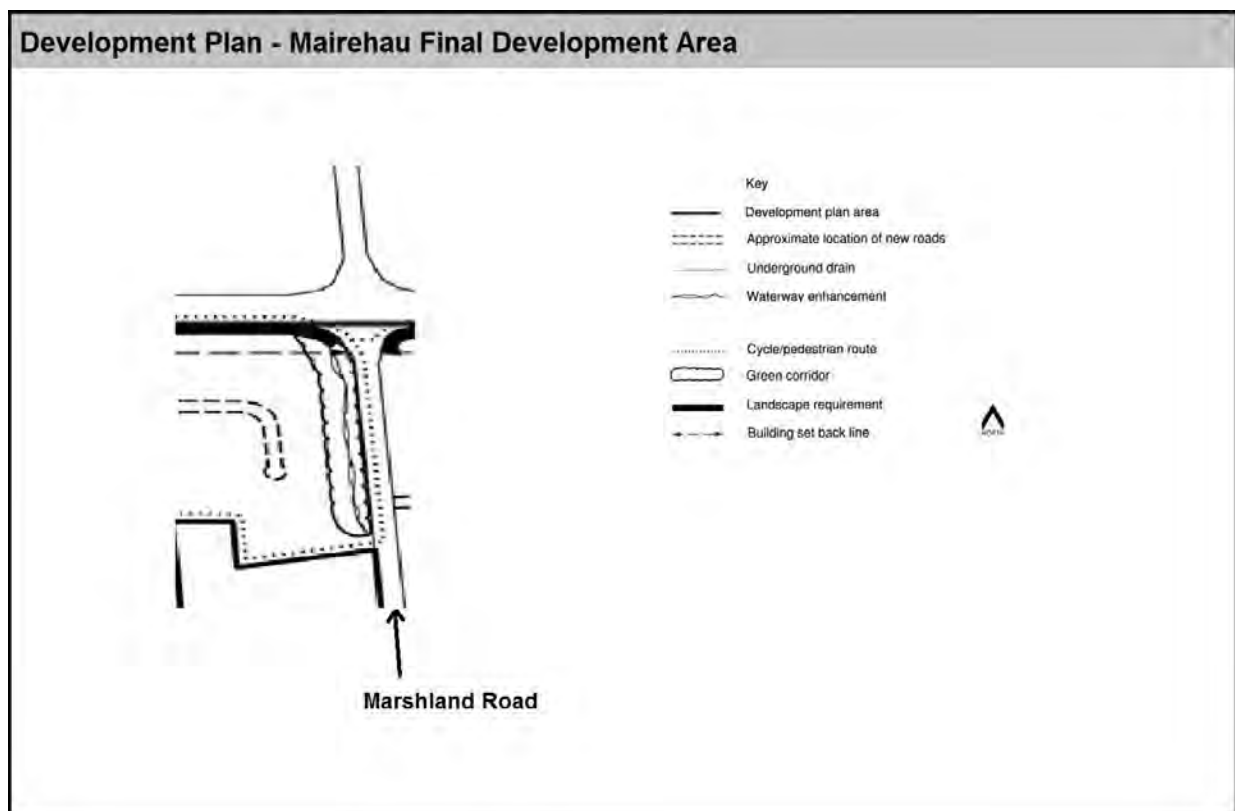


Figure 5: Mairehau final development area

#### 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.
<b>D2</b>	Activities and buildings that do not comply with Rule 14.2.4.6.6 – Minimum building setback from zone boundary Russley Road/Memorial Avenue
<b>D3</b>	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	
<b>NC1</b>	Activities and buildings that do not comply with Rule 14.2.4.6.7 - Noise insulation
<b>NC2</b>	Activities and buildings that do not comply with Rule 14.2.4.6.9 - Outdoor living space West Wigram
<b>NC3</b>	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 <sup>2</sup> .

### 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 <sup>2</sup>
2.	Stormwater Capacity Constraint Overlay	1 residential unit for each allotment existing at June 1995
3.	Existing Rural Hamlet Overlay	2000m <sup>2</sup>
4.	Residential Suburban Zone within the Character Area Overlay	600m <sup>2</sup>
5.	Residential Suburban Density Transition Zone and within the Character Area Overlay (except as specified in 6. Below)	400m <sup>2</sup>
6.	Character Area Overlay – Character Area 27 - Beverley	500m <sup>2</sup>

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 6m<sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup>	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 8m<sup>2</sup> in area; or
  - iii. any buildings or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, which occupies no more than 30% of the area of the outdoor living space.

Note: Rule 14.2.3.5 Outdoor living space shall not apply to any older person's housing unit in the Prestons Road Retirement Village Overlay until Rule 14.2.4.6.4 ceases to have effect.

#### 14.2.4.6.5 Minimum building setbacks from internal boundaries

- a. This applies to:
- i. Peat Ground Condition Constraint Overlay;
  - ii. Stormwater Capacity Constraint Overlay;
  - iii. Prestons Road Retirement Village Overlay.

Note: Rule 14.2.3.7 (other than Rule 14.2.3.7(6)) - Minimum building setbacks to internal boundaries shall not apply in the Prestons Road Retirement Village Overlay areas until Rule 14.2.4.6.5 ceases to have effect.

- b. Minimum building setback from boundaries shall be as follows:

	Area	Standard
1.	Peat Ground Condition Constraint and Stormwater Capacity Constraint Overlays	3 metres
2.	Prestons Road Retirement Village Overlay. This clause shall cease to have effect on 31st December 2018.	From Prestons Road – 15 metres From internal boundaries – 1.8 metres

#### 14.2.4.6.6 Minimum building setback from zone boundary Russley Road/Memorial Avenue

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

#### 14.2.4.6.7 Noise insulation

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

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

	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"> <li>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;</li> <li>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;</li> <li>iii. the minimum building setback from a limited access road shall be 40 metres.</li> </ul> <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"> <li>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</li> <li>b. Buildings, other than residential units, shall also be insulated, where applicable, to comply with the provisions of Appendix 14.15.4.</li> </ul>

#### 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 2500m<sup>2</sup>.
- e. The maximum floor area for any one residential unit shall be 165m<sup>2</sup>.



#### 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.

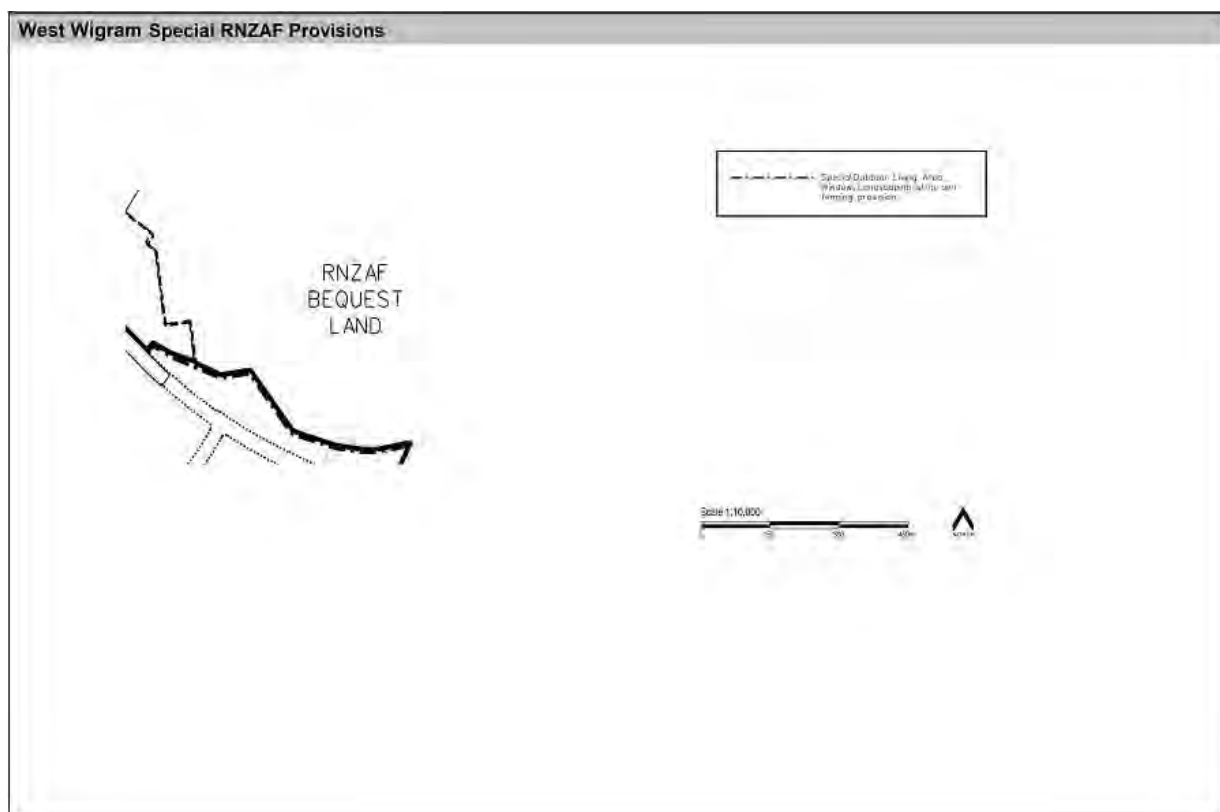


Figure 6: West Wigram Special RNZAF Provisions

#### 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.

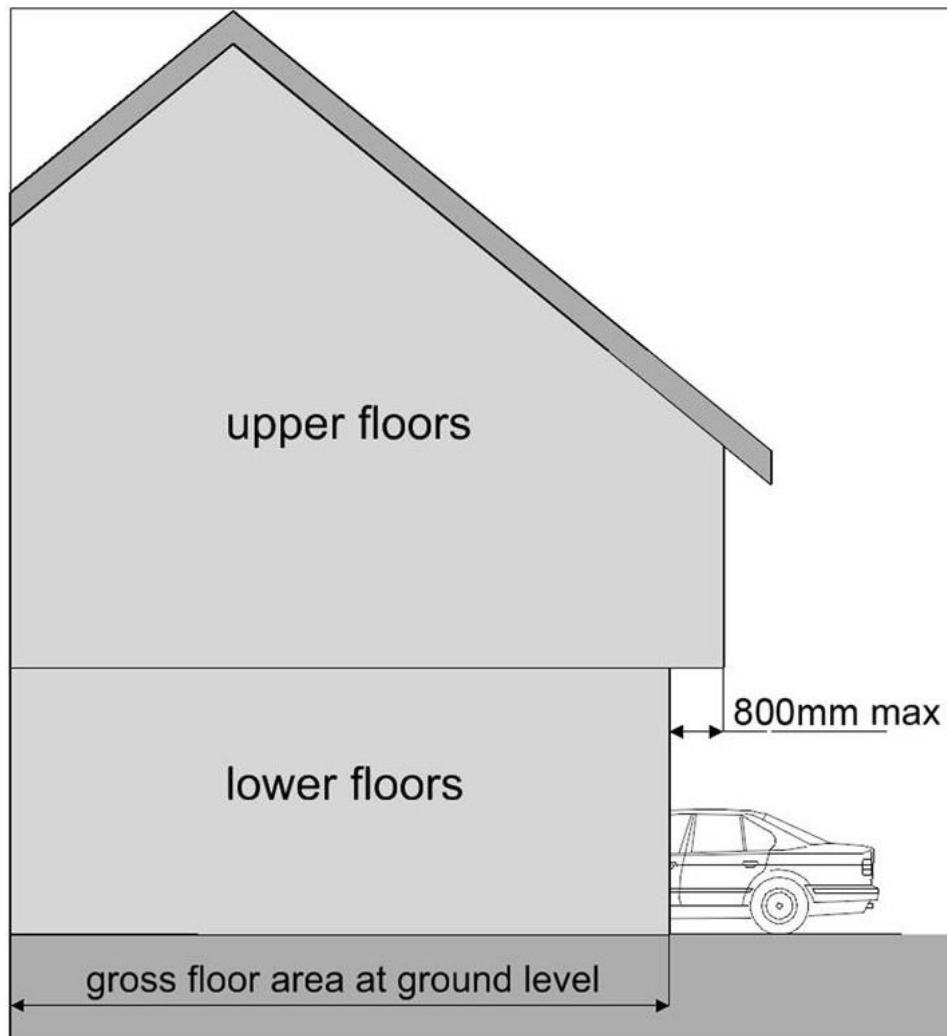


Figure 9: Building overhangs

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"> <li>i. a minimum density of 1 tree per every 10 metres of road frontage or part thereof, distributed across the frontage; and</li> <li>ii. a minimum 2 metre planted strip.</li> </ul> <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
<b>P1</b>	Residential activity, except for boarding houses	<ul style="list-style-type: none"> <li>a. No more than one heavy vehicle shall be stored on the site of the residential activity.</li> <li>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.</li> <li>c. On sites located within the Riccarton Wastewater Interceptor Overlay, until (date of completion of infrastructure work): <ul style="list-style-type: none"> <li>i. the minimum site area for any residential unit shall be 330m<sup>2</sup>.</li> </ul> </li> </ul>
<b>P2</b>	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms	Nil
<b>P3</b>	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"> <li>a. a minimum gross floor area, excluding terraces, garages, sun decks and verandahs, of 35m<sup>2</sup>; and</li> <li>b. a separate outdoor living space readily accessible from its living area that is at least 30m<sup>2</sup> with a minimum dimension of 3 metres.</li> </ul>
<b>P4</b>	Home occupation	<ul style="list-style-type: none"> <li>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<sup>2</sup>.</li> <li>b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.</li> </ul>

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><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>								
P6	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>								
P7	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>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>	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										
P8	Pre-schools									
P9	Health care facility									
P10	Veterinary care facility									
P11	Place 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"> <li>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</li> <li>ii. only locate on residential blocks where there are no more than two non-residential activities already within that block;</li> </ul> <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>
<b>P12</b> Community corrections facilities	<p>The facilities shall:</p> <ul style="list-style-type: none"> <li>a. limit the hours of operation when the site is open to clients and deliveries to between the hours of 0700 – 1900; and</li> <li>b. limit signage to a maximum area of 2m<sup>2</sup>.</li> </ul>
<b>P13</b> Community welfare facilities	
<b>P14</b> Spiritual facilities	<p>The facility shall:</p> <ul style="list-style-type: none"> <li>a. limit the hours of operation to 0700-2200; and</li> <li>b. not include the storage of more than one heavy vehicle on the site of the activity.</li> </ul>
<b>P15</b> Emergency services facilities	Nil
<b>P16</b> 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"> <li>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.</li> <li>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"> <li>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;</li> <li>ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres;</li> <li>iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes.</li> </ul> </li> </ul> <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>
<p><b>P17</b> 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"> <li>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</li> <li>lifted to a height exceeding 3 metres above the applicable recession plane or height control.</li> </ol> <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>
<p><b>P18</b> Salvation Army Addington Overlay</p>	
<p>P18.1 Family store</p>	<p>a. The activity shall take place in the existing (20 August 2014) Family store within the Salvation Army Addington Overlay.</p>
<p>P18.2 Addiction services</p>	<p>a. The activity shall:</p> <ol style="list-style-type: none"> <li>only locate within the Salvation Army Addington Overlay;</li> <li>provide for a maximum of 19 overnight beds; and</li> <li>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).</li> </ol>
<p>P18.3 Supportive housing</p>	<p>a. The activity shall:</p> <ol style="list-style-type: none"> <li>only locate within the Salvation Army Addington Overlay;</li> <li>provide for a maximum of 85 residents including those on</li> </ol>

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><b>P19</b> 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"> <li>a. Residential activities;</li> <li>b. Pre-schools;</li> <li>c. Health care facility;</li> <li>d. Education activity;</li> <li>e. Place of assembly;</li> <li>f. Retail activity;</li> <li>g. Office activity; or</li> <li>h. Warehouse activity.</li> </ul>	<ul style="list-style-type: none"> <li>a. The maximum gross floor area of retail activity shall be 1500m<sup>2</sup>.</li> <li>b. Heavy vehicle movements associated with any warehouse activity shall be limited to the hours of 0700 to 1900.</li> </ul>
<p><b>P20</b> Relocation of a building</p>	<p>Nil</p>
<p><b>P21</b> Temporary military or emergency service training activities</p>	
<p><b>P22</b> Market gardens, community gardens, and garden allotments</p>	

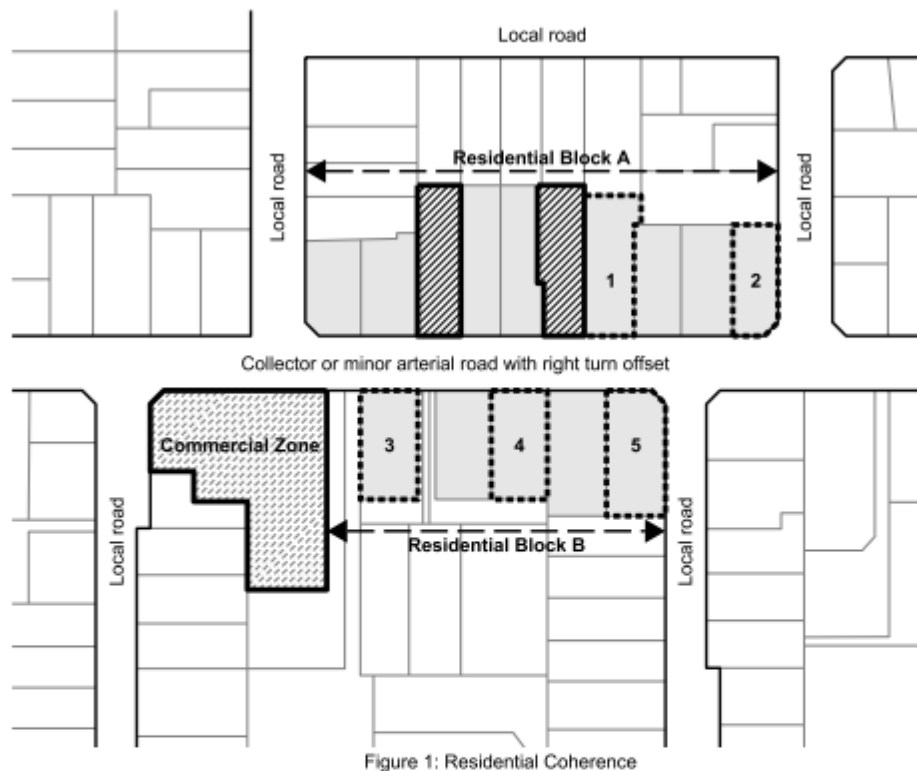


Figure 1: Residential coherence

### 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:
<b>C1</b> 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:
<b>C2</b>	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
<b>C3</b>	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
<b>C4</b>	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
<b>C5</b>	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:
<b>RD1</b>	<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"> <li>a. three or more residential units; or</li> <li>b. one or two residential units on a site smaller than 300m<sup>2</sup> gross site area (prior to subdivision); or</li> <li>c. one or two residential units resulting in residential floor area greater than 500m<sup>2</sup>; or</li> <li>d. over 40m<sup>2</sup> of a building used for other activities, on a site.</li> </ul> <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"> <li>a. Residential design principles – Rule 14.14.1</li> <li>b. Minimum unit size and unit mix – Rule 14.14.4</li> </ul>
<b>RD2</b>	Retirement villages	a. Retirement villages – Rule 14.14.10
<b>RD3</b>	Boarding house	<ul style="list-style-type: none"> <li>a. Scale of activity – Rule 14.14.5</li> <li>b. Traffic generation and access safety – Rule 14.14.6</li> </ul>
<b>RD4</b>	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
<b>RD5</b>	<p>Convenience activities where:</p> <ul style="list-style-type: none"> <li>a. the site is located on the corner of a minor arterial road;</li> </ul>	<ul style="list-style-type: none"> <li>a. Residential design principles – Rule 14.14.1</li> <li>b. Scale of activity – Rule 14.14.5</li> </ul>

Activity		The Council's discretion shall be limited to the following matters:
	<ul style="list-style-type: none"> <li>b. the total area occupied by retailing on the site is no more than 50m<sup>2</sup> public floor area;</li> <li>c. the activity does not include the sale of alcohol;</li> <li>d. outdoor advertising is limited to no more than 2m<sup>2</sup> and shall be within the road boundary setback;</li> <li>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</li> <li>f. there is no provision of on-site parking area for visitors or service purposes.</li> </ul>	<ul style="list-style-type: none"> <li>c. Non-residential hours of operation – Rule 14.14.22</li> <li>d. Traffic generation and access safety – Rule 14.14.6</li> </ul>
<b>RD6</b>	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
<b>RD7</b>	Integrated Family Health Centres where: <ul style="list-style-type: none"> <li>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;</li> <li>b. the centre is located on sites adjoining a Neighbourhood, District or Key activity centre;</li> <li>c. the centre occupies a gross floor area of building of between 301m<sup>2</sup> and 700m<sup>2</sup>;</li> <li>d. outdoor advertising signage is limited to a maximum area of 2m<sup>2</sup>; and</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>a. Scale of activity – Rule 14.14.5</li> <li>b. Traffic generation and access safety – Rule 14.14.6</li> <li>c. Non-residential hours of operation – Rule 14.14.22</li> </ul>
<b>RD8</b>	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"> <li>a. P4 Home occupation;</li> <li>b. P7 Education activity;</li> <li>c. P8 Pre-schools;</li> <li>d. P9 Health care facility; or</li> <li>e. P10 Veterinary care facility.</li> </ul> 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"> <li>a. Scale of activity – Rule 14.14.5</li> <li>b. Traffic generation and access safety – Rule 14.14.6</li> <li>c. Non-residential hours of operation – Rule 14.14.22</li> </ul>
<b>RD9</b>	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.	
<b>RD10</b>	Within the Salvation Army Addington Overlay: <ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>a. Scale of activity – Rule 14.14.5</li> <li>b. Traffic generation and access safety – Rule 14.14.6</li> </ul>

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>	
<b>RD11</b>	<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
<b>RD12</b>	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.
<b>RD13</b>	<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
<b>RD14</b>	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
<b>RD15</b>	Buildings that do not comply with Rule 14.3.3.6 – Daylight recession planes	
<b>RD16</b>	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
<b>RD17</b>	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
<b>RD18</b>	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
<b>RD19</b>	<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
<b>RD20</b>	<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
<b>RD21</b>	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.	
<b>RD22</b>	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
<b>RD23</b>	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
<b>RD24</b>	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	
<b>D1</b>	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying, or prohibited activity
<b>D2</b>	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).
<b>D3</b>	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 10 or more bedrooms
<b>D4</b>	Show homes
<b>D5</b>	Integrated family health centres which do not comply with any one of more of the requirements specified in Rule 14.3.2.3 RD7
<b>D6</b>	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
<b>NC1</b>	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)
<b>NC2</b>	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> <li>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</li> <li>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</li> </ol> <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"> <li>The National Grid transmission lines are shown on the planning maps.</li> <li>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.</li> <li>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.</li> </ol>
<b>NC3</b>	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> <li>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</li> <li>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</li> <li>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.</li> </ol> <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"> <li>The electricity distribution lines are shown on the planning maps.</li> <li>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.</li> <li>The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)</li> </ol>



	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 250m<sup>2</sup> 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 m<sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup>	16m <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	6m <sup>2</sup> area 1.5 metres dimension

- d. In the Salvation Army Addington Overlay the outdoor living space shall be communal and shall be based on 10m<sup>2</sup> 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 5.5.1.3 apply (for activities P1-P4 in Table 5.5.1.1b).
- 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

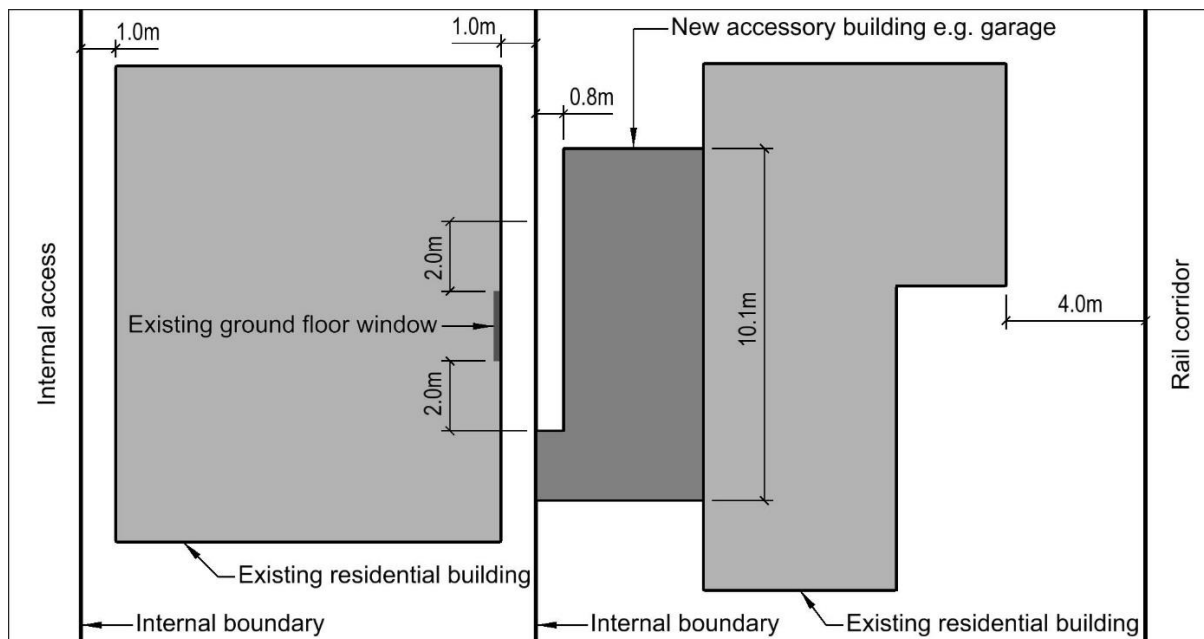


Figure 2: Separation from neighbours

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.

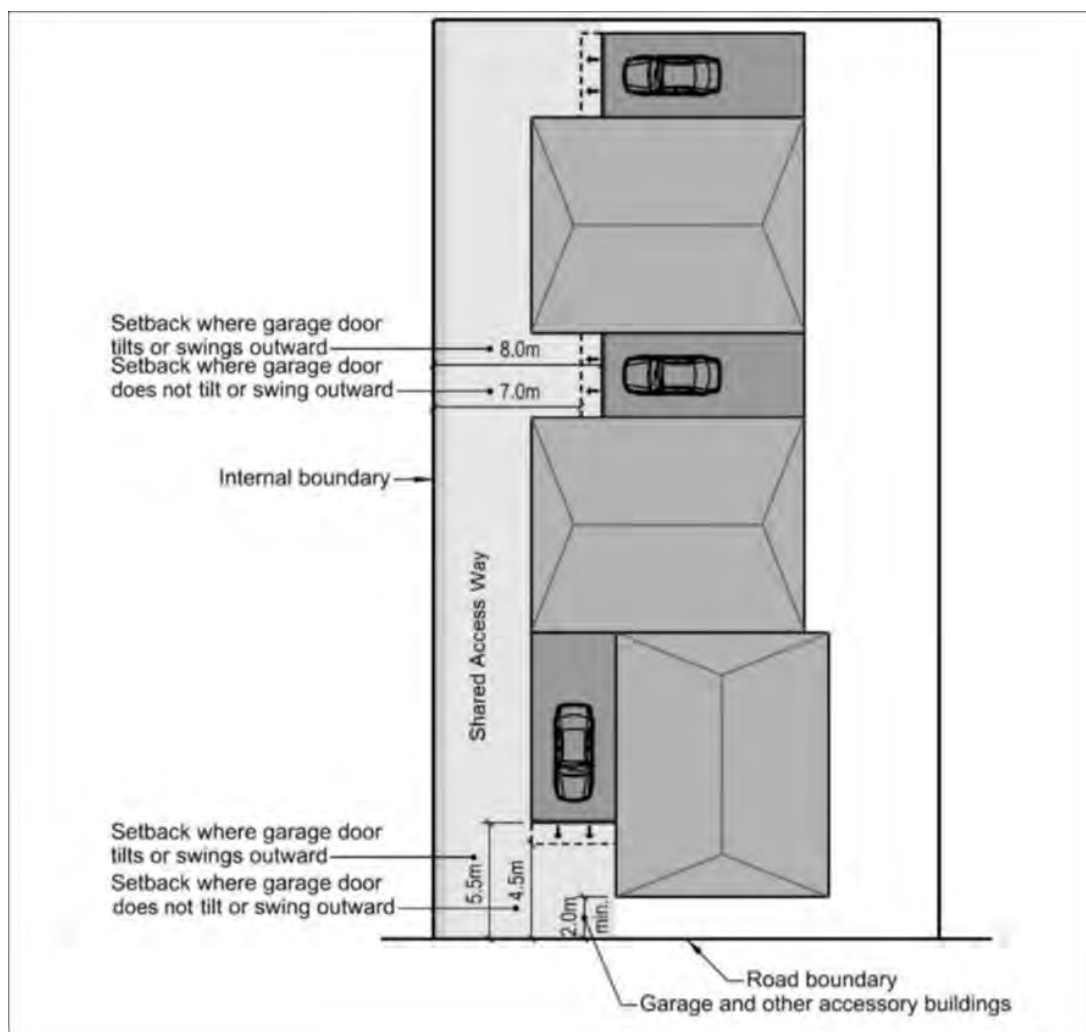


Figure 7: Street scene and access ways

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.

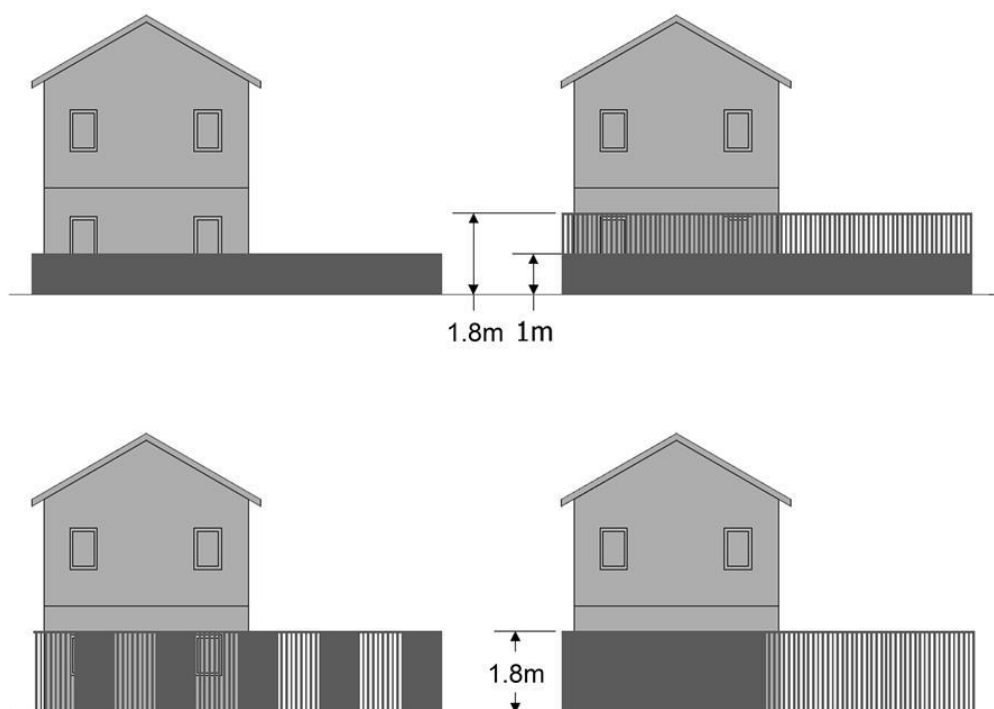


Figure 8: Fencing and screening structures

### 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.

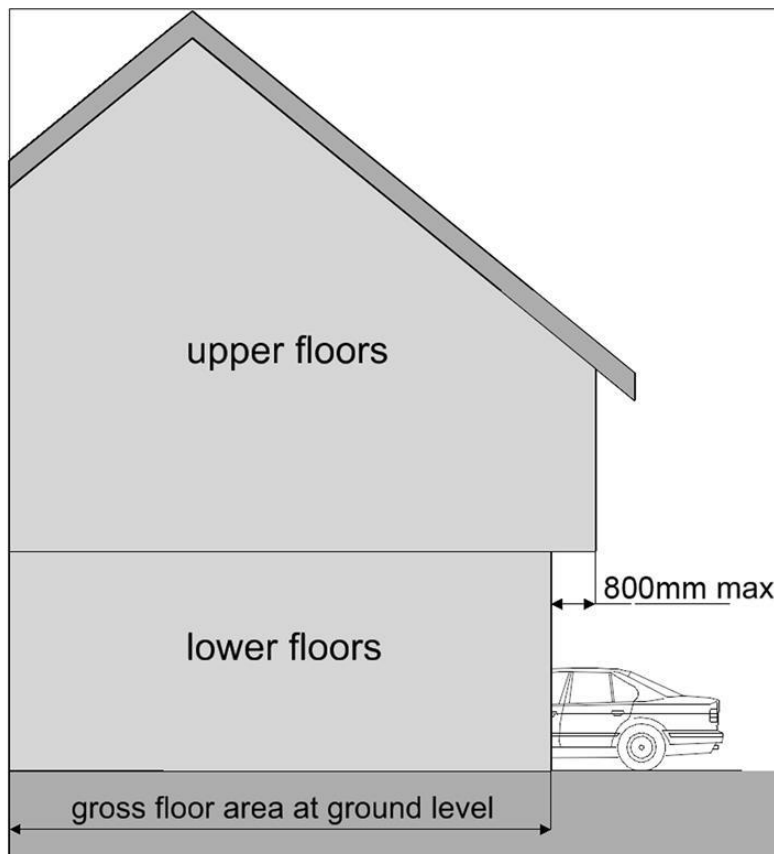


Figure 9: Building overhangs

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 <sup>2</sup>
2.	1 bedroom	45m <sup>2</sup>
3.	2 bedrooms	60m <sup>2</sup>
4.	3 or more bedrooms	90m <sup>2</sup>

- 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 9m<sup>2</sup> 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 2.25m<sup>2</sup> with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;
  - ii. each residential unit shall be provided with at least 3m<sup>2</sup> with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and
  - 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
<b>P1</b> The following activities in the Accommodation and Community Facilities Overlay: <ul style="list-style-type: none"> <li>a. Pre-schools;</li> <li>b. Health care facility;</li> <li>c. Veterinary care facility;</li> <li>d. Education activity;</li> <li>e. Place of assembly</li> <li>f. Spiritual facilities;</li> <li>g. Community corrections facilities;</li> <li>h. Community welfare facilities;</li> <li>i. Care homes.</li> </ul>	<ul style="list-style-type: none"> <li>a. The activity specific standards in Rule 14.3.2.1 do not apply.</li> <li>b. The facility or activity shall:               <ul style="list-style-type: none"> <li>i. comprise less than 500m<sup>2</sup> gross leasable floor space; and</li> <li>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.</li> </ul> </li> </ul>
<b>P2</b> Guest accommodation in the Accommodation and Community Facilities Overlay	Nil
<b>P3</b> Retirement villages in the Accommodation and Community Facilities Overlay	<ul style="list-style-type: none"> <li>a. The activity shall achieve the following built form standards as follows:               <ul style="list-style-type: none"> <li>i. 14.3.3.3 Building height</li> <li>ii. 14.3.3.4 Site coverage</li> <li>iii. 14.3.3.6 Daylight recession planes</li> <li>iv. 14.3.3.7 Minimum building setbacks from internal boundaries</li> <li>v. 14.3.3.9 Road boundary building setback</li> <li>vi. 14.3.3.15 Water supply for fire fighting</li> </ul> </li> <li>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"> <li>i. be at least 1m in depth, for a length of at least 2m;</li> <li>ii. be for the full height of the wall; and</li> <li>iii. include a break in the eave line and roof line of the façade.</li> </ul> </li> </ul>

### 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
<b>C1</b>	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: 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: 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:
<b>RD1</b>	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
<b>RD2</b>	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
<b>RD3</b>	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).	
<b>RD4</b>	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
<b>RD5</b>	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
<b>RD6</b>	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
<b>RD7</b>	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
<b>RD8</b>	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
<b>RD9</b>	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
<b>RD10</b>	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
<b>RD11</b>	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:
<b>RD12</b>	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	
<b>D1</b>	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)

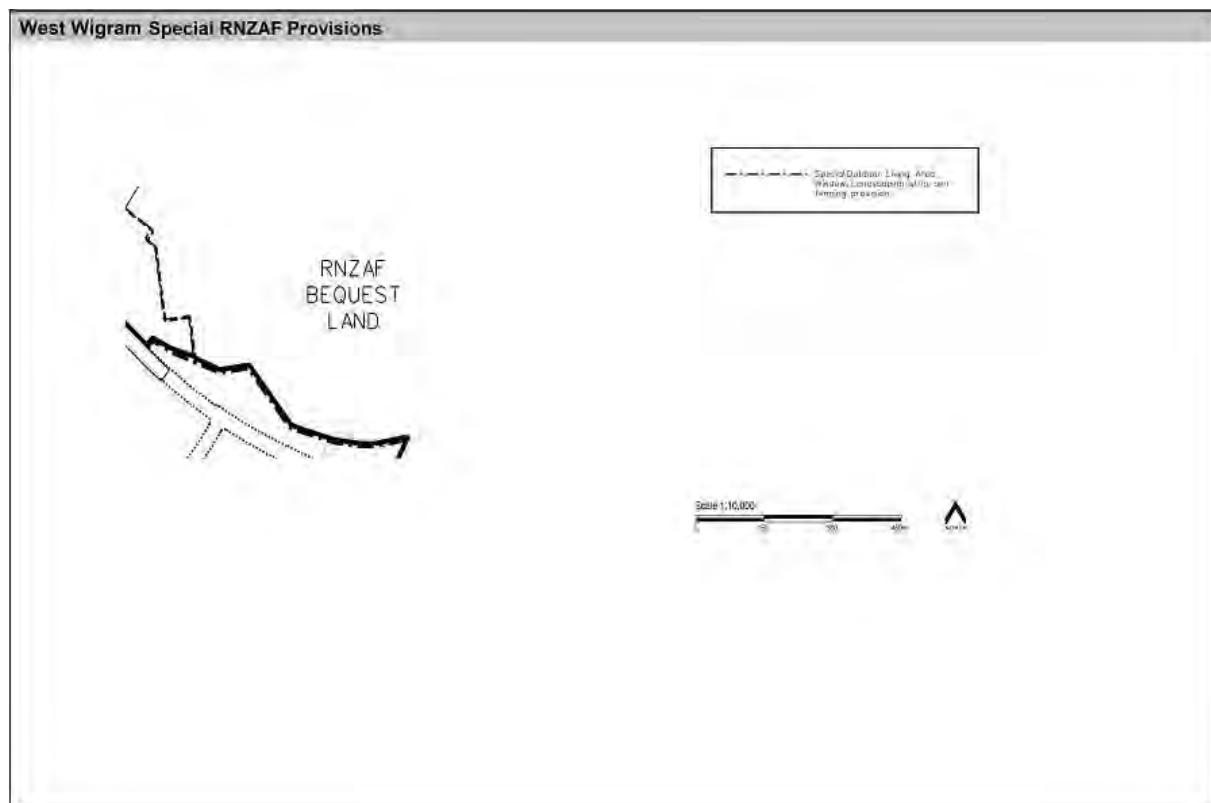


Figure 6: West Wigram Special RNZAF Provisions

#### 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"> <li>a minimum density of 1 tree per every 10 metres of road frontage or part thereof, distributed across the frontage; and</li> <li>a minimum 2 metre planted strip.</li> </ol> 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 <sup>2</sup>
2.	Character Area Overlay – Character Area 8 – Beverley	500m <sup>2</sup>



## 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
<b>P1</b>	Residential activity, except for boarding houses	<ul style="list-style-type: none"> <li>a. No more than one heavy vehicle shall be stored on the site of the residential activity.</li> <li>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.</li> </ul> <p>Note: for residential activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>
<b>P2</b>	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"> <li>a. The existing site containing both units shall have a minimum net site area of 450m<sup>2</sup>.</li> <li>b. The minor residential unit shall have a minimum gross floor area of 35m<sup>2</sup> and a maximum gross floor area 70m<sup>2</sup>.</li> <li>c. The parking areas of both units shall be accessed from the same access.</li> <li>d. There shall be a total outdoor living space on the existing site (containing both units) with a minimum area of 90m<sup>2</sup> and a minimum dimension of 6 metres. This total space can be provided as: <ul style="list-style-type: none"> <li>i. a single continuous area; or</li> <li>ii. be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m<sup>2</sup> in area.</li> </ul> </li> </ul> <p>Note: for minor residential units within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>
<b>P3</b>	Retirement villages	<ul style="list-style-type: none"> <li>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:</li> </ul>

Activity		Activity specific standards
		<ul style="list-style-type: none"> <li>i. be at least 1 metre in depth, for a length of at least 2 metres;</li> <li>ii. be for the full height of the wall; and</li> <li>iii. include a break in the eave line and roof line of the façade.</li> </ul> <p>Note: for retirement villages within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>
<b>P4</b>	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"> <li>a. a minimum gross floor area, excluding terraces, garages, sun decks and verandahs, of 35m<sup>2</sup>; and</li> <li>b. a separate outdoor living space readily accessible from its living area that is at least 30m<sup>2</sup> with a minimum dimension of 3 metres.</li> </ul>
<b>P5</b>	Home occupation	<ul style="list-style-type: none"> <li>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<sup>2</sup>.</li> <li>b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.</li> <li>c. Any retailing shall be limited to the sale of goods grown or produced on the site, or internet-based sales where no customer visits occur.</li> <li>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"> <li>i. 0700 – 2100 Monday to Friday; and</li> <li>ii. 0800 – 1900 Saturday, Sunday and public holidays.</li> </ul> </li> <li>e. Visitor or staff parking areas shall be outside the road boundary setback.</li> <li>f. Outdoor advertising shall be limited to a maximum area of 2m<sup>2</sup>.</li> </ul>
<b>P6</b>	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"> <li>a. a maximum of 4 non-resident children being cared for in return for monetary payment to the carer at any one time; and</li> <li>b. at least one carer residing permanently within the residential unit.</li> </ul> <p>Note: for P6 activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.</p>
<b>P7</b>	Bed and breakfast	<p>There shall be:</p> <ul style="list-style-type: none"> <li>a. a maximum of 6 guests accommodated at any one time;</li> <li>b. at least one owner of the residential unit residing permanently on site; and</li> <li>c. no guest given accommodation for more than 90 consecutive days.</li> </ul> <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 200m<sup>2</sup>; or in the case of a health care facility, less than 300m<sup>2</sup>;</div><div>c. limit outdoor advertising to a maximum area of 2m<sup>2</sup>;</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 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>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>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
<b>P13</b> Community corrections facilities	The facilities shall: a. limit the hours of operation when the site is open to clients and deliveries to between the hours of 0700 – 1900; and b. limit signage to a maximum area of 2m <sup>2</sup> . Note: for P14 activities within the Lyttelton Port Influences Overlay refer to area specific Rule 14.4.4.
<b>P14</b> Community welfare facilities	
<b>P15</b> Emergency services facilities	Nil
<b>P16</b> 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"> <li>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;</li> <li>ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres;</li> <li>iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes.</li> </ul> <p>Clarification: examples of regulatory or legal requirement that may apply include the New Zealand Building Code, Council bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5.</p> <p>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</p> <p>Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to 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>
<b>P17</b> Temporary lifting or moving of earthquake damaged buildings where the activity does not comply with one or more of: 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.	<p>a. Buildings shall not be:</p> <ul style="list-style-type: none"> <li>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</li> <li>ii. lifted to a height exceeding 3 metres above the applicable recession plane or height control.</li> </ul> <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>

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>
<b>P18</b>	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 35m<sup>2</sup>.</p> <p>b. There shall be a minimum of 90m<sup>2</sup> 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 30m<sup>2</sup> 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>
<b>P19</b>	Heli-landing areas	<p>a. Sites shall be greater than 3000m<sup>2</sup> 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>
<b>P20</b>	Relocation of a building	Nil
<b>P21</b>	Temporary military or emergency service training activities	
<b>P22</b>	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:
<b>C1</b> 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:
<b>RD1</b> 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
<b>RD2</b> 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
<b>RD3</b> 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
<b>RD4</b> Residential units that do not comply with Rule 14.4.3.1 – Site density	a. Site density and site coverage – Rule 14.14.2
<b>RD5</b> Activities and buildings that do not comply with Rule 14.4.3.3 – Site coverage	
<b>RD6</b> Buildings that do not comply with Rule 14.4.3.2 – Building height	a. Impacts on neighbouring property – Rule 14.14.3
<b>RD7</b> Buildings that do not comply with Rule 14.4.3.5 – Daylight recession planes	
<b>RD8</b> 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:
<b>RD9</b> 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
<b>RD10</b> 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
<b>RD11</b> 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
<b>RD12</b> 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 <sup>2</sup> and 700m <sup>2</sup> ; d. outdoor advertising is limited to a maximum area of 2m <sup>2</sup> ; 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
<b>RD13</b> 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:
<b>RD14</b>	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
<b>RD15</b>	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
<b>RD16</b>	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.
<b>RD17</b>	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	
<b>D1</b>	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity
<b>D2</b>	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"> <li>a. P1 Residential activity;</li> <li>b. P4 Conversion of an elderly person's housing unit into a residential unit;</li> <li>c. P6 Care of non-resident children in a residential unit;</li> <li>d. P7 Bed and breakfast; or</li> <li>e. Storage of more than one heavy vehicle for activities for P8-P12.</li> </ul>
<b>D3</b>	Show homes
<b>D4</b>	Camping grounds
<b>D5</b>	Place of assembly (except for a Lyttelton Port Noise Sensitive activity within the Lyttelton Port Influences Overlay) where: <ul style="list-style-type: none"> <li>a. the minimum site area is not less than 30m<sup>2</sup> per person;</li> <li>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;</li> <li>c. the hours of operation are between 0700 – 2200 hours Monday to Sunday and public holidays; and</li> <li>d. there is no use of heavy vehicles associated with the activity.</li> </ul>



Activity	
<b>D6</b>	Retail activity where: <ul style="list-style-type: none"> <li>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;</li> <li>b. the hours of operation are between 0700 – 2200 hours Monday to Sunday and public holidays;</li> <li>c. the maximum floor area used for retail activities on any site does not exceed 50m<sup>2</sup>;</li> <li>d. the activity does not include trade or yard-based suppliers or service stations; and</li> <li>e. there is no use of heavy vehicles associated with the activity.</li> </ul>
<b>D7</b>	All other non-residential activities not otherwise listed in these tables
<b>D8</b>	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	
<b>NC1</b>	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ul style="list-style-type: none"> <li>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</li> <li>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</li> </ul> <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"> <li>1. The National Grid transmission lines are shown on the planning maps.</li> <li>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.</li> <li>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.</li> </ul>
<b>NC2</b>	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ul style="list-style-type: none"> <li>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</li> <li>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</li> <li>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.</li> </ul>

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"> <li>1. The electricity distribution lines are shown on the planning maps.</li> <li>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.</li> <li>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.</li> </ol>

### 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 <sup>2</sup>
2.	Residential Banks Peninsula Zone – Diamond Harbour Density Overlay	600m <sup>2</sup>
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 <sup>2</sup>
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 6m<sup>2</sup> 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

- a. No part of any building shall project beyond a building envelope contained by a 45 degree recession plane measured at any point 2 metres above ground level at any adjoining site boundary, that is not a road boundary.
- b. Where the building is located in a Flood Management Area, the exemptions in Rule 5.5.1.3 apply (for activities P1-P4 in Table 5.5.1.1b).

### 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
<b>P1</b>	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 <sup>2</sup> within a 10 year continuous period	a. Compliance with Rule 14.4.4.4.1
<b>P2</b>	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 <sup>2</sup> 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
<b>RD1</b>	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 <sup>2</sup> 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).	
<b>RD2</b>	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 <sup>2</sup> 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).	
<b>RD3</b>	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
<b>RD4</b>	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
<b>RD5</b>	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
<b>RD6</b>	Buildings in the Lyttelton Character Area Overlay that do not comply with Rule 14.4.4.4.3 – Site coverage	
<b>RD7</b>	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
<b>NC1</b>	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).
<b>NC2</b>	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).

	<b>The activities listed below are a non-complying activity</b>
<b>NC3</b>	<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 40m<sup>2</sup> within a 10 year continuous period that:</p> <ul style="list-style-type: none"> <li>a. does not have a no complaints covenant; and/or</li> <li>b. does not comply with Rule 14.4.4.4.1.</li> </ul> <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>
<b>NC4</b>	<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 40m<sup>2</sup> within a 10 year continuous period that:</p> <ul style="list-style-type: none"> <li>a. does not have a no complaints covenant; and/or</li> <li>b. does not comply with Rule 14.4.4.4.1.</li> </ul> <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>
<b>NC5</b>	<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:

	<b>Area</b>	<b>Permitted</b>
1.	Character Area Overlay in Lyttelton	250m <sup>2</sup>

**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 6m<sup>2</sup> 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															
<b>P1</b>	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.															
<b>P2</b>	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 <sup>2</sup> . b. The minor residential unit shall have a minimum gross floor area of 35m <sup>2</sup> and a maximum gross floor area of 70m <sup>2</sup> . c. The parking areas of both units shall be accessed from the same access.															
<b>P3</b>	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"> <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>35m<sup>2</sup></td></tr> <tr> <td>2.</td><td>1 Bedroom.</td><td>45m<sup>2</sup></td></tr> <tr> <td>3.</td><td>2 Bedrooms.</td><td>60m<sup>2</sup></td></tr> <tr> <td>4.</td><td>3 or more Bedrooms.</td><td>90m<sup>2</sup></td></tr> </tbody> </table> c. Any residential unit fronting a road or public space shall have a habitable space located at the ground level, and at least 50% of all residential units within a complex shall have a habitable space located at the ground level. d. Each of these habitable spaces located at the ground level shall have a minimum floor area of 9m <sup>2</sup> 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 <sup>2</sup>	2.	1 Bedroom.	45m <sup>2</sup>	3.	2 Bedrooms.	60m <sup>2</sup>	4.	3 or more Bedrooms.	90m <sup>2</sup>
	Number of bedrooms	Minimum net floor area															
1.	Studio.	35m <sup>2</sup>															
2.	1 Bedroom.	45m <sup>2</sup>															
3.	2 Bedrooms.	60m <sup>2</sup>															
4.	3 or more Bedrooms.	90m <sup>2</sup>															



Activity		Activity specific standards
<b>P4</b>	Older person's housing unit	a. Any older person's housing unit shall have a maximum gross floor area of 120m <sup>2</sup> .
<b>P5</b>	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 <sup>2</sup> .
<b>P6</b>	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 <sup>2</sup> .
<b>P7</b>	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.
<b>P8</b>	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 <sup>2</sup> . 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"> <li>i. 0700 – 2100 Monday to Friday; and</li> <li>ii. 0800 – 1900 Saturday, Sunday and public holidays.</li> </ul> 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 <sup>2</sup> .
<b>P9</b>	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"> <li>a. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and</li> <li>b. at least one carer residing permanently within the residential unit.</li> </ul>
<b>P10</b>	Bed and breakfast	There shall be: <ul style="list-style-type: none"> <li>a. a maximum of six guests accommodated at any one time;</li> <li>b. at least one owner of the residential unit residing permanently on site; and</li> <li>c. no guest given accommodation for more than 90 consecutive days.</li> </ul>
<b>P11</b>	Education activity	The activity shall:
<b>P12</b>	Pre-schools	
<b>P13</b>	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:<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> <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>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></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.
<b>P17</b>	Community welfare facilities	<p>The facility shall:</p> <ul style="list-style-type: none"> <li>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</li> <li>b. only occupy a gross floor area of less than 250m<sup>2</sup>;</li> <li>c. limit the hours of operation to 0700-2100; and</li> <li>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.</li> </ul>
<b>P18</b>	Emergency services facilities	Nil
<b>P19</b>	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"> <li>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.</li> <li>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"> <li>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;</li> <li>ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres;</li> <li>iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes.</li> </ul> </li> </ul> <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"> <li>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</li> </ul> <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>
<b>P20</b>	Relocation of a building	Nil
<b>P21</b>	Temporary military or emergency service training activities	

Activity		Activity specific standards
<b>P22</b>	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:
<b>C1</b>	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
<b>C2</b>	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
<b>C3</b>	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
<b>C4</b>	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:
<b>RD1</b>	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
<b>RD2</b>	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
<b>RD3</b>	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:
<b>RD4</b>	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.	
<b>RD5</b>	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
<b>RD6</b>	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
<b>RD7</b>	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
<b>RD8</b>	Retirement villages	a. Retirement villages – Rule 14.14.10
<b>RD9</b>	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
<b>RD10</b>	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
<b>RD11</b>	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
<b>RD12</b>	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
<b>RD13</b>	Buildings that do not comply with Rule 14.5.3.4 – Daylight recession planes	a. Impacts on neighbouring property – Rule 14.14.3
<b>RD14</b>	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
<b>RD15</b>	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
<b>RD16</b>	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
<b>RD17</b>	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
<b>RD18</b>	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
<b>RD19</b>	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
<b>RD20</b>	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
<b>RD21</b>	Within the Residential Hills Mixed Density Overlay, the creation of any attached residential units where the total floor area is greater than 500m <sup>2</sup> . Any application arising from this rule shall not be limited or publicly notified.	a. Residential design principles – Rule 14.14.1
<b>RD22</b>	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
<b>D1</b> Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity
<b>D2</b> 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"> <li>a. P1 Residential activity;</li> <li>b. P5 Conversion of an elderly person's housing unit into a residential unit;</li> <li>c. P10 Care of non-resident children in a residential unit;</li> <li>d. P11 Bed and breakfast; or</li> <li>e. Storage of more than one heavy vehicle for P12-P17.</li> </ul>
<b>D3</b> Show homes
<b>D4</b> 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%
<b>D5</b> 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
<b>NC1</b> Buildings over 9m in height
<b>NC2</b> <ul style="list-style-type: none"> <li>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):               <ul style="list-style-type: none"> <li>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</li> <li>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.</li> </ul> </li> <li>b. Fences within 5m of a 66kV electricity distribution line, a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line.</li> </ul> <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"> <li>1. The electricity distribution lines are shown on the planning maps.</li> <li>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.</li> <li>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.</li> </ol>

### 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 <sup>2</sup>
2.	In Moncks Spur/Mt Pleasant Density Overlay, Shalamar Drive Density Overlay, Upper Kennedys Bush Density Overlay.	850m <sup>2</sup>
3.	Within the Residential Mixed Density Overlay - Redmund Spur	<ol style="list-style-type: none"> <li>a. The maximum number of lots shall be 400.</li> <li>b. A minimum of 30% of sites shall have a minimum net area of 1500m<sup>2</sup>.</li> </ol>
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 6m<sup>2</sup> 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"> <li>a. For sites greater than 1000m<sup>2</sup> - 25% or 250m<sup>2</sup> of ground floor area to a maximum of 350m<sup>2</sup> in total floor area.</li> <li>b. For sites less than 450m<sup>2</sup> the maximum site coverage shall be 45%</li> </ol>
5.	Within the Residential Mixed Density Overlay - 86 Bridle Path Road	For sites greater than 1000m <sup>2</sup> - 25% or 250m <sup>2</sup> of ground floor area to a maximum of 350m <sup>2</sup> 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
- c. Where the building is located in a Flood Management Area, the exemptions in Rule 5.5.1.3 apply (for activities P1-P4 in Table 5.5.1.1b).

Refer to Appendix 14.15.2 for permitted intrusions.

Note: For the purpose of this rule, a section of roof means a continuous part of the roof with the same slope.

### 14.5.3.5 Minimum building setbacks from internal boundaries

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

1.	All buildings not listed in table below	1.8 metres
2.	Accessory buildings where the total length of walls or parts of the accessory building within 1.8 metres of each internal boundary does not exceed 10.1 metres in length	Nil
3.	Decks and terraces at or below ground floor level	Nil
4.	Buildings that share a common wall along an internal boundary	Nil
5.	All other buildings where the internal boundary of the site adjoins an access or part of an access	1 metre

### 14.5.3.6 Minimum building setback from ridgeline – Montgomery Spur

No buildings shall be erected on those parts of sites within a 10 metre elevation setback from the ridgeline as identified on Appendix 14.15.7.

### 14.5.3.7 Minimum setback and distance to living area windows and balconies and living space windows facing internal boundaries

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

### 14.5.3.8 Road boundary building setback

The minimum road boundary building setback shall be:

1.	All buildings	4 metres
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Except for:

- a. A garage where:
- the side walls are parallel to the road boundary and no more than 6.5 metres in length;
  - the side walls facing the road contain a window with a minimum dimension of at least 0.6 metres (including the window frame);
  - 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
  - where the access to the garage is located adjacent to a side boundary:
    - 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:
- the garage is a single garage, with the door facing the road boundary, accessed from a local road;
  - the garage is a maximum 3.6 metres wide;
  - 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
  - no part of the garage door when opening or shutting extends beyond the site boundary.

See Figure 4.

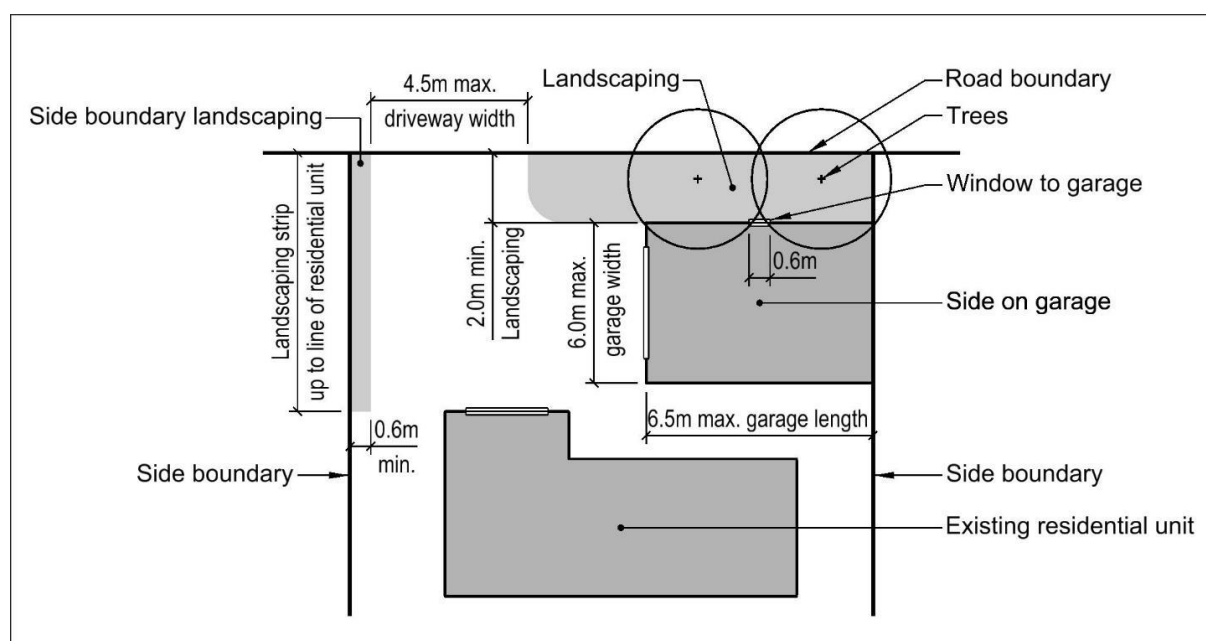


Figure 3: Side extension

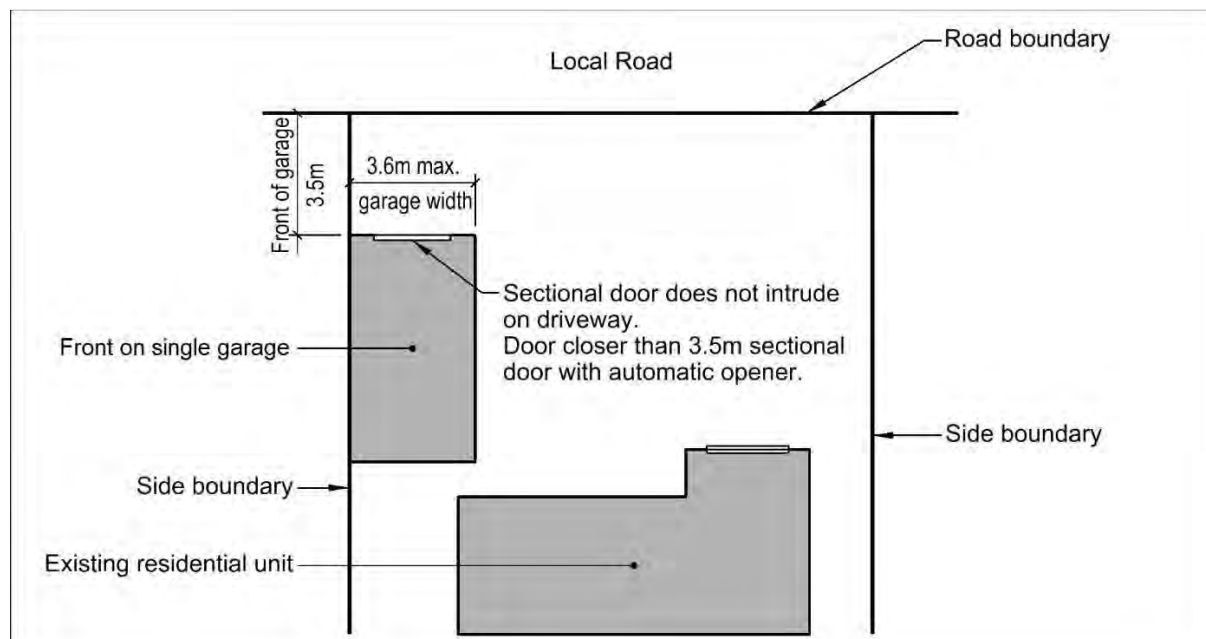


Figure 4: Front extension

### 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 2.25m<sup>2</sup> with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;
  - ii. each residential unit shall be provided with at least 3m<sup>2</sup> with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and
  - 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
<b>C1</b>	Character Area Overlay	<ol style="list-style-type: none"> <li>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:               <ol style="list-style-type: none"> <li>i. visible from the street;</li> <li>ii. located in that part of the site between the road boundary and the main residential unit on the site; or</li> <li>iii. involves changes to the front façade of the main residential unit of the site.</li> </ol> </li> <li>b. This rule does not apply to:               <ol style="list-style-type: none"> <li>i. fences that are 1 metre in height or less</li> <li>ii. accessory buildings that are located to the rear of the main residential unit on the site and are less than 5m in height</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>a. Character Area Overlay – Rule 14.14.24</li> </ol>

	<b>Location</b>	<b>Controlled activity</b>	<b>The matters over which Council reserves its control</b>
		<p>iii. fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	

## **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
<b>P1</b>	Residential activity, except for boarding houses	<ul style="list-style-type: none"> <li>a. No more than one heavy vehicle shall be stored on the site of the residential activity.</li> <li>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.</li> </ul>
<b>P2</b>	Minor residential unit where the existing site it is to be built on contains only one residential unit	<ul style="list-style-type: none"> <li>a. The site containing the unit shall have a minimum net site area as specified in Rule 14.7.3.2 – Site density.</li> <li>b. The minor residential unit shall have a minimum gross floor area of 35m<sup>2</sup> and a maximum gross floor area of 70m<sup>2</sup>.</li> <li>c. The parking areas of both units shall be accessed from the same access.</li> </ul>
<b>P3</b>	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"> <li>a. No more than one heavy vehicle shall be stored on the site of the residential activity.</li> <li>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.</li> </ul>
<b>P4</b>	Older person's housing unit	<ul style="list-style-type: none"> <li>a. Any older person's housing unit shall have a maximum gross floor area of 120m<sup>2</sup>.</li> </ul>
<b>P5</b>	Home occupation	<ul style="list-style-type: none"> <li>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<sup>2</sup>.</li> <li>b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.</li> <li>c. Any retailing shall be limited to the sale of goods grown or produced on the site, or internet-based sales where no customer visits occur.</li> <li>d. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of:</li> </ul>



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>
<b>P13</b>	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 250m<sup>2</sup>;</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>
<b>P14</b>	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 250m<sup>2</sup>;</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>
<b>P15</b>	Emergency services facilities	Nil
<b>P16</b>	Conservation activity	
<b>P17</b>	Farming activity	
<b>P18</b>	Passive recreation activity	
<b>P19</b>	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. 300m<sup>2</sup> 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 300m<sup>2</sup>; or</p>

Activity		Activity specific standards
		ii. 300m <sup>2</sup> where a site is greater than 1 hectare in area.
<b>P20</b>	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"> <li>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;</li> <li>ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres;</li> <li>iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes.</li> </ul> <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>
<b>P21</b>	Relocation of a building	Nil
<b>P22</b>	Temporary military or emergency service training activities	
<b>P23</b>	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.

<b>Activity</b>		<b>The Council's discretion shall be limited to the following matters:</b>
<b>RD1</b>	Any new building, and associated activity, within the Akaroa Hillslopes Density Overlay with a gross floor area greater than 100m <sup>2</sup> .	a. Residential design principles – Rule 14.14.1
<b>RD2</b>	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
<b>RD3</b>	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
<b>RD4</b>	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
<b>RD5</b>	Retirement villages	a. Retirement villages – Rule 14.14.10
<b>RD6</b>	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
<b>RD7</b>	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
<b>RD8</b>	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
<b>RD9</b>	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:
<b>RD10</b>	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
<b>RD11</b>	Buildings that do not comply with Rule 14.7.3.4 – Daylight recession planes	a. Impacts on neighbouring property – Rule 14.14.3
<b>RD12</b>	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
<b>RD13</b>	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
<b>RD14</b>	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
<b>RD15</b>	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
<b>RD16</b>	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	
<b>D1</b>	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity
<b>D2</b>	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.
<b>D3</b>	Show homes
<b>D4</b>	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%
<b>D5</b>	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	
<b>NC1</b>	Buildings over 9m in height
<b>NC2</b>	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> <li>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</li> <li>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.</li> </ol> <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"> <li>The electricity distribution lines are shown on the planning maps.</li> <li>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.</li> <li>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.</li> </ol>

## 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 <sup>2</sup>
2.	Residential Large Lot Density Overlay	3000m <sup>2</sup>
3.	Akaroa Hillslopes Density Overlay	5000m <sup>2</sup>
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 6m<sup>2</sup> 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 <sup>2</sup> , 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 <sup>2</sup> whichever is the lesser
3.	All activities in the Samarang Bay Density Overlay	
4.	All activities in the Allandale Density Overlay	10% or 500m <sup>2</sup> 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.
- d. Where the building is located in a Flood Management Area, the exemptions in Rule 5.5.1.3 apply (for activities P1-P4 in Table 5.5.1.1b).

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



1.	Any buildings with a garage vehicle door facing the road	5.5 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
<b>P1</b>	Residential activity, except for boarding houses	<ul style="list-style-type: none"> <li>a. No more than one heavy vehicle shall be stored on the site of the residential activity.</li> <li>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.</li> </ul>
<b>P2</b>	Minor residential unit where the existing site it is to be built on contains only one residential unit	<ul style="list-style-type: none"> <li>a. The site containing the unit shall have a minimum net site area of 1000m<sup>2</sup>.</li> <li>b. The minor residential unit shall have a minimum gross floor area of 35m<sup>2</sup> and a maximum gross floor area of 70m<sup>2</sup>.</li> <li>c. The parking areas of both units shall be accessed from the same access.</li> </ul>
<b>P3</b>	Older person's housing unit	<ul style="list-style-type: none"> <li>a. Any older person's housing unit shall have a maximum gross floor area of 120m<sup>2</sup>.</li> </ul>
<b>P4</b>	Home occupation	<ul style="list-style-type: none"> <li>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<sup>2</sup>.</li> <li>b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.</li> <li>c. Any retailing shall be limited to the sale of goods grown or produced on the site, or internet-based sales where no customer visits occur.</li> <li>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"> <li>i. 0700 – 2100 Monday to Friday; and</li> <li>ii. 0800 – 1900 Saturday, Sunday and public holidays.</li> </ul> </li> <li>e. Visitor or staff parking areas shall be outside the road boundary setback.</li> <li>f. Outdoor advertising shall be limited to a maximum area of 2m<sup>2</sup>.</li> </ul>
<b>P5</b>	Care of non-resident children within a residential unit in	<p>There shall be:</p> <ul style="list-style-type: none"> <li>a. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and</li> </ul>

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 200m <sup>2</sup> , or in the case of veterinary care facility 250m <sup>2</sup> ; c. limit outdoor advertising to a maximum area of 2m <sup>2</sup> ; 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.
<b>P12</b>	Spiritual facilities	<p>The facility shall:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. only occupy a gross floor area of building of less than 250m<sup>2</sup>;</li> <li>c. limit the hours of operation to 0700-2100; and</li> <li>d. not include the storage of more than one heavy vehicle on the site of the activity.</li> </ul>
<b>P13</b>	Community welfare facilities	<p>The facility shall:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. only occupy a gross floor area of building of less than 250m<sup>2</sup>;</li> <li>c. limit the hours of operation when the site is open to patients and clients and deliveries to between the hours of 0700 – 2100;</li> <li>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</li> <li>e. not include the storage of more than one heavy vehicle on the site of the activity.</li> </ul>
<b>P14</b>	Emergency services facilities	Nil
<b>P15</b>	Reserves	
<b>P16</b>	Heli-landing areas	<ul style="list-style-type: none"> <li>a. Sites shall be greater than 3000m<sup>2</sup> in area.</li> <li>b. The number of flights shall not exceed 12 (24 movements) in any calendar year.</li> <li>c. The flights shall not take place on more than five days in any one month period.</li> <li>d. The flights shall not exceed three in any one week.</li> <li>e. Any movements shall only occur between 0800 and 1800hrs.</li> <li>f. No movements shall take within 25 metres of any residential unit unless that residential unit is owned and occupied by the helicopter user.</li> <li>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.</li> </ul>
<b>P17</b>	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"> <li>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.</li> <li>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:</li> </ul>

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>
<b>P18</b> Relocation of a building	Nil
<b>P19</b> Temporary military or emergency service training activities	
<b>P20</b> 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:
<b>C1</b> 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:
<b>RD1</b>	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
<b>RD2</b>	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
<b>RD3</b>	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
<b>RD4</b>	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.
<b>RD5</b>	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
<b>RD6</b>	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
<b>RD7</b>	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
<b>RD8</b>	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><b>RD9</b> 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><b>RD10</b> 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><b>RD11</b> 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><b>RD12</b> 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><b>RD13</b> 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><b>RD14</b> 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><b>RD15</b> 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><b>RD16</b> 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	
<b>D1</b>	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity
<b>D2</b>	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"> <li>a. P1 Residential activity;</li> <li>b. Storage of more than one heavy vehicle for P7- P13.</li> </ul>
<b>D3</b>	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	
<b>NC1</b>	Buildings over 9m in height
<b>NC2</b>	<ul style="list-style-type: none"> <li>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):               <ul style="list-style-type: none"> <li>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</li> <li>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.</li> </ul> </li> <li>b. Fences within 5m of a 66kV electricity distribution line, a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line.</li> </ul> <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"> <li>1. The electricity distribution lines are shown on the planning maps.</li> <li>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.</li> <li>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.</li> </ul>

## 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 <sup>2</sup>
2.	Allotments created before October 2014 and less than 1000m <sup>2</sup> but greater than 500m <sup>2</sup>	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 <sup>2</sup>
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 6m<sup>2</sup> 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 <sup>2</sup> ground floor area to a total maximum of 350m <sup>2</sup> 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.
- c. Where the building is located in a Flood Management Area, the exemptions below apply:
  - i. In the Flood Management Area, Rule 5.5.1.3 (for activities P1-P4 in Table 5.5.1.1b); or
  - ii. In the Te Waihora/Lake Ellesmere and Wairewa/Lake Forsyth Flood Management Areas, Rule 5.5.2.3 (for activities P1-P5 or P11-P12 in Table 5.5.2.1).

#### 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
<b>P1</b>	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.
<b>P2</b>	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 <sup>2</sup> . b. The minor residential unit shall have a minimum gross floor area of 35m <sup>2</sup> and a maximum gross floor area of 80m <sup>2</sup> . 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 <sup>2</sup> and a minimum dimension of 6 metres. This total space can be provided as: <ul style="list-style-type: none"> <li>i. a single continuous area; or</li> <li>ii. be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m<sup>2</sup> in area.</li> </ul> Note: This requirement replaces the general outdoor living space requirements set out in Rule 14.9.3.3
<b>P3</b>	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms	Nil
<b>P4</b>	Older person's housing unit	a. A maximum gross floor area of 120m <sup>2</sup> .

Activity		Activity specific standards						
P5	Home occupation	<div><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></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 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-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>
<b>P18</b> Relocation of a building	Nil
<b>P19</b> Temporary military or emergency service training activities	
<b>P20</b> Market gardens, community gardens, and garden allotments	
<p><b>P21</b> 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>	<p>a. The area identified for commercial activities shall not exceed 2,000m<sup>2</sup> 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"> <li>i. Rule 15.3.3.1 Maximum building height</li> <li>ii. Rule 15.3.3.2 Building setback from road boundaries</li> <li>iii. Rule 15.3.3.3 Minimum building setback from residential zones</li> <li>iv. Rule 15.3.3.4 Sunlight and outlook with a residential zone</li> <li>v. Rule 15.3.3.5 Outdoor storage areas</li> <li>vi. Rule 15.3.3.6 Landscaping and trees</li> <li>vii. Rule 15.3.3.7 Water supply for fire fighting</li> <li>viii. Rule 15.3.3.8 Minimum building setback from railway corridor</li> </ul> <p>The built form standards in Rule 14.9.3 do not apply</p>
<p><b>P22</b> All permitted activities in the Rural Urban Fringe Zone - Rule 17.3.2.1 Permitted activities</p>	<p>a. Activities shall meet the following standards of the Rural Urban Fringe Zone:</p> <ul style="list-style-type: none"> <li>i. Rule 17.3.3.2 Maximum building height</li> <li>ii. Rule 17.3.3.3 Minimum building setback from road boundaries</li> <li>iii. Rule 17.3.3.4 Minimum building setback from internal boundaries</li> <li>iv. Rule 17.3.3.8 Maximum site coverage</li> </ul> <p>The built form standards in Rule 14.9.3 do not apply.</p>



Activity	Activity specific standards
<b>P23</b> 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"> <li>i. 0700 – 2100 Monday to Friday; and</li> <li>ii. 0800 – 1900 Saturday, Sunday and public holidays.</li> </ul>

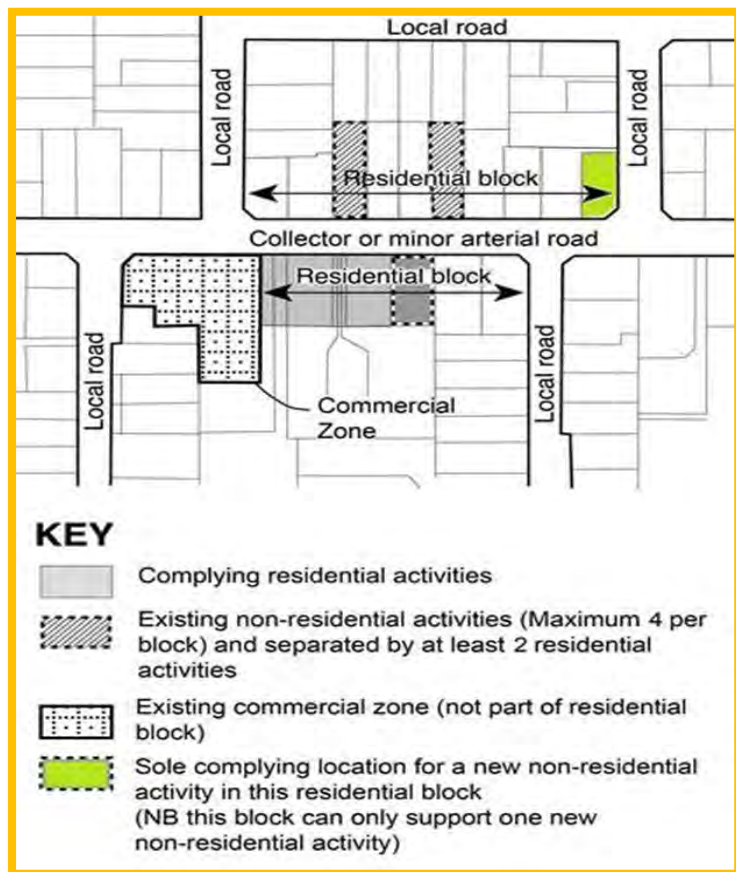


Figure 1: Residential coherence

### 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:
<b>C1</b> 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:
<b>C2</b>	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
<b>C3</b>	Development of the sites marked as controlled within the Awatea Outline Development Plan area – Tangata whenua layer where: <ol style="list-style-type: none"> <li>a cultural assessment has been supplied with a resource consent application; and</li> <li>the development meets all built form standards in Rule 14.9.3.</li> </ol>	<ol style="list-style-type: none"> <li>Matters arising from consultation undertaken with tangata whenua representatives in the design phase of the works and preparation of the cultural assessment</li> <li>The means of incorporating the findings of the cultural assessment in the design and implementation of the works</li> <li>The development requirements set out in the Awatea Outline Development Plan.</li> </ol>
<b>C4</b>	Residential units (including any sleep outs) containing more than six bedrooms in total.	<ol style="list-style-type: none"> <li>Scale of activity – Rule 14.14.5</li> <li>Traffic generation and access safety – Rule 14.14.6</li> </ol>
<b>C5</b>	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.	<ol style="list-style-type: none"> <li>Street scene – road boundary, building setback, fencing and planting – Rule 14.14.18</li> </ol>
<b>C6</b>	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.	<ol style="list-style-type: none"> <li>Service, storage and waste management spaces – Rule 14.14.20</li> </ol>

### 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:
<b>RD1</b>	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
<b>RD2</b>	<i>[deferred to General Rules]</i>	
<b>RD3</b>	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:
<b>RD4</b> Convenience activities where: <ul style="list-style-type: none"> <li>a. the site is located on the corner of a minor arterial road that intersects with either a minor arterial road or collector road;</li> <li>b. the total area occupied by retailing on the site is no more than 50m<sup>2</sup> public floor area;</li> <li>c. the activity does not include the sale of alcohol;</li> <li>d. signage is limited to no more than 2m<sup>2</sup> and shall be within the road boundary setback;</li> <li>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</li> <li>f. there is no provision of on-site parking area for visitors or service purposes.</li> </ul>	<ul style="list-style-type: none"> <li>a. Residential design principles - Rule 14.14.1</li> <li>b. Scale of activity – Rule 14.14.5</li> <li>c. Non-residential hours of operation – Rule 14.14.22</li> <li>d. Traffic generation and access safety – Rule 14.14.6</li> </ul>
<b>RD5</b> 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"> <li>a. Comprehensive residential development in the Residential New Neighbourhood Zone – Rule 14.14.37</li> </ul>
<b>RD6</b> Buildings that do not meet Rule 14.9.3.1 – Building height.	<ul style="list-style-type: none"> <li>a. Impacts on neighbouring property - Rule 14.14.3</li> </ul>
<b>RD7</b> Buildings that do not meet Rule 14.9.3.4 – Daylight recession plane.	<ul style="list-style-type: none"> <li>a. Impacts on neighbouring property – Rule 14.14.3</li> </ul>
<b>RD8</b> 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"> <li>a. Site density and coverage – Rule 14.14.2</li> </ul>
<b>RD9</b> 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"> <li>a. Outdoor living space – Rule 14.14.21</li> </ul>
<b>RD10</b> 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"> <li>a. Street scene – road boundary, building setback, fencing and planting – Rule 14.14.18</li> </ul>
<b>RD11</b> 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"> <li>a. Minimum unit size – Rule 14.14.4</li> </ul>
<b>RD12</b> 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"> <li>a. Impacts on neighbouring property - Rule 14.14.3</li> </ul>

Activity		The Council's discretion shall be limited to the following matters:
		b. Minimum building window and balcony setbacks – Rule 14.14.19
<b>RD13</b>	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.
<b>RD14</b>	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
<b>RD15</b>	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
<b>RD16</b>	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
<b>RD17</b>	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 <sup>2</sup> and 700m <sup>2</sup> ; d. signage is limited to a maximum area of 2m <sup>2</sup> ; 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
<b>RD18</b>	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"> <li>b. Traffic generation and access safety – Rule 14.14.6</li> <li>c. Non-residential hours of operation – Rule 14.14.22</li> </ul>
<b>RD19</b>	Boarding house	<ul style="list-style-type: none"> <li>a. Scale of activity - Rule 14.14.5</li> <li>b. Traffic generation and access safety - Rule 14.14.6</li> </ul>
<b>RD20</b>	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"> <li>a. Non-residential hours of operation – Rule 14.14.22</li> </ul>
<b>RD21</b>	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"> <li>a. Matters arising from consultation undertaken with tangata whenua representatives and any written approval obtained in the design phase of the works.</li> <li>b. Whether appropriate recognition has been given to the development requirements set out in the Awatea Outline Development Plan.</li> </ul>
<b>RD22</b>	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"> <li>a. Impacts on neighbouring property -Rule 14.14.3</li> <li>b. Scale of activity – Rule 14.14.5</li> <li>c. Traffic generation and access safety – Rule 14.14.6</li> <li>d. Non-residential hours of operation – Rule 14.14.22</li> </ul>
<b>RD23</b>	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"> <li>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.</li> </ul>
<b>RD24</b>	Show homes that do not meet Rule 14.9.2.1 P23	<ul style="list-style-type: none"> <li>a. Non-residential hours of operation – Rule 14.14.22</li> </ul>
<b>RD25</b>	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"> <li>a. Scale of activity - Rule 14.14.5</li> </ul>
<b>RD26</b>	<ul style="list-style-type: none"> <li>a. Residential activities which are not provided for as a permitted or controlled activity;</li> <li>b. Education activities (Rule 14.9.2.1 P8);</li> <li>c. Pre-school (Rule 14.9.2.1 P9); or</li> <li>d. Health care facilities (Rule 14.9.2.1 P10);</li> </ul>	<ul style="list-style-type: none"> <li>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</li> </ul>

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.
<b>RD27</b>	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	
<b>D1</b>	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity
<b>D2</b>	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"> <li>a. P1 Residential activity;</li> <li>b. P6 Care of non-resident children in a residential unit;</li> <li>c. P7 Bed and breakfast;</li> <li>d. P12 Places of assembly; or</li> <li>e. Storage of more than one heavy vehicle for P8-P11 and P13.</li> </ul>
<b>D3</b>	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing more than 10 bedrooms
<b>D4</b>	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	
<b>NC1</b>	<ul style="list-style-type: none"> <li>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity): <ul style="list-style-type: none"> <li>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</li> <li>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</li> </ul> </li> <li>b. Fences within 5 metres of a National Grid transmission line support structure foundation.</li> </ul> <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"> <li>1. The National Grid transmission lines are shown on the planning maps.</li> <li>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.</li> <li>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.</li> </ol>
<b>NC2</b>	<ol style="list-style-type: none"> <li>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):               <ol style="list-style-type: none"> <li>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;</li> <li>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</li> <li>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.</li> </ol> </li> <li>b. Fences within 5 metres of a 66kV, 33kV and the 11kV Heathcote to Lyttelton electricity distribution line support structure foundation.</li> </ol> <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"> <li>1. The electricity distribution lines are shown on the planning maps.</li> <li>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.</li> <li>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.</li> </ol>
<b>NC3</b>	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.
<b>NC4</b>	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 6m<sup>2</sup> in area for any one site;

shall be as follows:

1.	Sites with a net area of 300m <sup>2</sup> and over, except as specified below.	40%
2.	Sites with a net area of under 300m <sup>2</sup> , 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%



1.	Sites with a net area of 300m <sup>2</sup> and over, except as specified below.	40%
	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 <sup>2</sup>	16m <sup>2</sup>	4m for a private ground floor space or communal space
ii.	One bedroom or studio units on the ground floor	16m <sup>2</sup>	16m <sup>2</sup>	4m for a private ground floor space or communal space
iii.	One bedroom or studio units on the first floor or above	16m <sup>2</sup>	6m <sup>2</sup>	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 5.5.1.3 apply (for activities in P1-P4 in Table 5.5.1.1b).

### 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 2m<sup>2</sup> 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 m<sup>2</sup>, with a minimum dimension of 1.5 metres, of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;
  - ii. each residential unit shall be provided with at least 3 m<sup>2</sup>, 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 <sup>2</sup>
2.	1 bedroom	45m <sup>2</sup>
3.	2 bedrooms	60m <sup>2</sup>
4.	3 or more bedrooms	90m <sup>2</sup>

- 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 6000m<sup>2</sup>.

## 14.10 Rules – Residential Guest Accommodation Zone

### 14.10.1 Activity status tables

#### 14.10.1.1 Permitted activities

The activities listed below are permitted activities in the Residential Guest Accommodation Zone if they meet any activity specific standards set out in this table, and in relation to Rule 14.10.1.1 P1 and P3 the applicable built form standards in Rule 14.10.2.

Activities may also be restricted discretionary or discretionary as specified in Rules 14.10.1.2 and 14.10.1.3.

Activity	Activity specific standards
<b>P1</b>	Guest accommodation <ul style="list-style-type: none"> <li>a. Guest accommodation located in the 50 dB Ldn Air Noise Contour shall be designed and constructed to comply with the indoor design sound levels contained in Appendix 14.15.4.</li> <li>b. Any ancillary retail activity (excluding food and drink for on-site consumption) shall occupy no more than 250m<sup>2</sup>, or 25% of the GFA of all buildings on the same site, whichever is the lesser.</li> </ul>
<b>P2</b>	Any activity or facility (other than an activity listed in Rule 14.10.1.1 P1 or P3) permitted in the zone listed for that site in Appendix 14.15.11. <ul style="list-style-type: none"> <li>a. The activity or facility shall comply with the activity specific standards and built form standards applicable in the zone listed for that site in Appendix 14.15.11.</li> </ul>
<b>P3</b>	On the YMCA site listed as GA18 in Appendix 14.15.11: Recreation activities, and any of the following activities which are ancillary to guest accommodation and/or recreation activities on the site: <ul style="list-style-type: none"> <li>b. Education activities;</li> <li>c. Health care facility;</li> <li>d. Offices and administration facilities;</li> <li>e. Parking areas;</li> <li>f. Retail activity; and</li> <li>g. Public meeting rooms and conference facilities.</li> </ul> Nil

#### 14.10.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, or as specified, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Any activity listed in Rule 14.10.1.1 P1 or P3 that does not meet activity specific standard a.	a. Acoustic insulation - Rule 14.14.9
<b>RD2</b>	Any activity listed in Rule 14.10.1.1 P1 or P3 that does not meet activity specific standard b.	a. Retail activity in the Residential Guest Accommodation Zone – Rule 14.14.39
<b>RD3</b>	Any activity or facility (other than an activity listed in Rule 14.10.1.1 P1 or P3) listed as a restricted discretionary activity in the zone listed for that site in Appendix 14.15.11.	a. The matters of discretion for the activity or facility as set out in the zone listed for that site in Appendix 14.15.11.
<b>RD4</b>	New buildings, or additions to existing buildings, for an activity listed in Rule 14.10.1.1 P1 or P3 that do not meet the built form standard in Rule 14.10.2.1 – Urban design	a. Residential design principles – Rule 14.14.1
<b>RD5</b>	Buildings for an activity listed in Rule 14.10.1.1 P1 or P3 that do not meet the built form standard in Rule 14.10.2.2 - Maximum site coverage Any application arising from this rule shall not be limited or publicly notified.	a. Site density and site coverage – Rule 14.14.2 and for the Commodore Hotel site only: b. Scale of activity - Rule 14.14.5 (h).
<b>RD6</b>	Buildings for an activity listed in Rule 14.10.1.1 P1 or P3 that do not meet the built form standard in Rule 14.10.2.3 - Maximum building height	a. Impacts on neighbouring property – Rule 14.14.3
<b>RD7</b>	Buildings for an activity listed in Rule 14.10.1.1 P1 or P3 that do not meet the built form standard in Rule 14.10.2.4 - Minimum building setback 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
<b>RD8</b>	Buildings for an activity listed in Rule 14.10.1.1 P1 or P3 that do not meet the built form standard in Rule 14.10.2.5 - Minimum internal boundary setbacks	a. Impacts on neighbouring property - Rule 14.14.3 b. Minimum building, window and balcony setbacks – Rule 14.14.19
<b>RD9</b>	Buildings for an activity listed in Rule 14.10.1.1 P1 or P3 that do not meet the built form standard in Rule 14.10.2.6 - Daylight recession planes	a. Impacts on neighbouring property - Rule 14.14.3
<b>RD10</b>	Buildings for an activity listed in Rule 14.10.1.1 P1 or P3 that do not meet the built form standard in Rule 14.10.2.7 - Fences and screening	a. Street scene - road boundary building setback, fencing and planting - Rule 14.14.18

	Any application arising from this rule shall not be limited or publicly notified.	
<b>RD11</b>	Buildings for an activity listed in Rule 14.10.1.1 P1 or P3 that do not meet the built form standard in Rule 14.10.2.8 - Landscaped areas and trees	a. Tree and garden planting in the Residential Guest Accommodation Zone – Rule 14.14.38
<b>RD12</b>	Any activity listed in Rule 14.10.1.1 P1 or P3 that does not meet the built form standard in Rule 14.10.2.9 – Vehicle access restrictions	a. Traffic generation and access safety – Rule 14.14.6
<b>RD13</b>	Any activity listed in Rule 14.10.1.1 P1 or P3 that does not meet the built form standard in Rule 14.10.2.10 - 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 firefighting - Rule 14.14.8

### 14.10.1.3 Discretionary activities

The activities listed below are discretionary activities.

Activity	
<b>D1</b>	Any activity not provided for as a permitted or restricted discretionary activity.

## 14.10.2 Built form standards

### 14.10.2.1 Urban design

- a. New buildings, and additions to existing buildings, shall not result in the following:

Applicable to:	Standard
All sites	Any new building or additions to existing buildings, including all accessory buildings, fences and walls associated with that development, shall not result in: <ul style="list-style-type: none"> <li>a. any new building with a GFA greater than 500m<sup>2</sup>; or</li> <li>b. any new building with a building length greater than 15 metres which is located within 30 metres of a site boundary; or</li> <li>c. any addition to an existing building with a building length greater than 10 metres which is located within 30 metres of a site boundary.</li> </ul>



### 14.10.2.2 Maximum site coverage

- a. The maximum percentage of the net site area covered by buildings on the following sites as identified in Appendix 14.15.11 shall be:

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

### 14.10.2.3 Maximum building height

- a. The maximum height of any building on the following sites as identified in Appendix 14.15.11 shall be:

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

### 14.10.2.4 Minimum building setback from road boundaries

- a. The minimum building setback from road boundaries on the following sites as identified in Appendix 14.15.11 shall be:

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

### 14.10.2.5 Minimum internal boundary setbacks

- a. The minimum building setback from an internal boundary on the following sites as identified in Appendix 14.15.11 shall be:

Applicable to:	Standard
Group A sites	6 metres from a residential or open space zone boundary.

	3 metres from all other zone boundaries.
Group B and C sites	3 metres from any zone boundary

- b. The minimum setback for any balcony or living area window at first floor level or above from an internal boundary shall be:

Applicable to:	Standard
All sites	4 metres from any zone boundary

#### 14.10.2.6 Daylight recession planes

- a. Where an internal site boundary adjoins a residential zone, buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above ground level at the internal boundaries on the following sites as identified in Appendix 14.15.11, in accordance with the following:

Applicable to:	Applicable provisions
Group A sites	Rule 14.2.3.6 (Residential Suburban Zone) and Diagram A in Appendix 14.15.2
Group B sites	Rule 14.3.3.6 (Residential Medium Density Zone) and Diagram C in Appendix 14.15.2
Group C sites	Rule 14.13.3.2 (Residential Central City Zone) and the diagram in Appendix 14.15.2C

- b. Where the building is located in a Flood Management Area, the exemptions in Rule 5.5.1.3 apply (for activities P1-P4 in Table 5.5.1.1b).

Note: Refer to Appendix 14.15.2 for permitted intrusions.

#### 14.10.2.7 Fences and screening

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

1.	Where at least 50% of the fence is visually transparent	1.8 metres
2.	Where less than 50% of the fence is visually transparent	1.0 metre

- b. The maximum height of any fence in the setback from a road boundary on any collector road or arterial road, shall be 1.8 metres.
- c. a. and b. above shall not apply to fences or other screening structures located on an internal boundary between two properties zoned residential, or residential and commercial or industrial.

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, open space or adjoining residential zones by fencing or landscaping that meets the requirements in a. above. Where landscaping is used, it shall have a minimum depth of 1.5 metres.

- e. Any space designated for outdoor storage shall be fully screened by buildings, fencing or landscaping from adjoining sites or open space zones, roads and adjoining outdoor living spaces to a height of 1.8 metres, and shall not be located within the road and internal boundary setbacks specified in Rules 14.10.2.4 and 14.10.2.5.

### 14.10.2.8 Landscaped areas and trees

- a. Planting shall be provided as follows:

Applicable to:	Standard
Area adjoining the road frontage of all sites.	<p>d. Minimum density of one tree for every 10 metres of road frontage or part thereof, distributed across the frontage.</p> <p>e. Trees to be planted within a 2 metre wide landscape strip.</p> <p>f. All landscaping and trees shall accord with the provisions in Appendix 16.11.6.</p>
Area adjoining residential and open space zones of any site.	<p>g. Minimum density of one tree for every 10 metres of the shared boundary or part thereof, distributed across the boundary.</p> <p>h. All landscaping and trees shall accord with the provisions in Appendix 16.11.6.</p>

Advice Note: Screening provisions in Rule 14.10.2.7 also provide for landscaping.

### 14.10.2.9 Vehicle access restrictions

- a. There shall be no vehicle access in the following locations as identified in Appendix 14.15.11:
- Group C (Avon only) - no access to Hurley Street or Bangor Street.
  - Group B (Chateau on the Park only) - no access to Deans Avenue.

### 14.10.2.10 Water supply for firefighting

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

## 14.11 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 1500m<sup>2</sup> and less than 10,000m<sup>2</sup>; 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 330m<sup>2</sup>), and a maximum density of 65 households per hectare (one unit per 150m<sup>2</sup>).

#### 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 4000m<sup>2</sup>; 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:
<b>RD1</b>	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
<b>RD2</b>	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"> <li>i. Site density and site coverage – Rule 14.14.2</li> </ul>

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"> <li>ii. Impacts on neighbouring property – Rule 14.14.3</li> <li>iii. Street scene – road boundary building setback, fencing and planting – Rule 14.14.18</li> <li>iv. Minimum building, window and balcony setbacks – Rule 14.14.19</li> <li>v. Outdoor living space – Rule 14.14.21</li> <li>vi. Minimum unit size and unit mix – Rule 14.14.4</li> <li>vii. Service, storage and waste management spaces – Rule 14.14.20</li> <li>viii. Acoustic insulation – Rule 14.14.9</li> <li>ix. Traffic generation and access safety – Rule 14.14.6</li> </ul>
<b>RD3</b>	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.  Until 31 December 2018, any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent its written approval).	<ul style="list-style-type: none"> <li>a. Residential design principles – Rule 14.14.1</li> <li>b. Water supply for fire fighting – Rule 14.14.8</li> </ul>
<b>RD4</b>	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  Until 31 December 2018, any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).	<ul style="list-style-type: none"> <li>a. Residential design principles – Rule 14.14.1</li> <li>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.</li> </ul>

### 14.11.3.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
<b>D1</b>	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	
<b>NC1</b>	Residential activities utilising the Enhanced development mechanism that do not comply with zoning qualifying standards in Rule 14.11.2.1
<b>NC2</b>	Residential activities utilising the Enhanced development mechanism that do not comply with site size qualifying standards in Rule 14.11.2.2
<b>NC3</b>	Residential activities utilising the Enhanced development mechanism that do not comply with housing yield qualifying standards in Rule 14.11.2.3
<b>NC4</b>	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.
- c. Where the building is located in a Flood Management Area, the exemptions in Rule 5.5.1.3 apply (for activities P1-P4 in Table 5.5.1.1b).

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 <sup>2</sup>
2.	1 bedroom	45m <sup>2</sup>
3.	2 bedrooms	60m <sup>2</sup>
4.	3 or more bedrooms	90m <sup>2</sup>

- 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 9m<sup>2</sup> 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 30m<sup>2</sup> 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:
- each unit shall have private outdoor living space of at least 16m<sup>2</sup> in total. The balance of the outdoor living space required for each residential unit may be provided as communal space;
  - private outdoor living space shall have a minimum dimension of 4 metres when provided at ground level and a minimum dimension of 1.5 metres when provided by a balcony;
  - at least one private outdoor living space shall be directly accessible from a living area of that unit;
  - outdoor living space provided as a communal space shall be accessible for use by all units and shall have a minimum dimension of 4 metres; and
  - 50% of the outdoor living space required across the entire site shall be provided at ground level.
- b. For one bedroom residential units on the ground floor a minimum of 16m<sup>2</sup> 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 16m<sup>2</sup> 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 6m<sup>2</sup> and a minimum dimension of 1.5 metres;
- ii. the balance 10m<sup>2</sup> 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 2.25m<sup>2</sup> with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;
  - ii. each residential unit shall be provided with at least 3m<sup>2</sup> with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and
  - 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 250m<sup>2</sup> 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
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### **14.11.5 Information requirements for applications**

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

## 14.12 Rules — Community housing redevelopment mechanism

### 14.12.1 *This number is not used.*

### 14.12.2 Activity status tables

#### 14.12.2.1 *This number is not used.*

#### 14.12.2.2 *This number is not used.*

#### 14.12.2.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.14, or as specified, as set out in the following table.

Until 31 December 2018, resource consent applications in relation to these rules shall not be limited or publicly notified, except as specified in RD3 and RD4 below.

Activity		The Council's discretion shall be limited to the following matters:
<b>RD1</b>	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
<b>RD2</b>	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"> <li>i. Site density and site coverage – Rule 14.14.2</li> <li>ii. Impacts on neighbouring property – Rule 14.14.3</li> <li>iii. Street scene - road boundary building setback, fencing and planting – Rule 14.14.18</li> <li>iv. Minimum building, window and balcony setbacks – Rule 14.14.19</li> <li>v. Outdoor living space – Rule 14.14.21</li> </ul>

Activity	The Council's discretion shall be limited to the following matters:
	<ul style="list-style-type: none"> <li>vi. Minimum unit size and unit mix – Rule 14.14.4</li> <li>vii. Service, storage and waste management spaces – Rule 14.14.20</li> <li>viii. Acoustic insulation – Rule 14.14.9</li> <li>ix. Traffic generation and access safety – Rule 14.14.6</li> </ul>
<b>RD3</b>	<p>Residential activities utilising the Community housing redevelopment mechanism on sites located within the CHRM areas shown on Planning Maps 18, 23, 24, 25, 26, 29, 30, 31, 32, 33, 37 and 45 that do not comply with Rule 14.12.3.15.</p> <p>Until 31 December 2018, any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent its written approval).</p>
<ul style="list-style-type: none"> <li>a. Residential design principles – Rule 14.14.1</li> <li>b. Water supply for fire fighting – Rule 14.14.8</li> </ul>	<b>RD4</b>
<p>Residential activities utilising the Community housing redevelopment mechanism on sites located within the CHRM areas shown on Planning Maps 18, 23, 24, 25, 26, 29, 30, 31, 32, 33, 37 and 45 that do not comply with Rule 14.12.3.16.1 relating to rail corridor boundary setbacks</p> <p>Until 31 December 2018, any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).</p>	<ul style="list-style-type: none"> <li>a. Residential design principles – Rule 14.14.1</li> <li>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</li> </ul>

#### 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	
<b>NC1</b>	Residential activities utilising the Community housing redevelopment mechanism on sites not located within the within the CHRM areas shown on the planning maps
<b>NC2</b>	Residential activities utilising the Community housing redevelopment mechanism that do not comply with Rule 14.12.3.13 – Community housing site size
<b>NC3</b>	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.
- c. Where the building is located in a Flood Management Area, the exemptions in Rule 5.5.1.3 apply (for activities P1-P4 in Table 5.5.1.1b).

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 <sup>2</sup>
2.	1 bedroom	45m <sup>2</sup>
3.	2 bedrooms	60m <sup>2</sup>
4.	3 or more bedrooms	90m <sup>2</sup>

### 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 9m<sup>2</sup> 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 30m<sup>2</sup> 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 16m<sup>2</sup> 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 16m<sup>2</sup> 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 16m<sup>2</sup> 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 6m<sup>2</sup> and a minimum dimension of 1.5 metres; and
  - ii. the balance 10m<sup>2</sup> 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 2.25m<sup>2</sup> with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;
  - ii. each residential unit shall be provided with at least 3m<sup>2</sup> with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and
  - 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 250m<sup>2</sup> 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 1500m<sup>2</sup> and less than 10,000m<sup>2</sup>; 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 330m<sup>2</sup>), and a maximum density of 65 households per hectare (one unit per 150m<sup>2</sup>).

### 14.12.3.15 Water supply for fire fighting

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

### 14.12.3.16 Minimum building setbacks from railway lines

The minimum building setback shall be as follows:

1.	Buildings, balconies and decks on sites adjacent to or abutting railway lines	4 metres from the rail corridor boundary
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## 14.12.4 Information requirements for applications

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

## 14.13 Rules — Residential Central City Zone

### 14.13.1 This number is not used.

### 14.13.2 Activity status tables

#### 14.13.2.1 Permitted activities

The activities listed below are permitted activities in the Residential Central City Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 14.13.3.

Activities may also be restricted discretionary, discretionary, or non-complying as specified in Rules 14.13.2.2.3, 14.13.2.2.4, and 14.13.2.5.

Activity		Activity specific standards
<b>P1</b>	Residential activity	<ul style="list-style-type: none"> <li>a. No more than one heavy vehicle shall be stored on the site of the residential activity.</li> <li>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.</li> <li>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.</li> <li>d. In relation to the building, dismantling, repair or storage of boats, collectively the boats shall occupy no more than 45m<sup>2</sup>.</li> </ul>
<b>P2</b>	Bed and breakfast	<ul style="list-style-type: none"> <li>a. There shall be: <ul style="list-style-type: none"> <li>i. a maximum of six guests accommodated at any one time;</li> <li>ii. at least one owner of the residential unit residing permanently on site; and</li> <li>iii. no guest given accommodation for more than 90 consecutive days.</li> </ul> </li> </ul>
<b>P3</b>	Relocation of a building	Nil
<b>P4</b>	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"> <li>a. There shall be not less than 50 residential units and not more than 90 residential units developed on the site.</li> <li>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.</li> <li>c. All residential units shall be completed by 30 June 2020.</li> <li>d. No building shall exceed 15m in height.</li> <li>e. The gross floor area of all non-residential activities on the site shall not exceed 525m<sup>2</sup>.</li> <li>f. All non-residential activities shall be situated at ground floor.</li> </ul>

Activity		Activity specific standards
<b>P5</b>	Market gardens, community gardens, and garden allotments.	Nil
<b>P6</b>	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> <ol style="list-style-type: none"> <li>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;</li> <li>in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres;</li> <li>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.</li> </ol> <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>
<b>P7</b>	Care of non-resident children within a residential unit in return for monetary payment to the carer	<p>a. There shall be:</p> <ol style="list-style-type: none"> <li>a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and</li> <li>at least one carer residing permanently within the residential unit.</li> </ol>
<b>P8</b>	Any non-residential activity up to 40m <sup>2</sup> 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> <ol style="list-style-type: none"> <li>0700 – 2100 Monday to Friday, and</li> <li>0800 – 1900 Saturday, Sunday, and public holidays.</li> </ol> <p>c. The maximum number of vehicle movements per site, other than for residential activities, shall be:</p> <ol style="list-style-type: none"> <li>heavy vehicles: 2 per week; and</li> <li>other vehicles: 16 per day.</li> </ol>

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><b>P9</b> Any education facility, spiritual facility, health care facility, preschool, or guest accommodation up to 40m<sup>2</sup> 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"> <li>i. 0700 – 2100 Monday to Friday, and</li> <li>ii. 0800 – 1900 Saturday, Sunday, and public holidays.</li> </ul> <p>c. The maximum number of vehicle movements per site, other than for residential activities, shall be:</p> <ul style="list-style-type: none"> <li>i. heavy vehicles: 2 per week; and</li> <li>ii. other vehicles: 16 per day.</li> </ul>
<p><b>P10</b> 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"> <li>i. 0700 – 2100 Monday to Friday, and</li> <li>ii. 0800 – 1900 Saturday, Sunday, and public holidays.</li> </ul> <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.<sup>1</sup></p> <p><sup>1</sup> 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><b>P11</b> Fire stations on Lot 1 DP 53863</p>	<p>Nil</p>
<p><b>P12</b> Activity associated with a retirement village.</p> <p>This activity does not include any new building, or alteration or addition to an existing building, for a retirement village (Refer to Rule 14.13.2.3 RD4 and RD5).</p> <p>The built form standards in Rule 14.13.3 do not apply to this activity.</p>	<p>Nil</p>

Activity	Activity specific standards
<b>P13</b> Activity associated with a cultural facility at 52 Rolleston Avenue shown on the overlay on Planning Map 32	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: <ul style="list-style-type: none"> <li>i. 0700 - 2100 Monday to Friday, and</li> <li>ii. 0800 - 1900 Saturday, Sunday, and public holidays.</li> </ul>

### 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:
<b>RD1</b> 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. Any application arising from the following built form Standards shall not be limited or publicly notified: Rule 14.13.3.3 Road boundary building setback Rule 14.13.3.5 Fencing and screening Rule 14.13.3.6 Tree and garden planting Rule 14.13.3.7 Minimum residential unit size Rule 14.13.3.8 Ground floor habitable space Rule 14.13.3.9 Outdoor living space Rule 14.13.3.10 Service space Rule 14.13.3.11 Minimum site density from development and redevelopment of residential units 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).	As relevant to the built form standard that is not met: <ul style="list-style-type: none"> <li>a. Building height - Rule 14.14.28.</li> <li>b. Daylight recession planes – Rule 14.14.29.</li> <li>c. Street scene and accessways - Rule 14.14.30.</li> <li>d. Minimum building setbacks from internal boundaries - Rule 14.14.31.</li> <li>e. Fencing and screening – Rule 14.14.32.</li> <li>a. Landscaping and tree planting – Rule 14.14.33.</li> <li>b. Minimum unit size - Rule 14.14.4.</li> <li>c. Ground floor habitable space – Rule 14.14.26.</li> <li>d. Outdoor living space - Rule 14.14.21.</li> <li>e. Service space – Rule 14.14.27.</li> <li>f. Minimum site density from development and redevelopment of residential units – Rule 14.14.35.</li> <li>g. Water supply for firefighting – Rule 14.14.8</li> </ul>
<b>RD2</b> Any activity involving the erection of new buildings and alterations or additions to existing buildings, that result in: <ul style="list-style-type: none"> <li>a. three or more residential units; or</li> </ul>	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:
	<p>b. one or two residential units on a site smaller than 300m<sup>2</sup> gross site area;</p> <p>including all accessory buildings, fences and walls associated with that development.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	
<b>RD3</b>	<p>Cultural facility at 52 Rolleston Avenue shown on the overlay on Planning Map 32.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Urban design in the Residential Central City Zone – Rule 14.14.34</p>
<b>RD4</b>	<p><b>Any new building, or alteration or addition to an existing building for a retirement villages that meet the following built form standards:</b></p> <p>Rule 14.13.3.1 Building height</p> <p>Rule 14.13.3.2 Daylight recession planes</p> <p>Rule 14.13.3.3 Road boundary building setback</p> <p>Rule 14.13.3.4 Minimum building setbacks from internal boundaries</p> <p>Rule 14.13.3.12 Water supply for firefighting</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Retirement villages – Rule 14.14.10</p>
<b>RD5</b>	<p><b>Any new building, or alteration or addition to an existing building for a retirement villages that does not meet one or more of the following built form standards:</b></p> <p>14.13.3.1 Building height</p> <p>14.13.3.2 Daylight recession planes</p> <p>14.13.3.3 Road boundary building setback</p> <p>14.13.3.4 Minimum building setbacks from internal boundaries</p> <p>14.13.3.12 Water supply for firefighting</p> <p>Any application arising from Rule 14.13.3.3 shall not be limited or publicly notified.</p> <p>Any application arising from Rule 14.13.3.12 shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent its written approval).</p>	<p>a. Retirement villages – Rule 14.14.10</p> <p>And as relevant to the built form standard that is not met:</p> <p>b. Building height – Rule 14.14.28.</p> <p>c. Daylight recession planes – Rule 14.14.29.</p> <p>d. Street scene and accessways – Rule 14.14.30.</p> <p>e. Minimum building setbacks from internal boundaries – Rule 14.14.31.</p> <p>f. Water supply for firefighting – Rule 14.14.8</p>

### 14.13.2.4 Discretionary activities

The activities listed below are discretionary activities

Activity	
<b>D1</b>	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.

Activity	
<b>D2</b>	Any education facility, spiritual facility, health care facility, preschool or guest accommodation that is over 40m <sup>2</sup> but less than 201m <sup>2</sup> in gross floor area (including any area of outdoor storage used for activities), other than: <ul style="list-style-type: none"> <li>a. on a site with frontage to Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Streets; or</li> <li>b. on a site with frontage to a local road,</li> </ul> provided that the following standards are met: <ul style="list-style-type: none"> <li>i. For guest accommodation, at least one employee must must reside permanently on the site.</li> <li>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"> <li>A. 0700 - 2100 Monday to Friday, and</li> <li>B. 0800 - 1900 Saturday, Sunday and public holidays.</li> </ul> </li> </ul> <p>Except that these hours of operation do not apply to guest accommodation</p>
<b>D3</b>	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"> <li>a. P1 Residential activity</li> <li>b. P2 Bed and breakfast</li> <li>c. P7 Care of non-resident children in a residential unit</li> </ul>
<b>D4</b>	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	
<b>NC1</b>	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 <sup>2</sup> (including any area of outdoor storage used for that activity).
<b>NC2</b>	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.
<b>NC3</b>	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.
<b>NC4</b>	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.
<b>NC5</b>	Any education facility, spiritual facility, health care facility, preschool or guest accommodation with a gross floor area over 40m <sup>2</sup> (including any area of outdoor storage) with frontage to a local road.
<b>NC6</b>	Any education facility, spiritual facility, health care facility, preschool or guest accommodation that exceeds a gross floor area of 200m <sup>2</sup> (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
<b>NC7</b>	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

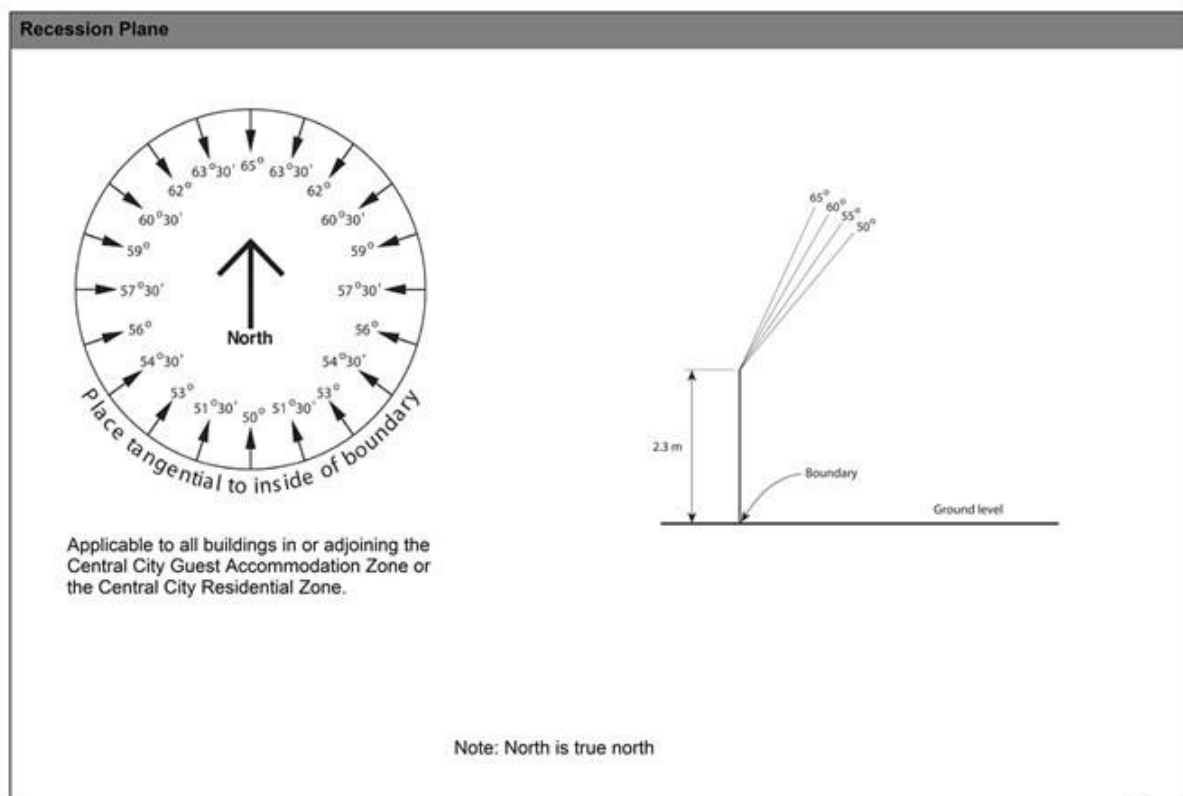
The maximum height of any buildings shall be as shown on the Central City Maximum Building Height Planning Map, except that the Central City Maximum Building Height Planning Map does not apply to the following land where a maximum building height of 20 metres shall apply to buildings for a retirement 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~~ [Appendix 14.15.2C](#), except that:
  - i. Where an internal boundary of a site abuts an access lot, access strip, or access to a rear allotment, the recession plane may be constructed from points 2.3m 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.
- b. Where the building is located in a Flood Management Area, the exemptions in Rule 5.5.1.3 apply (for activities P1-P4 in Table 5.5.1.1b).

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



[diagram requires relabelling to Residential Guest Accommodation Zone and Residential Central City Zone, inserted into appendices rather than rule]

### 14.13.3.3 Road boundary building setback

- a. For sites fronting Bealey Avenue, buildings shall be set back a minimum of 6 metres from the road boundary of Bealey Avenue;
- b. In the locations indicated as Central City Building Setbacks, on the Central City Active Frontages and Verandas and Building Setback Planning Map, buildings shall be set back a minimum of 4.5 metres from road boundaries;
- c. In all other instances, buildings shall be set back a minimum of 2 metres from road boundaries, except that:
  - i. Where a garage has a vehicle door facing a road, the garage door shall be set back a minimum of 4.5 metres unless the garage door projects outward, in which case the garage door shall be set back a minimum of 5.5 metres;
  - ii. Where a garage has the vehicle door facing a shared accessway, the garage door shall be set back a minimum of 7 metres measured from the garage door to the furthest formed edge of the adjacent shared access unless the garage door projects outwards, in which case the garage door shall be set back a minimum of 8 metres;
  - iii. For street fronting residential units, garages, carports, and other accessory buildings (excluding basement car parking and swimming pools) shall be located at least 1.2 metres further from the road boundary than the front facade of any ground level habitable space of that residential unit.

#### 14.13.3.4 Minimum building setbacks from internal boundaries

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

#### 14.13.3.5 Fencing and screening

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

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

#### 14.13.3.6 Tree and garden planting

- a. A minimum of 20% of the site shall be provided for ~~landscaping~~ landscape treatment (which may include private or communal open space in residential developments), including a

- minimum of one native tree for every 250m<sup>2</sup> 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 35m<sup>2</sup>
  - ii. 1 Bedroom 45m<sup>2</sup>
  - iii. 2 Bedroom 70m<sup>2</sup>
  - iv. 3 or more Bedrooms 90m<sup>2</sup>.

#### **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 12m<sup>2</sup> 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 24m<sup>2</sup>.
- 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 8m<sup>2</sup> 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 3m<sup>2</sup> 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 200m<sup>2</sup> of site area (e.g. a site area of 399m<sup>2</sup> requires 1 residential unit, a site area of 400m<sup>2</sup> 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.
- h. For Residential Guest Accommodation Zone sites only, the extent to which any additional bedrooms and quantum of floorspace proposed avoids adverse effects on the function and recovery of the Central City.

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

#### **14.14.16 Development plans**

- a. Whether the development need be in accordance with the development plan taking into account:
  - i. coordination of development, particularly roading access and cycle linkages, with adjoining land;
  - ii. the adequacy and location, of open space areas within the development;
  - iii. any adverse effects on the visual appearance of development in the zone as seen from outside the zone, particularly where the land is highly visible;
  - iv. adverse effects on the strength of definition of the rural urban boundary;

- v. any potential adverse effects on the surrounding road network;
- vi. any adverse effects on Christchurch International Airport and its approach path, including any reverse sensitivity complaints;
- vii. any adverse effects on the visual amenity of residents in adjoining areas;
- viii. any adverse effects in terms of the enhancement of waterways within the development;
- 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~~ The extent to which a partial screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the site or area, or is appropriate to provide privacy or security or compromises CPTED principles ~~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 ~~façade~~ ~~façades~~ to the street or to an Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone.

#### **14.14.33 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.

#### **14.14.38 Tree and garden planting in the Residential Guest Accommodation Zone**

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

- vii. the ability to retain large existing trees have been retained on the site so that overall the site provides a visual balance between buildings and landscaping, despite a reduction in the actual number of trees; and
- viii. the tree planting provided is evenly distributed across the site.

### **14.14.39 Retail activity in the Residential Guest Accommodation Zone**

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

## **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) Ldn and shall be determined from the inverse-logarithmic mean of the measured Ldn level for each day over any five day period in a week.
  - vi. The 'notional boundary' of any boundary shall be 20 metres from the façade of that dwelling, or the legal boundary of the site where this is closer to the boundary.

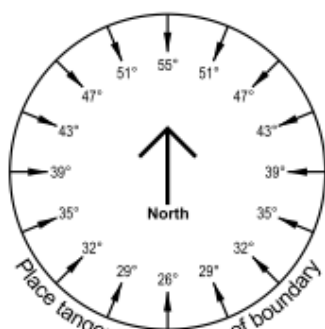
Minimum construction requirements for all central City zones



	Building Element	Minimum Construction Requirement
1.	External walls of habitable spaces	<p>a. Walls with cladding: Minimum not to be less than 25kg/m<sup>1</sup> being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs).</p> <p>Assumes minimum 100mm wall cavity. Minimum exterior cladding to be 20mm timber or 9mm compressed fibre cement sheet over timber frame (100mm x 200mm). Fibrous acoustic blanket (Batts or similar) required in cavity for all exterior walls. Interior: One layer of 13mm gypsum plasterboard.</p> <p>Mass walls<sup>2</sup>: 190mm concrete block, strapped and lined internally with 9.5mm gypsum plaster board OR 150mm concrete wall.</p> <p>Note:</p> <p><sup>1</sup> (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard.</p> <p><sup>2</sup> 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> <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/m<sup>2</sup>.</p> <p>Ceiling: 13mm gypsum plaster board.</p> <p>Note: (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard.</p>
4.	Skillion roof	<p>a. Cladding: 0.55mm profiled steel or 6mm fibre cement.</p> <p>Sarking: 20mm particle board (no gaps).</p> <p>Frame: 100mm gap with acoustic blanket.</p> <p>Ceiling: two layers of 9.5mm gypsum plaster board (no through ceiling lighting penetrations unless correctly acoustically rated).</p> <p>Fibrous acoustic blanket (Batts or similar) required for all ceilings with combined mass 25kg/m<sup>2</sup>.</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/m<sup>2</sup>) 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> <p>1. Compliance with ventilation requirements of any other Act and these District Plan noise insulation requirements shall be concurrent. Ventilation should be provided in accordance with the provisions of the New Zealand Building Code G4 in a manner which does not compromise sound insulation. To this effect, relying on opening windows for ventilation will compromise the sound insulation performance provided by the District Plan standard. Alternative ventilation methods such as mechanical ventilation or passive methods should be considered. Inlets and outlets for passive and mechanical ventilation systems, and ventilation ductwork, are to be designed to incorporate acoustic insulation to ensure that the acoustic performance of the building facade achieves a minimum noise reduction consistent with the relevant</p>		

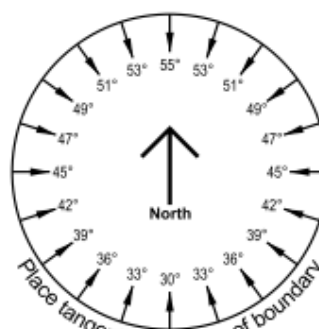
<b>Building Element</b>	<b>Minimum Construction Requirement</b>
2.	<p>rules.</p> <p>In determining the insulation performance of roof/ceiling arrangements, roof spaces are assumed to have no more than the casual ventilation typical of the jointing, capping and guttering detail used in normal construction.</p>

## 14.15.2 Appendix - Recession planes

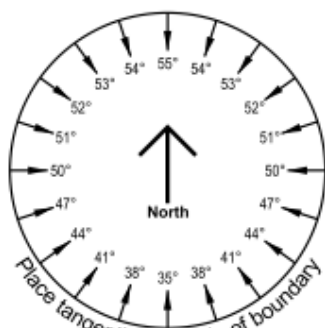


Note: North is true north

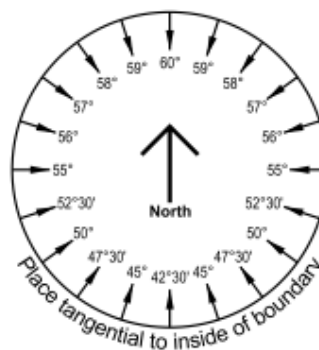
- A** Applicable to all buildings:
- in the Residential Suburban Zone
  - on sites in other non residential zones that adjoin the Residential Suburban Zone
  - in the Residential Small Settlement Zone Kainga Overlay Areas 1 and 2 and Spencerville Overlay Area



- 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



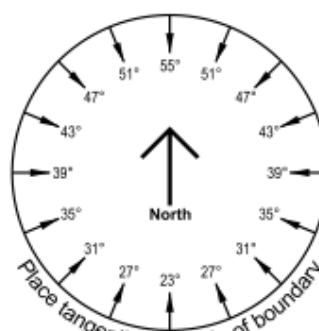
- C** Applicable to all buildings:
- in the Residential Medium Density Zone
  - on sites in other non residential zones that adjoin the Residential Medium Density Zone



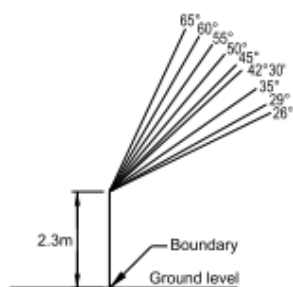
- D** Applicable to all buildings:
- in the medium density higher height limit zones
  - on sites in other non residential zones that adjoin the medium density higher height limit zones
  - in the medium density higher height limit zones (except those buildings over 11 metres in height)
  - on sites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



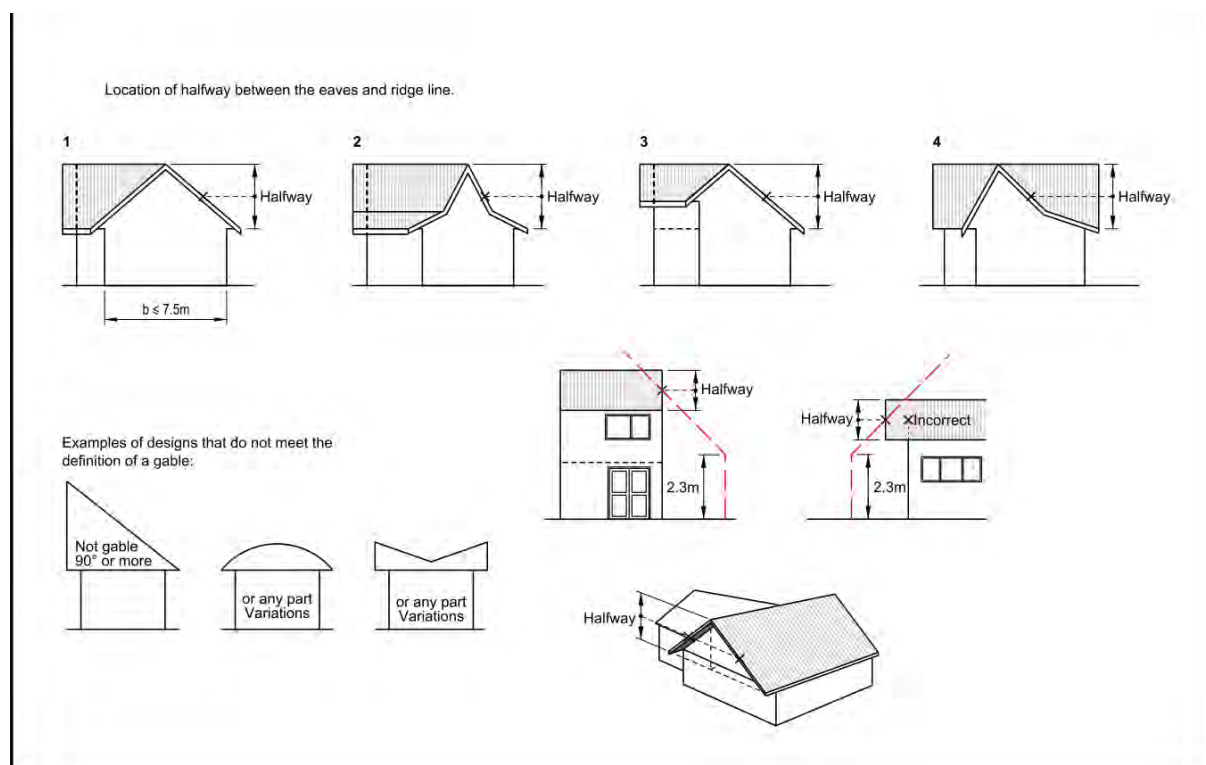
- F** Applicable to all buildings:
- in the Residential Large Lot Zones



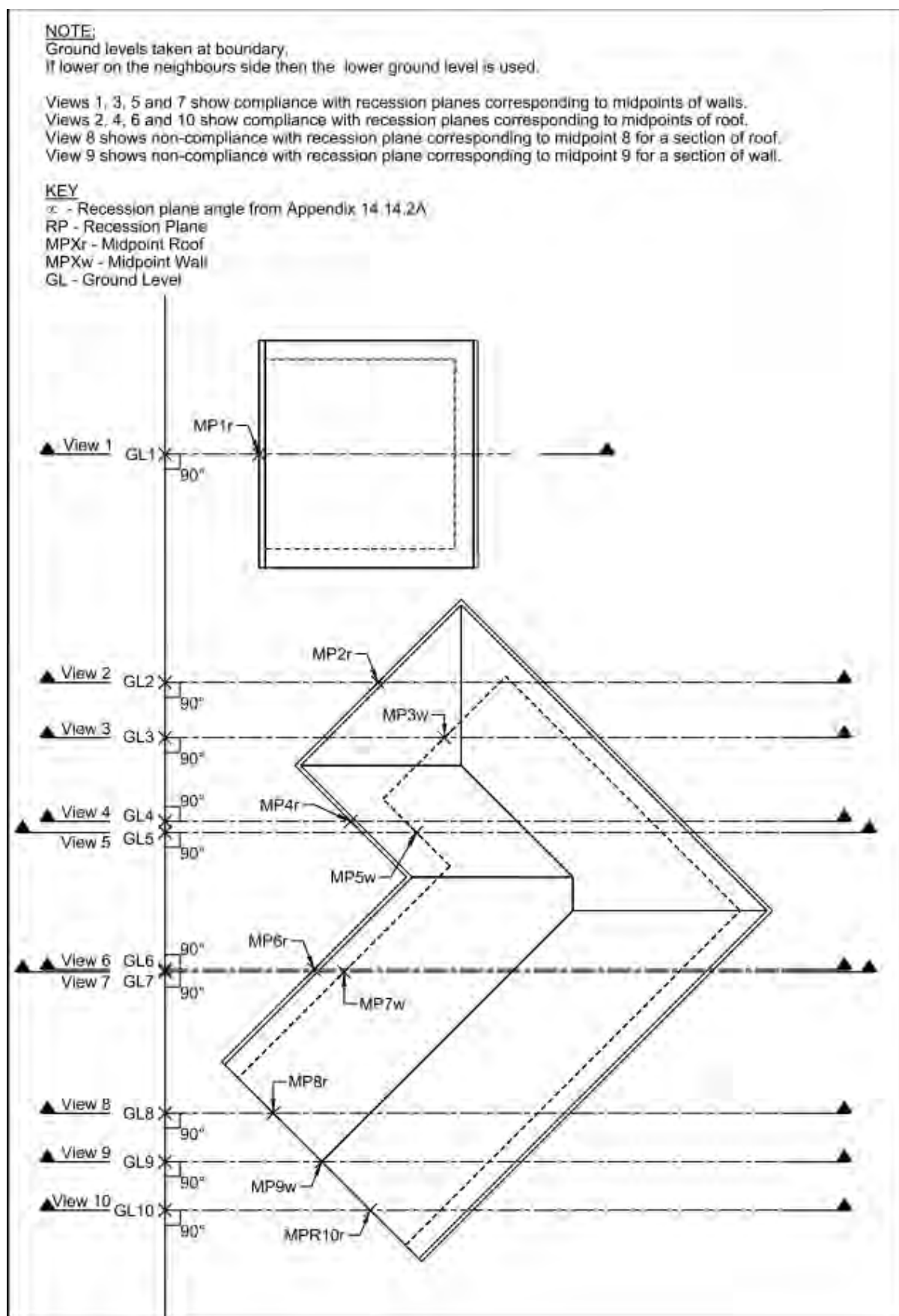
Note: The following intrusions are permitted:

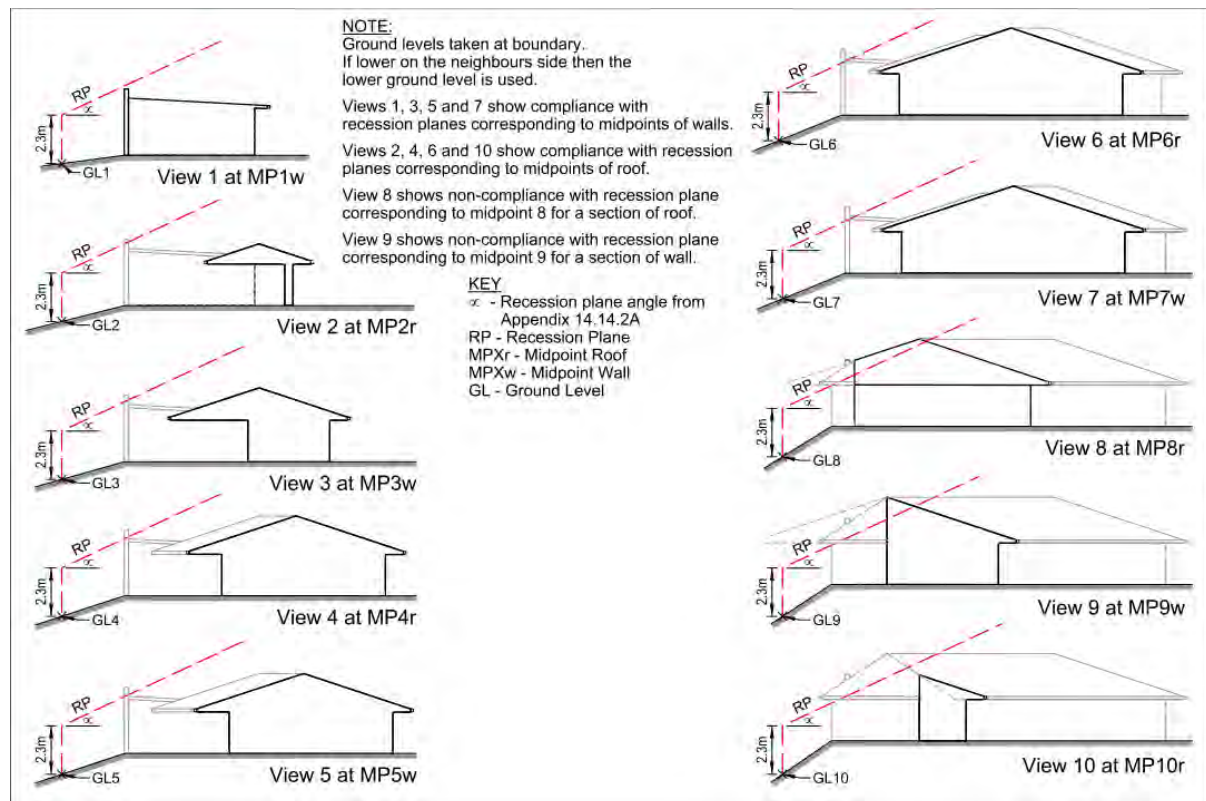
- a. Gutters and eaves by up to 0.2 metres;
- b. Solar panels up to two metres in length per boundary;
- c. Chimneys, ventilation shafts, spires, poles and masts (where poles and masts are less than nine metres above ground level), provided that the maximum dimension thereof parallel to the boundary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

#### 14.15.2A

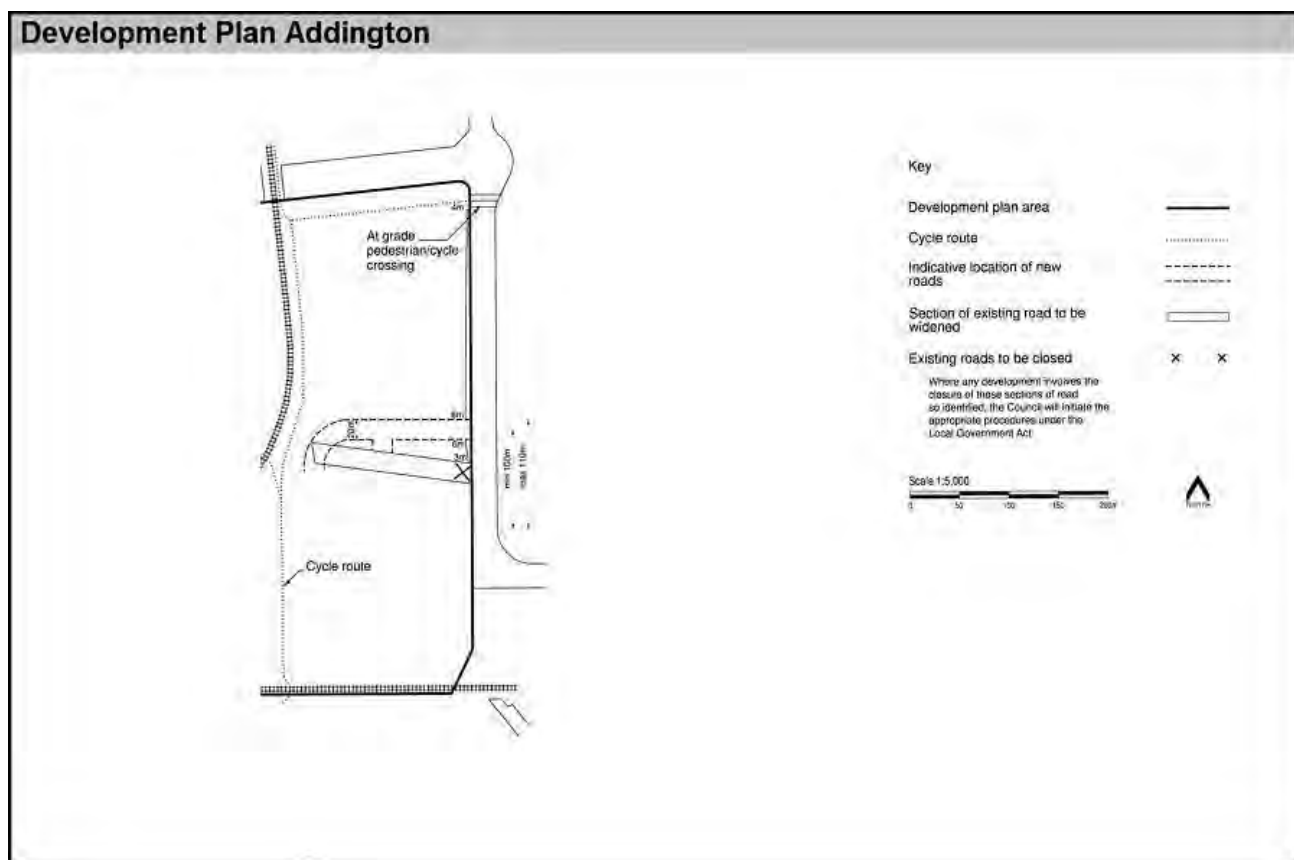


## 14.15.2B





### 14.15.3 Appendix - Development plan Addington



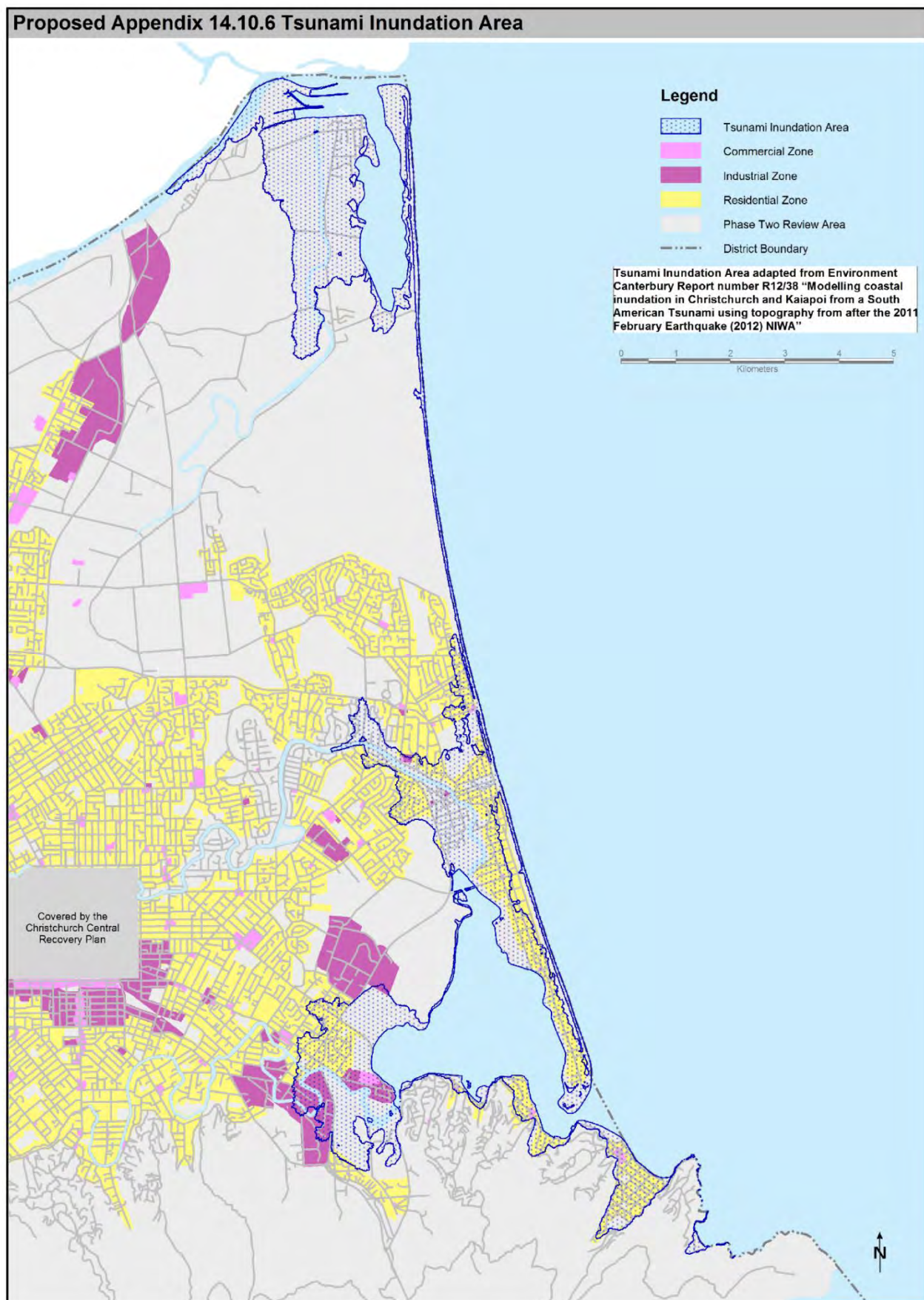
## 14.15.4 Appendix – Aircraft noise exposure

This appendix derives from Rule 14.2.4.4.7.

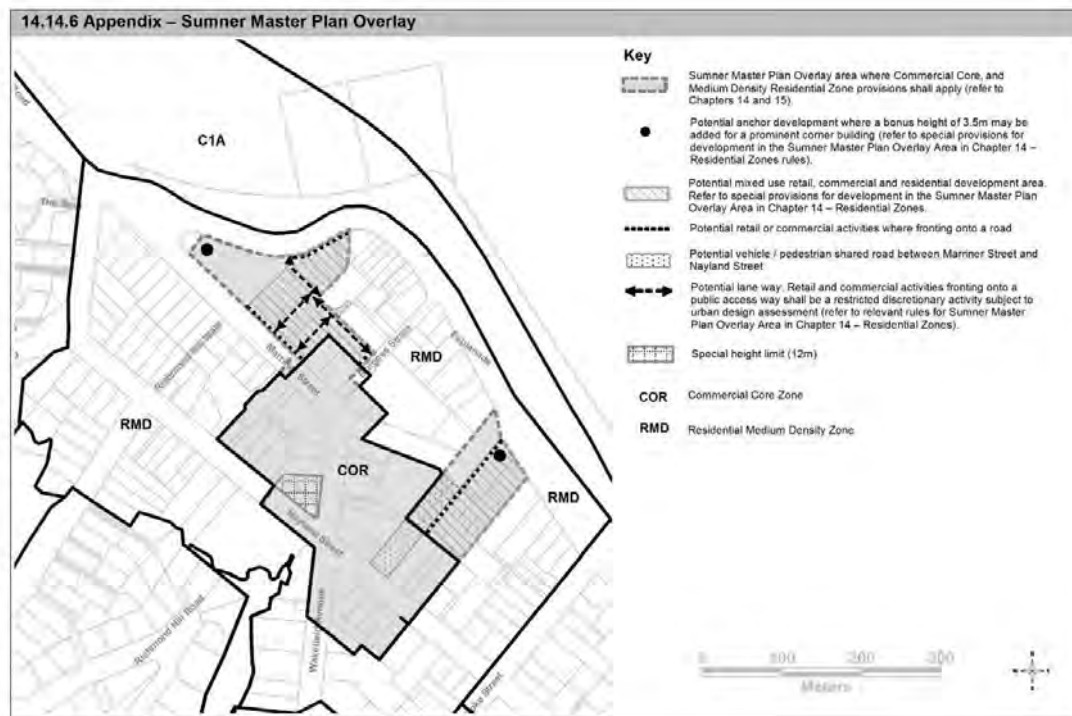
1.1 Indoor design sound levels		
New buildings and additions to existing buildings located within the 50 dBA Ldn line as shown on the planning maps shall be designed to ensure the indoor sound levels stated in the table below, are not exceeded with all windows and doors closed.		
Indoor design sound 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

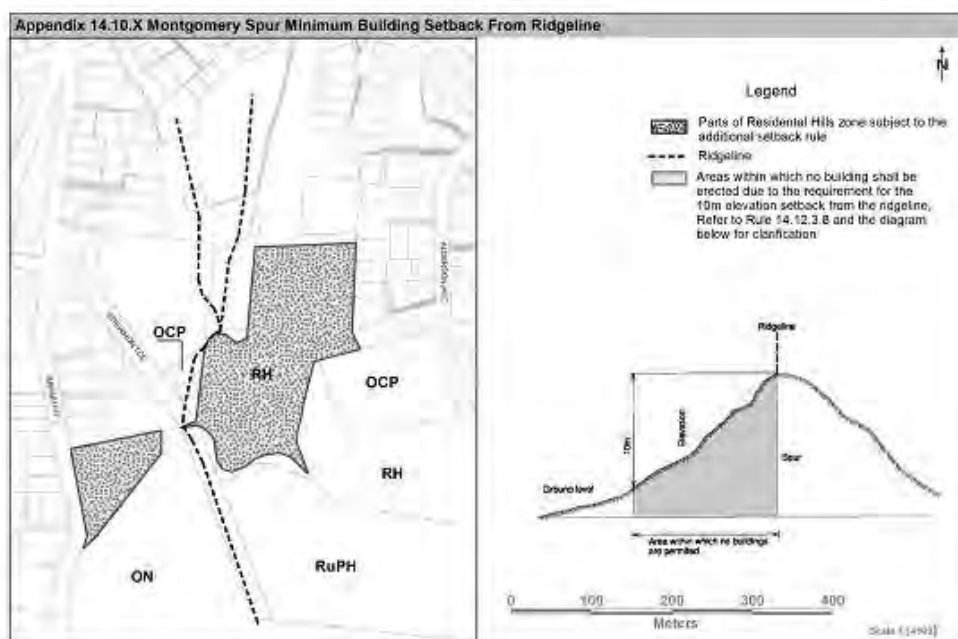


## 14.15.6 Appendix – Sumner Master Plan Overlay



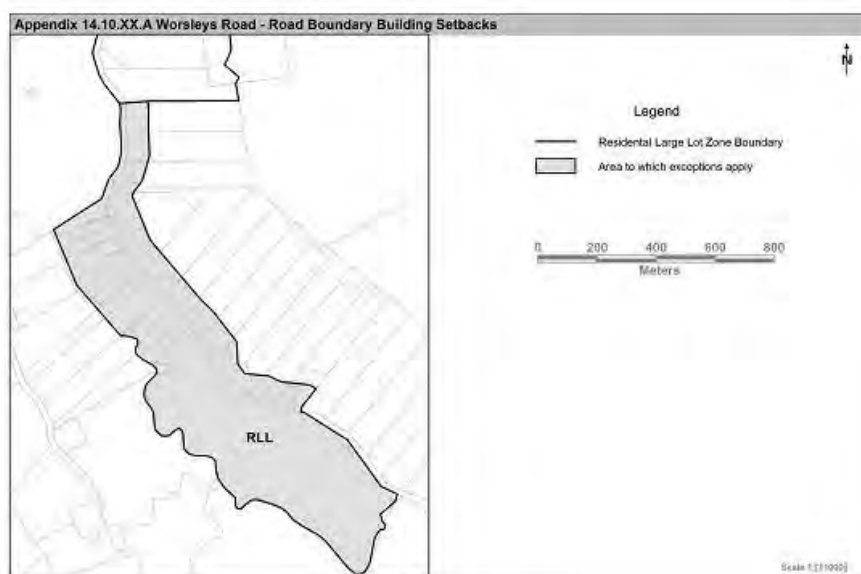
*[Image to be updated to refer to correct appendix reference.]*

### 14.15.7 Appendix - Montgomery Spur - minimum building setback from ridgeline



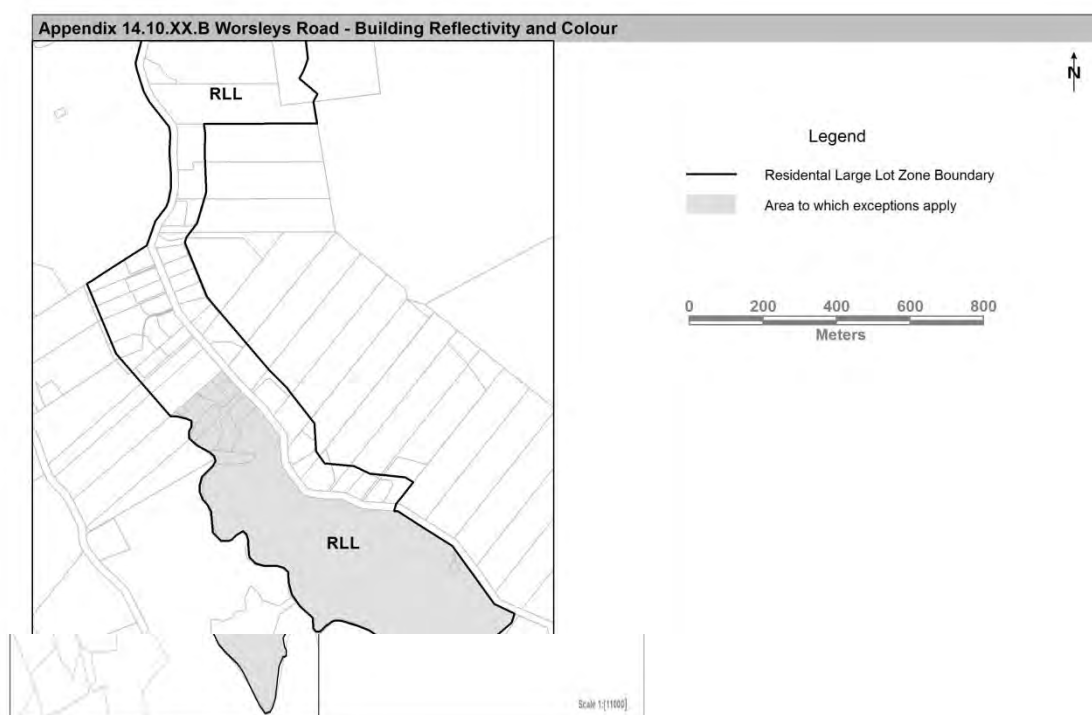
*[image to be updated with new rule and provision references]*

### 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]*

#### 14.15.11 Appendix – Grouping of Residential Guest Accommodation Zone Sites

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

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

ID	Name	Address	Legal Description	Zones applicable to Rule 14.10.1.1 P2 and Rule 14.10.1.2 RD3
<b>Group A Sites (sites located in a lower density residential environment, typically zoned Residential Suburban)</b>				

GA1	Wigram Base	14 Henry Wigram Dr	Lot 82 DP 81079	Residential Suburban
GA2	Wigram Lodge	15 Sioux Ave	Lot 1 DP 81926	
GA3	Garden Hotel	110 Marshland Rd	Lot 2 DP 456038	
GA4	Redwood Hotel	340 Main North Rd	Lot 10 DP 60941	
GA5	Racecourse Hotel	116-118 Racecourse Rd	Lot 1 DP 301568, Lot 2 DP 301568	
GA6	Commodore Hotel	447-449 and 455 Memorial Ave	Lot 1 DP 28781, Lot 2 DP 74459	
Group B Sites (sites located in a medium density residential environment, generally zoned Residential Medium Density)				
GA7	Quality Hotel Elms	456 Papanui Rd	Lot 2 DP 29110, Pt Lot 13 DP 959	Residential Suburban Density Transition
GA8	Addington Court Motel	197 Lincoln Rd	Lot 1 DP 79547	Residential Medium Density
GA9	Chateau on the Park	189 Deans Ave	Lot 1 DP51050, Lot 1 DP6807	
Group C Sites (sites adjoining Central City Residential Zone)				
GA10	Peterborough (George Hotel)	54 Park Terrace	Lot 2 DP12364, Lot 1 DP37827, Lots 1 - 6 DP27448, Lot 2 DP1973, Pt Rs 125 Canterbury District, Sections 127 and 128 Christchurch Town.	Residential Central City
GA11	Montreal (Hotel Montreal)	363 Montreal Street	Lot 2 DP473673, Lot 2 DP81571, Lot 2 DP480221, Lot 1 DP480221	
GA12	Latimer (Rydges)	30 Latimer Square	Lot 1 DP 338487 Lot 7 DP1189 Lot 18, DP1189	
GA13	Avon	356 Oxford Terrace	Lots 1,2,3,4 DP 1907, Pt Lots 7,7,8,8,9,9 DP 281, Lot 1 DP 28239, Pt Lot 1 DP 432, Lot 1 DP 432, Pt Lot 2 DP 48542, Lots 1,2 DP 7045, Pt Res 28, 77 Christchurch Town	
GA14	Windsor Private Hotel	52 Armagh St	Sec 1 SO 13661	



GA15	Hall	294 Barbadoes St	Pt TR 16 ChCh City CT 316-191	
GA16	Round the World Backpackers	314 Barbadoes St	Lot 2 DP 33590	
GA17	Stonehurst Accommodation	241-263 Gloucester St	Lot 2 DP 80988, Pt Secs 640,642,642 Christchurch Town, Lots 1, 2 DP 7888, Lot 1 DP 410496, Lot 2 DP 410496	
GA18	YMCA	12 Hereford Street	Lots 1,2,3 DP 25197, Lot 1 DP 46151, Pt Sec 441 Christchurch Town	
GA19	YHA Hereford Street	36 Hereford Street	Sec 457 Christchurch Town	
GA20	Foley Towers	208 Kilmore Street	Lot 1 DP 60425	
GA21	YHA Worcester Street	5 Worcester Street	Pt TR 364, 366, 368 CT 176/48	
GA22	Vagabond Backpackers	232 Worcester St	Pt Res 55 Christchurch Town	

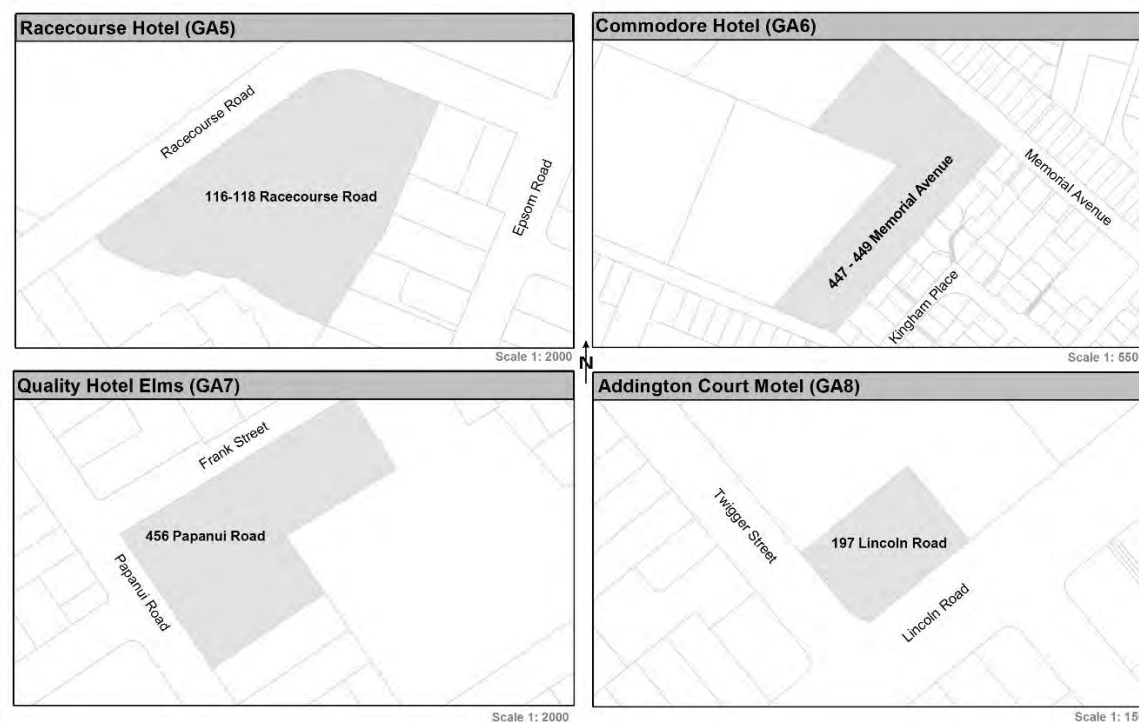
## Residential Guest Accommodation Zone site locations

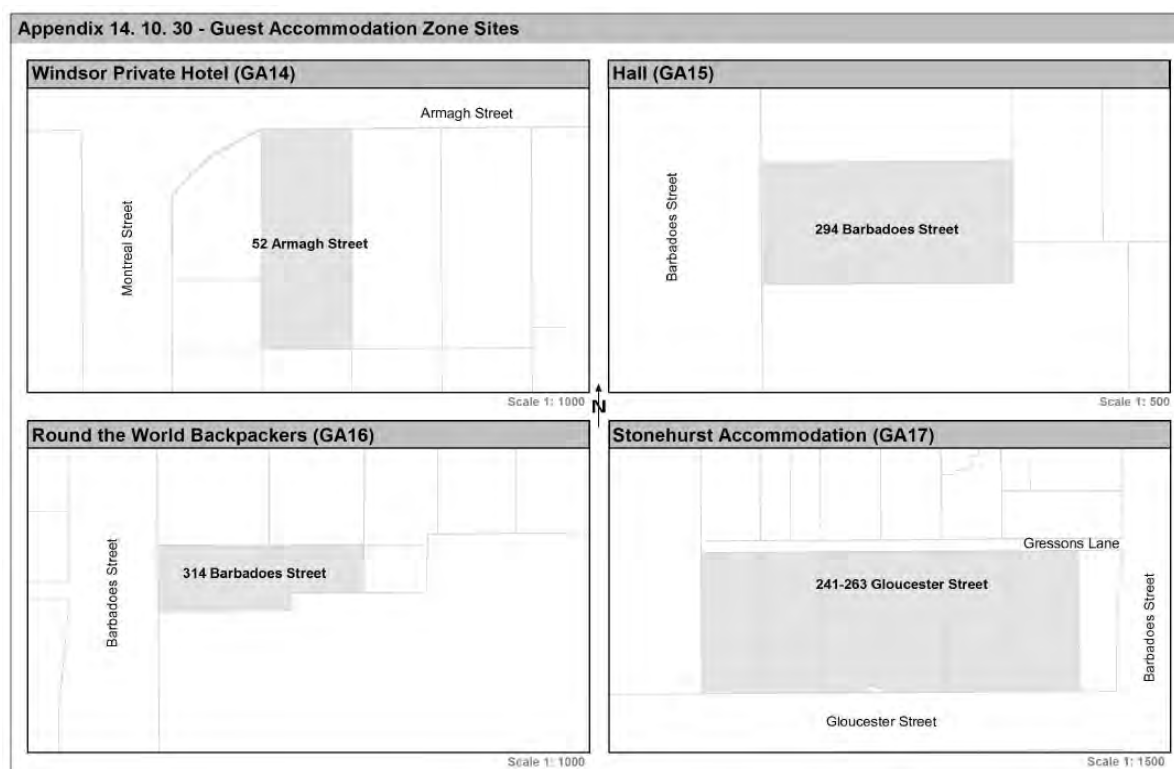
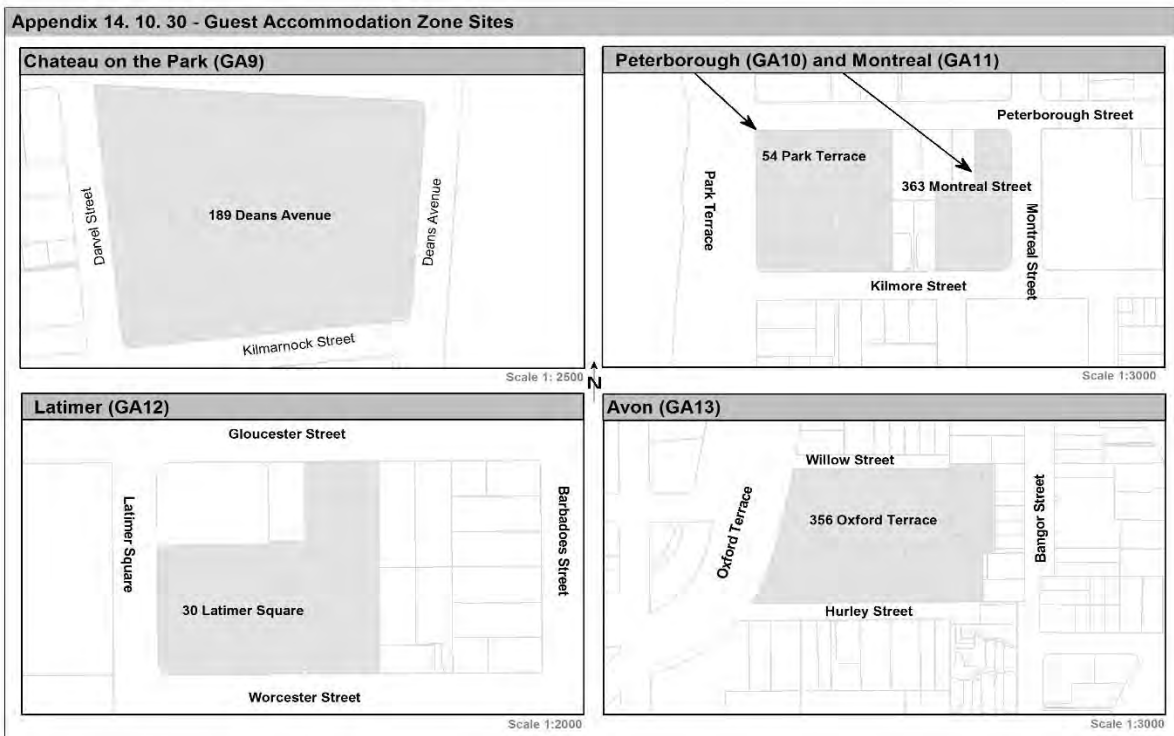
*[Refer to Directions in Decisions 56 and 57 for amendments]*

## Appendix 14. 10. 30 - Guest Accommodation Zone Sites

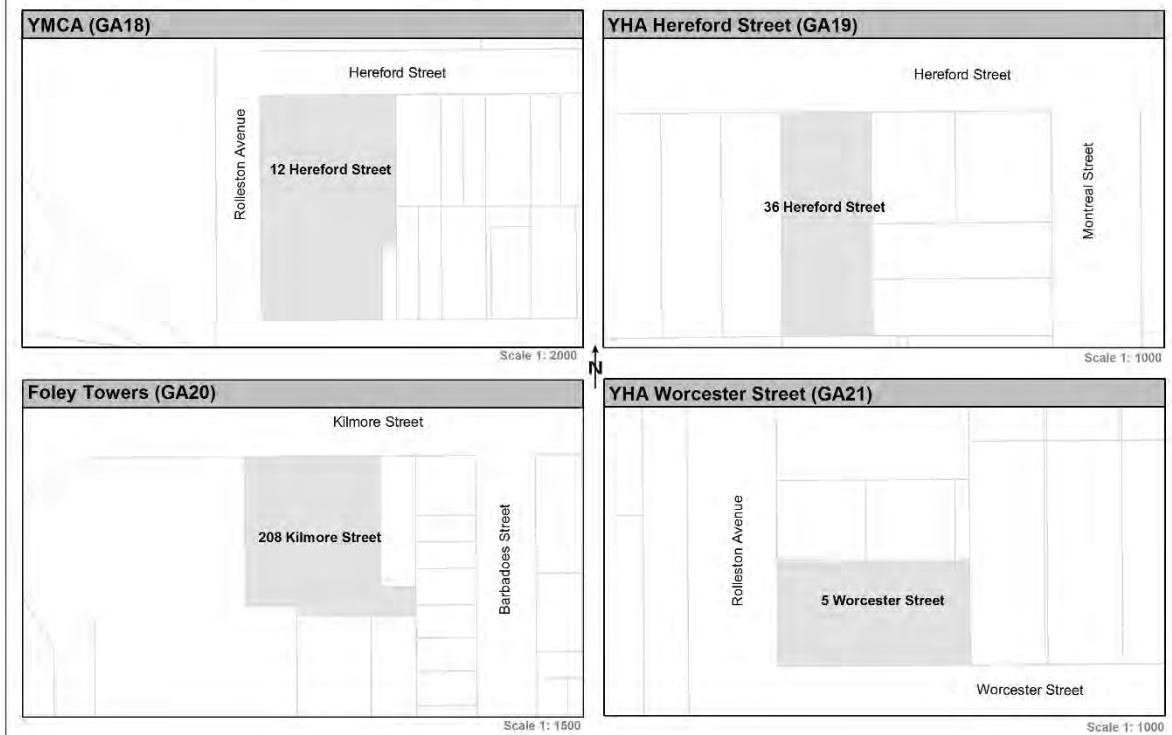


## Appendix 14. 10. 30 - Guest Accommodation Zone Sites

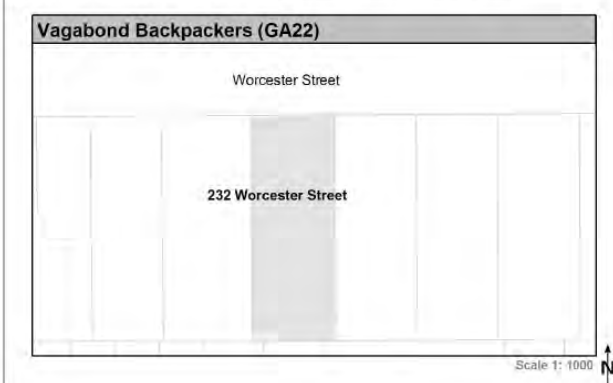




## Appendix 14. 10. 30 - Guest Accommodation Zone Sites



## Appendix 14. 10. 33 - Guest Accommodation Zone Sites



## Chapter 15 Commercial

The chapter is amended by our decision as follows.

For ease of identifying the minor corrections made by this decision, all previous decision text is shown as black text. Any additional text as a result of this minor corrections decision is shown in blue and deletions with ~~striketrough~~.

Please note, for completeness, this chapter includes decision text from subsequent decisions issued after the release of Decision 43, including any subsequent minor corrections released at the date of this decision.

## Chapter 15 – Commercial

### 15.1 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

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

This chapter relates to commercial and community activities ~~that may occur~~ throughout the City. Objectives, policies, rules, standards and assessment criteria provide for commercial, community and associated activities in each of the different commercial zones identified in this chapter.

This chapter seeks to manage commercial activity in the City through a 'centres-based' approach. The hierarchy of centres comprises the Central City, District, Neighbourhood, Local and Large Format Centres. The 'centres-based' approach gives primacy to the Central City, and recognises its role as a principal employment and business centre for the City and surrounding region. Existing commercial activity in existing office parks and mixed use zones is also recognised.

### 15.2 Objectives and Policies

#### 15.2.1 Objective – Recovery of commercial activity

- a. The critical importance of commercial activity to the recovery and long term growth of the City is recognised and facilitated in a framework that supports commercial centres.

#### 15.2.2 Objective - Centres-based framework for commercial activities

- a. Commercial activity is focussed within a network of centres (comprising the Central City, District, Neighbourhood, Local and Large Format centres) to meet the wider community's and businesses' needs in a way and at a rate that:
  - i. supports intensification within centres;
  - ii. enables the efficient use and continued viability of the physical resources of commercial centres and promotes their success and vitality, reflecting their critical importance to the local economy;
  - iii. supports the function of District Centres as major focal points for commercial, employment, transport and community activities, and Neighbourhood Centres as a focal point for convenience shopping and community activities;
  - iv. gives primacy to the Central City, followed by District Centres and Neighbourhood Centres identified as Key Activity Centres;
  - v. is consistent with the role of each centre as defined in 15.2.2.1 Policy – Role of centres Table 15.1;

- vi. supports a compact and sustainable urban form that provides for the integration of commercial activity with community, residential and recreational activities in locations accessible by a range of modes of transport;
- vii. supports the recovery of centres that sustained significant damage or significant population loss from their catchment, including the Central City, Linwood, and identified Neighbourhood Centres [subject to 15.1.4.3 Policy Suburban centre master plans](#);
- viii. enhances their vitality and amenity and provides for a range of activities and community facilities;
- ix. manages adverse effects on the transport network and public and private infrastructure;
- x. is efficiently serviced by infrastructure and is integrated with the delivery of infrastructure; and
- xi. recognises the values of, and manages adverse effects on, Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 and natural waterways (including waipuna).

### 15.2.2.1 Policy – Role of centres

- a. Maintain and strengthen the Central City and commercial centres as the focal points for the community and business through intensification within centres that reflects their functions and catchment sizes, and in accordance with a framework that:
  - i. gives primacy to, and supports, the recovery of the Central City;
  - ii. supports and enhances the role of District Centres; and
  - iii. maintains the role of Neighbourhood, Local and Large Format centres

as set out in Table 15.1 – Centre’s role.

**Table 15.1 – Centre’s role**

	Role	Centre and size (where relevant)
A.	<p>Central Business District</p> <p>Principal employment and business centre for the City and wider region and to become the primary destination for a wide range and scale of activities including comparison shopping, dining and night life, entertainment, guest accommodation, events, cultural and tourism activities.</p> <p>Provides for high density residential activity, recreational and community activities and facilities (including health and social services) as well as civic and cultural venues/ facilities (including museums, art galleries).</p> <p>Serves the district’s population and visitors.</p> <p>The focus for the district, sub-regional and wider transport services with a central public transport</p>	Centre: Central City

	<b>Role</b>	<b>Centre and size (where relevant)</b>
	interchange, providing access to large areas of the district and the surrounding districts of Selwyn and Waimakariri.	
B.	<p><b>District Centre - Key Activity Centre</b></p> <p>Major retail destination for comparison and convenience shopping and a focal point for employment (including offices), community activities and facilities (including libraries, meeting places), entertainment (including movie theatres, restaurants, bars), and guest accommodation.</p> <p>Medium density housing is contemplated in and around the centre.</p> <p>Anchored by large retailers including department store(s) and supermarket(s).</p> <p>Accessible by a range of modes of transport, including multiple bus routes. Public transport facilities, including an interchange, may be incorporated.</p> <p>The extent of the centre:</p> <ol style="list-style-type: none"> <li>is the Commercial Core Zone and Commercial Retail Park Zone at Hornby, Belfast/ Northwood and Papanui/Northlands; and</li> <li>is the Commercial Core Zone in all other District centres; and</li> <li>includes community facilities within walking distance (400 metres) of the <del>centre</del> <b>commercial zone</b>.</li> </ol>	<p>Centres: Riccarton, Hornby, Papanui/Northlands, Shirley/Palms, Eastgate/Linwood, Belfast/ Northwood, North Halswell (emerging) (All Key Activity Centres)</p> <p>Size: Greater than 30,000m<sup>2</sup></p>
C.	<p><b>Neighbourhood Centre</b></p> <p>A destination for weekly and daily shopping needs as well as for community facilities.</p> <p>In some cases, Neighbourhood Centres offer a broader range of activities including comparison shopping, entertainment (cafes, restaurants and bars), residential activities, small scale offices and other commercial activities. Anchored principally by a supermarket(s) and in some cases, has a second or different anchor store.</p> <p>Serves the immediately surrounding suburbs and in some cases, residents and visitors from a wider area.</p> <p>Medium density housing is contemplated in and around the centre.</p> <p>Accessible by a range of modes of transport, including one or more bus services.</p> <p>The extent of the centre:</p> <ol style="list-style-type: none"> <li>is the Commercial Core Zone in the identified centres, Commercial Local Zone at Wigram and</li> </ol>	<p>Centres: Spreydon/ Barrington (Key Activity Centre), New Brighton (Key Activity Centre), Bush Inn/Church Corner, Merivale, Bishopdale, Prestons (emerging), Ferrymead, Sydenham (Colombo Street between Brougham Street and Moorhouse Avenue); Addington, Avonhead, Sumner, Akaroa, Colombo/Beaumont (Colombo Street between Devon Street and Angus Street), Cranford, Edgeware, Fendalton, Beckenham, Halswell, Lyttelton, Ilam/Clyde, Parklands, Redcliffs, Richmond, St Martins, Stanmore/Worcester, Sydenham South (Colombo Street between Brougham Street and Southampton Street),</p>



	<b>Role</b>	<b>Centre and size (where relevant)</b>
	<p>Beckenham and Commercial Banks Peninsula Zone at Lyttelton and Akaroa; and</p> <p>b. Community facilities within walking distance (400 metres) of the centre.</p>	<p>Wairakei/Greens Road, Wigram (emerging), Woolston, Yaldhurst (emerging), West Spreydon (Lincoln Road), Aranui, North West Belfast.</p> <p>Size: 3,000 to 30,000m<sup>2</sup>.</p>
D.	<p><b>Large Format Centre</b></p> <p>Standalone retail centre, comprising stores with large footprints, yard based suppliers, trade suppliers including building improvement centres, and other vehicle oriented activities.</p> <p>Provision of other commercial activities and residential and community uses is limited. This includes limiting office activity to an ancillary function, and at Tower Junction, providing for a limited amount of commercial services.</p> <p>Serves large geographical areas of the city.</p> <p>Not necessarily connected to a residential catchment.</p> <p>Primarily accessed by car with limited public transport services.</p> <p>The extent of the centre is the Commercial Retail Park Zone.</p>	<p>Centres: Moorhouse Avenue, Shirley Homebase, Tower Junction, Langdons Road, Harewood Road.</p>
E.	<p><b>Local Centre</b></p> <p>A small group of primarily convenience shops and, in some instances, community facilities.</p> <p>Accessible by walking, cycling from the area served and on a bus route in some instances.</p> <p>Also includes standalone supermarkets serving the surrounding residential community.</p> <p>The extent of the centre is the Commercial Local Zone, except Wainoni and Peer Street where the Commercial Core Zone applies.</p>	<p>Centres: Wainoni (174 Wainoni Road), Upper Riccarton (57 Peer Street), both zoned Commercial Core,</p> <p>All other commercial centres zoned Commercial Local.</p> <p>Size: Up to 3,000m<sup>2</sup> (Excluding Wainoni and Upper Riccarton)</p>

### 15.2.2.2 Policy - Comprehensive approach to development of the North Halswell and Belfast/ Northwood Key Activity Centres

- a. Require development within the Belfast/Northwood and North Halswell Key Activity Centre to:
  - i. be planned and co-ordinated in accordance with an outline development plan;

- ii. provide for a high quality, safe commercial centre which is easily accessible by a range of transport modes and is well connected to the surrounding area; and
  - iii. be integrated with the transport network and developed in a manner aligned with improvements to the transport network in order to avoid adverse effects on the safe, efficient and effective functioning of the road network.
- b. Require development within the North Halswell Key Activity Centre to:
  - i. be developed to a scale that:
    - A. protects the Central City's role as the region's primary commercial area; and
    - B. ensures the role of District and Neighbourhood centres within the city and commercial centres in Selwyn District is maintained.
  - ii. provide high quality public open spaces, a strong main street with a concentration of finer grain retailing, and strong linkages between key anchor stores;
  - iii. achieve a supply of both large and finer grain retail activity that provides for the long term needs of the population in the south west.
- c. Require development within the Belfast/ Northwood Key Activity Centre to:
  - i. provide for Ngāi Tahu/ Manawhenua values through high quality landscaping;
  - ii. avoid adverse effects on the natural character, ecology and amenity values of the Styx River corridor; and
  - iii. for office and retail activity at the Styx Centre, be developed to a scale that:
    - A. protects the Central City's role as the region's primary commercial centre; and
    - B. ensures the role of District and Neighbourhood Centres within the City and commercial centres in the Waimakariri District are maintained.

### 15.2.2.3 Policy – New centres in residential greenfield areas

- a. In new residential greenfield areas, land identified through zoning and/or on an outline development plan for a commercial centre shall be developed and primarily used for commercial and community activities, including health care facilities, to serve the needs of existing and future residents.
- b. The development of new commercial centres in residential greenfield areas shall recognise and provide for Ngāi Tahu/ Manawhenua values while not impacting on the character, coherence or amenity of the adjoining residential area.

### 15.2.2.4 Policy – Accommodating growth

- a. Growth in commercial activity is focussed within existing commercial centres.
- b. Any outward expansion of a commercial centre must:
  - i. ensure the expanded centre remains commensurate with the centre's role within a strategic network of centres, while not undermining the function of other centres;

- ii. be integrated with the provision of infrastructure, including the transport network;
- iii. be undertaken in such a manner that manages adverse effects at the interface with the adjoining zone; and
- iv. be consistent with:
  - 1. the scale of increasing residential development opportunities to meet intensification targets in and around centres; and
  - 2. revitalising the Central City as the primary community focal point.

### **15.2.2.5 Policy – Banks Peninsula commercial centres**

- a. Recognise and protect the special character and role of the commercial centres in Banks Peninsula, including Lyttelton and Akaroa, which provide a range of activities and services meeting the needs of their respective communities as well as visitors to the townships and the wider area of Banks Peninsula.

## **15.2.3 Objective - Office parks and mixed use areas**

- a. Recognise the existing nature, scale and extent of commercial activity within the Commercial Office and Commercial Mixed Use Zones, but avoid the expansion of existing, or the development of new, office parks and/or mixed use areas.

### **15.2.3.1 Policy – Office parks**

- a. Recognise and enable office activities in the existing Addington and Russley office parks that are within the Commercial Office Zone.

### **15.2.3.2 Policy – Mixed use areas**

- a. Recognise the existing nature, scale and extent of retail and office activities in Addington, New Brighton, off Mandeville Street and adjoining Blenheim Road, while limiting their future growth and development to ensure commercial activity in the City is focussed within the network of commercial centres.

## **15.2.4 Objective - Urban form, scale and design outcomes**

- a. A scale, form and design of development that is consistent with the role of a centre, and which:
  - i. recognises the Central City and District Centres as strategically important focal points for community and commercial investment;
  - ii. contributes to an urban environment that is visually attractive, safe, easy to orientate, conveniently accessible, and responds positively to local character and context;
  - iii. recognises the functional and operational requirements of activities and the existing built form;

- iv. manages adverse effects on the surrounding environment; and
- v. recognises Ngāi Tahu/ Manawhenua values through landscaping and the use of low impact urban design, where appropriate.

#### **15.2.4.1 Policy – Scale and form of development**

- a. Provide for development of a significant scale and form in the core of District Centres and Neighbourhood Centres, and of a lesser scale and form on the fringe of these centres.
- b. The scale and form of development in centres shall:
  - i. reflect the context, character and the anticipated scale of the zone and centre's function;
  - ii. increase the prominence of buildings on street corners;
  - iii. for Local Centres, maintain a low rise built form to respect and integrate with their suburban residential context;
  - iv. for Key Activity Centres and Large Format Centres, enable larger floor plates while maintaining a high level of amenity in the centre; and
  - v. manage adverse effects on the surrounding environment, particularly at the interface with residential areas, Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 and natural waterways.

#### **15.2.4.2 Policy – Design of new development**

- a. Require new development to be well-designed and laid out by:
  - i. encouraging pedestrian activity and amenity along streets and in adjoining public spaces, to a degree that is appropriate to the location and function of the road;
  - ii. providing a principal street facing façade of visual interest that contributes to the character and coherence of a centre;
  - iii. facilitating movement within a site and with the surrounding area for people of all mobilities and ages, by a range of modes of transport through well-defined, convenient and safe routes;
  - iv. enabling visitors to a centre to orientate themselves and find their way with strong visual and physical connections with the surrounding area;
  - v. promoting a safe environment for people and reflecting principles of Crime Prevention through Environmental Design (CPTED);
  - vi. enabling the re-use of buildings and sites while recognising the use for which the building is designed;
  - vii. incorporating principles of low impact design including energy efficiency, water conservation, the reuse of stormwater, on-site treatment of stormwater and/or integration with the wider catchment based approach to stormwater management, where practicable;
  - viii. achieving a visually attractive setting when viewed from the street and other public spaces, while managing effects on adjoining environments; and

- ix. providing adequate and convenient space for storage while ensuring it is screened to not detract from the site's visual amenity.
- b. Recognise the scale, form and design of the existing built form within a site and the immediately surrounding area and the functional and operational requirements of activities.
- c. Require residential development to be well-designed and laid out by ensuring:
  - i. a high quality healthy living environment through:
    - 1. the provision of sufficient and conveniently located internal and outdoor living spaces;
    - 2. good accessibility within a development and with adjoining areas; and
    - 3. minimising disturbance from noise and activity in a centre (and the potential for reverse sensitivity issues to arise).

#### **15.2.4.3 Policy – Suburban centre master plans**

- a. Support the recovery and long term growth of, and ensure a high level of amenity in, the following suburban centres:
  - i. Lyttelton;
  - ii. Sydenham;
  - iii. Linwood Village;
  - iv. Selwyn Street shops;
  - v. Sumner;
  - vi. Edgware;
  - vii. Ferry Road
  - viii. Main Road; and
  - ix. New Brighton

by having regard to the relevant suburban centre Master Plan developed by the Council under the Suburban Centres Programme when considering resource consent applications for development within those centres.

#### **15.2.4.4 Policy – Recognition of Ngāi Tahu/ Manawhenua values**

- a. To encourage the use of indigenous species, appropriate to the local environment, in landscaping and tree planting to recognise Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 and the cultural values of Ngāi Tahu Manawhenua.

#### 15.2.4.5 Policy – Greenfield development/ strategic infrastructure

- a. Support a comprehensive approach to the planning, design and implementation of development and infrastructure in greenfield areas, including stormwater management, through measures such as low impact design.
- b. Provide for the effective development, operation, maintenance and upgrade of strategic infrastructure and avoid adverse effects of ~~greenfield~~ development on strategic infrastructure through managing the location of activities and the design of stormwater areas. This includes but is not limited to, avoiding sensitive activities within commercial zones located within the 50 dB Ldn Air Noise Contour and within the Lyttelton Port Influences Overlay Area.

### 15.2.5 Objective - Diversity and distribution of activities in the Central City

- a. A range of commercial, community, cultural, residential and guest accommodation activities are supported in the Central City to enhance its viability, vitality and the efficiency of resources, while encouraging activities in specific areas by:
  - i. Defining the Commercial Central City Business Zone as the focus of retail and office activities and limiting the height of buildings to support an intensity of commercial activity across the zone;
  - ii. Limiting the extent to which retail and office activities occur ~~elsewhere in the Central City~~ [outside the Commercial Central City Business Zone](#);
  - iii. Providing for key anchor projects within and around the Commercial Central City Business Zone;
  - iv. Encouraging entertainment and hospitality activity (including late-night trading) in defined precincts and managing the extent to which these activities occur outside the precincts.

#### 15.2.5.1 Policy - Cathedrals in the Central City

- a. Provide for the individual design, form and function of new spiritual facilities and associated buildings at 100 Cathedral Square and 136 Barbadoes Street that:
  - i. supports their function as a focal point for cultural, social and spiritual activities serving the immediate and wider communities;
  - ii. recognises their contribution to the recovery of the Central City and the City as a whole; and
  - iii. recognises the place that a spiritual facility at 100 Cathedral Square plays in the overall identity of the City and the community's sense of place.

Note: Any demolition or deconstruction of the cathedrals is to be assessed against objectives and policies in Chapter 9 and not Policy 15.2.5.1.

## 15.2.6 Objective - Role of the Commercial Central City Business Zone

- a. A Commercial Central City Business Zone that re-develops as the principal commercial centre for Christchurch and is attractive for businesses, residents, workers and visitors, consistent with the Strategic Direction outcomes for the built environment.

### 15.2.6.1 Policy - Diversity of activities and concentration of built development

- a. Ensure the Commercial Central City Business Zone provides for the widest range of commercial, community, cultural, residential and guest accommodation activities and the greatest concentration and overall scale of built development in Christchurch.

### 15.2.6.2 Policy - Usability and adaptability

- a. Encourage a built form where the usability and adaptability of buildings are enhanced by:
  - i. enabling taller buildings than in other areas of the Central City;
  - ii. setting minimum ground floor heights;
  - iii. setting a minimum number of floors; and
  - iv. prescribing minimum residential unit sizes.

### 15.2.6.3 Policy - Amenity

- a. Promote a high standard of amenity and discourage activities from establishing where they will have an adverse effect on the amenity values of the Central City by:
  - i. requiring an urban design assessment within the Core of the Commercial Central City Business Zone;
  - ii. setting height limits to support the provision of sunlight, reduction in wind, avoidance of overly dominant buildings on the street and an intensity of commercial activity distributed across the zone;
  - iii. prescribing setback requirements at the boundary with any adjoining residential zone;
  - iv. ensuring protection of sunlight and outlook for adjoining residential zones;
  - v. setting fencing and screening requirements;
  - vi. identifying entertainment and hospitality precincts and associated noise controls for these and adjacent areas, and encouraging such entertainment and hospitality activities to locate in these precincts;
  - vii. protecting the efficiency and safety of the adjacent transport networks; and
  - viii. recognising the values of Ngāi Tūāhuriri/ Ngāi Tahu in the built form, and the expression of their narrative.

#### **15.2.6.4 Policy - Residential intensification**

- a. Encourage the intensification of residential activity within the Commercial Central City Business Zone by enabling a range of types of residential development with an appropriate level of amenity by including:
  - i. provision for outdoor living space and service areas;
  - ii. screening of outdoor storage and service areas;
  - iii. separation of balconies or habitable spaces from internal site boundaries;
  - iv. prescribed minimum unit sizes; and
  - v. internal noise protection standards.

#### **15.2.6.5 Policy - Pedestrian focus**

- a. Ensure compactness, convenience and an enhanced pedestrian environment that is accessible, pleasant, safe and attractive to the public, by:
  - i. identifying a primary area within which pedestrian orientated activity must front the street;
  - ii. requiring development to support a pedestrian focus through controls over building location and continuity, weather protection, height, sunlight admission, and the location of car parking;
  - iii. establishing a slow street traffic environment; and
  - iv. ensuring high quality public space design and amenity.

#### **15.2.6.6 Policy - Comprehensive development**

- a. Ensure comprehensive block development in the Central City Retail Precinct to catalyse early recovery and encourage integrated development, reduced development costs, improved amenity, pedestrian connection and economies of scale.

#### **15.2.6.7 Policy - Entertainment and Hospitality Precinct**

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



## 15.2.7 Objective - Role of the Commercial Central City Mixed Use Zone

- a. The development of vibrant urban areas where a diverse and compatible mix of activities can coexist in support of the Commercial Central City Business Zone and other areas within the Central City.

### 15.2.7.1 Policy - Diversity of activities

- a. Enhance and revitalise the Commercial Central City Mixed Use Zone by enabling:
  - i. a wide range of activities and a continuation of many of the existing business activities;
  - ii. a range of types of residential activities to transition into this area in support of inner city residential intensification;
  - iii. forms of retailing that support business and other activity within the zone, are consistent with consolidating retail activity in the Commercial Central City Business Zone, or are less suited to the Commercial Central City Business Zone environment;
  - iv. larger format retail activity to continue in parts of the zone where that form of retailing has previously existed and/or to an extent that does not threaten the consolidation of retail activity in the Commercial Central City Business Zone;
  - v. opportunities for office and commercial service activity in association with other business and residential activity, or where it is of a small scale so as to not compromise the role of the Commercial Central City Business Zone or the aim of consolidating that area of the Central City;
  - vi. light service industry compatible with other activities envisaged for the zone; and
  - vii. entertainment and hospitality activities of a scale, type and duration that do not conflict with or undermine existing and future residential activity, ~~not~~ **nor** undermine the identified hospitality and entertainment precincts.

## 15.2.8 Objective - Built form and amenity in the Central City Mixed Use Zone

- a. Ensure a form of built development that contributes positively to the amenity values of the area, including people's health and safety, and to the quality and enjoyment of the environment for those living, working within or visiting the area.

### 15.2.8.1 Policy - Usability and adaptability

- a. Encourage a built form where the usability and adaptability of sites and buildings are enhanced by:
  - i. enabling moderately tall buildings;
  - ii. setting minimum ground floor height and depth; and
  - iii. prescribing minimum residential unit sizes and noise attenuation requirements.

### **15.2.8.2 Policy - Amenity and effects**

- a. Promote a high standard of built form and amenity and discourage activities from establishing where they will have an adverse effect on the amenity values of the Central City, by:
  - i. requiring minimum areas of landscaping and of site frontages not occupied by buildings;
  - ii. setting fencing and screening requirements;
  - iii. prescribing setback requirements at the boundary with any adjoining residential zone;
  - iv. ensuring protection of sunlight and outlook for adjoining sensitive zones;
  - v. protecting the efficiency and safety of the adjacent transport networks; and
  - vi. controlling industrial activity.

### **15.2.8.3 Policy - Residential development**

- a. Provide for residential development within the Commercial Central City Mixed Use Zone in support of, and to encourage, intensification of residential activity in the Central City, and provide for a level of amenity for residents consistent with the intended built form and mix of activities within that environment, by including:
  - i. provision of outdoor living space and service area;
  - ii. screening of outdoor storage and service areas;
  - iii. separation of balconies or habitable spaces from internal site boundaries;
  - iv. prescribed minimum unit sizes; and
  - v. internal noise protection standards.

## **15.2.9 Objective - Role of the Commercial Central City (South Frame) Mixed Use Zone**

- a. The development of a Commercial Central City (South Frame) Mixed Use Zone that provides a clear delineation between the Commercial Central City Business Zone and the Commercial Central City Mixed Use Zone and that:
  - i. enables a compatible mix of activities within a connected, safe and attractive open space landscape;
  - ii. enables a range of activities that do not compromise consolidation of the Commercial Central City Business Zone; and
  - iii. provides for precincts that will accommodate technology based businesses and research and health related activities.

### 15.2.9.1 Policy - Diversity of activities

- a. Enhance and revitalise land within the Commercial Central City (South Frame) Mixed Use Zone by:
  - i. enabling residential activity to transition into this area in support of inner city residential intensification;
  - ii. enabling educational activities and tertiary education and research facilities to establish throughout the zone;
  - iii. enabling retailing along Colombo Street and High Street, with a limited tenancy size to create boutique retail environments, to support development of the Innovation Precinct and redevelopment of the wider South Frame and to recognise the historic importance of these retail streets to the Central City;
  - iv. enabling limited forms of retailing in other parts of the South Frame that support businesses and other activities within the zone, or that are less suited to the Commercial Central City Business Zone environment, and remain consistent with the objective of consolidating retail activity in the Commercial Central City Business Zone;
  - v. enabling opportunities for office and commercial service activity in the Health and Innovation Precincts, and in other parts of the South Frame where this activity is ancillary to residential activities, or where it is of such a small scale so as not to compromise the role of the Commercial Central City Business Zone or the aim of consolidating that area of the Central City; and
  - vi. discouraging incompatible activities, such as industrial, motor servicing, trade suppliers, wholesalers and yard based suppliers, retail, offices and commercial services beyond the scope provided in this policy.

### 15.2.10 Objective - Built form and amenity in the South Frame

- a. A form of built development within the Commercial Central City (South Frame) Mixed Use Zone that improves the safety, amenity, vibrancy, accessibility and attractiveness of the Commercial Central City (South Frame) Mixed Use Zone, the South Frame Pedestrian Precinct and the Central City.

#### 15.2.10.1 Policy - Amenity

- a. Promote a high standard of amenity in the Commercial Central City (South Frame) Mixed Use Zone by:
  - i. encouraging buildings to form a clear edge to road boundaries and open space areas such as the South Frame Pedestrian Precinct;
  - ii. requiring minimum areas of landscaping;
  - iii. requiring landscaping in areas that adjoin open spaces and public areas such as the South Frame Pedestrian Precinct, in situations where buildings are not constructed to the boundary of these areas;
  - iv. setting fencing and screening requirements;

- v. ensuring protection of sunlight in open space areas; and
- vi. creating new north to south road linkages between Tuam and St Asaph Streets to provide view shafts into the South Frame Pedestrian Precinct.
- vii. Recognising the values of Ngāi Tūāhuriri/ Ngāi Tahu in the built form, and the expression of their narrative.

#### **15.2.10.2 Policy - Residential development**

- a. Provide for a range of types of residential development within the Commercial Central City (South Frame) Mixed Use Zone to support intensification of residential activity within the Central City, and to provide for an appropriate level of amenity for residents, by including:
  - i. provision for outdoor living space and service areas;
  - ii. screening of outdoor storage and service areas; and
  - iii. prescribed minimum residential unit sizes.

#### **15.2.10.3 Policy - Health Precinct**

- a. Provide for a Health Precinct that facilitates public and private health education, research, innovation and other health related activities in close proximity to the Christchurch Hospital by:
  - i. enabling health related offices, commercial services and other activities to locate in this area;
  - ii. creating a high quality urban environment for the establishment of health related activities;
  - iii. creating publicly accessible open spaces to create vital community focal points and connectivity on each block; and
  - iv. enabling car parking facilities that support access to and provision of health services while avoiding significant adverse effects on the transport network.

#### **15.2.10.4 Policy - Innovation Precinct**

- a. Provide for an Innovation Precinct that facilitates technology based industry and research activities within the vicinity of the High Street Urban Gateway by:
  - i. enabling the development of offices, commercial services and ancillary activities;
  - ii. providing for a range of tenancy sizes to facilitate both small start-up businesses and large anchor innovation companies; and
  - iii. enabling a built form and layout that encourages informal meeting opportunities and easy interaction between companies.

## 15.2.11 Objective - Role of the Central City Commercial Local Zone

- a. A mix of small scale activities serving the local community which does not compromise the Commercial Central City Business Zone.

### 15.2.11.1 Policy: - Range of activities

- a. Enable small scale, mixed use, commercial activities in the Commercial Local Zone in the Central City that provide for the day-to-day convenience shopping, service and employment needs of the local community and limit the size of any single tenancy to ensure that larger scale tenancies, that would be better located in the Commercial Central City Business Zone, do not establish.

### 15.2.11.2 Policy - Community facilities

- a. Enable the establishment of small scale community facilities, co-located with potential neighbourhood reserves, within the Commercial Local Zone in the Central City.

### 15.2.11.3 Policy: - Residential activity

- a. Enable residential activity to establish in the Commercial Local Zone in the Central City outside of a ground floor frontage area.

## 15.3 How to interpret and apply the rules

- a. The rules that apply to activities in the various commercial zones are contained in the activity status tables (including activity specific standards) and built form standards in:
  - i. Rule 15.4 – Commercial Core Zone;
  - ii. Rule 15.5 – Commercial Local Zone;
  - iii. Rule 15.6 - Commercial Banks Peninsula Zone;
  - iv. Rule 15.7 – Commercial Retail Park Zone;
  - v. Rule 15.8 – Commercial Office Zone;
  - vi. Rule 15.9 – Commercial Mixed Use Zone;
  - vii. Rule 15.10 – Commercial Central City Business Zone
  - viii. Rule 15.11 – Commercial Central City Mixed Use Zone
  - ix. Rule 15.12 – Commercial Central City Mixed Use (South Frame) Zone;
  - x. Rule 15.13 - Matters of control and discretion
- b. Area specific rules also apply to activities within the Commercial Core Zone and Commercial Local Zone in the following areas:
  - i. Belfast/ Northwood (as identified in Appendix 15.15.1) - Rule 15.54.3.1
  - ii. Ferrymead (as identified in Appendix 15.15.2) - Rule 15.54.3.2,
  - iii. North Halswell (as identified in Appendix 15.15.3) - Rule 15.54.3.3,
  - iv. Prestons - Rule 15.54.3.4
  - v. Yaldhurst - Rule 15.54.3.5
  - vi. Other areas- Rule 15.54.3.6
  - vii. St Albans (as identified in Appendix 15.15.4) – Rule 15.63.15.5.3.
- c. The activity status tables and standards in the following chapters also apply to activities in all commercial zones (other than port activities south of Norwich Quay in the Commercial Banks Peninsula Zone where Chapters 6, 7, 11 and 12 do not apply):
  - 5 Natural Hazards;
  - 6 General Rules and Procedures;
  - 7 Transport;
  - 8 Subdivision, Development and Earthworks;
  - 9 Natural and Cultural Heritage;
  - 11 Utilities and Energy; and
  - 12 Hazardous Substances and Contaminated Land.
- d. The activity status tables and standards specified in clause c. above do not apply to port activities south of Norwich Quay in the Commercial Banks Peninsula Zone. The activity status tables and standards in the following chapters shall be the only chapters that apply to port

activities south of Norwich Quay (in addition to the rules for the Commercial Banks Peninsula Zone) where relevant:

- 5 Natural Hazards;
  - 8 Subdivision, Development and Earthworks; and
  - 9 Natural and Cultural Heritage.
- d. Where the word 'facility' is used in the rules e.g. spiritual facility, it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.
- e. Similarly, where the word/ phrase defined includes the word 'activity' or 'activities', the definition includes the land and/or buildings for that activity unless expressly stated otherwise in the activity status tables.
- f. In the commercial zones, either all or specific activities that are listed as restricted discretionary activities shall comply with the built form standards. At the beginning of the built form standards for each zone, it is specified which activities are subject to compliance with these standards.

## 15.4 Rules - Commercial Core Zone

### 15.4.1 Activity status tables- Commercial Core Zone

#### 15.4.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Core Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.4.2. Note, the built form standards do not apply to an activity that does not involve any development.

Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 15.4.1.2, 15.4.1.3, 15.4.1.4 and 15.4.1.5.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

Activity		Activity specific standards
<b>P1</b>	Any new building or addition to a building, for any permitted activity listed in Rule 15.4.1.1 P2 to P23.	Nil
<b>P2</b>	Department store, supermarket, unless specified below. (refer to Rule 15.4.1.4 D2)	
<b>P3</b>	Retail activity excluding supermarket and department store, unless otherwise specified	a. The maximum tenancy size shall be 500m <sup>2</sup> GLFA in a Neighbourhood Centre. This clause does not apply to the Key Activity Centre at Spreydon/Barrington.
<b>P4</b>	Trade supplier	
<b>P5</b>	Second-hand goods outlet	

Activity		Activity specific standards
<b>P6</b>	Commercial services	
<b>P7</b>	Entertainment facility	
<b>P8</b>	Food and beverage outlet	
<b>P9</b>	Gymnasium	
<b>P10</b>	Office activity	a. The maximum tenancy size shall be 500m <sup>2</sup> GLFA in a District or Neighbourhood Centre.
<b>P11</b>	Guest accommodation	a. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,nT_w+C_t^f}$ .
<b>P12</b>	Community facility	Nil
<b>P13</b>	Health care facility	
<b>P14</b>	Education activity	
<b>P15</b>	Pre-school	
<b>P16</b>	Care facility	
<b>P17</b>	Spiritual facility	
<b>P18</b>	Public artwork	
<b>P19</b>	Public transport facility	
<b>P20</b>	Residential activity	<p>a. The activity shall be:</p> <ul style="list-style-type: none"> <li>i. located above ground level; or</li> <li>ii. located to the rear of any activities listed in Rule 15.4.1.1 P1 – P17 on the ground floor frontage to the street, excluding: <ul style="list-style-type: none"> <li>A. any pedestrian entrance including lobby and/or reception area associated with residential activity; or</li> <li>B. the Brougham Street and Buchan Street frontages of the site at 350 Colombo Street in Sydenham (Sec 1 SO19055).</li> </ul> </li> </ul> <p>b. Clause (a)(ii) shall not apply to the Commercial Core Zone at North Halswell (as identified in Appendix 15.15.3), where all residential activity shall be above ground level.</p> <p>c. The activity shall have a minimum net floor area (including toilets and bathrooms but excluding lobby and/or reception area, car parking, garaging and balconies) per unit of:</p> <ul style="list-style-type: none"> <li>i. Studio 35m<sup>2</sup></li> <li>ii. 1 bedroom 45m<sup>2</sup></li> <li>iii. 2 bedrooms 60m<sup>2</sup></li> </ul>



Activity	Activity specific standards																
	<div><div>iv. 3 or more bedrooms 90m<sup>2</sup></div><div>d. Each residential unit shall be provided with:<div><div>i. an outdoor service space of 3m<sup>2</sup> and a waste management area of 2m<sup>2</sup> per unit, each with a minimum dimension of 1.5 metres in either a private or communal area;</div><div>ii. a single, indoor storage space of 4m<sup>3</sup> with a minimum dimension of 1 metre; and</div><div>iii. any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres.</div></div></div><div>e. Each residential unit shall be provided with an outdoor living space with a minimum area and dimension as set out in the following table, located immediately outside and accessible from an internal living area of the residential unit.</div><table><tr><td></td><td>Type</td><td>Area</td><td>Dimension</td></tr><tr><td>i.</td><td>Studio, 1 bedroom</td><td>6m<sup>2</sup></td><td>1.5 metres</td></tr><tr><td>ii.</td><td>2 or 3 bedroom</td><td>10m<sup>2</sup></td><td>1.5 metres</td></tr><tr><td>iii.</td><td>More than 3 bedrooms</td><td>15m<sup>2</sup></td><td>1.5 metres</td></tr></table><div>f. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB <math>D_{tr,2m,nTw}+C_{tr}</math>.</div></div>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m <sup>2</sup>	1.5 metres	ii.	2 or 3 bedroom	10m <sup>2</sup>	1.5 metres	iii.	More than 3 bedrooms	15m <sup>2</sup>	1.5 metres
	Type	Area	Dimension														
i.	Studio, 1 bedroom	6m <sup>2</sup>	1.5 metres														
ii.	2 or 3 bedroom	10m <sup>2</sup>	1.5 metres														
iii.	More than 3 bedrooms	15m <sup>2</sup>	1.5 metres														
P21	Emergency service facilities	Nil															
P22	Parking lot																
P23	High technology industrial activity																

### 15.4.1.2 Controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in Rule 15.4.2.1 b.

<b>C1</b>	Any activity listed in Rule 15.4.1.1 P1-P23 requiring consent under Rule 15.4.2.1 b. Any application arising from this rule shall not be limited or publicly notified.
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### 15.4.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.13.1, 15.13.2 and 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Any activity listed in Rule 15.4.1.1 P20 that does not meet one or more of the activity specific standards a. – e.. Any application arising from this rule shall not be limited or publicly notified.	a. Residential activity - Rule 15.13.2.3 b. Activity at ground floor level – Rule 15.13.2.2
<b>RD2</b>	Any activity listed in Rule 15.4.1.1 P1-P23 and Rule 15.4.1.3 RD3 to RD7, that do not meet one or more of the built form standards in Rule 15.4.2.1 c. and Rules 15.4.2.2 – 15.4.2.9, unless otherwise specified. Refer to relevant built form standard for provisions regarding notification.	As relevant to the built form standard that is not met: a. Urban design –Rule 15.13.1. b. Maximum building height –Rule 15.13.3.1 c. Minimum building setback from road boundaries/ street scene –Rule 15.13.3.2 d. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.13.3.3 e. Sunlight and outlook at boundary with a residential zone –Rule 15.13.3.4 f. Outdoor storage areas –Rule 15.13.3.5 g. Landscaping and trees – Rule 15.13.3.6 h. Water supply for fire fighting – Rule 15.13.3.8 i. Minimum building setback from the railway corridor - Rule 15.13.3.10 j. Refer to Rule 15.4.3 for the matters of discretion for area specific standards.
<b>RD3</b>	Yard-based supplier Any application arising from this rule shall not be limited or publicly notified.	a. Centre vitality and amenity – Rule 15.13.2.4
<b>RD4</b>	Service station Any application arising from this rule shall not be limited or publicly notified.	
<b>RD5</b>	Drive-through services Any application arising from this rule shall not be limited or publicly notified.	a. Drive-through services – Rule 15.13.3.12
<b>RD6</b>	Any activity listed in Rule 15.4.1.1 P3 – P10 that do not meet the activity specific standards. Any application arising from this rule shall not be limited or publicly notified.	a. Maximum tenancy size – Rule 15.13.2.1 b. Centre vitality and amenity - Rule 15.13.2.4
<b>RD7</b>	Parking building	a. Urban design – Rule 15.13.1.

	<b>Activity</b>	<b>The Council's discretion shall be limited to the following matters:</b>
	Any application arising from this rule shall not be limited or publicly notified.	

#### 15.4.1.4 Discretionary activities

The activities listed below are discretionary activities.

	<b>Activity</b>
<b>D1</b>	Any activity not provided for as a permitted, <a href="#">controlled</a> , restricted discretionary or non-complying activity.
<b>D2</b>	A department store or supermarket on the sites at 75 London Street (Lot 1 DP 69452) and 311 Stanmore Road (Lot 2 DP 67066)

#### 15.4.1.5 Non-complying activities

The activities listed below are non-complying activities.

	<b>Activity</b>
<b>NC1</b>	Any residential activity or guest accommodation that does not meet Rules 15.4.1.1 P11 activity specific standard a. or P20 activity specific standard f.
<b>NC2</b>	Sensitive activities within the 50 dB Ldn Air Noise Contour as defined on the planning maps.
<b>NC3</b>	<p>a. Sensitive activities within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure.</p> <p>b. Buildings on greenfield sites within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure.</p> <p>c. Buildings, other than those in (b) above, within 10 metres of the foundation of an associated support structure.</p> <p>d. Fences within 5 metres of a 66kV electricity distribution line support structure foundation.</p> <p>Any application arising from this rule shall <a href="#">not</a> be <a href="#">publicly notified</a>, and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Notes:</p> <p>i. The 66kV electricity distribution lines are shown on the planning maps.</p> <p>ii. Vegetation to be planted around the electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</p> <p>iii. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation <a href="#">to</a> the electricity distribution line. Buildings and activities in the vicinity of electricity distribution lines must comply with the NZECP 34:2001.</p>

## 15.4.2 Built form standards - Commercial Core Zone

The following built form standards shall be met by all permitted activities and restricted discretionary activities RD3- RD7 unless otherwise stated.

### 15.4.2.1 Urban design

	Activity status	Applicable to	Matters of control or discretion
a.	Permitted activity	Any new building or addition to a building for activities listed in Rule 15.4.1.1 P1 to P23 that does not exceed: <ul style="list-style-type: none"> <li>i. 4,000m<sup>2</sup> GLFA where located in a District Centre as identified in Table 15.1; or</li> <li>ii. 1,000m<sup>2</sup> GLFA where located in neighbourhood centre identified in Table 15.1.</li> </ul>	Nil
b.	Controlled activity	Any new building or addition to a building for activities listed in Rule 15.4.1.1 P1 to P23 that exceed permitted standards a. i or ii and is certified by a qualified urban design expert on a Council approved list as meeting each of the urban design provisions / outcomes in Rule 15.13.1 Urban design i-xiii. Certification shall include sufficient detail to demonstrate how the relevant urban design provisions / outcomes in Rule 15.13.1 have been met.	The Council's control is restricted to the following matters: <ul style="list-style-type: none"> <li>a. That the new building or addition to a building is built in accordance with the urban design certification.</li> </ul>
c.	Restricted discretionary activity	Any new building or addition to a building that is not a permitted or controlled activity under 15.4.2.1 (a) or (b).	a. Urban design – Rule 15.13.1

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

Note:

1. Any building or an addition to a building requiring resource consent under Rule 15.4.2.1 is exempt from meeting Rule 15.4.2.3.
2. The following forms of development are exempt from compliance with this rule:
  - i. Repairs, maintenance, and seismic, fire and/or access building code upgrades; or
  - ii. Refurbishment, reinstatement works.
3. The following activities in Rule 15.4.1.1 are exempt from compliance with this rule:
  - i. P12 Community facility; P13 Health care facility; P14 Education activity; P15 Pre-school; P16 Care facility; P17 Spiritual facility; P21 Emergency service facility.

### 15.4.2.2 Maximum building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	All sites in a District Centre	20 metres
b.	Any building in a District Centre within 30 metres of an internal boundary with a residential zone	12 metres
c.	All sites in a Neighbourhood Centre	12 metres
d.	Other locations	17 metres

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

### 15.4.2.3 Building setback from road boundaries/ street scene

The minimum building setback from road boundaries shall be as follows:

	Standard
a.	<p>On the road frontage of a site identified as a Key Pedestrian Frontage (identified on the planning maps), all buildings shall:</p> <ul style="list-style-type: none"> <li>i. be built up to the road boundary except for: <ul style="list-style-type: none"> <li>A. a setback of up to a maximum of 4 metres from the road boundary for a maximum width of 10 metres.</li> <li>B. any pedestrian or vehicle access.</li> </ul> </li> <li>ii. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street.</li> <li>iii. have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street.</li> <li>iv. This rule shall not apply to emergency service facilities (P21).</li> <li>v. On Colombo Street, between Moorhouse Ave and Brougham Street, buildings shall be set back no more than 2 metres from the road boundary and the setback shall not be used for car parking.</li> </ul>
b.	<p>On the road frontage of a site that is not identified as a Key Pedestrian Frontage on the planning maps, all buildings shall:</p> <ul style="list-style-type: none"> <li>i. be set back a minimum distance of 3 metres from the road boundary unless the building is built up to the road boundary; and</li> <li>ii. have visually transparent glazing for a minimum of 40% of the ground floor elevation facing an arterial or collector road.</li> </ul> <p>On sites opposite a residential zone:</p> <ul style="list-style-type: none"> <li>iii. the road frontage shall have a landscaping strip with a minimum width of 1.5 metres, and a minimum of 1 tree for every 10 metres of road frontage or part thereof, for that part of the building not built up to the road boundary.</li> </ul>

	Standard
c.	On the road frontage of a site that is not identified as a Key Pedestrian Frontage on the planning maps and is opposite a residential zone, and/or has a road frontage to a local road:
i.	the road frontage shall have a landscaping strip with a minimum width of 1.5 metres, and a minimum of 1 tree for every 10 metres of road frontage or part thereof for that part of the frontage not built up to the road boundary.

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

#### 15.4.2.4 Minimum building setback from the internal boundary with a residential zone

- a. The minimum building setback from the internal boundary with a residential zone shall be 3 metres. ~~as follows:~~

	Activity	Standard
a.	<del>All buildings within sites which share an internal boundary with a residential zone.</del>	3 metres

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

#### 15.4.2.5 Sunlight and outlook at boundary with a residential zone

- a. Where an internal boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal boundary in accordance with the diagrams in Appendix 15.15.9.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.

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

#### 15.4.2.6 Outdoor storage areas

- a. Any outdoor storage areas shall:
- be screened by 1.8 metre high fencing or landscaping from any adjoining site; and
  - not be located within the setback specified in Rule 15.4.2.4

This rule shall not apply where the storage of vehicles, equipment, machinery, and/or natural or processed products is for periods of less than 12 weeks in any year.

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

### 15.4.2.7 Landscaping and trees

Landscaping and trees shall be provided as follows:

	Standard
a.	<p>i. On sites adjoining a residential zone, trees shall be provided adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced extending to the road boundary within the setback.</p> <p>ii. On all sites, one tree shall be planted for every 5 car parking spaces provided between buildings and the street. Trees shall be planted within or adjacent to the car parking area at the front of the site.</p> <p>iii. All landscaping / trees required under these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.</p>

Any application arising from clause (ii) shall not be limited or publicly notified.

### 15.4.2.8 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

### 15.4.2.9 Minimum building setback from railway corridor

- a. ~~For sites adjacent to or abutting the railway line, the~~ The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

## 15.4.3 Area specific rules – Commercial Core Zone

The following rules apply to the areas specified. All activities specified are also subject to the rules in 15.4.1 and 15.4.2 unless specified otherwise in 15.4.3.

### 15.4.3.1 Rules - Commercial Core Zone (Belfast/ Northwood) Outline Development Plan area

#### 15.4.3.1.1 Activity status tables - Commercial Core Zone (Belfast/ Northwood) Outline Development Plan area

##### 15.4.3.1.1.1 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.4.3.1.3, 15.13.1 and 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Any activity or building in the Commercial Core Zone (Belfast/ Northwood): a. that meets the built form standards in Rules 15.4.2 (excluding Rule 15.4.2.1) and 15.4.3.1.2.	a. Matters of discretion for Belfast/ Northwood Outline Development Plan area – Rule 15.4.3.1.3 b. The extent to which development is in general accordance with the outline development plan in Appendix 15.15.1 c. Urban design - Rule 15.13.1
<b>RD2</b>	Any activity or building that does not meet one or more of the built form standards in Rule 15.4.3.1.2, unless otherwise specified in Rule 15.4.3.1.1.2 D1 or Rule 15.4.3.1.1.3 NC1.  Refer to relevant built form standard for provisions regarding notification.	As relevant to the standard that is not met: a. Maximum building height – Rule 15.13.3.1 b. Landscaping – Rule 15.4.3.1.3.3 c. Roading, access and parking – Rule 15.4.3.1.3.4 d. Maximum total number of vehicles exiting the site – Rule 15.4.3.1.3.6 and e. Matters of discretion for Belfast/ Northwood Outline Development Plan area – Rule 15.4.3.1.3 f. The extent to which development is in general accordance with the outline development plan in Appendix 15.15.1 g. Urban design – Rule 15.13.1 h. Maximum retail / office activity thresholds – Rule 15.4.3.1.3.5

##### 15.4.3.1.1.2 Discretionary activities

The activities listed below are discretionary activities.

	Activity
<b>D1</b>	Any activity or building that does not meet Rule 15.4.3.1.2.6 (Maximum threshold for office activity-activities).



#### 15.4.3.1.1.3 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity or building that does not meet Rule 15.4.3.1.2.2 (Building setback and size).

#### 15.4.3.1.2 Built form standards- Commercial Core Zone (Belfast/ Northwood) Outline Development Plan area

##### 15.4.3.1.2.1 Maximum building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	Land within area identified as 'Special Area A' on the outline development plan in Appendix 15.15.1.	12 metres
b.	Land within area identified as 'Special Area B' on the outline development plan in Appendix 15.15.1.	5 metres

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

##### 15.4.3.1.2.2 Building setback and size

The minimum building setback and building size shall be as follows:

	Standard
a.	Any buildings shall be set back a minimum distance of 20 metres from the outer edge of any esplanade reserve adjoining the Styx River.
b.	Any buildings shall be set back a minimum distance of 150 metres from the southern boundary of the zone.
c.	Any buildings between 150 metres and 200 metres from the southern boundary of the zone shall not exceed a gross floor area of 500m <sup>2</sup> .

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

##### 15.4.3.1.2.3 Landscaping

- a. For any sites adjoining the Styx River, the setback required under clause (a) of Rule 15.4.3.1.2.2 shall be planted with native species prior to any retail activities being open to the public within the zone.

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

##### 15.4.3.1.2.4 Roading, access and parking

- a. All vehicle access points shall only be provided in the locations specified on the outline development plan in Appendix 15.15.1 with a road running between the southernmost access

point and access to Radcliffe Road (defined on the outline development plan as 'Vehicle Access Point').

- b. The point marked on the outline development plan in Appendix 15.15.1 for a 'future left in / left out vehicle access point' shall only be provided following the completion and opening of the Northern Arterial.

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

#### 15.4.3.1.2.5 Maximum total number of vehicles exiting the site

- a. The maximum total number of vehicles exiting the site until the Northern Arterial has been constructed and is open to traffic shall be as follows:
  - i. Thursday Evening Peak Hour – 625 vehicles
  - ii. Saturday Peak Hour – 700 vehicles

Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Transport Agency (absent its written approval).

Note:

1. The traffic volumes emerging from the site shall be based on the trip rates for activities specified in NZTA Research Report 453 or any updated version.
2. For the purpose for estimating trips exiting the site, any traffic going from the Commercial Core Zone (Belfast/ Northwood) to the Commercial Retail Park Zone on the north side of Radcliffe Road shall be excluded from calculations.

#### 15.4.3.1.2.6 Maximum thresholds for office activity

The maximum thresholds for office activity shall be as follows:

	Activity	Standard
a.	Office activity up until 1 February 2020	The total amount of floorspace for office activity within the 'Styx centre boundary' as defined on the outline development plan (Appendix 15.15.1) shall not exceed 8,000m <sup>2</sup> GLFA.
b.	Office activity from 1 February 2020 onwards	The total amount of floorspace for office activity within the 'Styx centre boundary' as defined on the outline development plan (Appendix 15.15.1) shall not exceed 12,000m <sup>2</sup> GLFA.

#### 15.4.3.1.2.7 Maximum thresholds for retailing activity

- a. The total amount of floorspace for retailing activity within the 'Styx centre boundary' as defined on the outline development plan (Appendix 15.15.1) shall not exceed 20,000m<sup>2</sup> GLFA.

#### 15.4.3.1.2.8 Maximum threshold for non- residential activities

- a. The total amount of floorspace for non-residential activities within the 'Styx centre boundary' as defined on the outline development plan (Appendix 15.15.1) shall not exceed 45,000m<sup>2</sup> GLFA.

### **15.4.3.1.3 Matters of discretion - Commercial Core Zone (Belfast/ Northwood) Outline Development Plan area**

#### **15.4.3.1.3.1 Outline development plan**

- a. Community facilities
  - i. Ensures that community facilities are publicly accessible and can be easily accessed from Main North Road and Radcliffe Road; and
  - ii. Ensures that sufficient floor space is provided for community facilities across the zone, being a minimum gross floor area of 1,600m<sup>2</sup>.
- b. Open space
  - i. Ensures that external public open space is provided in convenient, publicly accessible locations within the zone; and
  - ii. Ensures that sufficient open space is provided across the zone, being 1200m<sup>2</sup> of public open space with at least one space making up 1200m<sup>2</sup> and capable of containing a circle with a minimum diameter of 1.8 metres.
- c. Connectivity
  - i. Ensures the proposed development includes and/or provides for future development of an open air main street connecting Main North Road and Radcliffe Road as a route through the site and which provides a high quality pedestrian environment; and
  - ii. Ensures that linkages are made from the development to the Styx River and which contributes to improved public accessibility along the river.
- d. Public transport interchange
  - i. Ensures provision is made for the future development of an area for a public transport interchange in the location shown on the outline development plan that is at least 4,000m<sup>2</sup>; and
  - ii. The degree to which interim uses of land identified for a public transport interchange affect the ability to develop a public transport interchange at a future date.

#### **15.4.3.1.3.2 Design and amenity**

- a. Whether any proposed signage, building colours or fences associated with development will adversely impact on the natural character and values of the Styx River;
- b. The visual appearance and attractiveness of the development; and
- c. The extent to which development is consistent with the Styx River/ Purakaunui Area Stormwater Management Plan.

#### **15.4.3.1.3.3 Landscaping**

- a. The extent of native and other planting within the Styx River riparian setback to enhance the ecological values associated with the Styx River and to screen buildings adjacent to the Styx River; and

- b. The extent to which the value of the area as mahinga kai and the historic use of the area for market gardening and, horticultural activities is recognised through landscaping or other features.

#### **15.4.3.1.3.4 Roading, access and parking**

- a. The extent to which the transport network creates safe and efficient movement within the site and ensures connectivity and convenience for pedestrians and cyclists.
- b. The extent to which any underground or basement car parking structure is integrated into the development to avoid adverse visual effects.
- c. Any adverse effects of vehicle access points on the safe and efficient operation of the transport network.
- d. Any adverse effects of parking areas/access points on adjoining zones and whether mitigation minimises these effects.
- e. The extent to which the location and design of parking, access and manoeuvring areas supports pedestrian safety.

#### **15.4.3.1.3.5 Maximum retail/ office activity thresholds**

The extent to which the additional gross leasable floor area:

- a. avoids adverse effects on the function and recovery of the Central City and District Centres within the District and Kaiapoi and Rangiora in Waimakariri District; and
- b. limits adverse effects on people and communities who rely on the Central City and District Centres for their social and economic wellbeing, and allows ease of access to these centres by a variety of transport modes.

#### **15.4.3.1.3.6 Maximum total number of vehicles exiting the site**

- a. Prior to the opening of the Northern Arterial motorway, the extent to which any significant adverse effects arise on the safety and efficiency of the transport network as a result of the proposed activity.

### **15.4.3.2 Commercial Core Zone (Ferryroad) Outline Development Plan area**

#### **15.4.3.2.1 Activity status tables- Commercial Core Zone (Ferryroad) Outline Development Plan area**

##### **15.4.3.2.1.1 Permitted activities**

The activities listed below are permitted activities in the Commercial Core Zone (Ferryroad) Outline Development Plan area if they meet any activity specific standards set out in this table and the built form standards in Rule 15.4.3.2.2.

	Activity	Activity specific standards
<b>P1</b>	Any activity or building.	<p>Compliance with:</p> <ul style="list-style-type: none"> <li>a. All the following Key Structuring Elements shown on the Ferrymead Outline Development Plan (see Appendix 15.15.2): <ul style="list-style-type: none"> <li>i. Pedestrian Link</li> <li>ii. Pedestrian Accessway</li> <li>iii. Key Mixed Modal Link</li> <li>iv. Future and Secondary Vehicular and Pedestrian Accessways</li> <li>v. Boundary with Sensitive Environment</li> <li>vi. Pedestrian Interface</li> <li>vii. Key Public Vehicle Access</li> <li>viii. Landscape Setback</li> </ul> </li> <li>b. Built form standards in Rule 15.4.3.2.2, and Rule 15.4.2 unless specified otherwise in Rule 15.4.3.2.2</li> </ul>
<b>P2</b>	Key Structuring Elements identified on the outline development plan in Appendix 15.15.2.	<ul style="list-style-type: none"> <li>a. Development is to be in accordance with the Key Structuring Elements on the outline development plan</li> </ul>

#### 15.4.3.2.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.4.3.2.3 and 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Any retail activity resulting in the total GLFA in the Commercial Core Zone (Ferrymead), excluding 2 Waterman Place (Lot 1 DP305947), to exceed 30,000m <sup>2</sup> . Any retail activity resulting in the total GLFA at 2 Waterman Place (Lot 1 DP305947) to exceed 6,500m <sup>2</sup> .	<ul style="list-style-type: none"> <li>a. Maximum retail/office activity thresholds – Rule 15.4.3.2.3.3</li> </ul>
<b>RD2</b>	Any activity at 2 Waterman Place (Lot 1 DP305947) that generates more than 250 vehicle trips per day with vehicle egress to Waterman Place.	<ul style="list-style-type: none"> <li>a. Roading and access – Rule 15.4.3.2.3.2</li> </ul>
<b>RD3</b>	Any activity or building that does not comply with one or more of the Key Structuring Elements on the outline development plan in Appendix 15.15.2.	<ul style="list-style-type: none"> <li>a. Matters of discretion in Rule 15.4.3.2.3</li> </ul>
<b>RD4</b>	Any activity or building that does not meet one or more of the built form standards in Rule 15.4.3.2.2 unless otherwise specified. Refer to relevant built form standard for provisions regarding notification.	<ul style="list-style-type: none"> <li>a. Maximum building height – Rule 15.13.3.1</li> <li>b. Landscaping and trees – Rule 15.13.3.6</li> </ul>

Note: For RD2, the vehicle trips per day shall be based on the trip rates for activities specified in NZTA Research Report 453 or any updated version.

### **15.4.3.2.2 Built form standards- Commercial Core Zone (Ferryroad) Outline Development Plan area**

#### **15.4.3.2.2.1 Maximum building height**

The maximum height of any building shall be as follows:

	<b>Standard</b>
a.	20 metres, unless specified below
b.	12 metres at 2 Waterman Place (Lot 1 DP305947)

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

#### **15.4.3.2.2.2 Landscaping - Minimum width of landscaping strip**

- a. A landscaped strip with a minimum width of 5 metres shall be provided adjacent to the boundary with Charlesworth Reserve, using native species.

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

### **15.4.3.2.3 Matters of discretion - Commercial Core Zone (Ferryroad) Outline Development Plan area**

#### **15.4.3.2.3.1 Pedestrian and cycle movement to and from adjoining area**

- a. The degree to which safe, landscaped pedestrian and cycle access is provided through the site, to connect with the wider movement network (particularly with the key cycleway along Humphreys Drive and to public transport stops on Ferry Road) and with open spaces (i.e. the Ihutai/Estuary edge, Charlesworth Reserve, the Ōpāwaho/Heathcote River Towpath) while avoiding adverse effects on ecological areas.

#### **15.4.3.2.3.2 Roading and access**

- a. The effect of any additional access points on the safety and efficiency of the adjoining road network, having regard to the level and type of traffic that will use the proposed access point, the location and design of the proposed access point and the adequacy of existing or alternative access points;
- b. The extent to which the location of vehicular access points, the design of the transport network including intersection design and connections with the wider network, may individually or cumulatively impact on amenity of the zone and the surrounding area, and the safety and efficiency of the transport network;
- c. The extent to which traffic generated by the development may individually or cumulatively impact on amenity of the zone and the surrounding area, and the safety and efficiency of the transport network; and

- d. The extent to which future access through to Waterman Place for pedestrians and vehicles is enabled.

#### 15.4.3.2.3.3 Maximum retail/office activity thresholds

- a. The extent of adverse effects created by increased vehicular traffic from the development on the adjoining road network, including both access and the wider network; and
- b. The extent to which retail activity above ground floor level creates the potential for over-intensification of the site, decreases the ability to achieve a variety of activities on-site or compromise development of the zone as shown in the outline development plan.

### 15.4.3.3 Commercial Core Zone (North Halswell) Outline Development Plan area

#### 15.4.3.3.1 Activity status tables- Commercial Core Zone (North Halswell) Outline Development Plan area

##### 15.4.3.3.1.1 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.4.3.3.3 and 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Any activity in the Commercial Core Zone at North Halswell that meets the built form standards in Rules 15.4.2 (excluding Rule 15.4.2.1) and 15.4.3.3.2.	<p>a. All matters in Rule 15.4.3.3.3</p> <p>b. The extent to which development is in general accordance with the Outline Development Plan in Appendix 15.15.3.</p>
<b>RD2</b>	Any activity that does not meet built form standard Rule 15.4.3.3.2.1. Refer to relevant built form standard for provisions regarding notification.	a. Maximum building height – Rule 15.13.3.1

##### 15.4.3.3.1.2 Discretionary activities

The activities listed below are discretionary activities.

	Activity
<b>D1</b>	Any activity that does not meet Rule 15.4.3.3.2.3 (Maximum retail activity threshold) and/or Rule 15.4.3.3.2.4 (Maximum office activity threshold)

### 15.4.3.3.1.3 Non-complying activities

The activities listed below are non-complying activities.

	Activity
<b>NC1</b>	Any retail activity that does not meet Rule 15.4.3.3.2.2 (Intersection upgrades)

### 15.4.3.3.2 Built form standards — Commercial Core Zone (North Halswell) Outline Development Plan area

#### 15.4.3.3.2.1 Maximum building height

- a. The maximum height of any building shall be 14 metres.

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

#### 15.4.3.3.2.2 Intersection upgrades

- a. No retail activity within the Commercial Core Zone (North Halswell) shall be open to the public until the construction of the upgrade of the intersection of Augustine Drive and Halswell Road to traffic lights has been completed.

Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Transport Agency (absent its written approval).

#### 15.4.3.3.2.3 Maximum retail activity threshold

- a. The total amount of floorspace for retail activity within the Commercial Core Zone (North Halswell) shall not exceed 25,000m<sup>2</sup> (GFA)

#### 15.4.3.3.2.4 Maximum office activity threshold

- a. The total amount of floorspace for office activity within the Commercial Core Zone (North Halswell) shall not exceed 5,000m<sup>2</sup> (GFA)

### 15.4.3.3.3 Matters of discretion — Commercial Core Zone (North Halswell) Outline Development Plan area

#### 15.4.3.3.3.1 General

- a. The extent to which development:
- supports the role of the North Halswell Key Activity Centre as a high intensity area of commercial and community activity; and
  - enables people to orientate themselves and find their way with strong visual and physical connections with the surrounding neighbourhoods and wider area.



#### 15.4.3.3.2 Commercial layout

- a. The extent to which development:
  - i. ensures a critical mass of activity is centred upon the open air Main Street including an appropriate balance of large format retailing and concentration of finer grain commercial activities;
  - ii. supports a retail mix (large format and finer grain retailing) which ensures the centre meets its role as a District Centre and Key Activity Centre and meets the needs of the catchment population; and
  - iii. functions operationally and visually as an integrated commercial entity.

#### 15.4.3.3.3 Design and amenity

- a. The extent to which development :
  - i. provides a strong visual relationship and high quality urban interface with State Highway 75;
  - ii. provides primary active ground floor frontages on all sites intended for commercial and community focussed activity where they face an accessible public open space;
  - iii. enables a continuous frontage of retailing on the main street in order to ensure a high intensity of commercial activity;
  - iv. orientates buildings, streets, and open space to take advantage of solar access and views, and to mitigate other climatic effects such as wind;
  - v. provides high quality public open space, including streets, squares and lanes;
  - vi. provides for a multi-value approach to stormwater management that supports objectives of stormwater retention, water quality treatment, biodiversity enhancement, and landscape amenity, and that recognises Ngāi Tahu/Manawhenua values;
  - vii. provides for the protection of springs and associated Ngāi Tahu/Manawhenua values through the use of landscaping and setbacks;
  - viii. recognises and enables existing land use activities to continue while managing effects on those activities; and
  - ix. At the intersection of Augustine Drive/Halswell Road provides a high quality gateway to the North Halswell Key Activity Centre and a high quality interface with the proposed Spreydon Lodge Heritage Park.

#### 15.4.3.3.4 Transport

- a. The extent to which development:
  - i. provides for an easily accessible, readily visible Public Transport Interchange located centrally within the commercial core of the Key Activity Centre;
  - ii. provides car parking as shared spaces, available for shared use, which does not visually or physically dominate the area;
  - iii. provides for pedestrian priority within the retail core, particularly in respect to the open air main street environment;

- iv. provides a high level of physical connectivity between the Key Activity Centre, surrounding neighbourhoods and the wider area including the need for and effects of the third access point;
- v. identifies safe crossing facilities on Halswell and Sparks Road between the North Halswell Outline Development Plan area and adjacent areas/communities and within the development;
- vi. supports a high level of permeability within the Key Activity Centre;
- vii. supports the strategic importance of the Dunbars Road extension as the primary link through the Outline Development Plan area;
- viii. provides opportunities for walking, cycling and public transport use; and
- ix. supports the construction and operation of the movement network as shown on the Outline Development Plan.

#### 15.4.3.3.5 Civic Square

- a. The extent to which development:
  - i. connects the civic square and the Main Street, both visually and physically;
  - ii. provides for a civic square of a sufficient size to allow for a range of community activities, events and interaction; and
  - iii. provides a high quality civic square laid out and designed in a manner that achieves a high quality and safe, open space environment.

### 15.4.3.4 Commercial Core Zone (Prestons)

#### 15.4.3.4.1 Activity status tables - Commercial Core Zone (Prestons)

##### 15.4.3.4.1.1 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.4.3.4.3 and 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Any activity or building that does not meet one or more of the built form standards in Rule 15.4.3.4.2 unless otherwise specified.  Refer to relevant built form standard for provisions regarding notification.	As relevant to the standard that is not met: <ul style="list-style-type: none"> <li>a. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2</li> <li>b. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.13.3.3</li> <li>c. Landscaping and trees – Rule 15.13.3.6</li> <li>d. Staging of development to align with intersection upgrades – Rule 15.4.3.4.3.1</li> </ul>

#### 15.4.3.4.1.2 Non-complying activities

The activities listed below are non-complying activities.

	Activity
NC1	Any activity that does not meet Rules 15.4.3.4.2.5 (Staged development) and 15.4.3.4.2.6 (Maximum retail activity thresholds)

#### 15.4.3.4.2 Built form standards - Commercial Core Zone (Prestons)

##### 15.4.3.4.2.1 Minimum building setback from road boundaries

- a. The minimum building setback from the Marshland Road boundary shall be 10 metres.

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

##### 15.4.3.4.2.2 Minimum building setback from the zone boundary

- a. The minimum building setback from the southern boundary of the zone, adjoining the Rural Urban Fringe Zone, shall be 3 metres.

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

##### 15.4.3.4.2.3 Landscaping

- a. A landscaped strip with a minimum width ~~as specified~~ of 10 metres shall be provided along and adjacent to the boundary with Marshland Road.

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

##### 15.4.3.4.2.4 Staging of development to align with intersection upgrades

The staging of development shall align with intersection upgrades as follows:

	Standard
a.	No non-residential activities shall occur until upgrade of the Lower Styx Road / Marshland Road (including traffic signals) intersection has commenced.
b.	No more than 7200m <sup>2</sup> of non-residential activities (comprising 4000m <sup>2</sup> for a supermarket (where an individual tenancy is greater than 1,000m <sup>2</sup> GLFA) and 3200m <sup>2</sup> for other non-residential activities) shall occur until such time as: <ol style="list-style-type: none"> <li>Construction of the Northern Arterial and the 4-laning of QEII Drive between Main North Road and Innes Road together with either the Northern Arterial extension or the Hills Road extension has commenced; and</li> <li>The portion of the main primary road linking Prestons Road to Mairehau Road is open to traffic.</li> </ol>

Note:

1. The 7,200m<sup>2</sup> of non-residential development referred to in this rule is inclusive of existing commercial activities contained within the zone (as at 27 March 2010).
2. For the purposes of this rule, the Northern Arterial is defined as being one of the New Zealand Transport Agency Roads of National Significance, and is a new road extending the existing Christchurch Northern Motorway from just north of Belfast (Chaney's) to connect with QEII Drive. The scheme also includes an extension being progressed by Christchurch City Council from QEII Drive to Cranford Street. The Hills Road extension is a Christchurch City Council roading scheme, extending Hills Road from Innes Road to join QEII Drive east of Philpotts Road.

Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Transport Agency (absent its written approval).

#### 15.4.3.4.2.5 Staged development

- a. No development shall occur until either:
  - i. a comprehensive plan which shows the overall wastewater system for all activities is provided to the Council; or
  - ii. it is demonstrated that such a plan has already been provided to Council pursuant to clause (i) above or as part of a subdivision application.
 and, either:
  - iii. an approved wastewater system is established within the zone and as required, beyond the zone to service the activity; or
  - iv. it is demonstrated that such an approved wastewater system has already been established.

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

#### 15.4.3.4.2.6 Maximum retail activity threshold

The maximum GLFA for retail activity shall be as follows:

	Standard
a.	The maximum GLFA for retail activities within the Commercial Core Zone (Prestons) shall be 12,000m <sup>2</sup> Note: This includes all existing lawfully established retail activity as at 27 March 2010.
b.	The maximum GLFA of any single tenancy for a retail activity (excluding a supermarket) within the Commercial Core Zone (Prestons) shall be 150m <sup>2</sup> .

**15.4.3.4.3 Matters of discretion- Commercial Core Zone (Prestons)****15.4.3.4.3.1 Staging of development to align with intersection upgrades**

- a. The nature and extent of any adverse effect arising on the transport network from a proposal that:
  - i. deviates from the design of specific intersection upgrades approved by Council; and/or
  - ii. exceeds the quantum of non-residential activities anticipated as maximums before specific transport network upgrades are commenced.

### 15.4.3.5 Commercial Core Zone (Yaldhurst)

#### 15.4.3.5.1 Activity status tables- Commercial Core Zone (Yaldhurst)

##### 15.4.3.5.1.1 Non-complying activities

The activities listed below are non-complying activities.

	Activity
<b>NC1</b>	Any activity or building that does not meet the built form standards specified in Rule 15.4.3.5.2.

#### 15.4.3.5.2 Built form standards - Commercial Core Zone (Yaldhurst)

##### 15.4.3.5.2.1 Minimum building setback for residential activities on sites adjoining Yaldhurst Road

The minimum building setback for residential activities on sites adjoining Yaldhurst Road shall be as follows:

	Activity	Standard
a.	Residential activities where no acoustic mitigation is provided (as specified in (b) and (c) below).	80 metres
b.	Residential activities where the following measures are proposed: <ul style="list-style-type: none"> <li>i. Mounding, or other physical barrier to noise transmission, capable of reducing traffic noise intrusion to all parts of any site by at least 10dBA is to be provided within 20 metres of the road boundary across the entire width of the site, provided that such mounding or barrier shall be screened from the adjoining road by landscaping; and</li> <li>ii. The landscaping required under (i) shall have a minimum depth of 1.5 metres, a minimum height of 1.8 metres (at the time of planting) and should be located between the mounding or fencing and the adjoining road.</li> </ul>	40 metres
c.	Residential activities where the following measures are proposed: <ul style="list-style-type: none"> <li>i. In addition to (b) above, all external windows and doors of residential units including those installed in the roof should be acoustically treated to achieve an external to internal noise reduction of at least 25dBA with windows and doors closed.</li> </ul>	20 metres

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

### 15.4.3.5.2.2 Roading and access

- a. Sites having frontage to Yaldhurst Road shall not have any direct vehicular access to Yaldhurst Road, other than in the location marked as “Road access point Fixed location” on the outline development plan in Appendix 8.6.28 - Yaldhurst Outline Development Plan.

Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Transport Agency (absent its written approval).

### 15.4.3.6 Other area specific rules - Commercial Core Zone

#### 15.4.3.6.1 Activity status tables- Commercial Core Zone - Other area specific rules

##### 15.4.3.6.1.1 Permitted activities

The activities listed below are permitted activities if they meet the activity specific standards set out in this table.

Activity		Activity specific standards
<b>P1</b>	Any activity or building in the Commercial Core Zone between Huxley Street and King Street (Refer to Appendix 15.15.10)	a. Development is to comply with the outline development plan for the land between Huxley Street and King Street (Refer to Appendix 15.15.10).

##### 15.4.3.6.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Any activity or building not complying with the outline development plan for the land between Huxley Street and King Street (Refer to Appendix 15.15.10)	a. Outline Development Plan for land between Huxley Street and King Street – Rule 15.13.3.11
<b>RD2</b>	Vehicle access from Otara Street to the Commercial Core Zone (Fendalton)	a. Access off Otara Street at Commercial Core Zone (Fendalton) – Rule 15.13.3.14

Any application arising from Rule 15.4.3.6.1.2 RD2 shall not be limited or publicly notified.

## 15.5 Rules - Commercial Local Zone

### 15.5.1 Activity status tables – Commercial Local Zone

#### 15.5.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Local Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.5.2. [Note, the built form standards do not apply to an activity that does not involve any development.](#)

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 15.5.1.2, 15.5.1.3 and 15.5.1.4.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

Activity		Activity specific standards
<b>P1</b>	Outside the Central City, any new building or addition to a building for any permitted activity listed in Rule 15.5.1.1 P2 to P24 below, except for any new building or addition to a building requiring resource consent under Rule 15.5.1.2 RD3 below.	Nil
<b>P2</b>	Supermarket outside the Central City	a. The maximum tenancy size at ground floor level shall be 1,000m <sup>2</sup> GLFA unless specified below. b. The maximum size for an individual tenancy in the Commercial Local Zone at Wigram (The Runway) shall be 2,600m <sup>2</sup> GLFA.
<b>P3</b>	Retail activity excluding supermarket unless otherwise specified	a. Outside the Central City, the maximum size for an individual tenancy at ground floor level shall be 350m <sup>2</sup> GLFA unless specified below. b. The maximum size for an individual tenancy in the Commercial Local Zone at Halswell West (Caulfield Avenue) shall be 1,000m <sup>2</sup> GLFA c. In the Central City, the maximum tenancy size for an individual tenancy shall be 250m <sup>2</sup> GLFA.
<b>P4</b>	Yard-based supplier outside the Central City	a. The maximum tenancy size at ground floor level shall be 250m <sup>2</sup> GLFA.
<b>P5</b>	Trade supplier outside the Central City	
<b>P6</b>	Second-hand goods outlet	
<b>P7</b>	Commercial services	
<b>P8</b>	Service station outside the Central City	Nil



Activity		Activity specific standards
P9	Food and beverage outlets	a. In the Central City, the maximum tenancy size for an individual tenancy shall be 250m <sup>2</sup> GLFA.
P10	Office activity	a. Outside the Central City, the maximum tenancy shall be 350m <sup>2</sup> GLFA, except for office activity at 20 Twigger Street (Lot 1 DP78639) which shall not have any GLFA limit. b. In the Central City, the maximum individual tenancy size shall be 250m <sup>2</sup> GLFA.
P11	Guest accommodation	a. <b>Outside the Central City, any</b> <del>Any</del> bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw} + C_{tr}$ .
P12	Community facility	a. In the Central City, the maximum individual tenancy size shall be 250m <sup>2</sup> GLFA unless specified below. b. In the Central City, the maximum individual tenancy size for a health care facility shall be 300m <sup>2</sup> GLFA.
P13	Health care facility	
P14	Education activity	
P15	Care facility	
P16	Pre-school	
P17	Spiritual facility	
P18	Public artwork	
P19	Residential activity  In the Central City, any application arising from non-compliance with clause (b) of this rule shall not be limited or publicly notified.	a. Outside the Central City, the activity shall be: i. located above ground level; or ii. located to the rear of any activity listed in Rule 15.5.1.1 P1 to P17, P21 to P22 on the ground floor frontage to the street, excluding any pedestrian entrance including lobby and/or reception area associated with a residential activity. b. In the Central City, the activity is to be more than 10 metres from the road frontage at ground floor level. c. Any residential activity shall have a minimum net floor area (including toilets and bathrooms but excluding lobby and/or reception area, car parking, garaging and balconies) per unit of: i. Studio 35m <sup>2</sup> ii. 1 bedroom 45m <sup>2</sup> iii. 2 bedrooms 60m <sup>2</sup> iv. 3 or more bedrooms 90m <sup>2</sup> d. Each residential unit shall be provided with: i. an outdoor service space of 3m <sup>2</sup> and a waste management area of 2m <sup>2</sup> per unit, each with a minimum dimension of 1.5 metres in either a private or communal area; ii. a single, indoor storage space of 4m <sup>3</sup> with a

Activity	Activity specific standards																
	<p>minimum dimension of 1 metres; and</p> <p>iii. any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres.</p> <p>Within the Central City, if a communal outdoor service, rubbish, and recycling space with a minimum area of 10m<sup>2</sup> is provided within the site, the outdoor service, rubbish and recycling space may reduce to 3m<sup>2</sup> for each residential unit.</p> <p>e. Outside the Central City, each residential unit shall be provided with an outdoor living space with a minimum area and dimension as set out in the following table, and located immediately outside and accessible from an internal living area of the residential unit.</p> <table><tr><td></td><td>Type</td><td>Area</td><td>Dimension</td></tr><tr><td>i.</td><td>Studio, 1 bedroom</td><td>6m<sup>2</sup></td><td>1.5 metres</td></tr><tr><td>ii.</td><td>2 or 3 bedroom</td><td>10m<sup>2</sup></td><td>1.5 metres</td></tr><tr><td>iii.</td><td>More than 3 bedrooms</td><td>15m<sup>2</sup></td><td>1.5 metres</td></tr></table> <p>f. In the Central City, each residential unit shall be provided with a minimum of 30m<sup>2</sup> of outdoor living space on site and this can be provided through a mix of private and communal areas, at ground level or in balconies, provided that:</p> <p>i. each unit shall have private outdoor living space of at least 16m<sup>2</sup> in total;</p> <p>ii. each dimension of private outdoor living space is a minimum of 4 metres when provided at ground level and a minimum of 1.5 metres when provided by a balcony with a maximum balustrade height of 1.2 metres;</p> <p>iii. each private outdoor living space shall be directly accessible from a habitable space of the residential unit to which it relates and at least one private outdoor living space is to be directly accessible from a living area of that unit;</p> <p>iv. Outdoor living space provided as a communal space shall be accessible for use by all units and each dimension shall be a minimum of 4 metres and capable of containing a circle with a diameter of 8 metres; and</p>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m <sup>2</sup>	1.5 metres	ii.	2 or 3 bedroom	10m <sup>2</sup>	1.5 metres	iii.	More than 3 bedrooms	15m <sup>2</sup>	1.5 metres
	Type	Area	Dimension														
i.	Studio, 1 bedroom	6m <sup>2</sup>	1.5 metres														
ii.	2 or 3 bedroom	10m <sup>2</sup>	1.5 metres														
iii.	More than 3 bedrooms	15m <sup>2</sup>	1.5 metres														

Activity		Activity specific standards
		v. 50% of the outdoor living space required across the entire site shall be provided at ground level. g. In the Central City, any outdoor service space or outdoor living space shall not be used for car parking or access. h. Outside the Central City, any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr,2m,nTw} + C_{tr}$ .
<b>P20</b>	Public transport facility	Nil
<b>P21</b>	Activities listed in Rule 15.5.1.1 P1 to P20 in the Commercial Local Zones at East Belfast (Blakes Road), Upper Styx/Highsted (Claridges Road), Redmund Spur and Wigram (The Runway)	a. The maximum amount of GLFA for retail activity in the following local centres shall be as follows: i. East Belfast (Blakes Road) 2,000m <sup>2</sup> ii. Wigram (The Runway) 6,000m <sup>2</sup> iii. Upper Styx/Highsted (Claridges Road) 2,000m <sup>2</sup> iv. Redmund Spur 2500 m <sup>2</sup>
<b>P22</b>	Emergency service facilities outside the Central City	Nil
<b>P23</b>	Parking lot	
<b>P24</b>	Drive-through services outside the Central City	

### 15.5.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.13.1 and 15.5.4, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Activities listed in Rule 15.5.1.1 P1 to P24 and Rule 15.5.1.2 RD2, that do not meet one or more of the built form standards in Rule 15.5.2, unless otherwise specified Refer to relevant built form standard for provisions regarding notification.	1. Outside the Central City, as relevant to the standard that is not met: a. Maximum building height – Rule 15.13.3.1 b. For the Commercial Local Zone (Wigram), Building height in the Commercial Local Zone at Wigram – Rule 15.5.4.3 c. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2

	Activity	The Council's discretion shall be limited to the following matters:
		<p>d. Minimum separation <del>distance</del> from the internal boundary with a residential or open space zone – Rule 15.13.3.3</p> <p>e. Sunlight and outlook at boundary with a residential zone – Rule 15.13.3.4</p> <p>f. Outdoor storage areas – Rule 15.13.3.5</p> <p>g. Landscaping and trees – Rule 15.13.3.6</p> <p>h. Water supply for fire fighting – Rule 15.13.3.8</p> <p>i. Minimum building setback from the railway corridor - Rule 15.13.3.10</p> <p>2. In the Central City</p> <p>a. Sunlight and outlook at boundary with a residential zone – Rule 15.13.3.4(a)(iv), (c)</p> <p>b. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.13.3.3 (b)</p> <p>c. Visual amenity and external appearance – Rule 15.13.3.32</p> <p>d. Minimum building setback from the road boundaries/ street scene - Rule 15.13.3.2 (d)</p> <p>e. Fences and screening structures – Rule 15.13.3.34</p> <p>f. Water supply for fire fighting – Rule 15.13.3.8</p>
<b>RD2</b>	<p>Outside the Central City, activities listed in Rule 15.5.1.1 P2 - P7, P10, P19 <del>a, d, a, c, d and e</del>, and P21 that do not meet one or more of the activity specific standards specified in Rule 15.5.1.1.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. For Rule 15.5.1.1 P2 – P7, P10 - Maximum tenancy size – Rule 15.13.2.1.</p> <p>b. For Rule 15.5.1.1 P19 – Activity at ground floor level – Rule 15.13.2.2</p> <p>c. For Rule 15.5.1.1 P19– Residential activity – Rule 15.13.2.3</p> <p>d. For Rule 15.5.1.1 P19 in the Commercial Local Zone at Highfield - Residential activities in the Commercial Local Zone at Highfield – Rule 15.5.4.2</p> <p>e. For Rule 15.5.1.1 P2, P3 and P21 applicable to East Belfast, Halswell West (Caulfield Avenue), Wigram and Upper Styx/ Highsted - Maximum retail activity threshold – Rule 15.5.4.1</p>
<b>RD3</b>	Any new building or addition to a building for any permitted activity listed in <del>listed in</del> Rule 15.5.1.1 P2 to P24 in the Commercial Local Zone at Redmund Spur.	a. Urban design – Rule 15.13.1
<b>RD4</b>	Any residential activity in the Central City that does not meet one or more of the activity specific standards specified for Rule 15.5.1.1 P19.	a. Residential activity - Rule 15.13.2.3 (a), (b)(iii) and (iv), (d)(iv) and (g).

### 15.5.1.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
<b>D1</b>	Any activity not provided for as a permitted, restricted discretionary, or non-complying activity.
<b>D2</b>	In the Central City, activities listed in Rule 15.5.1.1 P1 to P24 that do not meet Rule 15.5.2.1(a).

### 15.5.1.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
<b>NC1</b>	Outside the Central City, any residential activity or guest accommodation that does not meet Rules 15.5.1.1 P11 a. or P19 e-h.
<b>NC2</b>	Sensitive activity within the 50 dB Ldn Air Noise Contour as defined on the planning maps
<b>NC3</b>	<p>a. Sensitive activities</p> <ul style="list-style-type: none"> <li>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.</li> <li>ii. within 5 metres of the centre line of a 33 kV electricity distribution line or within 5 metres of a foundation of an associated support structure.</li> </ul> <p>b. Buildings on greenfield sites:</p> <ul style="list-style-type: none"> <li>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.</li> <li>ii. within 5 metres of the centre line of a 33 kV electricity distribution line or within 5 metres of a foundation of an associated support structure.</li> </ul> <p>c. Buildings, other than those in (b) above:</p> <ul style="list-style-type: none"> <li>i. within 10 metres of the foundation of a 66kV electricity distribution support structure.</li> <li>ii. Within 5 metres of the foundation of a 33kV electricity distribution support structure.</li> </ul> <p>d. Fences within 5 metres of a National Grid transmission line support structure foundation or 5 metres of a 66kV and 33 kV electricity distribution line support structure foundation.</p> <p>Any application made in relation to this rule shall not be publicly notified, and shall, absent written approval, be limited notified only to Transpower New Zealand Limited and/or Orion New Zealand Limited or other electricity distribution network operator.</p> <p>Notes:</p> <ol style="list-style-type: none"> <li>The National Grid transmission lines and 66kV and 33kV electricity distribution lines are shown on the planning maps.</li> <li>Vegetation to be planted around the National Grid or electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</li> </ol>

	Activity
	3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to the National Grid transmission lines and electricity distribution line. Buildings and activities in the vicinity of National Grid transmission lines or electricity distribution lines must <del>meet</del> comply with the NZECP 34:2001.
NC4	In the Central City, activities listed in Rule 15.5.1.1 P3, P6, P7, P9, P10, P12 to P17 that do not meet one or more of the activity specific standards.

## 15.5.2 Built form standards – Commercial Local Zone

The following built form standards shall be met by all permitted activities and restricted discretionary activity RD2 unless otherwise stated.

### 15.5.2.1 Maximum building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	All sites unless specified below	8 metres
b.	Commercial Local Zone at Wigram (The Runway) excluding the 'Special building height area' defined on the outline development plan in Appendix 15.15.8.	15 metres
c.	Within the 'Special building height area' defined on the outline development plan in Appendix 15.15.8.	2 buildings up to 32 metres with a maximum GFA of 800m <sup>2</sup> on any single floor
d.	2 Carrs Road, Awatea	11 metres

Outside the Central City, any application arising from this rule shall not be publicly notified.

### 15.5.2.2 Building setback from road boundaries

The minimum building setback from road boundaries shall be as follows:

	Standard
a.	<p>Outside the Central City, on sites with a road frontage, all buildings shall:</p> <ul style="list-style-type: none"> <li>i. be built up to the road boundary, with buildings occupying the full length of the road frontage of the site, except for any pedestrian or vehicle access or for a setback of up to 3 metres from the road boundary for a maximum width of 6 metres;</li> <li>ii. provide pedestrian access directly from the road boundary;</li> <li>iii. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street; and</li> <li>iv. have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street.</li> </ul>

	Standard
	This rule shall not apply to service stations, drive-through services and emergency service facilities.
b.	In the Central City, <del>any</del> all buildings shall be setback 3 metres from the road frontage and the frontage shall be landscaped, where any wall of a building does not have display windows along the full road frontage at ground floor level.

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

### 15.5.2.3 Minimum building setback from residential zones ~~or guest accommodation zone in the Central City~~

- a. The minimum building setback for all ~~All~~ buildings within sites which share an internal boundary with a residential zone, ~~or in the Central City, a residential zone or guest accommodation zone,~~ shall be 3 metres.

In the Central City, no setback is required where there is a shared wall with a building within a residential zone. ~~Residential Central City Zone or Residential Guest Accommodation Zone.~~

Outside the Central City, any application arising from this rule shall not be publicly notified.

### 15.5.2.4 Sunlight and outlook at boundary with a residential zone ~~or guest accommodation zone in the Central City~~

	Standard
a.	Where an internal boundary adjoins a residential zone, <del>or Residential Guest Accommodation Zone in the Central City,</del> no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3m above the site boundary in accordance with the diagrams in Appendix 15.15.9.  In the Central City, the level of site boundaries shall be measured from filled ground level, except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.
b.	In the Commercial Local Zone Wigram (The Runway), where a site boundary adjoins a residential zone and <ul style="list-style-type: none"> <li>i. Immediately adjoins an access or part of an access, the recession plane shall be constructed from points 2.3 metres above the far side of the access; and</li> <li>ii. where buildings on adjoining sites have a common wall along an internal boundary or a wall is not setback from the internal boundary, the recession plane shall not apply along that part of the boundary covered by such a wall.</li> </ul>

Outside the Central City, where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.

Outside the Central City, any application arising from this rule shall not be publicly notified.

In the Central City, any application arising from this rule shall not be limited or publicly notified.

Note. In the Central City, there is no recession plane requirement for sites located in the ~~Central City Commercial Local Zone~~ ~~zone~~ that adjoin sites also zoned ~~Central City Commercial Local zone~~.

### 15.5.2.5 Outdoor storage areas

	Standard
a.	Outside the Central City, any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining site. This rule shall not apply where the storage of vehicles, equipment, machinery, and/or natural or processed products is for periods of less than 12 weeks in any year.
b.	In the Central City: <ul style="list-style-type: none"> <li>i. Any outdoor storage (excluding storage areas for the sale or hire of vehicles, boats, or caravans) shall be screened by a 1.8 metre high fence;</li> <li>ii. Any outdoor storage area (excluding storage areas for the sale or hire of vehicles, boats, or caravans) shall not be located within the setback specified in Rule 15.5.2.2.</li> </ul>

Outside the Central City, any application arising from this rule shall not be limited or publicly notified.

### 15.5.2.6 Landscaping and trees

Landscaping and trees shall be provided as follows:

	Standard
a.	Outside the Central City: <ul style="list-style-type: none"> <li>i. On sites adjoining a residential zone, trees shall be provided adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced.</li> <li>ii. All landscaping/trees required for these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.</li> </ul>
b.	In the Central City: <ul style="list-style-type: none"> <li>i. Where a site adjoins <del>a residential zone</del> <del>the Residential Central City Zone, Residential Guest Accommodation or Avon River Precinct (Te Papa Ōtākaro) Zone</del>, provision shall be made for landscaping, fence(s), wall(s) or a combination to at least 1.8 metres in height along the length of the zone boundary, excluding any road frontages. Where landscaping is provided it shall be for a minimum depth of 1.5 metres along the zone boundary; and</li> <li>ii. Where the use of any part of a site is not undertaken in a building, that part of the site:</li> </ul>



	Standard
	<p>A. with a road frontage of at least 10 metres shall be planted with a minimum of one tree, plus one additional tree for every 10 metres of road frontage;</p> <p>B. where three or more trees are required, these shall be planted no more than 15m apart, or closer than 5 metres apart;</p> <p>C. one tree shall be planted for every five car parking spaces provided on the site. Trees shall be planted within or adjacent to the car parking area; and</p> <p>D. any trees required by this rule shall be of a species capable of reaching a minimum height at maturity of 8m and shall be not less than 1.5 metres high at the time of planting.</p> <p>iii. Any trees required by this rule shall be located within a planting protection area around each tree, with a minimum dimension or diameter of 1.5 metres;</p> <p>iv. No more than 10% of any planting protection area shall be covered with any impervious surfaces; and</p> <p>v. Planting protection areas and landscaping adjacent to a road boundary or adjacent to or within a car parking area shall be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers shall be located at least 1 metre from any tree;</p> <p>vi. any landscaping or trees required by these rules shall be maintained, and if dead, diseased, or damaged, shall be replaced.</p>

### 15.5.2.7 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

### 15.5.2.8 Minimum building setback from railway corridor outside the Central City

- a. ~~For sites adjacent to or abutting the railway line, the~~ The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

### 15.5.2.9 Fencing and screening structures in the Central City

- a. Fencing and other screening structures located between any building and the road boundary or Open Space Zone shall not exceed 1.2 metres in height, unless the whole of that structure is at least 50% visually transparent on each boundary; and

- b. No screening structure shall exceed a height of 2 metres.

Note:

1. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.
2. This rule does not apply to fences or other screening structures located on an internal boundary between two properties zoned ~~residential~~ Residential Central City, Residential Guest Accommodation and Central City Commercial Local.

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

### 15.5.3 Area specific rules – Commercial Local Zone

The following rules apply to the areas specified. All activities specified are also subject to the Rules 15.5.1 and 15.5.2 unless otherwise specified.

#### 15.5.3.1 Activity tables

##### 15.5.3.1.1 Permitted activities

The activities listed below are permitted activities.

	Activity	Activity specific standards
<del>P1</del>	<del>a. Any activity or building that does not comply with one or more of the Key Structuring Elements on the Commercial Local Zone (St Albans) Outline Development Plan (see Appendix 15.15.4):</del>  <del>i. Public access and circulation within Commercial Local Zone to enable permeability through the site; and</del>  <del>ii. Semi-public access and circulation with Residential Zone.</del>	Nil
P1	Any activity or building.	Compliance with:  a. All the following Key Structuring Elements on the Commercial Local Zone (St Albans) Outline Development Plan (see Appendix 15.15.4), being:  i. Public access and circulation within Commercial Local Zone to enable permeability through the site; and  ii. Semi-public access and circulation with Residential Zone.

### 15.5.3.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion in Rule 15.5.3.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Any activity or building that does not comply with one or more of the Key Structuring Elements on the Commercial Local Zone (St Albans) Outline Development Plan (see Appendix 15.15.4)	a. Outline Development Plan – Rule 15.5.3.3.1
<b>RD2</b>	Any activity or building that does not meet one or more of the built form standards in Rule 15.5.3.2.1.	a. Maximum retail activity threshold – Rule 15.5.3.3.2

### 15.5.3.2 Area specific built form standards

#### 15.5.3.2.1 Maximum non-residential floorspace limits in the Commercial Local Zone (St Albans)

The maximum GLFA for non-residential activity in the Commercial Local Zone (St Albans) shall be as follows:

	Standard
a.	There shall be a maximum 3500m <sup>2</sup> GLFA of non-residential activities within combined areas A and B defined on the Commercial Local Zone (St Albans) Outline Development Plan (see Appendix 15.15.4); and <ul style="list-style-type: none"> <li>i. one individual tenancy in areas A and B shall have a maximum of 800m<sup>2</sup> GLFA of retail activity; and</li> <li>ii. no other individual tenancy in areas A and B shall have greater than 450m<sup>2</sup> GLFA of retail activity.</li> </ul>

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

### 15.5.3.3 Matters of discretion – Commercial Local Zone (St Albans)

#### 15.5.3.3.1 Outline development plan

- a. The extent to which comprehensive, mixed-use development would continue to be achieved;
- b. The nature and degree of any adverse effects caused by proposals not in accordance with the outline development plan;
- c. The relationship and integration of proposals with any other existing development within the block;

- d. Whether the scale and nature of development is consistent with that anticipated for a local centre;
- e. The degree to which vehicle, cycle and pedestrian access has provided for internal pedestrian and cycle circulation, including the connections with that part of the blocked zoned Residential Medium Density Zone;
- f. The extent to which comprehensive design enables greater use of open space within the development than would be the case with piecemeal development; and
- g. The extent to which stormwater treatment areas are integrated with open space.

#### **15.5.3.3.2 Maximum retail activity threshold**

- a. The effects of any larger floor space for non-residential activity on District and Neighbourhood Centres.
- b. Any effects in terms of traffic generation and access.
- c. The maintenance of permeability within the block for internal pedestrian and cycle circulation including the connections with that part of the block within the residential zone.
- d. Form, amenity and function of the Commercial Local Zoned area as a local centre would be maintained.
- e. Any potential for the role of other commercial centres to be eroded by development or urban form effects, and any wider transport network effects from any associated transport generation.

### **15.5.4 Matters of discretion for Commercial Local Zone in greenfield areas**

#### **15.5.4.1 Maximum retail activity threshold at East Belfast (Blakes Road), Halswell West (Caulfield Avenue), Wigram (the Runway) and Upper Styx/ Highsted (Claridges Road)**

- a. The extent to which the local centre will remain dominated by finer grain retailing;
- b. The potential for strategic effects on the function and amenity values of the Central City, District and Neighbourhood centres and their role in providing for the future needs of their communities;
- c. Any adverse effects, created by increased vehicular traffic from the development, on the adjoining road network;
- d. Any adverse effects on the amenity of neighbouring residential properties; and
- e. In Wigram, the extent to which convenient access to retailing and community uses may be positively or adversely affected by the proposed quantum of retail activity.

#### **15.5.4.2 Residential activities in the Commercial Local Zone at Highfield**

- a. The impact of any additional residential accommodation on the ability of existing or future permitted commercial activities to operate or to establish without undue constraint;
- b. The effects of establishing any residential accommodation on the amenity, safety and convenience of on-site residents, having regard to existing or future potential business activities;
- c. The effect of any residential buildings or units on the development scope of the site or adjoining sites;
- d. The impact on the amenity values and community function of the centre resulting from the use of ground floor space for residential activity;
- e. Any beneficial effects of residential units as a buffer for adjoining zones while still permitting commercial development on the site or adjoining sites; and
- f. The site layout, building specifications, nature and/or purpose of the proposed residential accommodation, and the need or likely demand for residential accommodation of that kind in the general area.

#### **15.5.4.3 Building height in the Commercial Local Zone at Wigram**

- a. Whether the additional building bulk and activities will have an adverse effect on the amenity of the town centre and surrounds;
- b. The extent to which the character of the residential areas surrounding the Commercial Local Zone (Wigram) remains reasonably open rather than being dominated by buildings; and
- c. The extent to which the additional height results in a built form which would strengthen the role of the Commercial Local Zone as the physical, visual and activity centre for the community.

## 15.6 Rules – Commercial Banks Peninsula Zone

### 15.6.1 Activity status tables – Commercial Banks Peninsula Zone

#### 15.6.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Banks Peninsula Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.6.2. Note the built form standards do not apply to an activity that does not involve any development.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 15.6.1.2, 15.6.1.3 and 15.6.1.4.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

	Activity	Activity specific standards
<b>P1</b>	In Lyttelton or Akaroa, the use of an existing building for activities listed in Rule 15.6.1.1 P3-P21.	Nil
<b>P2</b>	The erection of a building, relocatable building or relocation of a building, external additions, alterations, and repairs for activities listed in Rule 15.6.1.1 P3-P21 at Governors Bay, Diamond Harbour, Church Bay and Little River.	Nil
<b>P3</b>	Retail activity	Nil
<b>P4</b>	Second-hand goods outlet	
<b>P5</b>	Supermarket	
<b>P6</b>	Commercial services	
<b>P7</b>	Office activity	
<b>P8</b>	Entertainment facility	
<b>P9</b>	Gymnasium	
<b>P10</b>	Community facility	
<b>P11</b>	Health care facility outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>The following shall apply in Lyttelton only:</p> <ol style="list-style-type: none"> <li>Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB Dtr,2m,nTw+Ctr.</li> <li>Any bedroom or area occupied by beds for overnight care shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nTw+Ctr.</li> </ol>

	Activity	Activity specific standards
<b>P12</b>	Education activity outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>The following shall apply in Lyttelton only:</p> <p>a. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB Dtr,2m,nTw+Ctr.</p> <p>b. Any bedroom <del>or area occupied by beds</del> shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nTw+Ctr.</p>
<b>P13</b>	Care facility outside the Lyttelton Port Influences Overlay Area defined on the planning maps	
<b>P14</b>	Pre-school outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>a. The following shall apply in Lyttelton only:</p> <p>i. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB Dtr,2m,nTw+Ctr.</p> <p>ii. Any bedroom <del>or area occupied by beds</del> shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nTw+Ctr.</p>
<b>P15</b>	Public artwork	Nil
<b>P16</b>	Residential activity outside the Lyttelton Port Influences Overlay Area	<p>a. The activity shall:</p> <p>i. be located above ground floor level or at the rear of a commercial activity. In Akaroa this shall only apply to sites fronting Beach Road between Rue Jolie and Bruce Terrace; and</p> <p>ii. have a minimum net floor area (including toilets and bathrooms but excluding lobby and/or reception area, car parking, garaging and balconies) per unit of:</p> <p>A. Studio 35 m<sup>2</sup></p> <p>B. 1 bedroom 45 m<sup>2</sup></p> <p>C. 2 bedrooms 60 m<sup>2</sup></p> <p>D. 3 or more bedrooms 90 m<sup>2</sup>; and</p> <p>b. Each residential unit shall be provided with:</p> <p>i. an outdoor service space of 3m<sup>2</sup> and a waste management area of 2m<sup>2</sup> per unit, each with a minimum dimension of 1.5 metres in either a private or communal area;</p> <p>ii. a single, indoor storage space of 4m<sup>3</sup> with a minimum dimension of 1 metre; and</p> <p>iii. any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening of the waste management area to a height of 1.5 metres.</p>

	Activity	Activity specific standards																
		<p>c. Each residential unit shall be provided with an outdoor living space with a minimum area and dimension as follows, located immediately outside and accessible from an internal living area of the residential unit.</p> <table><tr><th></th><th>Type</th><th>Area</th><th>Dimension</th></tr><tr><td>i.</td><td>Studio, 1 bedroom</td><td>6m<sup>2</sup></td><td>1.5 metres</td></tr><tr><td>ii.</td><td>2 or 3 bedroom</td><td>10m<sup>2</sup></td><td>1.5 metres</td></tr><tr><td>iii.</td><td>3 or more bedrooms</td><td>15m<sup>2</sup></td><td>1.5 metres</td></tr></table> <p>d. In Lyttelton:</p> <p>i. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nTw+Ctr.</p> <p>ii. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB Dtr,2m,nTw+Ctr.</p>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m <sup>2</sup>	1.5 metres	ii.	2 or 3 bedroom	10m <sup>2</sup>	1.5 metres	iii.	3 or more bedrooms	15m <sup>2</sup>	1.5 metres
	Type	Area	Dimension															
i.	Studio, 1 bedroom	6m <sup>2</sup>	1.5 metres															
ii.	2 or 3 bedroom	10m <sup>2</sup>	1.5 metres															
iii.	3 or more bedrooms	15m <sup>2</sup>	1.5 metres															
P17	Guest accommodation outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<p>a. In Akaroa:</p> <p>i. Guest accommodation shall be located above ground floor level or to the rear of a commercial activity on Beach Road, between Rue Jolie and Bruce Terrace, except for a pedestrian entrance/ ground floor lobby/ reception area.</p> <p>b. In Lyttelton:</p> <p>i. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB Dtr,2m,nTw+Ctr.</p> <p>ii. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nTw+Ctr.</p>																
P18	Public transport facility	Nil																
P19	Emergency service facilities																	
P20	Parking building																	
P21	Parking lot																	
P22	Port activities, within that part of Lyttelton south west of the intersection of Norwich Quay and Oxford Street.	Unless otherwise permitted by Rule 15.6.2.1, shall only occur within the period, or part of the period, up to 1 January 2026.																

### 15.6.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.



Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion listed in Rule 15.13, as set out in the table below

	Activity	The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Activities listed in Rule 15.6.1.1 P3-P21 and Rule 15.6.1.2 RD2 that do not meet one or more of the built form standards in Rule 15.6.2, unless otherwise specified. Refer to relevant built form standard for provisions regarding notification.	As relevant to the standard that is not met: a. Maximum building height – Rule 15.13.3.1 b. Site coverage – Rule 15.13.3.7 c. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2 d. Minimum separation from the internal boundary with a residential zone (for non-compliance with Rule 15.6.2.4) – Rule 15.13.3.3 e. Sunlight and outlook at boundary with a residential zone – Rule 15.13.3.4 f. Outdoor storage areas – Rule 15.13.3.5 g. Water supply for fire fighting – Rule 15.13.3.8 h. Minimum building setback from the railway corridor - Rule 15.13.3.10
<b>RD2</b>	Activities listed in Rule 15.6.1.1 P11-P14, P16 and P17 that do not meet one or more of the activity specific standards in Rule 15.6.1.1, unless otherwise specified.  Any application arising from this rule shall not be limited or publicly notified.	a. For Rule 15.6.1.1 P16 Residential activity – i. Residential activity - Rule 15.13.2.3 ii. Activity at ground floor level – Rule 15.13.2.2 b. For Rules 15.6.1.1 P11- P14 and P17 - Rule 15.13.2.3 (f)
<b>RD3</b>	Activities listed in Rule 15.6.1.1 P3 to P21 in Lyttelton or Akaroa which involve the erection of a building, relocatable building or relocation of a building, external additions or alterations to a building, which meet the activity specific standards in Rule 15.6.1.1 and built form standards in Rule 15.6.2, <del>unless specified otherwise in Rule 15.6.2.</del> Any application arising from this rule shall not be limited or publicly notified. This rule shall not apply where the development is limited to repairs, maintenance, and seismic, fire and/or access building code upgrades.	a. Urban design – Rule 15.13.1. b. Lyttelton Design Guidelines (Appendix 15.15.6) and Akaroa Design Guidelines (Appendix 15.15.5). c. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.

### 15.6.1.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
<b>D1</b>	Activities listed in Rule 15.6.1.1 P3 to P21 in Lyttelton or Akaroa which involve the erection of a building, relocatable building or relocation of a building, external additions or alterations to a building, which do not meet one or more of the built form standards in Rule 15.6.2 or activity specific standards in Rule 15.6.1.1.  Refer to relevant built form standard for provisions regarding notification.
<b>D2</b>	Industrial activity Any application arising from this rule shall not be limited or publicly notified.
<b>D3</b>	Service station Any application arising from this rule shall not be limited or publicly notified.
<b>D4</b>	Trade supplier Any application arising from this rule shall not be limited or publicly notified.
<b>D5</b>	Any activity not provided for as a permitted, restricted discretionary, or non-complying activity. or prohibited activity
<b>D6</b>	Port activities within that part of Lyttelton south west of the intersection of Norwich Quay and Oxford Street, beyond 1 January 2026.

#### 15.6.1.4 Non-complying activities

The activities listed below are non-complying activities.

<b>NC1</b>	Sensitive activities in the Lyttelton Port Influences Overlay Area defined on the planning maps.
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### 15.6.2 Built form standards – Commercial Banks Peninsula Zone

The following built form standards shall be met by all permitted activities and for restricted discretionary activity RD2 unless otherwise stated.

#### 15.6.2.1 Maximum building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	All sites in Lyttelton unless specified below	12 metres
b.	All other parts of the Commercial Banks Peninsula Zone including Akaroa	8 metres

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

### **15.6.2.2 Maximum site coverage**

- a. The maximum site coverage for sites in all areas shall be 65% of the net site area.

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

Within that part of Lyttelton south west of the intersection of Norwich Quay and Oxford Street, this rule only applies to buildings.

### **15.6.2.3 Building setback from road boundaries/ street scene**

- a. All buildings shall:
- i. be built up to the road frontage with buildings occupying the full length of the road frontage of the site, except where necessary to provide pedestrian or vehicle access to the rear of the site;
  - ii. provide pedestrian access directly from the road boundary;
  - iii. provide a veranda or other means of weather protection along the full width of the building fronting a road;
  - iv. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street, and
  - v. have visually transparent glazing for a minimum of 20% of each elevation above ground floor and facing the street.

This rule shall not apply to Akaroa or to emergency service facilities.

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

### **15.6.2.4 Minimum building setback from the boundary with Residential Banks Peninsula, Residential Conservation Zones**

- a. The minimum building setback from the boundary with the Residential Banks Peninsula Zone or Residential Conservation Zone shall be 3 metres.

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

### **15.6.2.5 Sunlight and outlook at boundary with a residential zone or any public space**

- a. Where a site boundary adjoins a residential zone, or public space (other than a road) in the block between London Street, Norwich Quay, Oxford Street and Canterbury Street, no part of any building shall project beyond a building envelope contained by a 45 degree recession plane measured at any point 2 metres above the site boundary, unless specified below.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.

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

#### **15.6.2.6 Outdoor storage areas**

- a. Any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining site.

This rule shall not apply:

- i. where the storage of vehicles, equipment, machinery, and/or natural or processed products is for periods of less than 12 weeks in any year; and
- ii. to activities permitted in accordance with Rule 15.6.1.1 P22.

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

#### **15.6.2.7 Water supply for fire fighting**

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

#### **15.6.2.8 Minimum building setback from railway corridor**

- a. ~~For sites adjacent to or abutting the railway line, the~~ The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

## 15.7 Rules – Commercial Retail Park Zone

### 15.7.1 Activity status tables – Commercial Retail Park Zone

#### 15.7.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Retail Park Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.7.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 15.7.1.2, 15.7.1.3 and 15.7.1.4.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

	Activity	Activity specific standards
<b>P1</b>	Any new building or addition to a building for any permitted activity listed in Rule 15.7.1.1 P2 to P17 and P19-P20 below.	Nil
<b>P2</b>	Retail activity, unless specified below	a. The minimum tenancy size of any single retail activity shall be 450m <sup>2</sup> GLFA.
<b>P3</b>	Supermarket	Nil
<b>P4</b>	Trade supplier	
<b>P5</b>	Yard-based supplier	
<b>P6</b>	Second-hand goods outlet	
<b>P7</b>	Service station	
<b>P8</b>	Food and beverage outlet	
<b>P9</b>	Ancillary office activity on the same site as a permitted activity	a. The activity shall occupy no more than 500m <sup>2</sup> or 30% of the GFA of all buildings on the same site, whichever is the lesser.
<b>P10</b>	Public transport facility	Nil
<b>P11</b>	Emergency service facilities	
<b>P12</b>	Health care facility	
<b>P13</b>	Pre-school	
<b>P14</b>	Gymnasium	
<b>P15</b>	Drive-through services	
<b>P16</b>	Parking lot	
<b>P17</b>	Parking building	
<b>P18</b>	Any activity within the Commercial Retail Park Zone located north of Langdons Road.	<p>a. All activities within the zone shall not result in more than 950 trips per hour being generated during the Thursday PM peak period of 4.00pm to 6.00pm.</p> <p>Compliance with this rule is to be determined by undertaking traffic counts at the zone during the Thursday PM peak period of 4.00pm to 6.00pm over a consecutive three week period. The peak hour within each surveyed two hour period is to</p>

	Activity	Activity specific standards
		be determined from count data. The 950 trip value used for compliance assessment purposes is to be determined from the average peak hour value from the three week data set.
<b>P19</b>	Office activity within the Commercial Retail Park Zone located north of Langdons Road.	<ul style="list-style-type: none"> <li>a. The activity shall be limited to a total of 10,000m<sup>2</sup> GFA in the Commercial Retail Park Zone north of Langdons Road.</li> <li>b. The activity shall have a maximum tenancy size of 500m<sup>2</sup> GLFA.</li> </ul>
<b>P20</b>	Commercial services within the Commercial Retail Park Zone located at Tower Junction.	<ul style="list-style-type: none"> <li>a. The maximum tenancy size shall be 250 m<sup>2</sup> GLFA.</li> <li>b. The maximum GLFA of commercial services within the Commercial Retail Park Zone at Tower Junction shall be 10% of the total GLFA.</li> </ul>
<b>P21</b>	Any permitted activity within the Commercial Retail Park Zone at 121 Briggs Road (Lot 2 DP16288).	<ul style="list-style-type: none"> <li>a. Use of this site shall be limited to access and its associated landscaping.</li> </ul>

### 15.7.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 15.13.1, 15.13.2 and 15.13.3, as set out in the table below.

	Activity	The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Activities listed in Rule 15.7.1.1 P2 to P21, and Rule 15.7.1.2 RD2 and RD3, that do not meet one or more of the built form standards in Rule 15.7.2, unless otherwise specified.  Refer to relevant built form standard for provisions regarding notification.	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> <li>a. Maximum building height – Rule 15.13.3.1</li> <li>b. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2</li> <li>c. Minimum separation from the internal boundary with a residential zone – Rule 15.13.3.3</li> <li>d. Sunlight and outlook at boundary with a residential zone – Rule 15.13.3.4</li> <li>e. Outdoor Storage Areas – Rule 15.13.3.5</li> <li>f. Landscaping and trees- Rule 15.13.3.6</li> <li>g. Water supply for fire fighting – Rule 15.13.3.8.</li> <li>h. Minimum building setback from the railway corridor - Rule 15.13.3.10.</li> </ul>
<b>RD2</b>	Activity listed in Rule 15.7.1.1 P9 that does not meet the activity specific standard.	<ul style="list-style-type: none"> <li>a. For P9 – (Ancillary office activity) - Rule 15.13.2.6</li> </ul>

	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.	
<b>RD3</b>	Activity listed in Rule 15.7.1.1 P18 that does not meet the activity specific standard.	a. Transport effects at Commercial Retail Park Zone (Langdons Road) – Rule 15.13.3.13

### 15.7.1.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
<b>D1</b>	Any activity not provided as a permitted, restricted discretionary, or non-complying activity.
<b>D2</b>	Activities listed in Rule 15.7.1.1 P19 or P20 that do not meet one or more of the activity specific standards.

### 15.7.1.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
<b>NC1</b>	Any retail activity listed in Rule 15.7.1.1 P2 that does not meet the activity specific standard.
<b>NC2</b>	Any activity or building not meeting with the activity specific standard for Rule 15.7.1.1 P21.

## 15.7.2 Built form standards – Commercial Retail Park Zone

The following built form standards shall be met by all permitted activities, and for restricted discretionary activity RD2 and RD3, unless otherwise stated.

### 15.7.2.1 Maximum building height

- a. The maximum height of any building shall be 15 metres.

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

### 15.7.2.2 Minimum building setback from road boundaries

The minimum building setback from road boundaries shall be as follows:

	Activity	Standard
a.	Any activity unless specified in b – c below	3 metres
b.	Ancillary office activity	1.5 metres
c.	For sites with frontage to two intersecting roads in the Commercial Retail Park Zone	1.5 metres on one road boundary and 3 metres on the other road boundary

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

### 15.7.2.3 Minimum building setback from residential or open space zones

- a. Where a site shares a boundary with a residential or open space zone, the minimum building setback from boundaries shall be 3 metres.

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

### 15.7.2.4 Sunlight and outlook at boundary with a residential zone

- a. Where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal boundary, in accordance with the diagrams in Appendix 15.15.9.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.

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

### 15.7.2.5 Outdoor storage areas

- a. Any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining road or adjoining site.

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

### 15.7.2.6 Landscaping and trees

Landscaping and trees shall be provided as follows:



Standard
<p>a. The area adjoining the road frontage of all sites shall be landscaped in accordance with the following standards:</p> <ul style="list-style-type: none"> <li>i. Minimum width - 1.5 metres</li> <li>ii. Minimum density of tree planting - 1 tree for every 10 metres of road frontage or part thereof, evenly spaced.</li> </ul> <p>b. On sites adjoining a residential zone, trees shall be planted adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary.</p> <p>c. 1 tree shall be planted for every 5 car parking spaces within any car parking area and along any pedestrian routes.</p> <p>d. All landscaping / trees required for these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.</p>

Note:

1. Any landscaping required by Rule 15.7.2.6 may be located in common areas, where the development comprises land and/or buildings in separate unit titles.
2. Stormwater facilities that support multiple values such water quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner.

Any application arising from clauses a. and c. of this rule shall not be publicly or limited notified.

### 15.7.2.7 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

### 15.7.2.8 Minimum building setback from railway corridor

- a. ~~For sites adjacent to or abutting the railway line, the~~ The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

## 15.8 Rules – Commercial Office Zone

### 15.8.1 Activity status tables - Commercial Office Zone

#### 15.8.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Office Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.8.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities that are not listed in this table will be restricted discretionary, discretionary or non-complying, as specified in Rules 15.8.1.2, 15.8.1.3 or 15.8.1.4.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

	Activity	Activity specific standards
<b>P1</b>	Any new building or addition to a building for any permitted activity listed in Rule 15.8.1.1 P2 to P12 below.	Nil
<b>P2</b>	Office activity	
<b>P3</b>	Food and beverage outlet	
<b>P4</b>	Commercial services	
<b>P5</b>	Trade and industry training facility	
<b>P6</b>	Public transport facility	
<b>P7</b>	Gymnasium	
<b>P8</b>	Parking lot	
<b>P9</b>	Parking building	
<b>P10</b>	Pre-school	
<b>P11</b>	Community facility	
<b>P12</b>	Emergency service facilities	

#### 15.8.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 15.13.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Activities listed in Rule 15.8.1.1 P1 to P12 that do not meet one or more of the built form standards in Rule 15.8.2. Refer to relevant built form standard for provisions regarding notification.	As relevant to the standard that is not met: <ul style="list-style-type: none"> <li>a. Maximum <del>building</del> height of buildings – Rule 15.13.3.1</li> <li>b. Minimum building setback from road boundaries/street scene – Rule 15.13.3.2</li> <li>c. Minimum separation from the internal boundary with a residential zone – Rule 15.13.3.3</li> <li>d. Sunlight and outlook at boundary with a residential zone – Rule 15.13.3.4</li> <li>e. Outdoor storage areas – Rule 15.13.3.5</li> <li>f. Landscaping and trees - Rule 15.13.3.6</li> <li>g. Water supply for fire fighting – Rule 15.13.3.8</li> <li>h. Access to the Commercial Office Zone (Wrights Road) – Rule 15.13.3.9.</li> <li>i. Minimum building setback from the railway corridor - Rule 15.13.3.10</li> </ul>

### 15.8.1.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
<b>D1</b>	Any activity not provided for as a permitted, restricted discretionary or non-complying activity.

### 15.8.1.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
<b>NC1</b>	Heavy industrial activity.
<b>NC2</b>	Sensitive activities within the 50 dB Ldn Air Noise Contour as defined on the planning maps.

## **15.8.2 Built form standards – Commercial Office Zone**

The following built form standards shall be met by all permitted activities unless otherwise stated.

### **15.8.2.1 Maximum height for buildings and fences or screening structures**

- a. The maximum height of buildings shall be 15 metres.

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

### **15.8.2.2 Minimum building setback from road boundaries**

- a. The minimum building setback from road boundaries shall be 3 metres.

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

### **15.8.2.3 Minimum building setback from the boundary with a residential zone**

- a. The minimum building setback from the boundary with a residential zone shall be 3 metres.

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

### **15.8.2.4 Sunlight and outlook at boundary with a residential zone**

- a. Where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal boundary in accordance with the diagrams in Appendix 15.15.9.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.

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

### **15.8.2.5 Outdoor storage of materials/ car parking**

- a. Any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining road or adjoining site; and
- b. Outdoor storage areas shall not be located within the setback specified in Rules 15.8.2.2.

This rule shall not apply where the storage of vehicles, equipment, machinery, and/or natural or processed products is for periods of less than 12 weeks in any year.

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

### 15.8.2.6 Landscaped areas

Landscaping shall be provided as follows:

	Standard
a.	The minimum percentage of the site to be landscaped shall be 20%, excluding those areas required to be set aside for trees within or adjacent to parking areas (refer to clause (d) below). This clause shall not apply to emergency service facilities
b.	The area adjoining the road frontage of all sites shall have a landscape strip in accordance with the following standards: <ul style="list-style-type: none"> <li>a. Minimum width - 1.5 metres</li> <li>b. Minimum density of tree planting – 1 tree for every 10 metres of road frontage or part thereof, evenly spaced with shrubs between each tree.</li> </ul> This clause shall not apply to emergency service facilities
c.	On sites adjoining a residential zone, trees shall be planted adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary.
d.	In addition to clauses (a), (b) and (c) above, where car parking is located at the front of a site, 1 tree shall be planted for every 5 car parking spaces within any car parking area.
e.	All landscaping/trees required for these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.

Note:

1. Stormwater facilities shall be incorporated into any development to achieve effective stormwater management and to protect groundwater.
2. The stormwater facilities, which support multiple values such as stormwater retention, water quality treatment, biodiversity enhancement, Ngāi Tahu/ Manawhenua values and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management and the protection of groundwater in an integrated manner. Stormwater treatment sites or treatment facilities should be separated from natural waterways with vegetated buffers to ensure stormwater is treated before it is discharged into natural waterways or natural wetlands.

Any application arising from clauses (a) and (b) of this rule shall not be publicly or limited notified.

### 15.8.2.7 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

### 15.8.2.8 Access to Commercial Office Zone (Wrights Road)

Access to the Commercial Office Zone (Wrights Road) shall be as follows:

	Standard
a.	<p>Road connections to the Commercial Office Zone (Wrights Road) on the corner of Wrights Road and Jack Hinton Drive, shall be limited to:</p> <ul style="list-style-type: none"> <li>i. no more than two points of road access from Wrights Road, which shall be at least 50 metres apart and be set back at least 25 metres from the intersection of Jack Hinton Drive and Wrights Road; and</li> <li>ii. one road connection from Jack Hinton Drive, set back at least 15 metres from the intersection of Jack Hinton Drive and Wrights Road.</li> </ul>
b.	There shall be no individual site access to Jack Hinton Drive or Wrights Road.

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

### 15.8.2.9 Minimum building setback from railway corridor

- a. ~~For sites adjacent to or abutting the railway line, the~~ The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

## 15.9 Rules – Commercial Mixed Use Zone

### 15.9.1 Activity status tables – Commercial Mixed Use Zone

#### 15.9.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Mixed Use Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.9.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 15.9.1.2, 15.9.1.3 or 15.9.1.4.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

	Activity	Activity specific standards
<b>P1</b>	Any new building or addition to a building for any permitted activity listed in Rule 15.9.1.1 P3 to P8 and P11 to P27 below.	Nil
<b>P2</b>	a. Existing retail activity in an existing building, or b. Existing consented retail activity and associated building; at the DATE OF DECISION AS NOTIFIED	Nil
<b>P3</b>	Ancillary retail activity	a. The activity shall: <ul style="list-style-type: none"> <li>i. occupy no more than 250m<sup>2</sup> or 25% of the GFA of all buildings on the same site, whichever is the lesser; and</li> <li>ii. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation where goods are displayed for sale within the building and the retail activity fronts the street; and</li> <li>iii. be limited to the display and sale of goods produced, processed or stored on the site.</li> </ul>
<b>P4</b>	Food and beverage outlet	Nil
<b>P5</b>	Trade supplier	
<b>P6</b>	Yard-based supplier	
<b>P7</b>	Second-hand goods outlet	
<b>P8</b>	Service station	
<b>P9</b>	a. Existing commercial services in an existing building, or	

	Activity	Activity specific standards
	a. Existing consented commercial services and associated building; as at the DATE OF DECISION AS NOTIFIED	
<b>P10</b>	a. Existing office activity in an existing building, or b. Existing consented office activity and associated building; as at the DATE OF DECISION AS NOTIFIED	
<b>P11</b>	Ancillary office activity	
		a. The activity shall: <ul style="list-style-type: none"> <li>i. occupy no more than 500m<sup>2</sup> or 30% of the GFA of all buildings on the same site, whichever is the lesser; and</li> <li>ii. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation where the office activity fronts the street.</li> </ul>
<b>P12</b>	Industrial activity in the Commercial Mixed Use Zone on Blenheim Road and Main South Road	Nil
<b>P13</b>	Warehousing and distribution activities	
<b>P14</b>	Service industry	
<b>P15</b>	High technology industrial activity	
<b>P16</b>	Trade and industry training facility	
<b>P17</b>	Emergency service facilities	
<b>P18</b>	Public transport facility	
<b>P19</b>	Health care facility	
<b>P20</b>	Pre-school	
<b>P21</b>	Gymnasium	
<b>P22</b>	Drive-through services	
<b>P23</b>	Parking lot	
<b>P24</b>	Parking building	
<b>P25</b>	Tertiary education and research activities	
<b>P26</b>	Guest accommodation	
<b>P27</b>	Residential activity in Addington, Mandeville Street and New Brighton	a. The activity shall be: <ul style="list-style-type: none"> <li>i. located above ground floor level; or</li> <li>ii. located to the rear of activities listed in Rule 15.9.1.1 P2 – P12, P14– P23 on the ground floor frontage to the street, excluding <ul style="list-style-type: none"> <li>A. any pedestrian entrance including lobby and/or reception area associated with residential activity; and</li> </ul> </li> </ul> e. The activity shall have a minimum net floor area (including toilets and bathrooms but excluding lobby



Activity	Activity specific standards																
	<p>and/or reception area, car parking, garaging and balconies) per unit of:</p> <p>i. Studio 35m<sup>2</sup></p> <p>ii. 1 bedroom 45m<sup>2</sup></p> <p>iii. 2 bedrooms 60m<sup>2</sup></p> <p>iv. 3 or more bedroom 90m<sup>2</sup></p> <p>f. Each residential unit shall be provided with:</p> <p>i. an outdoor service space of 3m<sup>2</sup> and a waste management area of 2m<sup>2</sup> per unit, each with a minimum dimension of 1.5 metres in either a private or communal area;</p> <p>ii. a single, indoor storage space of 4m<sup>3</sup> with a minimum dimension of 1 metre.</p> <p>iii. any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the waste management area to a height of 1.5 metres.</p> <p>g. Each residential unit shall be provided with an outdoor living space with a minimum area and dimension as set out in the following table, located immediately outside and accessible from an internal living area of the residential unit.</p> <table><tr><th></th><th>Type</th><th>Area</th><th>Dimension</th></tr><tr><td>i.</td><td>Studio, 1 bedroom</td><td>6m<sup>2</sup></td><td>1.5 metres</td></tr><tr><td>ii.</td><td>2 or 3 bedroom</td><td>10m<sup>2</sup></td><td>1.5 metres</td></tr><tr><td>iii.</td><td>More than 3 bedrooms</td><td>15m<sup>2</sup></td><td>1.5 metres</td></tr></table> <p>h. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB <math>D_{tr,2m,nTw}+C_{tr}</math>.</p>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m <sup>2</sup>	1.5 metres	ii.	2 or 3 bedroom	10m <sup>2</sup>	1.5 metres	iii.	More than 3 bedrooms	15m <sup>2</sup>	1.5 metres
	Type	Area	Dimension														
i.	Studio, 1 bedroom	6m <sup>2</sup>	1.5 metres														
ii.	2 or 3 bedroom	10m <sup>2</sup>	1.5 metres														
iii.	More than 3 bedrooms	15m <sup>2</sup>	1.5 metres														

### 15.9.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters set out in Rule 15.13, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Activities listed in Rule 15.9.1.1 P1 – P27, and Rule 15.9.1.2 RD2, that do not meet one or more of the built form standards in Rule 15.9.2, unless otherwise specified  Refer to relevant built form standard for provision regarding notification.	As relevant to the standard that is not met: a. Maximum building height – Rule 15.13.3.1 b. Minimum building setback from road boundaries/ street scene – Rule 15.13.3.2 c. Minimum separation from the internal boundary with a residential zone – Rule 15.13.3.3 d. Sunlight and outlook at boundary with a residential zone– Rule 15.13.3.4 e. Outdoor storage areas – Rule 15.13.3.5 f. Landscaping and trees- Rule 15.13.3.6 g. Water supply for fire fighting – Rule 15.13.3.8 h. Minimum building setback from the railway corridor - Rule 15.13.3.10
<b>RD2</b>	Activities listed in Rule 15.9.1.1 P3, P11 and P27 (a) – (d) that do not meet one or more of the activity specific standards in Rule 15.9.1.1.  Any application arising from this rule shall not be limited or publicly notified.	a. For Rule 15.9.1.1 P3 and P11 (Ancillary retail and Ancillary office activity): i. Ancillary office and retail activity Rule 15.13.2.6 b. For Rule 15.9.1.1 P27 (Residential activity): i. Residential activity Rule 15.13.2.3; and i. Activity at ground floor level - Rule 15.13.2.2

### 15.9.1.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
<b>D1</b>	Any activity not provided as a permitted, restricted discretionary or non-complying activity.

### 15.9.1.4 Non-complying activities

The activities listed below are non-complying activities

<b>NC1</b>	Any residential activity not meeting with Rule 15.9.1.1. P27 (e).
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## 15.9.2 Built form standards – Commercial Mixed Use Zone

The following built form standards shall be met by all permitted activities and restricted discretionary activities RD2 unless otherwise stated.

### 15.9.2.1 Maximum building height

- a. The maximum height of any building shall be 15 metres.

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

### 15.9.2.2 Minimum building setback from road boundaries

The minimum building setback from road boundaries shall be as follows:

	Activity	Standard
a.	Any activity unless specified below	3 metres
b.	For sites with frontage to two intersecting roads in the Commercial Mixed Use Zone	1.5 metres on one road boundary and 3 metres on the other road boundary

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

### 15.9.2.3 Minimum building setback from residential zones

- a. The minimum building setback from the shared boundary with a residential zone shall be 3 metres.

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

### 15.9.2.4 Sunlight and outlook at boundary with a residential zone

- a. Where an internal boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal boundary in accordance with the diagrams in Appendix 15.15.9.

Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.

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

### 15.9.2.5 Outdoor storage areas

- a. Any outdoor storage area shall be screened by 1.8 metre high fencing or landscaping from any adjoining road or adjoining site.

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

### 15.9.2.6 Landscaping and trees

Landscaping shall be provided as follows:

Standard
<p>a. The area adjoining the road frontage of all sites shall be landscaped in accordance with the following standards:</p> <ul style="list-style-type: none"> <li>i. Minimum width - 1.5 metres</li> <li>ii. Minimum density of tree planting - 1 tree for every 10 metres of road frontage or part thereof, evenly spaced.</li> </ul> <p>b. On sites adjoining a residential zone, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary.</p> <p>c. 1 tree shall be planted for every 5 car parking spaces within any car parking area and along any pedestrian routes.</p> <p>d. All landscaping / trees required for these rules shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6.</p> <p>Clause (a) shall not apply to emergency service facilities</p>

Note: Stormwater facilities that support multiple values such water quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner.

Any application arising from clauses a. and c. of this rule shall not be publicly or limited notified.

### 15.9.2.7 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

### 15.9.2.8 Minimum building setback from railway corridor

- a. ~~For sites adjacent to or abutting the railway line, the~~ The minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.

Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

## 15.10 Rules — Commercial Central City Business Zone

### 15.10.1 Activity status tables — Commercial Central City Business Zone

#### 15.10.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Central City Business Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.10.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities may also be controlled, restricted discretionary or discretionary, as specified in Rules 15.10.1.2, 15.10.1.3 or 15.10.1.4.

At 25 Peterborough Street, permitted activities shall be limited to P13, P14 and P17.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

	Activity	Activity specific standards
<b>P1</b>	Retail activity	Nil
<b>P2</b>	Commercial services	Nil
<b>P3</b>	Entertainment facility	Nil
<b>P4</b>	Recreation activity	a. For sites shown on the planning maps as being within active frontage areas, these activities shall not be located at ground floor level within 10 metres of the boundary of a road (excluding access ways and service lanes), except for pedestrian entranceways, which may be located at ground floor level.  b. Activity specific standard a. shall not apply to any spiritual facility at 100 Cathedral Square.
<b>P5</b>	Gymnasium	
<b>P6</b>	Community facility	
<b>P7</b>	Education activity	
<b>P8</b>	Day care facility	
<b>P9</b>	Pre-school	
<b>P10</b>	Health care facility	
<b>P11</b>	Spiritual facility	
<b>P12</b>	Office	
<b>P13</b>	Residential activity	a. For sites shown on the planning maps as being within active frontage areas, the activity shall not be located at ground floor level within 10 metres of the boundary of a road (excluding access ways and service lanes), except for pedestrian entranceways or reception areas, which may be located at ground floor level.  b. Activity specific standard a. shall not apply to the former Christchurch Teachers College building at 25 Peterborough Street.

	Activity	Activity specific standards
		<p>c. Each residential unit shall be provided with an outdoor service space contained within the net area of the site with a minimum area of 5m<sup>2</sup> and each dimension being a minimum of 1.5 metres, except that:</p> <ul style="list-style-type: none"> <li>i. an indoor area or areas with a minimum volume of 3m<sup>3</sup> may be provided in lieu of any outdoor service space; or</li> <li>ii. if a communal outdoor service space with a minimum area of 10m<sup>2</sup> is provided within the site, the outdoor service space may reduce to 3m<sup>2</sup> for each residential unit.</li> </ul> <p>d. The minimum net floor area for any residential unit (including toilets and bathrooms but excluding car parking, garaging, or balconies allocated to each unit) shall be:</p> <ul style="list-style-type: none"> <li>i. studio 35m<sup>2</sup>;</li> <li>ii. 1 bedroom 45m<sup>2</sup>;</li> <li>iii. 2 bedrooms 60m<sup>2</sup>; and</li> <li>iv. 3 or more bedrooms 90m<sup>2</sup>.</li> </ul> <p>e. Each residential unit without a habitable space on the ground floor shall have 10m<sup>2</sup> of outdoor living space provided that:</p> <ul style="list-style-type: none"> <li>i. a minimum of 5m<sup>2</sup> of the area, with each dimension being a minimum of 1.5 metres, shall be provided as a private balcony located immediately outside, and accessible from an internal living area of the residential unit; and</li> <li>ii. the balance of the required 10m<sup>2</sup> not provided by private balconies can be provided in a communal area, with each dimension being a minimum of 4 metres, that is available for the use of all site residents.</li> </ul> <p>Note: Balconies can be recessed, cantilevered or semi-recessed.</p> <p>f. Each residential unit with a habitable space on the ground floor shall have 10m<sup>2</sup> of outdoor living space immediately outside and accessible from an internal living area of the residential unit.</p> <p>g. Any outdoor service space or outdoor living space shall not be used for car parking or access.</p>
P14	Guest accommodation	<p>a. <del>The activity shall</del> <b>The activity shall</b> not be located at ground floor level within 10 metres of the boundary of a road (excluding access ways and service lanes), except for pedestrian entranceways or reception areas, which may be located at ground floor level.</p>

	Activity	Activity specific standards
		b. Activity specific standard a. shall not apply to the Former Christchurch Teachers College building at 25 Peterborough Street
<b>P15</b>	Art studios and workshops	Nil
<b>P16</b>	Retirement village outside the Core (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map) <del>Refer to built form standards for rules that do not apply to retirement villages.</del>	Nil
<b>P17</b>	The following activities in the Former Christchurch Teachers College building at 25 Peterborough Street: <ul style="list-style-type: none"> <li>i. Retail activity</li> <li>ii. Commercial services</li> <li>iii. Entertainment facility</li> <li>iv. Gymnasium</li> <li>v. Education activity</li> <li>vi. Health care facility</li> <li>vii. Office</li> <li>viii. Art studios and workshops</li> </ul>	<ul style="list-style-type: none"> <li>a. The maximum total floorspace used for the specified activities shall not exceed 25% of the total floorspace on the site.</li> <li>b. Entertainment activity shall be limited to performances and exhibitions.</li> </ul>

### 15.10.1.2 Controlled activities

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

Activity C1 shall also comply with the built form standards set out in Rule 15.10.2.

	Activity	The matters over which Council reserves its control:
<b>C1</b>	Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.10.1.1 P1 to P17, which is: <ul style="list-style-type: none"> <li>i. within the Central City Core area; and</li> </ul>	<ul style="list-style-type: none"> <li>a. That the activity is undertaken in accordance with the urban design certification.</li> </ul>

	<ul style="list-style-type: none"> <li>ii. visible from a publicly owned and accessible space; and</li> <li>iii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes in Rule 15.13.2.7 Commercial Central City Business Zone Urban Design.</li> </ul> <p>Certification shall include sufficient detail to demonstrate how the relevant urban design provisions/ outcomes in Rule 15.13.2.7 have been met.</p> <p>This rule does not apply to any activity requiring consent under C2 below.</p> <p>Any application arising from this rule shall not be publicly or limited notified.</p>	
<b>C2</b>	<p>Any new building, or external alteration to any existing building, for a spiritual facility, which is:</p> <ul style="list-style-type: none"> <li>i. located at 100 Cathedral Square; and</li> <li>ii. certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes in Rule 15.13.4.1 - Buildings at 100 Cathedral Square.</li> </ul> <p>Certification shall include sufficient detail to demonstrate how the relevant urban design provisions/ outcomes in Rule 15.13.4.1 have been met.</p> <p>The built form standards in Rule 15.10.2 shall not apply to this activity.</p>	<ul style="list-style-type: none"> <li>a. That the activity is undertaken in accordance with the urban design certification.</li> </ul>

Rules C1 and C2 shall not apply to:

- i. demolition, repairs, maintenance, and seismic, fire and access building code upgrades; and
- ii. any building within the Core which is a listed heritage item in which case the applicable rules in Chapter 9 Natural and Cultural Heritage shall apply; and
- iii. any signage.

Note: The Central City Core is identified on the planning map titled “Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map”

### 15.10.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 15.13, as set out in the following table.



	Activity	Council's discretion shall be limited to the following matters:
<b>RD1</b>	<p>Any new building, external alteration to any existing building, or the use of any part of a site not undertaken in a building, for an activity listed in Rule 15.10.1.1 P1 to P17, which:</p> <ul style="list-style-type: none"> <li>i. is within the Central City Core area; and</li> <li>ii. is visible from a publicly owned and accessible space, and</li> <li>iii. is not a controlled activity under Rule 15.10.1.2 C1.</li> </ul> <p>This rule does not apply to activities requiring consent under Rule 15.10.1.2 C2 or Rule 15.10.1.3 RD9.</p> <p>Any application arising from this rule shall not be publicly or limited notified.</p>	<p>a. Commercial Central City Business Zone urban design – Rule 15.13.2.7</p>
<b>RD2</b>	<p>The erection of any new buildings within the Central City Retail Precinct (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map).</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Commercial Central City Business Zone urban design – Rule 15.13.2.7</p> <p>b. Commercial Central City Business Zone - Retail Precinct – Rule 15.13.2.8</p>
<b>RD3</b>	<p>Any activity listed in Rule 15.10.1.1 P1 to P17 that does not meet the activity specific standard relating to ground floor activity (active frontage).</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Commercial Central City Business Zone - Activity at ground floor level – Rule 15.13.2.9</p>
<b>RD4</b>	<p>Any <del>residential</del> activity listed in Rule 15.10.1.1 <del>P13-P1 to P17</del> that does not meet <del>one or more of</del> the activity specific standards <del>relating to residential activities</del>.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Residential activity in the Commercial Central City Business and Central City Mixed Use Zones – Rule 15.13.2.10</p>
<b>RD5</b>	<p>Any activity listed in Rule 15.10.1.1 P1 to P17 and Rules 15.10.1.3 RD1 to <del>RD2</del>RD4, RD6 and RD8 that does not meet one or more of the built form standards in Rule 15.10.2 unless otherwise specified.</p>	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> <li>a. Commercial Central City Business Zone - Building setbacks and continuity – Rule 15.13.3.15</li> <li>b. Commercial Central City Business Zone and (South Frame) Mixed Use Zones - Verandas – Rule 15.13.3.16</li> </ul>

	Activity	Council's discretion shall be limited to the following matters:
		<ul style="list-style-type: none"> <li>c. Commercial Central City Business Zone - Sunlight and outlook for the street – Rule 15.13.3.17</li> <li>d. Commercial Central City Business Zone and (South Frame) Mixed Use Zone - Minimum number of floors – Rule 15.13.3.18</li> <li>e. Commercial Central City Business Zone - Minimum floor to floor heights on ground floor – Rule 15.13.3.19</li> <li>f. Commercial Central City Business Zone - Location of on-site car parking – Rule 15.13.3.20</li> <li>g. Fencing and screening structures in the Commercial Central City Business and Mixed Use Zones – Rule 15.13.3.21</li> <li>h. Screening of outdoor storage and service area / spaces – Rule 15.13.3.22</li> <li>i. Sunlight and outlook at boundary with a <del>residential zone-Residential Central City or Residential Guest Accommodation Zone</del> – Rule 15.13.3.23</li> <li>j. Minimum separation from the boundary with a <del>residential zone-Residential Central City or Residential Guest Accommodation Zone</del> – Rule 15.13.3.24</li> <li>k. Water supply and access for fire fighting – Rule 15.13.3.8</li> </ul>
<b>RD6</b>	Retirement village in the Core (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map).	<ul style="list-style-type: none"> <li>a. Retirement villages - Rule 15.13.2.15</li> <li>b. Commercial Central City Business Zone urban design – Rule 15.13.2.7</li> </ul>
<b>RD7</b>	Retirement village that does not meet any one or more of the built form standards in Rule 15.10.2 unless otherwise specified.	<p>As relevant to the standard that is not met:</p> <ul style="list-style-type: none"> <li>a. Commercial Central City Mixed Use Zone - Landscaping and trees – Rule 15.13.3.25</li> <li>b. Commercial Central City Mixed Use Zone - Maximum building height - Rule 15.13.3.26</li> <li>c. Commercial Central City Business Zone - Flexibility in building design for future uses – Rule 15.13.3.27</li> <li>d. Fences and screening structures in the Commercial Central City Business and Mixed Use Zones – Rule 15.13.3.21</li> <li>e. Screening of outdoor storage and service areas / spaces - Rule 15.13.3.22</li> <li>f. Sunlight and outlook at boundary with a <del>residential zone-Residential Central City or Residential Guest Accommodation Zone</del>, and in</li> </ul>

	Activity	Council's discretion shall be limited to the following matters:
		<p>the Commercial Central City Mixed Use Zone, the boundary with the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone - Rule 15.13.3.23</p> <p>g. Minimum setback from the boundary with a <del>residential zone</del> <del>Residential Central City or Residential Guest Accommodation Zone</del>, or from an internal boundary – Rule 15.13.3.24</p> <p>h. Water supply and access for fire fighting – Rule 15.13.3.8</p>
<b>RD8</b>	Parking lot/ Parking building	<p>a. Commercial Central City Business Zone urban design – Rule 15.13.2.7</p> <p>Note: Refer to Rule 7.4.2.1 for parking in the Central City, Rule 7.4.1.3 RD1 for non-compliance with this rule, and activity Rule 7.4.1.5 NC3 for non-compliance with this rule in the Core of the Commercial Central City Business Zone.</p> <p>Also refer to Rule 7.4.1 for the activity status and matters of discretion for parking lots/ parking buildings in the context of the transport provisions for the Central City.</p>
<b>RD9</b>	<p>Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.10.1.1 P1 to P17, which:</p> <ul style="list-style-type: none"> <li>i. is located at 100 Cathedral Square; and</li> <li>ii. is not a controlled activity under Rule 15.10.1.2 C2.</li> </ul> <p>The built form standards in Rule 15.10.2 shall not apply on this site to the activity listed in Rule 15.10.1.1 P11.</p>	<p>a. Buildings at 100 Cathedral Square – Rule 15.13.4.1</p>

Rules RD1 and RD9 shall not apply to:

- i. demolition, repairs, maintenance, and seismic, fire and access building code upgrades; and
- ii. any building within the Core which is a listed heritage item in which case the applicable rules in Chapter 9 Natural and Cultural Heritage shall apply; and
- iii. any signage.

Note: The Central City Core is identified on the planning map titled “Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map”

### 15.10.1.4 Discretionary activities

The activities listed below are discretionary activities

Activity	
<b>D1</b>	Any activity that does not meet one or more of built form standards in Rules 15.10.2.11 (Building Height) and 15.10.2.12 (Maximum Road Wall Height) unless otherwise specified.
<b>D2</b>	Any activity not provided for as a permitted, controlled or restricted discretionary activity.

## 15.10.2 Built form standards - Commercial Central City Business Zone

The following built form standards shall be met by all permitted, **controlled activities** and restricted discretionary activities unless otherwise stated.

### 15.10.2.1 Building setback and continuity

	Standard
a.	On sites in the area identified as the Core on the planning map titled 'Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map', buildings (excluding fences for the purposes of this standard) shall be built: <ul style="list-style-type: none"> <li>i. up to road boundary, except that where the allotment fronts more than one road boundary, buildings shall be built up to all boundaries of the allotment; and</li> <li>ii. across 100% of the width of an allotment where it abuts all road boundaries (excluding access ways and service lanes), except that one vehicle crossing may be located on each road frontage of the site.</li> </ul>
b.	On sites outside the area identified as the Core on the planning map titled 'Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map', buildings (excluding fences for the purposes of this standard) shall be built: <ul style="list-style-type: none"> <li>i. up to a road boundary, except that where the allotment fronts more than one road boundary, buildings shall be built up to all road boundaries of the allotment; and</li> <li>ii. across a minimum of 65% of the width of an allotment where it abuts all road boundaries (excluding access ways and service lanes).</li> </ul>

Note: This rule applies to the ground and first floor of buildings only.

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

### 15.10.2.2 Verandas

- a. In the areas shown on the 'Central City Active Frontages and Verandas and Building Setback Planning Map' as Central City Active Frontage and Veranda, every building shall provide a veranda or other means of weather protection with continuous cover for pedestrians.

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

### **15.10.2.3 Sunlight and outlook for the street**

- a. Buildings shall not project beyond a 45 degree recession plane measured from the maximum road wall height and angling into the site, except that this rule shall not apply to access ways, service lanes, or to New Regent Street.

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

### **15.10.2.4 Minimum numbers of floors**

- a. The minimum number of floors above ground level for any building within the Core identified on the 'Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map' shall be two.

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

### **15.10.2.5 Flexibility in building design for future uses**

- a. The minimum distance between the top of the ground floor surface and the bottom of the first floor slab shall be 3.5 metres. The measurement shall be made from the ground floor surface to the bottom of the floor slab above.

This rule shall not apply to buildings for residential activity or a retirement village except where they are within 10 metres of a road boundary.

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

### **15.10.2.6 Location of onsite car parking**

- a. Car parking within the Core identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map shall be located to the rear of, on top of, within or under buildings; or when located on the ground floor of any building, not located within 10 metres of the road boundary.

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

### **15.10.2.7 Fences and screening structures**

- a. The maximum height of any fence or screening structure located within 4.5 metres of a road boundary, or between a building and the Central City Avon River Precinct Zone, shall be:
  - i. 2 metres, where at least 50% of the fence structure is visually transparent; or
  - ii. 1.2 metres, where less than 50% of the fence structure is visually transparent.

This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned residential and Commercial Central City Business.

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

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

### 15.10.2.8 Screening of outdoor storage and service areas or spaces

- a. Any outdoor storage or service areas/spaces shall be:
  - i. located to the rear of the principal building on the site; and
  - ii. screened from any adjoining site by landscaping, fence, wall or a combination of these of not less than 1.8 metres high.

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

### 15.10.2.9 Sunlight and outlook at boundary with a **residential zone** ~~Residential Central City or Residential Guest Accommodation Zone~~

- a. Where an internal boundary adjoins a **residential zone**~~Residential Central City or Residential Guest Accommodation Zone~~, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal boundary, as indicated in Appendix 15. 15.9 as though the site were zoned the same **residential zone**~~Residential Central City or Residential Guest Accommodation Zone~~.

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

Note: There is no recession plane requirement for sites located in the Commercial Central City Business Zone that adjoin sites also zoned Commercial Central City Business.

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

### 15.10.2.10 Minimum setback from the boundary with a **residential zone** ~~Residential Central City or Residential Guest Accommodation Zone~~ or from an internal boundary

The minimum setback from the boundary with a **residential zone**~~Residential Central City or Residential Guest Accommodation Zone~~, or in the case of residential activities from an internal boundary, shall be as follows:

	Standard
a.	Buildings shall be setback from the boundary of any <b>residential zone</b> <del>Residential Central City or Residential Guest Accommodation Zone</del> by a minimum of 3 metres, except that where there is a shared wall with a building within a <b>residential zone</b> <del>Residential Central City or Residential Guest Accommodation Zone</del> no setback is required.
b.	For residential activities there shall be no minimum building setback from internal boundaries other than from the boundary of any <b>residential zone</b> <del>Residential Central City or Residential Guest</del>

	<b>Standard</b>
	<del>Accommodation Zone</del> , except where a balcony or the window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space, then the balcony or window shall not be located within 3 metres of any internal boundary.
c.	Any required building setback under a. shall be landscaped for its full width and length and this area planted in a combination of shrubs, trees and grasses including a minimum of 1 tree for every 10 metres of boundary length capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres at the time of planting.
d.	All landscaping within the setback shall be maintained, and if dead, diseased or damaged, shall be replaced.

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

### 15.10.2.11 Building height

The maximum and minimum height of any building shall be as follows:

	<b>Applicable to</b>	<b>Standard</b>
a.	All buildings, except as provided for in b. and c. below.	The maximum height shall be in accordance with the Central City Maximum Building Height Planning map
b.	All buildings in New Regent Street	The minimum and maximum height shall be 8 metres.
c.	All buildings at the Arts Centre, being land bordered by Montreal Street, Worcester Street, Rolleston Avenue and Hereford Street.	The maximum height shall be 16 metres.

### 15.10.2.12 Maximum road wall height

- a. The maximum height of the road wall of any building shall be:
  - i. 21 metres in the area subject to a 28 metre height limit on the 'Central City Maximum Building Height Planning map' unless specified below.
  - ii. 17 metres where the wall fronts the northern side of Cashel Street, between Oxford Terrace and High Street.

### 15.10.2.13 Water supply for fire fighting

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

Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Fire Service Commission (absent its written approval).

## 15.11 Rules — Commercial Central City Mixed Use Zone

### 15.11.1 Activity status tables — Commercial Central City Mixed Use Zone

#### 15.11.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Central City Mixed Use Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 15.11.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities may also be controlled, restricted discretionary, discretionary or non-complying, as specified in Rules 15.11.1.2, 15.11.1.3, 15.11.1.4 and 15.11.1.5.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

	Activity	Activity specific standards
P1	Retail activity	<p>a. Retail activities within the Large Format Retail areas (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map) shall only consist of one or more of the following:</p> <ul style="list-style-type: none"> <li>i. the display and sale of goods produced, processed or stored on the site and ancillary products;</li> <li>ii. second hand goods outlet;</li> <li>iii. food and beverage outlet;</li> <li>iv. general convenience stores where grocery items are offered for sale; and</li> <li>v. any other retail activity provided that the minimum GLFA for any individual retail activity tenancy is 450m<sup>2</sup>.</li> </ul> <p>b. Retail activity outside the Large Format Retail areas (as identified on the Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts Planning Map) shall only consist of one or more of the following except where specified in c. below:</p> <ul style="list-style-type: none"> <li>i. the display and sale of goods produced, processed or stored on the site and ancillary products up to 20% of the net floor area on the site used to produce, process or store these goods, or 350m<sup>2</sup> retail floor space, whichever is the lesser;</li> <li>ii. second hand goods outlet;</li> <li>iii. food and beverage outlet;</li> <li>iv. small scale general convenience store where grocery items are offered for sale with a maximum GLFA of 250m<sup>2</sup>; and</li> <li>v. one supermarket with a maximum GLFA of 2500m<sup>2</sup> located within the Commercial Central City Mixed Use Zone block bounded by</li> </ul>



	Activity	Activity specific standards
		<p>Manchester, Salisbury and Madras Streets.</p> <p>c. Retail activity fronting Colombo Street between Kilmore Street and Peterborough Street shall be limited to</p> <ol style="list-style-type: none"> <li>a maximum tenancy size of 150m<sup>2</sup>;</li> <li>the ground floor of any building; and</li> <li>have a frontage adjoining Colombo Street.</li> </ol>
<b>P2</b>	Yard-based suppliers	Nil
<b>P3</b>	Trade suppliers	
<b>P4</b>	Service stations	
<b>P5</b>	Commercial services	<p>a. Offices and Commercial services shall only be ancillary to any permitted activity located on the site or:</p> <p>b. Where non-ancillary office activity or commercial services are proposed on a site:</p> <ol style="list-style-type: none"> <li>individual tenancies shall not exceed 450m<sup>2</sup> GLFA; and</li> <li>the total area used for office activities and/or commercial services shall not exceed 450m<sup>2</sup> GLFA per site, or 450m<sup>2</sup> GLFA per 500m<sup>2</sup> of land area; whichever is greater.</li> </ol> <p>This limit may be exceeded where office activities and/or commercial services form part of a mixed-use development comprising residential activities, in which case the office activities and commercial services collectively shall not exceed 50% of GLFA of the overall development.</p>
<b>P6</b>	Office activity	
<b>P7</b>	Entertainment facility	Nil
<b>P8</b>	Recreational facility	
<b>P9</b>	Gymnasium	
<b>P10</b>	Community facility	
<b>P11</b>	Education activity	
<b>P12</b>	Day Care facility	
<b>P13</b>	Pre-School	
<b>P14</b>	Health care facility	
<b>P15</b>	Spiritual facility	
<b>P16</b>	Residential activity	<p>a. Each residential unit shall be provided with an outdoor service area contained within the net area of the site with a minimum area of 5m<sup>2</sup> and each dimension being a minimum of 1.5 metres, except that:</p> <ol style="list-style-type: none"> <li>an indoor area or areas with a minimum volume of 3m<sup>3</sup> may be provided in lieu of any outdoor service area; or</li> <li>if a communal outdoor service space with a minimum area of 10m<sup>2</sup> is provided within the site, the outdoor service space may reduce to 3m<sup>2</sup> for each residential unit.</li> </ol>

	Activity	Activity specific standards
		<p>b. The minimum net floor area for any residential unit (including toilets and bathrooms but excluding car parking, garaging, or balconies allocated to each unit) shall be:</p> <ul style="list-style-type: none"> <li>i. studio 35m<sup>2</sup>;</li> <li>ii. 1 bedroom 45m<sup>2</sup>;</li> <li>iii. 2 bedrooms 60m<sup>2</sup>; and</li> <li>iv. 3 or more bedrooms 90m<sup>2</sup>.</li> </ul> <p>c. Each residential unit without a habitable space on the ground floor shall have 20m<sup>2</sup> of outdoor living space provided that:</p> <ul style="list-style-type: none"> <li>i. a minimum of 10m<sup>2</sup> of the area, with each dimension being a minimum of 1.5m, shall be provided as a private balcony, located immediately outside and accessible from an internal living area of the residential unit; and</li> <li>ii. the balance of the required 20m<sup>2</sup> not provided by private balconies can be provided in a communal area, with each dimension being a minimum of 4 metres that is available for the use of all site residents.</li> </ul> <p>Note: Balconies can be recessed, cantilevered or semi recessed.</p> <p>d. Each residential unit with a habitable space on the ground floor shall have 20m<sup>2</sup> of outdoor living space immediately outside and accessible from an internal living area of the residential unit.</p> <p>e. Any outdoor service space or outdoor living space shall not be used for car parking or access.</p>
<b>P17</b>	Guest accommodation	Nil
<b>P18</b>	Industrial activity	
<b>P19</b>	Motor-servicing facility	
<b>P20</b>	Drive-through service	
<b>P21</b>	Retirement village <del>Refer to built form standards for rules that do not apply to retirement villages.</del>	

### 15.11.1.2 Controlled activities

The activities listed below are controlled activities.

	Activity	The Council's control shall be limited to the following matters:
<b>C1</b>	Any building on the site at 136 Barbadoes Street The built form standards in Rule 15.11.2 for the Commercial Central City Mixed Use Zone shall not apply.	a. Buildings at 136 Barbadoes Street – Rule 15.13.4.2

### 15.11.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.13.2 and 15.13.3, as set out in the following table:

	Activity	The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Residential activity that does not meet one or more of the activity specific standards listed in Rule 15.11.1.1 P16 unless otherwise specified.  Any application arising from this rule shall not be limited or publicly notified.	a. Residential activity in the Commercial Central City Business and Central City Mixed Use Zone – Rule 15.13.2.10
<b>RD2</b>	Any activity listed in Rule 15.11.1.1 P1 to P20 that does not meet one or more of the built form standards in Rule 15.11.2, unless otherwise specified.	As relevant to the standard that is not met: a. Commercial Central City Mixed Use Zone - Landscaping and trees – Rule 15.13.3.25 b. Commercial Central City Mixed Use Zone - Maximum building height - Rule 15.13.3.26 c. Central City - Flexibility in building design for future uses – Rule 15.13.3.27 d. Fences and screening structures in the Commercial Central City Business and Mixed Use Zones – Rule 15.13.3.21 e. Screening of outdoor storage and service areas / spaces - Rule 15.13.3.22 f. Sunlight and outlook at boundary with a <a href="#">residential zone</a> <del>Residential Central City or Residential Guest Accommodation Zone</del> , and in the Commercial Central City Mixed Use Zone, the boundary with the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone – Rule 15.13.3.23 g. Minimum separation from the boundary with a <a href="#">residential zone</a> <del>Residential Central City or Residential Guest Accommodation Zone</del> – Rule 15.13.3.24 h. Water supply and access for fire fighting – Rule 15.13.3.8
<b>RD3</b>	Retirement villages that do not meet any one or more of the built form standards, unless otherwise specified.	As relevant to the standard that is not met: a. Commercial Central City Mixed Use Zone Landscaping and trees – Rule 15.13.3.25 b. Commercial Central City Mixed Use Zone - Maximum Building height - Rule 15.13.3.26 c. Central City - Flexibility in building design for future uses – Rule 15.13.3.27 d. Fences and screening structures in the Commercial Central City Business and Mixed Use Zones – Rule 15.13.3.21

	Activity	The Council's discretion shall be limited to the following matters:
		<p>e. Screening of outdoor storage and service areas / spaces - Rule 15.13.3.22</p> <p>f. Sunlight and outlook at boundary with a <a href="#">residential zone</a> <del>Residential Central City or Residential Guest Accommodation Zone</del>, and in the Commercial Central City Mixed Use Zone, the boundary with the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone - Rule 15.13.3.23</p> <p>g. Minimum setback from the boundary with a <a href="#">residential zone</a> <del>Residential Central City or Residential Guest Accommodation Zone</del>, or from an internal boundary – Rule 15.13.3.24</p> <p>h. Water supply and access for fire fighting – Rule 15.13.3.8</p>

#### 15.11.1.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
<b>D1</b>	Parking lot / parking building.
<b>D2</b>	Any activity not provided for as permitted, restricted discretionary or non-complying.

#### 15.11.1.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
<b>NC1</b>	Any retail activity that does not meet one or more of the activity specific standards specified in Rule 15.11.1.1 P1.
<b>NC2</b>	Any commercial service or office activity that does not meet one or more of the activity specific standards specified in Rule 15.11.1.1 P5 or P6.

### 15.11.2 Built form standards — Commercial Central City Mixed Use Zone

The following built form standards shall be met by all permitted activities and restricted discretionary activities unless otherwise stated.

#### 15.11.2.1 Landscaping and trees

Landscaping and trees shall be provided as follows:

	<b>Standard</b>
a.	Where buildings do not extend to the road boundary of a site, a landscaping strip with a minimum width of 2 metres shall be provided along the full frontage of the site. This area shall be planted in a combination of shrubs, trees and grasses, except that a landscaping strip is not required for any areas required for access or outdoor courtyards used by patrons in association with food and beverage outlets;
b.	<del>Trees planted shall consist of</del> Landscaping required under clause (a) shall comprise a density of one tree planted for every 10 metres of boundary;
c.	Trees shall be capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres high at the time of planting;
d.	A minimum of 5% of the total site area shall be set aside as a landscaped area/s, consisting of a combination of shrubs, trees and grasses. The landscaped area/s may include any landscaping strip required under a. above. This requirement does not apply to sites built to the full extent of boundaries of the site; and
e.	All landscaping shall be maintained, and if dead, diseased, or damaged, shall be replaced.

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

### 15.11.2.2 Maximum building height

- a. The maximum height of any building shall be in accordance with the height specified on the Central City Maximum Building Height Planning Map.

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

### 15.11.2.3 Flexibility in building design for future uses

- a. All buildings shall be designed to provide:
- a minimum distance between the top of the ground floor surface and the bottom of the first floor slab of 3 metres. The measurement shall be made from the ground floor surface to the bottom of the floor slab above.  
  
This rule shall not apply to buildings for residential activity or a retirement village except where they are within 10 metres of a road boundary.
  - a minimum depth of 10 metres for a ground floor that fronts the street.

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

### 15.11.2.4 Fencing and screening structures

- a. The maximum height of any fence or screening structure located within 4.5 metres of a road boundary, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone shall be:
- 2 metres, where at least 50% of the fence structure is visually transparent; or
  - 1.2 metres, where less than 50% of the fence structure is visually transparent.

This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned Residential Central City and Commercial Central City Mixed Use.

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

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

### 15.11.2.5 Screening of outdoor storage and service areas / spaces

- a. Any outdoor storage or service areas/spaces shall be:
  - i. located to the rear of the principal building on the site; and
  - ii. screened from any adjoining site by landscaping, fence, wall or a combination of these of not less than 1.8 metres high.

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

### 15.11.2.6 Sunlight and outlook at boundary with a **residential zone** ~~Residential Central City, Residential Guest Accommodation, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone~~

- a. Where a site shares an internal boundary with a **residential zone** ~~Residential Central City or Residential Guest Accommodation Zone~~, in relation to that boundary, buildings shall not project beyond a building envelope constructed by recession planes as indicated in Appendix 15.15.9 from points 2.3 metres above internal boundaries as though the site were zoned the same **residential zone** ~~Residential Central City or Residential Guest Accommodation Zone~~; and
- b. Where a site adjoins a site in any Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone, in relation to that boundary, buildings shall not project beyond a building envelope constructed by recession planes as indicated in Appendix 15.15.9 from points 2.3 metres above internal boundaries adjoining those zones.

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

Note: There is no recession plane requirement for sites located in the Commercial Central City Mixed-Use Zone that adjoin sites also zoned Commercial Central City Mixed-Use.

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

### 15.11.2.7 Minimum setback from the boundary with a **residential zone** ~~Residential Central City or Residential Guest Accommodation Zone~~ or from an internal boundary

The minimum separation from the boundary with a **residential zone** ~~Residential Central City or Residential Guest Accommodation Zone~~, or in the case of residential activities from an internal boundary, shall be as follows:

	Standard
a.	Buildings shall be setback from the boundary of any <b>residential zone</b> <del>Residential Central City or Residential Guest Accommodation Zone</del> by a minimum of 3 metres, except that where there is a shared wall with a building within a <b>residential zone</b> <del>Residential Central City or Residential Guest Accommodation Zone</del> no setback is required;
b.	For residential activities there shall be no minimum building setback from internal boundaries other than from the boundary of any <b>residential zone</b> <del>Residential Central City or Residential Guest Accommodation Zone</del> , except where a balcony or the window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space, then the balcony or window shall not be located within 3 metres of any internal boundary;
c.	Any required building setback under a. shall be landscaped for its full width and length and this area planted in a combination of shrubs, trees and grasses including a minimum of 1 tree for every 10 metres of boundary length capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres at the time of planting; and
d.	All landscaping within the setback shall be maintained, and if dead, diseased or damaged, shall be replaced.

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

### 15.11.2.8 Water supply for fire fighting

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

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).

## 15.12 Rules — Commercial Central City (South Frame) Mixed Use Zone

### 15.12.1 Activity status tables – Commercial Central City (South Frame) Mixed Use Zone

#### 15.12.1.1 Permitted activities

The activities listed below are permitted activities in the Commercial Central City (South Frame) Mixed Use Zone if they meet any activity specific standards set out in this table and the built Form standards in 15.12.2. Note that the built form standards do not apply to an activity that does not involve any development.

Activities may also be controlled, restricted discretionary, discretionary, or non-complying, as specified in Rules 15.12.1.2, 15.12.1.3, 15.12.1.4 and 15.12.1.5.

The activities listed below include any associated landscaping, access, parking, loading, waste management and other hardstanding areas.

Activity	Activity specific standards
<b>P1</b> Retail activity	<ul style="list-style-type: none"> <li>a. Retail activity (other than retail activities with frontage to Colombo Street and within the Innovation Precinct) shall consist only of one or more of the following:             <ul style="list-style-type: none"> <li>i. the display and sale of goods produced or processed on the site and ancillary products, for up to 20% of the net floor area of the site used to produce or process these goods, or up to 350m<sup>2</sup> retail floor space, whichever is the lesser;</li> <li>ii. food and beverage outlets;</li> <li>iii. small scale general convenience stores where grocery items are offered for sale with a maximum GLFA of 250m<sup>2</sup>; and</li> <li>iv. retailing that is ancillary to the dispensing of medicine on Part Lot 1 Deposited Plan 11323.</li> </ul> </li> <li>b. For sites with frontage to Colombo Street and High Street:             <ul style="list-style-type: none"> <li>i. the maximum GLFA for each retail activity tenancy shall be 150m<sup>2</sup>; and</li> <li>ii. retail activities <del>on</del> <b>fronting</b> Colombo Street and High Street shall only occupy the ground floor of any building.</li> </ul> </li> <li>c. Retail activity, within the Innovation Precinct, where the activity does not have frontage to High Street, shall consist only of one or more of the following:             <ul style="list-style-type: none"> <li>i. the display and sale of goods produced or processed on the site and ancillary products, for up to 20% of the net floor area of the site used to produce or process these goods, or up to 350m<sup>2</sup> of retail floor space, whichever is the lesser;</li> </ul> </li> </ul>



Activity		Activity specific standards
		<ul style="list-style-type: none"> <li>ii. food and beverage outlets; and</li> <li>iii. small scale general convenience stores where grocery items are offered for sale with a maximum GLFA of 250m<sup>2</sup>.</li> </ul>
<b>P2</b>	Commercial services	<p>Outside the Health Precinct and/or the Innovation Precinct:</p> <ul style="list-style-type: none"> <li>a. Where office activities or commercial services are proposed on a site, individual tenancies shall not exceed 450m<sup>2</sup> of GLFA; and</li> <li>b. The total area used for office activities and/or commercial services shall not exceed 450m<sup>2</sup> of GLFA per site, or 450m<sup>2</sup> of GLFA per 500m<sup>2</sup> of land area; whichever is greater. This limit may be exceeded where office activities and/or commercial services form part of a mixed-use development comprising residential activities, in which case the office activities and commercial services collectively shall not exceed 50% of the GLFA of the overall development.</li> </ul> <p>Within the Innovation Precinct:</p> <ul style="list-style-type: none"> <li>c. Any single commercial service or office activity tenancy in the city block bounded by Tuam, Manchester, St Asaph and High Streets shall not occupy more than 450m<sup>2</sup> of GLFA.</li> <li>d. For the purposes of <a href="#">clause c. of this rule</a>, GLFA shall exclude any floor area used for pedestrian arcades that are available for public thoroughfare during building opening hours, and communal: <ul style="list-style-type: none"> <li>i. reception areas;</li> <li>ii. meeting rooms;</li> <li>iii. kitchens and staff lunch rooms;</li> <li>iv. copy and file rooms;</li> <li>v. computer server rooms; and</li> <li>vi. workshops and testing facilities</li> </ul> </li> </ul> <p>where the use of such rooms is shared between more than one tenancy.</p>
<b>P3</b>	Office activity	
<b>P4</b>	Entertainment facility	Nil
<b>P5</b>	Recreational activity	
<b>P6</b>	Gymnasium	
<b>P7</b>	Community facility	
<b>P8</b>	Education activity	
<b>P9</b>	Day Care facility	
<b>P10</b>	Pre-School facility	
<b>P11</b>	Health facility	
<b>P12</b>	Spiritual facility	
<b>P13</b>	Residential activity	<ul style="list-style-type: none"> <li>a. Each residential unit shall be provided with at least 3m<sup>2</sup> of outdoor or indoor service space at ground floor level for the dedicated storage of waste and recycling bins.</li> </ul>

Activity	Activity specific standards
	<p>The required space for each residential unit shall be provided either individually, or within a dedicated shared communal space, but shall not be located between the road boundary and any habitable room.</p> <p>b. The minimum net floor area (including toilets and bathrooms but excluding car parking, garaging and balconies) for any residential unit shall be:</p> <ul style="list-style-type: none"> <li>i. studio 35m<sup>2</sup>;</li> <li>ii. 1 bedroom 45m<sup>2</sup>;</li> <li>iii. 2 bedrooms 60m<sup>2</sup>; and</li> <li>iv. 3 or more bedrooms 90m<sup>2</sup>.</li> </ul> <p>c. Each residential unit with a habitable space on the ground floor shall have 10m<sup>2</sup> of outdoor living space that is immediately outside and accessible from an internal living area of the residential unit.</p> <p>d. Each residential unit without a habitable space on the ground floor shall have 10m<sup>2</sup> of outdoor living space provided that:</p> <ul style="list-style-type: none"> <li>i. a minimum of 5m<sup>2</sup> of the area, with each dimension being a minimum of 1.5 metres, shall be provided as a private balcony located immediately outside and accessible from an internal living area of the residential unit; and</li> <li>ii. the balance of the required 10m<sup>2</sup> that is not provided by private balconies can be provided in a communal area, with each dimension being a minimum of 4m metres that is available for the use of all site residents.</li> </ul> <p>Note: Balconies can be recessed, cantilevered or semi recessed.</p> <p>e. Any outdoor service space or outdoor living space shall not be used for car parking or access.</p> <p>f. There shall be no minimum building setback from internal boundaries; except where a balcony or window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space, in which case the balcony or window shall not be located within 3m of any internal boundary.</p>
<b>P14</b> Guest accommodation	Nil
<b>P15</b> Tertiary education and research facilities	

### 15.12.1.2 Controlled activities

The activities listed below are controlled activities.

Activity	The Council's control shall be limited to the following matters:
<p><b>C1</b> Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.12.1.1 P1 to P15, which is:</p> <ul style="list-style-type: none"> <li>i. visible from a publicly owned and accessible space; and</li> <li>ii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes in Rule 15.13.2.12 Urban design in the Commercial Central City (South Frame) Mixed Use Zone</li> </ul> <p>Certification shall include sufficient detail to demonstrate how the relevant urban design provisions/ outcomes in Rule 15.13.2.12 have been met.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. That the new building or addition to a building is built in accordance with the urban design certification.</p>

Rule C1 shall not apply to any signage or demolition, repairs, maintenance, and seismic, fire and access building code upgrades.

### 15.12.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 15.13.2 and 15.13.3, as set out in the following table.

Activity	Matters of Discretion
<p><b>RD1</b> Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.10.1.1 P1 to P15, which is:</p> <ul style="list-style-type: none"> <li>i. visible from a publicly owned and accessible space; and</li> <li>ii. is not a controlled activity under Rule 15.4012.1.2 C1.</li> </ul> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Urban design in the Commercial Central City (South Frame) Mixed Use Zone – Rule 15.13.2.12</p>
<p><b>RD2</b> Any retail activity that does not meet activity specific standard c. in Rule 15.12.1.1 P1.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Retail activities in the Innovation Precinct – Rule 15.13.2.13</p>

Activity	Matters of Discretion
<b>RD3</b> Any commercial services or office activity that does not meet activity specific standard c. in Rule 15.12.1.1 P2 or P3.  Any application arising from this rule shall not be limited or publicly notified.	a. Offices and commercial services in the Innovation Precinct – Rule 15.13.2.14
<b>RD4</b> Residential activity that does not meet one or more of the activity specific standards for activities in Rule 15.12.1.1 P13.  Any application arising from this rule shall not be limited or publicly notified.	a. Residential activities in the Commercial Central City (South Frame) Mixed Use Zone– Rule 15.13.2.11
<b>RD5</b> Any activity listed in Rule 15.12.1.1 P1 to P15 and Rule 15.13.1.2 RD1 to RD4 and RD6 that does not meet one or more of the built form standards in Rule 15.12.2, unless otherwise specified.  Any application arising from this rule shall not be limited or publicly notified, unless otherwise specified in 15.12.2.	As relevant to the standard that is not met: <ul style="list-style-type: none"> <li>a. Building height in the Commercial Central City (South Frame) Mixed Use Zone– Rule 15.13.3.28</li> <li>b. Central City - Flexibility in building design for future uses – Rule 15.13.3.27</li> <li>c. Sunlight and outlook for neighbours in the Commercial Central City (South Frame) Mixed Use Zone – Rule 15.13.3.29</li> <li>d. Street scene, landscaping and open space in the Commercial Central City (South Frame) Mixed Use Zone– Rule 15.13.3.30</li> <li>e. Outdoor storage, fencing and screening structures in the Commercial Central City (South Frame) Mixed Use Zone– Rule 15.13.3.31</li> <li>f. Active frontage on Colombo Street and High Street in the Commercial Central City (South Frame) Mixed Use Zone – Rule 15.13.3.32</li> <li>g. Commercial Central City Business Zone and (South Frame) Mixed Use Zones Verandas – Rule 15.13.3.16</li> <li>h. Commercial Central City Business Zone and (South Frame) Mixed Use Zone Minimum number of floors Rule 15.13.3.18</li> <li>i. Water supply and access for fire fighting – Rule 15.13.3.8</li> </ul>
<b>RD6</b> Retirement village	a. Retirement villages – Rule 15.13.2.15  b. Urban design in the Commercial Central City (South Frame) Mixed Use Zone – Rule 15.13.2.12

Rule RD1 shall not apply to any signage or demolition, repairs, maintenance, and seismic, fire and access building code upgrades.

### 15.12.1.4 Discretionary activities

The activities listed below are discretionary activities.

Activity	
<b>D1</b>	Permanent car parking buildings or lots upon which car parking is the primary activity.
<b>D2</b>	Any other activity that is not listed as permitted, restricted discretionary or non-complying.

Any application arising from activity D1 within the block bounded by Tuam Street, St Asaph Street, Hagley Avenue and Antigua Street shall not be limited or publicly notified.

### 15.12.1.5 Non-complying activities

The activities listed below are non-complying activities.

Activity	
<b>NC1</b>	Any retail activity that does not meet one or more of activity specific standards a. or b. in Rule 15.12.1.1. P1
<b>NC2</b>	Any commercial services or office activity that does not meet one or more of activity specific standards a. or b. in Rule 15.12.1.1 P2 and P3.
<b>NC3</b>	Motor-servicing facility
<b>NC4</b>	Industrial activity
<b>NC5</b>	Service stations
<b>NC6</b>	Trade suppliers
<b>NC7</b>	Wholesalers and wholesaling
<b>NC8</b>	Yard-based suppliers

## 15.12.2 Built form standards — Commercial Central City (South Frame) Mixed Use Zone

The following built form standards shall be met by all permitted activities and restricted discretionary activities unless otherwise stated.

### 15.12.2.1 Building height

The maximum height of any building shall be as follows:

	Applicable to	Standard
a.	All buildings	The maximum height of all buildings shall be in accordance with Central City Maximum Building Height Planning Map;
b.	All sites where the maximum permitted height is more than 21 metres	The maximum road wall height shall be 21 metres, except that for Part Lot 1 Deposited Plan 11323, the 21 metres road wall height shall only apply to the Tuam Street road boundary;
c.	All buildings	No building shall project beyond a recession plane of 45 degrees applying from the maximum road wall height and angling into the site.

### 15.12.2.2 Flexibility in building design for future uses

- a. All buildings shall be designed to provide:
- a minimum distance between the top of the ground floor surface and the bottom of the first floor slab of 3.6 metres. The measurement shall be made from the ground floor surface to the bottom of the floor slab above.  
  
This rule shall not apply to buildings for residential activity or a retirement village except where they are within 10 metres of a road boundary.
  - a minimum depth of 10 metres for a ground floor that fronts the road, measured from the exterior faces of the exterior walls.

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

### 15.12.2.3 Sunlight and outlook

- a. Where a site adjoins the northern boundary of the South Frame Pedestrian Precinct or the northern boundary of an Open Space Community Parks Zone, buildings in relation to that boundary shall not project beyond a recession plane of 33 degrees applying from a height of 8 metres above that boundary and angling into the site, except that there shall be no recession plane requirement for the boundary of [sites opposite of Hagley Park](#).

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

Note: there is no recession plane requirement for the internal boundaries of sites located in the Commercial Central City (South Frame) Mixed Use Zone where the adjoining site is also Commercial Central City (South Frame) Mixed Use Zone.

### 15.12.2.4 Street scene, landscaping and open space

	Standard
a.	On sites that have road frontage to Colombo Street or High Street, buildings shall be built up to these boundaries, across the entire width of the Colombo or High Street boundary;

	<b>Standard</b>
b.	<p>With the exception of sites that have road frontage to Colombo or High Street, the maximum building setback from an existing road boundary shall be 4 metres, except:</p> <ul style="list-style-type: none"> <li>i. Where a garage has a vehicle door facing a Main Distributor or Local Distributor roads, the garage shall be set back a minimum of 4.5 metres from the road boundary unless the garage door projects outward, in which case it shall be set back a minimum of 5.5 metres;</li> <li>ii. Where a garage has a vehicle door facing a shared accessway, the garage door shall be set back a minimum of 7 metres, measured from the garage floor to the furthest formed edge of the adjacent shared access unless the garage door projects outwards, in which case it shall be set back a minimum of 8 metres.</li> </ul>
c.	Where buildings do not extend to the road boundary of a site, a minimum 2 metre wide landscaping strip shall be provided along the full frontage of the site that is not built up to. The landscaped areas shall be planted in a combination of shrubs, trees and groundcover species; except that for any areas required for access, or outdoor courtyards used by patrons in association with food and beverage outlets or for residential purposes, a landscaping strip is not required;
d.	Where landscaping is required in accordance with c. above, sites shall be planted with a minimum of one tree, plus one additional tree for every 10 metres of that frontage. Trees shall be capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres high at the time of planting;
e.	On sites adjoining a new road boundary, Open Space Community Parks Zone, the South Frame Pedestrian Precinct or any road formed within the South Frame Pedestrian Precinct, where buildings do not extend to the boundary of these Zones, a landscaping strip with a minimum width of 2 metres shall be provided along these boundaries. The landscaped areas shall be planted in a combination of shrubs, trees and groundcover species; except where an open space area is to be provided, in which case up to 70% of the landscaped area may be paved with impermeable surfaces. This requirement does not apply to sites within the Innovation Precinct;
f.	Where landscaping is required in accordance with e. above, sites shall be planted with a minimum of one tree for the first 5 metres, plus one tree for every additional 5 metres, of that frontage. Trees shall be capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres high at the time of planting;
g.	In addition to b. – f. above, one tree shall be planted for every 5 ground level uncovered car parking spaces provided on the site. Trees shall be planted within or adjacent to the car parking area;
h.	In addition to any landscaping provided under c., a minimum of 10% of the total site area shall be set aside as one or more landscaped or open space areas, consisting of a combination of shrubs, trees and grasses, and may include up to 50% impermeable surfaces where such surfaces form part of an open space area. This requirement does not apply on sites that have frontage to Colombo Street, sites within the Innovation Precinct or sites within Part Lot 1 Deposited Plan 11323, or sites built to the full extent of boundaries of the site; and
i.	In addition to c., on Part Lot 1 Deposited Plan 11323, a minimum of 5% of the total site area shall be set aside as one or more landscaped or open space area/s, consisting of a combination of shrubs, trees and grasses, and may include up to 50% impermeable surfaces where such surfaces form part of an open space area.

### 15.12.2.5 Outdoor storage, fencing and screening structures

	<b>Standard</b>
a.	Fences and other screening structures located within 4.5 metres of a road boundary, the South Frame Pedestrian Precinct or an Open Space Community Park Zone shall not exceed 1.2 metres in height, unless the whole of that structure is at least 80% visibly transparent on each boundary, in which case the total height shall not exceed 2 metres; and
b.	Any outdoor storage or service area(s) shall be screened from any adjoining site held in different ownership by landscaping, fence(s), wall(s), building(s) or a combination of these to not less than 1.2 metres high.

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

### **15.12.2.6 Active frontages on Colombo Street and High Street**

- a. In the areas shown as Central City Active Frontage and Veranda on the ‘Central City Active Frontages and Verandas and Building Setback Planning Map’, the use of that part of the ground floor of every building, or any part of a site not occupied by a building, that is within 10 metres of the boundary of a road (excluding accessways and service lanes) shall be limited to retail activity, commercial services, entertainment facility, reception areas for guest accommodation, or pedestrian entranceways for any other activity.

### **15.12.2.7 Verandas on Colombo Street and High Street**

- a. In the areas shown as Central City Active Frontage and Veranda on the Central City Active Frontages and Verandas and Building Setback Planning Map, every building that has frontage to Colombo Street or High Street shall provide a veranda or other means of weather protection with continuous cover for pedestrians.

### **15.12.2.8 Minimum number of floors on Colombo Street and High Street**

- a. The minimum number of floors above ground level for any building with frontage to Colombo Street or High Street shall be two.

### **15.12.2.9 Water supply for fire fighting**

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

Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).



## 15.13 Rules - Matters of control and discretion

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

When considering applications for restricted discretionary activities, the Council's power to decline consent, or to grant a consent and impose conditions, is restricted to the matters over which discretion is restricted in the relevant rule and as set out for that matter below. For the Commercial Banks Peninsula Zone, where specified, the Council shall also have regard to Design Guidelines for Lyttelton (Appendix 15.15.6) and Akaroa (Appendix 15.15.5).

### 15.13.1 Urban design

- a. The extent to which the development:
  - i. Recognises and reinforces the centre's role, context, and character, including any natural, heritage or cultural assets;
  - ii. Promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces;
  - iii. Takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building;
  - iv. Provides a human scale and minimises building bulk while having regard to the functional requirements of the activity;
  - v. Is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and boundary demarcation;
  - vi. Incorporates landscaping or other means to provide for increased amenity, shade, and weather protection;
  - vii. Provides safe, legible, and efficient access for all transport users;
  - viii. Where relevant, has regard to the actions of the Suburban Centre Master Plan to support their recovery, long term growth and a high level of amenity.
  - ix. Where within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification:
    1. Rule 9.5.5.1 – Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitorete Spit;
    2. Rule 9.5.5.2 – Ngā Tūranga Tūpuna; and
    3. Rule 9.5.5.3 – Ngā Wai.

## 15.13.2 Matters of discretion for activity specific standards

### 15.13.2.1 Maximum tenancy size

- a. The extent to which the scale of the activity:
  - i. affects recovery of the Central City and its function as the principal Centre;
  - ii. supports the intended role of the Centre having regard to the Centres Hierarchy (Refer to 15.2.2.1 Policy – Role of centres);

### 15.13.2.2 Activity at ground floor level

- a. The operational and functional requirements of the activity and the existing nature of activities and built form on and around the site.
- b. The visual impact of any activity upon the street façade of a building and streetscene.
- c. Any potential for residential activity to restrict the ability of existing or future commercial activities to operate or establish without undue constraint.
- d. Any beneficial effects of the activity in providing for natural surveillance, and its contribution to the night-time economy.
- e. In the Commercial Core Zone at North Halswell, the effect of residential activity at ground floor on the ability to accommodate commercial activities over the long term while achieving a compact and mixed use centre.

### 15.13.2.3 Residential activity

- a. In relation to minimum unit size, whether:
  - i. The floorspace available and the internal layout represents a viable residential unit that would support the amenity of current and future occupants;
  - ii. Other on-site factors compensate for a reduction in unit sizes e.g. communal facilities;
  - iii. The balance of unit mix and unit sizes within the overall development is such that a minor reduction in the area of a small percentage of the overall units may be warranted;
  - iv. The units are to be a part of a development delivered by a social housing provider and have been designed to meet any specific needs of future social housing tenants and/or atypical housing needs.
- b. In relation to the amount of storage and waste management spaces, whether:
  - i. The amount of space to store rubbish and recycling, whether communal, outdoors or indoors is adequate;
  - ii. The volume of space provided for personal storage is adequate.
- c. In relation to the configuration of storage and waste management space, whether:
  - i. The location of rubbish and recycling space for residents is convenient;

- ii. The lack of screening of any outdoor service space will impact on the visual amenity within the site and of any adjoining site, activity, or the street scene;
  - iii. The size and flexibility of the residential unit layout provides other indoor storage options where an indoor storage space is not provided for each unit;
  - iv. The alternative storage areas provided on the site are adequate, accessible and convenient, where indoor storage space is not provided for each residential unit.
- d. In relation to the amount of outdoor living space, whether:
  - i. There is any alternative provision of publicly available space on, or in close proximity to the site to meet the needs of occupants now and in the future;
  - ii. The reduction in outdoor living space is proportional to the size of the residential unit and the demands of the likely number of occupants now and in the future;
  - iii. The reduction in outdoor living space or the lack of its access to sunlight is compensated for by alternative space within buildings with access to ample sunlight and fresh air.
- e. In relation to the location and configuration of outdoor living space:
  - i. Whether the allocation between private and communal outdoor living spaces within the site is adequate and appropriately located to meet the current and future needs of occupants of the site;
  - ii. Where the communal outdoor/indoor spaces are not contiguous on a large site, the ability of the spaces to meet the needs of occupants and provide a high level of residential amenity;
  - iii. Whether the reduction in outdoor living space will result in additional loss of mature on-site vegetation and/or spaciousness of the area.
- f. For sensitive activities in Lyttelton:
  - i. The potential for reverse sensitivity effects on port activities located at Lyttelton Port;
  - ii. Whether any methods to reduce the potential for reverse sensitivity effects on the port operator, other than acoustic insulation, have been incorporated into the design of the proposal;
  - iii. Whether any resultant outdoor living could create an increased potential for a complaint against port noise thus causing a potential reverse sensitivity effect on port activities.
- g. In relation to residential activity in the first 10 metres depth of ground floor that fronts the street in the Central City:
  - i. the effect on the pattern of adjacent activities and the continuity of the shopping frontage;
  - ii. any adverse effects on pedestrians and street life; and
  - iii. the visual impact of any residential activity upon the street façade of a building and street scene.

### 15.13.2.4 Centre vitality and amenity

- a. The extent to which the scale, character, form and location of the activity:

- i. Contributes to the vitality of the centre, particularly along Key Pedestrian Frontages;
- ii. Supports the intended role of the centre the development is proposed in, while not eroding the role of the Central City and District Centres in the centres hierarchy (Refer to 15.2.2.1 Policy – Role of centres);
- iii. Impacts upon the diversity of activities within the centre;
- iv. Promotes the efficient use of land within the centre to achieve a compact urban form;
- v. Reflects the functional requirements of the activity.

### **15.13.2.5 Nuisance**

- a. Whether the scale, character and intensity of an activity is compatible with the amenity values of the centre and adjoining properties in terms of noise, traffic generation, odour, operating hours and lighting.

### **15.13.2.6 Ancillary office and retail activity**

- a. The extent to which the activity and its scale is consistent with the function of the zone.
- b. The effect of the development on the capacity to accommodate future demand for large format retail activities in the Commercial Retail Park Zone.
- c. The extent to which the activity is ancillary to the primary use of a site.
- d. The extent to which the site that the activity is proposed on relates to another site that the activity is ancillary to.
- e. The extent to which the activity contributes to the agglomeration of other non-industrial activities that may discourage or displace large format retail activities in the Commercial Retail Park Zone.
- f. The extent to which further retail and office activity supports the function of the Central City, District Centres and Neighbourhood Centres as the focus for these uses and the community.
- g. The visual effect of the extent of areas of glazing facing the street particularly at ground level.

### **15.13.2.7 Commercial Central City Business Zone urban design**

- a. The extent to which the building or use:
  - i. recognises and reinforces the context of a site, having regard to the identified urban form for the Commercial Central City Business Zone, the grid and diagonal street pattern, natural, heritage or cultural assets, and public open spaces;
  - ii. in having regard to the relationship of Ngai Tūāhuriri/ Ngai Tahu with Ōtautahi as a cultural element, consideration should be given to landscaping, the use of Te Reo Maori, design features, the use of locally sourced materials, and low impact design principles as is appropriate to the context.

- iii. in respect of that part of the building or use visible from a publicly owned and accessible space, promotes active engagement with the street, community safety, human scale and visual interest;
- iv. takes account of nearby buildings in respect of the exterior design, materials, architectural form, scale and detailing of the building;
- v. is designed to emphasise the street corner (if on a corner site);
- vi. is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and boundary demarcation; and
- vii. incorporates landscaping or other means to provide for increased amenity, shade and weather protection.

### 15.13.2.8 Commercial Central City Business Zone - Retail Precinct

- a. The extent to which the proposal achieves the following matters:
  - i. the comprehensive development of a contiguous area of not less than 7,500m<sup>2</sup>, except that, for the triangular block bounded by High, Cashel and Colombo Streets, the extent to which the proposal achieves the comprehensive development of the entire triangular block;
  - ii. north and south pedestrian connections through street blocks, ideally with two such connections within each of the larger street blocks, distributed to facilitate convenient and accessible connectivity through blocks;
  - iii. car parking, access and servicing arrangements integrated to achieve shared access point(s) to avoid unnecessary crossings in an otherwise continuous building façade and minimise pedestrian conflict;
  - iv. publicly accessible open space provided within the area of the proposal;
  - v. natural light and ventilation within internal spaces and to public open space; and
  - vi. the interrelationship with any existing approved Development Plan for the same and/or adjoining land.

### 15.13.2.9 Commercial Central City Business Zone - Activity at ground floor level

- a. The effect of not providing for an active frontage on the present and anticipated future pattern of adjacent activities, and on the attractiveness of the frontage for pedestrians, including shoppers.
- b. The visual impact of any activity upon the street façade of a building and street scene.
- c. The extent to which the principle of building to the street frontage and ensuring buildings contribute to a high quality public environment is reinforced.

- d. The extent to which main entrances, openings and display windows face the street, and visual and physical connections are maintained between building interiors and public spaces contributing to the vitality and safety of the public space.
- e. Any effect on maintaining sunlight access and outlook for interior spaces, and those of neighbouring buildings.

### **15.13.2.10 Residential activity in the Commercial Central City Business and Central City Mixed Use Zones**

- a. In relation to minimum unit size, whether:
  - i. the floor space available and the internal layout represents a viable residential unit that would support the amenity of current and future occupants and the surrounding neighbourhood;
  - ii. other onsite factors compensate for a reduction in unit sizes e.g. communal facilities; and
  - iii. the balance of unit mix and unit sizes within the overall development is such that a minor reduction in the area of a small percentage of the overall units may be warranted;
  - iv. the units are to be a part of a development delivered by a social housing provider and have been specifically designed to meet atypical housing needs; and
  - v. the nature and duration of activities proposed may warrant a reduced unit size to operate e.g. very short term duration.
- b. In relation to the amount of storage and waste management spaces, whether:
  - i. indoor service areas have been provided to compensate for the reduced or lack of outdoor service areas; and
  - ii. there are effects on amenity within the site, and of adjoining sites including public spaces.
- c. In relation to the configuration of storage and waste management space, whether:
  - i. the extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.
- d. In relation to outdoor living space, whether:
  - i. the extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.
- e. In relation to residential activity in the first 10m depth of ground floor that fronts the street:
  - i. the effect on the pattern of adjacent activities and the continuity of the shopping frontage;
  - ii. any adverse effects on pedestrians and street life; and
  - iii. the visual impact of any residential activity upon the street façade of a building and street scene.

### **15.13.2.11 Residential activities in the Commercial Central City (South Frame) Mixed Use Zone**

#### Service space

- a. The extent to which alternative provision for storage facilities is made, and whether the space is sufficient to meet the anticipated demand of the building occupiers;
- b. The extent to which passive surveillance of, and engagement with, the street is adversely affected by the location of service space; and
- c. The extent to which the amenity of surrounding properties may be adversely affected by the location of service space.

#### Minimum unit size

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

#### Outdoor living space

- a. The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.

#### Separation from neighbours

- a. Any effect on the amenity or privacy of the balcony or habitable space as a consequence of a reduced setback distance from the boundary.

### **15.13.2.12 Urban Design in the Commercial Central City (South Frame) Mixed Use Zone**

- a. If adjoining a road, the South Frame Pedestrian Precinct or an Open Space Community Parks Zone, the extent to which the part of the development, visible from a publicly owned and accessible space, provides active engagement with these areas, provides for human scale and visual interest, and avoids significant areas of outdoor display space which may discourage active engagement;
- b. The extent to which the building or site use takes account of nearby buildings including with respect to the architectural form and scale;
- c. The extent to which the building or site use is designed to incorporate CPTED principles, including encouraging surveillance through the use of transparent glazing, effective lighting, management of public areas and boundary demarcation; and

- d. If the proposal is located within the city block bounded by Tuam Street, St Asaph Street, Hagley Avenue and Antigua Street, the extent to which the building or site use achieves one permanent north–south pedestrian connection through the block to provide safe and direct access between the Metro Sports Facility and the Bus Super Stop.
- e. In having regard to the relationship of Ngai Tūāhuriri/ Ngai Tahu with Ōtautahi [as a cultural element](#), consideration should be given to landscaping, the use of Te Reo Maori, design features, the use of locally sourced materials, and low impact design principles as is appropriate to the context.

### 15.13.2.13 Retail activities in the Innovation Precinct

- a. The extent to which the retail activity will have an adverse effect on the consolidation of retailing within the Commercial Central City Business Zone;
- b. Whether the retail activity is the sale of products or services related to technology based industry and research activities located within the building; and
- c. The extent to which the retail activity will assist in delivering an active building frontage at ground level and an attractive public realm amenity.

### 15.13.2.14 Offices and commercial services in the Innovation Precinct

- a. The extent to which a larger tenancy compromises the ability of the overall development to provide for small to medium enterprises;
- b. The extent to which a larger tenancy is critical in terms of providing suitable anchor tenants for the Innovation Precinct;
- c. The extent to which a larger tenancy contributes to the development of a successful technology based industry and research precinct; and
- d. The extent to which securing a larger tenancy will assist with the protection and restoration of historic buildings, façades, places or objects.

### 15.13.2.15 Retirement villages

The following matters shall apply to retirement villages. Where a Built form standard addresses the same matter (e.g. sunlight by recession plane controls); listed below there shall be no discretion to consider this matter where development complies with the relevant standard.

- a. Whether the developments, while bringing change to existing environments, is appropriate to its context taking into account:
  - i. engagement with, and contribution to, adjacent streets and public open spaces, with regard to:
    - A. fencing and boundary treatments;
    - B. sightlines;
    - C. building orientation and setback;
    - D. configuration of pedestrian entrances;



- E. windows and internal living areas within buildings; and
- F. if on a corner site is designed to emphasise the corner;
- ii. integration of access, car parking and garaging in a way that is safe for pedestrians and cyclists, and that does not visually dominate the development, particularly when viewed from the street or other public spaces;
- iii. retention or response to existing character buildings or established landscape features on the site, particularly mature trees, which contribute to the amenity of the area;
- iv. appropriate response to context with respect to subdivision patterns, visible scale of buildings, degree of openness, building materials and design styles;
- v. incorporation of Crime Prevention Through Environmental Design (CPTED) principles, including effective lighting, passive surveillance, management of common areas and clear demarcation of boundaries and legible entranceways;
- vi. residential amenity for occupants and neighbours, in respect of outlook, privacy, noise, odour, light spill, ~~weather protection~~, and access to sunlight, through site design, building, outdoor living and service/storage space location and orientation, internal layouts, landscaping and use of screening;
- vii. creation of visual quality and interest through the separation of buildings, variety in building form, distribution of walls and openings, and in the use of architectural detailing, glazing, materials, and colour; and
- 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.

### 15.13.3 Matters of discretion for built form standards

#### 15.13.3.1 Maximum building height

- a. The extent to which an increase in height of the development:
  - i. Is visually mitigated through the design and appearance of the building, and the quality and scale of any landscaping and tree planting proposed;
  - ii. May allow better use of the site and the efficient use of land in the centre;
  - iii. Enables the long term protection of 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 balance of the site through more intensive development;
  - iv. Improves the legibility of a centre in the context of the wider area;
  - v. Contributes to variety in the scale of buildings in a centre, and creates landmarks on corner sites;
  - vi. Reflects functional requirements of the activity;
  - vii. Results in adverse effects on adjoining residential zones or on the character, quality and use of public open space;

- viii. Contributes to the visual dominance of the building when viewed from the surrounding area, having regard to the anticipated scale and form of buildings in the surrounding environment.
- ix. If in New Brighton, provides for residential activity above ground floor, promoting a mix of uses and greater levels of activity in the centre.

### **15.13.3.2 Minimum building setback from road boundaries/ street scene**

- a. The extent to which the setback of the building from the street and the design of the building facades:
  - i. Provides for continuity of facades along the street frontage;
  - ii. Provides visual interest appropriate to the context and character of the site and surrounds;
  - iii. Incorporates architectural variation into the façade and building form to provide interest and to break up the bulk of a building;
  - iv. Provides for main entrances, openings and display windows onto the street, and maintains clear and visible visual and physical connections between the interior of a building and public spaces;
  - v. Provides for functional and quality space for public amenity and accessibility, such as for outdoor dining, and contributes to the functional width of a public footpath, without compromising the overall character of the street frontage and its continuity;
- b. The extent to which a setback of the building from the street results in the visual dominance of vehicles through the use of space for car parking, vehicle manoeuvring or loading.
- c. The extent to which functional requirements and/or the existing form, scale and design of buildings on the site necessitates a non-compliance.
- d. In the Central City:
  - i. The visual relationship of the building to adjoining buildings, and others in the vicinity;
  - ii. Any adverse effects on traffic movements, both vehicle and pedestrian; and
  - iii. The visual impact on the street scene and/or adjacent Residential Zones of any building without display windows.

### **15.13.3.3 Minimum separation from the internal boundary with a residential or open space zone**

- a. The extent to which building intrusion into the setback:
  - i. Allows for better utilisation and outcomes for the site, for example, the protection of significant trees or significant environmental features on the site;
  - ii. Impacts on the outdoor living spaces and main living areas of residential buildings, and/or activities undertaken within the space affected;
  - iii. Impacts on the privacy for an adjoining site;

- iv. Is mitigated by the extent and quality of any landscaping proposed.
- b. In the Central City:
  - i. The use of any intervening space between the residential property and buildings in the ~~Commercial Central City Business Zone~~ and its likely effects on properties in the ~~residential zone~~ ~~Residential Central City or Residential Guest Accommodation Zone~~;
  - ii. Any adverse effects on any public space or recreation areas;
  - iii. The visual impact of proposed buildings as seen from any residential property; and
  - iv. The relative size of the building which encroaches into the setback area required.

### 15.13.3.4 Sunlight and outlook at boundary with a residential zone

- a. The extent to which building intrusion into a recession plane:
  - i. Allows for better utilisation and outcomes for the site, for example, the protection of significant trees or significant environmental features on the site;
  - ii. Overshadows and impacts on the outdoor living spaces and main living areas of residential buildings, and/or activities undertaken within the space affected, while having regard to the time of year that over shadowing is expected to occur;
  - iii. Impacts on the privacy of an adjoining site;
  - iv. Is mitigated by the extent and quality of any landscaping proposed;
  - v. is necessary in order to avoid, remedy or mitigate adverse effects on the building resulting from a natural hazard including inundation or flooding;
- b. The extent to which shading by buildings impacts on the use and amenity of London Street in Lyttelton or other public space.
- c. In the Central City,
  - i. the visual impacts on adjoining ~~residential zones~~ ~~Residential Central City or Residential Guest Accommodation Zones~~.
  - ii. The extent of overshadowing and impact on the outdoor living spaces or main living areas of residential buildings;
  - iii. The nature of activities undertaken within any space affected by increased shadowing caused by any proposed building or alteration to a building.
  - iv. The extent of any additional shadowing having regard to the time of year that the additional shadowing is expected to occur.

### 15.13.3.5 Outdoor storage areas

- a. The extent to which:
  - i. the quality and form of fencing, landscaping or other screening minimises the visual effects of outdoor storage as viewed from the street or an adjoining property;

- ii. the materials or goods stored within the setback have an adverse visual effect.

### **15.13.3.6 Landscaping and trees**

- a. The extent to which the proposed landscaping and tree planting:
  - i. achieves a high level of on-site amenity while minimising the visual effects of activities and buildings on the surroundings;
  - ii. supports the growth of vegetation and its protection through the provision of space, or other methods e.g. barriers;
  - iii. continues to recognise Ngāi Tahu/Manawhenua values through the use of indigenous species in riparian areas, where appropriate, that supports the establishment of ecological corridors;
- b. The extent to which the non-compliance is mitigated through the design, scale and type of landscaping proposed including the species used;
- c. The appropriateness and design of landscaping having regard to the potential adverse effects on safety for pedestrians and vehicles.

### **15.13.3.7 Site coverage**

- a. The extent to which a greater site coverage:
  - i. provides adequate area for site access, manoeuvring, stormwater management and other activities;
  - ii. affects the amenity of adjoining sites or public spaces due to the visual dominance and/or scale of development;
  - iii. is mitigated through the provision of landscaping/screening;
  - iv. impacts on the ability to manage stormwater on the site where connection to a catchment based stormwater treatment system is not available.

### **15.13.3.8 Water supply for fire fighting**

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

### **15.13.3.9 Access to the Commercial Office Zone (Wrights Road)**

- a. Whether any conflict may be created by vehicles queuing across the vehicle crossing.
- b. Whether there may be potential confusion between vehicles turning at the crossing or the intersection.
- c. The effect on safety for all road users of the proposed road access points to the Commercial Office Zone (Wrights Road).

- d. Whether the speed and volume of vehicles on the road will exacerbate the adverse effects of access on the safety of users of all transport modes.
- e. Whether the geometry of the frontage road and intersections will mitigate the adverse effects of the access.
- f. The present traffic controls along the road corridor where vehicular access is proposed.
- g. Any cumulative effects when considered in the context of existing access points serving other activities in the vicinity.
- h. The proposed traffic mitigation measures such as medians, no right turn or left turn signs, or traffic calming measures.

### **15.13.3.10 Minimum building setback from the railway corridor**

- a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor.

### **15.13.3.11 Outline development plan for land between Huxley Street and King Street**

- a. Whether there may be potential confusion between vehicles turning at the crossing or the intersection.
- b. The effect on safety for all road users of the proposed road access points.
- c. Whether the geometry of the frontage road and intersections will mitigate the adverse effects of the access.
- d. The present traffic controls along the road corridor where vehicular access is proposed.
- e. Any cumulative effects when considered in the context of existing access points serving other activities in the vicinity.
- f. The proposed traffic mitigation measures such as medians, no right turn or left turn signs, or traffic calming measures.
- g. Whether residential amenity is maintained on the frontage with King Street through the provision of landscaping and setback of buildings.
- h. The provision made for trees and planting to mitigate any effects.

### **15.13.3.12 Drive-through services**

- a. The extent to which the activity and development is consistent with the following criteria:
  - i. Whether the development:
    - 1. considers the local context to identify the grain, scale and character of the surrounding development and determined the appropriateness of either consistency or divergence from that character.

2. retains and incorporates on-site protected heritage assets and, where relevant, existing character buildings and structures, the landscape qualities of the site and surrounds, sites of cultural significance to Ngāi Tahu/ Manawhenua, springs and waterways, and existing trees and mature vegetation.
- ii. Whether the functional requirements of the activity necessitates a different design outcome while contributing to a high quality urban environment.
- iii. Whether the development relates to the street, by:
  1. Orientating the principal façade of the building and its main pedestrian access to the street;
  2. Providing a high level of glazing across the principal facade and orientating active areas of buildings, towards the street and other publicly accessible spaces.
  3. Providing the opportunity for open space to connect with the street.
  4. Avoiding the visual dominance of car parking when viewed from the street by means including but not limited to car park position and orientation, and landscape design.
  5. Orientating corner buildings to each street frontage and enabling additional building height to give prominence to the corner while having regard to the functional requirements of the activity, the street type, adjacent land uses and level of pedestrian activity.
- iv. Whether the development ensures the safety, security and comfort of people using the site and centre by providing connectivity, where beneficial, for safe movement and passive surveillance.
- v. Whether the development provides for safe, legible, efficient access for all transport users and site servicing, by:
  1. Locating and designing the provision of storage, servicing and vehicle parking areas to minimise visual impacts on the street, public areas or neighbouring residential uses, having regard to the functional requirements of the activity, the street type, and adjacent development and land uses.
  2. Providing for legible vehicle movement to the site and links to key connections external to the site.
  3. Providing for car parking, where required, that is designed, located and configured to benefit from natural surveillance, facilitate shared use and create flexible space.
  4. Siting buildings, and locating pedestrian access points and through routes to integrate with pedestrian and cycling networks and desire lines, including access to and from public transport infrastructure.
- vi. The extent to which the character, form and location of the activity will contribute to the vitality of the centre where located within a Key Pedestrian Frontage.
- vii. Where adjoining a residential zone, whether the scale, character and intensity of an activity is compatible with the amenity values of the centre and adjoining residential properties in terms of noise, traffic generation, odour, and lighting.

### **15.13.3.13 Transport effects at Commercial Retail Park Zone (Langdons Road)**

- a. The extent to which the location of vehicular access points, the design of the transport network (including road alignment, intersection design and connections with the wider network) and the associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on the amenity of the adjoining residential area and the safety and efficiency of the transport network.

### **15.13.3.14 Access off Otara Street at Commercial Core Zone (Fendalton)**

- a. The extent to which the use of sympathetic design and landscaping treatment integrate the proposed vehicle access into the surrounding environment.
- b. The extent to which the location of the proposed vehicular access and the associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on the safety and efficiency of the immediately adjacent transport network.

### **15.13.3.15 Commercial Central City Business Zone - Building setback and continuity**

- a. The extent to which buildings are of sufficient height to enclose the street taking into account the scale of surrounding buildings.
- b. The extent to which buildings are already aligned with the street frontage in the vicinity of the site, and the likelihood of future buildings on sites in the vicinity being aligned with the street frontage if they currently do not contain buildings.
- c. Whether a setback is needed to enable high amenity private open space, and whether this will be integrated with public open space.
- d. The effect on adjacent activities and sites, on utilisation of the street, including by pedestrians, and on the safe and efficient functioning of transport networks in not providing for continuity of building frontage.
- e. The principles of CPTED.

### **15.13.3.16 Commercial Central City Business and (South Frame) Mixed Use Zones - Verandas**

- a. In the Central City Business Zone, the present and anticipated volume of pedestrian movement in the vicinity of the building concerned and any adverse effect on pedestrians.
- b. The effect of not providing a veranda or other weather protection upon the use, design and appearance of the building and of adjoining buildings, the continuity of the veranda provision along the street, and the continuity of the street façade.

### **15.13.3.17 Commercial Central City Business Zone - Sunlight and outlook for the street**

- a. Any effect on the sense of openness and/or the admission of sunlight to the street.
- b. The dominance of buildings on the street environment and the incidence of wind funnelling effects at street level.

### **15.13.3.18 Commercial Central City Business Zone and (South Frame) Mixed Use Zone - Minimum number of floors**

- a. The effect of a reduced number of floors on defining the street edge, and providing a sense of enclosure for the street taking into account the scale of surrounding buildings or anticipated future buildings on surrounding sites.
- b. Maintaining continuity of built form, including in relation to adjoining properties.

### **15.13.3.19 Commercial Central City Business Zone - Flexibility in building design for future uses**

- a. The extent to which a reduced height will preclude future alternative uses on the ground floor.
- b. The effect of the reduced height on the continuity of built form with adjacent properties.

### **15.13.3.20 Commercial Central City Business Zone - Location of onsite car parking**

- a. The extent to which proposed car parks dominate the streetscape or disrupt the built edge continuity.
- b. The extent to which any car parking and associated driveways disrupt active frontages, and pedestrian circulation and safety.
- c. Any effect of the placement of car parking on the ability to accommodate activity at ground floor level contributing to an active building frontage.

### **15.13.3.21 Fencing and screening structures in the Commercial Central City Business and Mixed Use Zones**

- a. The extent to which a taller screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the site or area, or is appropriate to provide privacy or security;
- b. The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety in materials, or incorporates landscaping and avoids presenting a blank, solid facade to the street or Avon River Precinct (Te Papa Ōtākaro) Zone; and to the Open Space Community Parks Zone, ~~Open Space Community Parks Zone~~, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro in the Commercial Central City Mixed Use Zone).



- c. The extent to which taller fencing or screening and/or reduced transparency has adverse effects on the actual or perceived safety for users of the adjoining public space and any CPTED principles adopted in the design of fencing and/or screening to mitigate effects.

### 15.13.3.22 Screening of outdoor storage and service area/ spaces

- a. The extent to which the lack of screening of any outdoor storage or service space, or not positioning the space behind the principal building, will impact on the visual amenity of the street scene or the amenity of any adjoining site.
- b. Any adverse effect of siting storage or service space elsewhere within the site that is not visible from any adjoining site or public road.

### 15.13.3.23 Sunlight and outlook at boundary with a **residential zone** ~~Residential Central City or Residential Guest Accommodation~~ ~~Zone, and in the Commercial Central City Mixed Use Zone, the~~ ~~boundary with the Open Space Community Parks Zone, Open~~ ~~Space Water and Margins Zone and Avon River Precinct/Te Papa~~ ~~Ōtākaro Zone~~

- a. Any adverse effect on the enjoyment of residential amenity within sites in adjoining **residential zones** ~~Residential Central City or Residential Guest Accommodation Zone~~, particularly on outdoor living spaces or main living areas of residential units;
- b. The extent of increased shadowing and any adverse visual effects on neighbouring properties;
- c. Any proposed landscaping provision adjacent to the boundary, and whether it would mitigate the effect on outlook from any affected residential property or have an adverse effect on the enjoyment of those properties; and
- d. The presence of any non-residential activity on sites within any building in adjoining **residential zone** ~~Residential Central City or Residential Guest Accommodation Zone~~ and the sensitivity of those activities to effects on their amenity.

### 15.13.3.24 Minimum setback from the boundary with a **residential zone** ~~Residential Central City or Residential Guest Accommodation Zone~~ ~~or from an internal boundary~~

- a. Any adverse effect on the enjoyment of residential amenity within sites in adjoining **residential zones** ~~Residential Central City or Residential Guest Accommodation Zones~~, particularly on outdoor living spaces or main living areas of residential units;
- b. The extent of increased shadowing and any adverse visual effects on neighbouring properties;
- c. Any proposed landscaping provision adjacent to the boundary, and whether it would mitigate the effect on outlook from any affected residential property or have an adverse effect on the enjoyment of those properties;

- d. The presence of any non-residential activity on sites or within any buildings in adjoining ~~residential zones~~ ~~Residential Central City or Residential Guest Accommodation Zones~~ and the sensitivity of those activities to effects on their amenity;
- e. Any effects on the amenity of the balcony or habitable space as a consequence of a reduced setback distance from the boundary; and
- f. The effect of any reduced landscaping on visually softening the built form, and on the amenity of activities on adjoining sites.

### **15.13.3.25 Commercial Central City Mixed Use Zone - Landscaping and trees**

- a. The effect of any reduced landscaping on visual softening of the built form, connecting the built form with public spaces such as the street, and establishing a strong and integrated streetscape;
- b. The effect of any reduced landscaping in relation to the scale and appearance of buildings on the site;
- c. The effect of any reduction in landscaping, in respect to the visual appearance of any open spaces on the site, car parking or vehicle storage and loading areas; and
- d. Any adverse effect on providing an open view between buildings and the street, maintaining safety, security and achieving CPTED.

### **15.13.3.26 Commercial Central City Mixed Use Zone - Maximum building height**

- a. The impact on ensuring an increase in building height closer to the core of the Central City and generally a graduation down in height out to the edges of the Central City;
- b. The effect of increased building height on the amenity of adjoining sites and activities, particularly where they are subject to lower maximum height restrictions; and
- c. The effect of increased building height and associated floor space on the distribution of development across the Central City Business and Mixed Use Zones.

### **15.13.3.27 Central City - Flexibility in building design for future uses**

- a. The extent to which building design remains capable of readily being able to cater for a range of alternative activities to meet changing demands for land uses and buildings; and
- b. Any particular aspects of a proposed activity that necessitates a different floor to floor height; and
- c. In the Commercial Central City (South Frame) Mixed Use Zone, the effect of the reduced floor height on the continuity of built form with adjacent buildings.

### **15.13.3.28 Building height in the Commercial Central City (South Frame) Mixed Use Zone**

- a. The effect of increased building height on sunlight and amenity of adjoining sites, roads and activities, and particularly on any adjacent Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone;
- b. The effect of increased building height and associated floor space on the distribution of activities across the Central City Business and Commercial Central City Mixed Use Zones; and
- c. The extent to which the increased height facilitates the reuse of heritage buildings or façades.

### **15.13.3.29 Sunlight and outlook for neighbours in the Commercial Central City (South Frame) Mixed Use Zone**

- a. The extent of increased shadowing and any adverse visual amenity effects on the South Frame Pedestrian Precinct or Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone;
- b. The extent to which any increased shadowing is offset by:
  - i. increased activation;
  - ii. improved architectural form and scale;
  - iii. improved safety and surveillance of the South Frame Pedestrian Precinct or Open Space Community Parks Zone, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone; or
  - iv. increased opportunities for residential activity.

### **15.13.3.30 Street scene, landscaping and open space in the Commercial Central City (South Frame) Mixed Use Zone**

- a. The effect of any reduced landscaping on the amenity of an adjacent Open Space Community Parks Zone, ~~Open Space Community Parks Zone~~, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone and the South Frame Pedestrian Precinct;
- b. The effect of any reduced landscaping in relation to the scale and appearance of any building on the site;
- c. The effect of any reduced landscaping, with respect to the visual appearance of any open spaces, car parking or vehicle storage and loading areas on the site;
- d. Any adverse effect on providing an open view between buildings and the street, maintaining safety and security and achieving CPTED principles;
- e. The extent to which the building promotes active engagement with Colombo Street or High Street; and
- f. The extent to which the building provides for other forms of landscaping, such as vertical gardens, green roofs or internal landscaping that is visible from outside of the site in a manner

which contributes to the outcome of a high amenity environment while mitigating effects of built form.

- g. The extent of any adverse effects on traffic, pedestrian and cyclist safety.

### **15.13.3.31 Outdoor storage, fencing and screening structures in the Commercial Central City (South Frame) Mixed Use Zone**

- a. The extent to which a taller screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the site or area, or is appropriate to provide privacy or security;
- b. The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety of materials, or incorporates landscaping and avoids adverse effects on public safety or amenity;
- c. The extent to which the lack of screening of any outdoor storage or service space will impact on the visual amenity of the road, South Frame Pedestrian Precinct, Open Space Community Parks Zone, ~~Open Space Community Parks Zone~~, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone or any adjoining site; and
- d. Any adverse effect of siting outdoor storage or service space elsewhere within the site that is not visible from any adjoining site, public road, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone or the South Frame Pedestrian Precinct.

### **15.13.3.32 Active frontage on Colombo Street and High Street in the Commercial Central City (South Frame) Mixed Use Zone**

- a. The effect of not providing for an active frontage on the present and anticipated future pattern of adjacent activities, and on the attractiveness of the frontage for pedestrians;
- b. The visual amenity provided by any activities not considered to form an active frontage; and
- c. The extent to which main entrances, openings and display windows face the street, and visual and physical connections are maintained between building interiors and public spaces.

### **15.13.3.33 Visual amenity and external appearance**

- a. The extent and quality of any screening proposed for outdoor storage areas and to provide screening for sensitive adjoining activities;
- b. The type and volume of materials or goods that are stored in any outdoor storage area; and
- c. The extent to which any site or part of any site that does not contain a building is designed and landscaped to soften the visual appearance of such areas from any public space.

### 15.13.3.34 Fences and screening structures

- a. The extent to which a higher screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the site or area, or is appropriate to provide privacy or security; and
- b. The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety in materials, or incorporates landscaping and avoids presenting a blank, solid facade to the street or open space zone.

## 15.13.4 Matters of control and discretion for other matters

### 15.13.4.1 Buildings at 100 Cathedral Square

- a. The extent to which the building:
  - i. is able to function successfully as a spiritual facility and as a place for ministry, where relevant;
  - ii. recognises and reinforces the context of the site having regard to the identified urban form for the Central City, cultural elements and the heritage setting;
  - iii. promotes engagement with the space around it, including publicly accessible spaces, through:
    - 1. interaction with activities within the Cathedral, where appropriate;
    - 2. safety in design of the built form; and
    - 3. visual interest.
  - iv. contributes to the attractiveness of the wider setting;
  - v. is of a high quality in its architectural design, and displays architectural features, spaces and/or materials that draw on the values and heritage of the site;
  - vi. is designed in a manner that any effects of equipment on the exterior of the building and/or the storage of materials are minimised;
  - vii. provides a focal point and landmark for the city which contributes to Christchurch's sense of identity;
  - viii. recognises and contributes to the role of the square as a gathering place and supports interaction between the cathedral and the square, having regard to the form and exterior of the building, while:
    - 1. retaining a visual connection along Worcester Boulevard to the Canterbury museum, reflecting the Canterbury Association's plans for the Canterbury Settlement; and
    - 2. retaining legibility of the design and form of Cathedral Square as a Maltese cross, while maintaining views through the square on the north south axis.

### 15.13.4.2 Buildings at 136 Barbadoes Street

- a. The extent to which the building:
  - i. is able to function successfully as a spiritual facility and as a place for ministry;
  - ii. recognises and reinforces the context of the site having regard to the identified urban form for the Central City, cultural elements and the heritage setting;
  - iii. promotes engagement with the space around it, including publicly accessible spaces, through:
    - 1. interaction with activities within the Cathedral, where appropriate,
    - 2. safety in design of the built form, and
    - 3. visual interest.
  - iv. contributes to the attractiveness of the wider setting;
  - v. is of a high quality in its architectural design, and displays architectural features, spaces and/or materials that draw on the values and heritage of the site;
  - vi. is designed in a manner that any effects of equipment on the exterior of the building and/or the storage of materials are minimised.

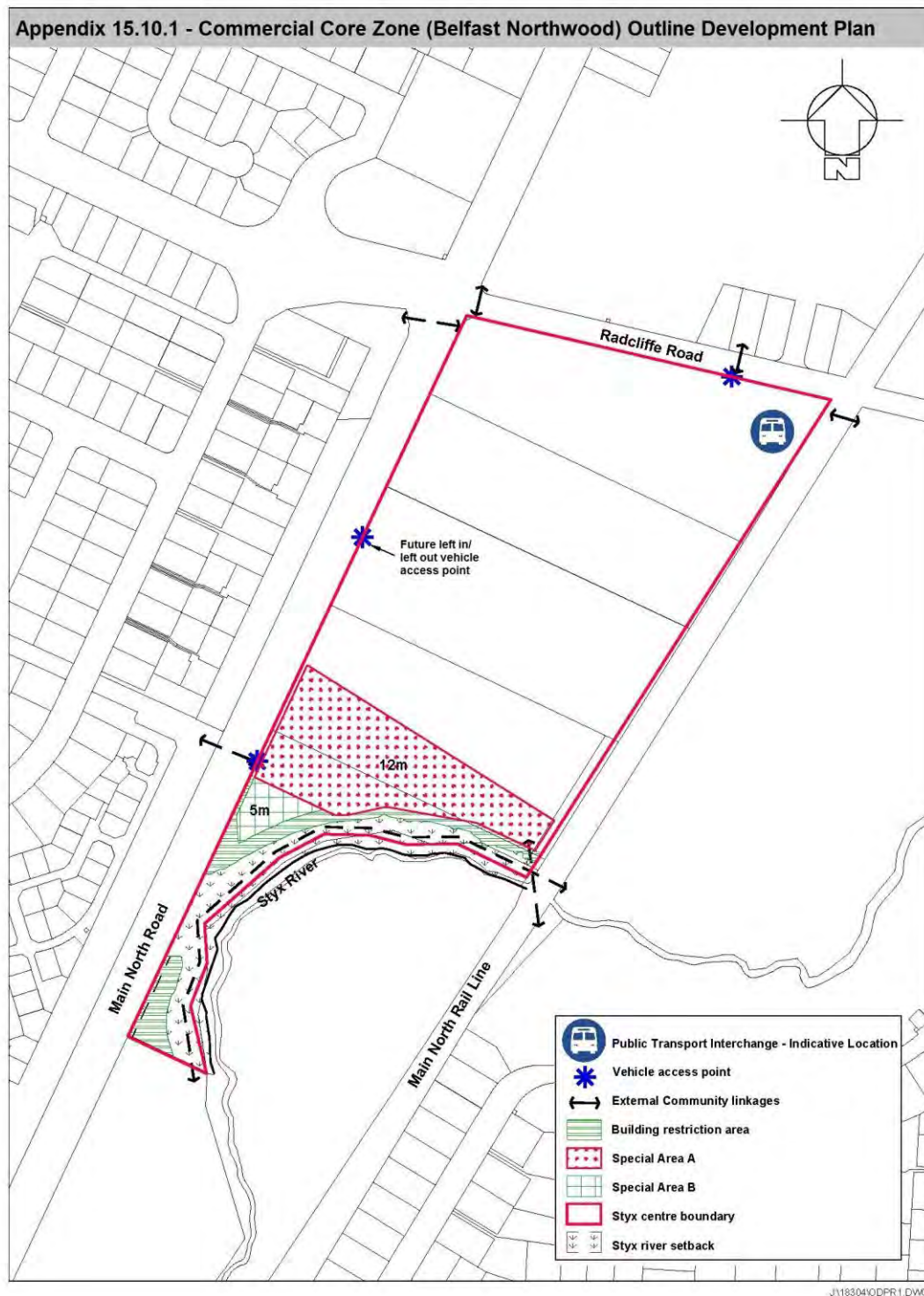
## 15.14 Rules – Other methods

### 15.14.1 Non-regulatory methods

- a. Planning studies to investigate issues and opportunities in Key Activity Centres and initiate appropriate mechanisms over time to address these.
- b. Undertake regular monitoring of District and Neighbourhood Centres including surveys to determine whether a centre is performing as anticipated.
- c. Apply a case management approach to the rebuild of centres, facilitating discussions with landowners and developers.
- d. Apply a consistent approach to the assessment of applications with additional guidance to aid the applicant and Council.
- e. Require development contributions to provide for network infrastructure and community infrastructure maintenance and improvements to service growth in centres.

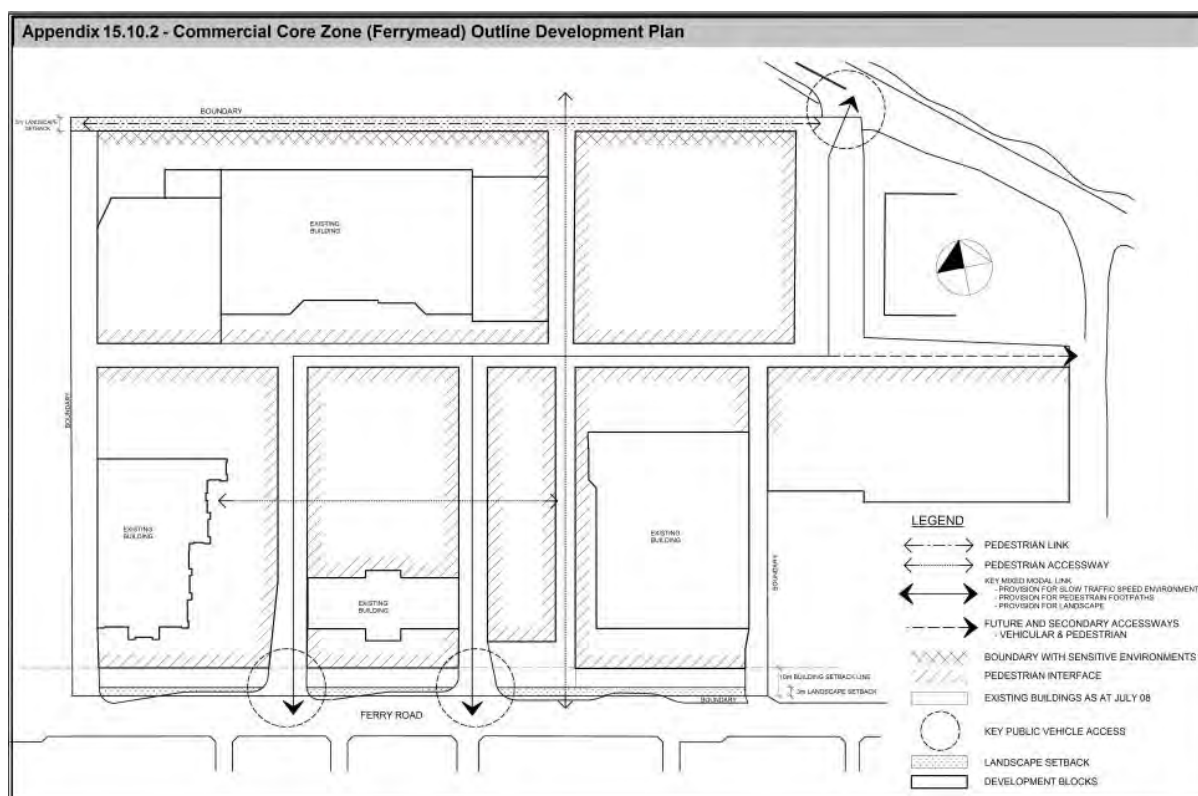
## 15.15 Appendices

### 15.15.1 Commercial Core Zone (Belfast/Northwood) Outline Development Plan

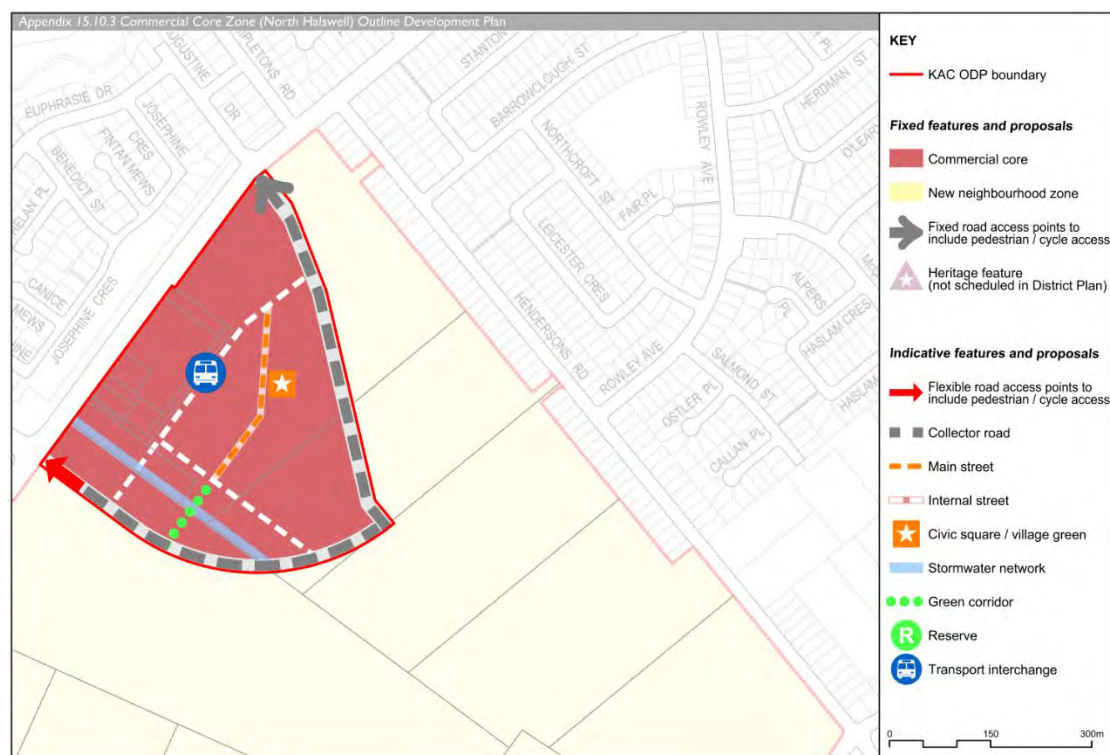




### 15.15.2 Commercial Core Zone (Ferrymead) Outline Development Plan

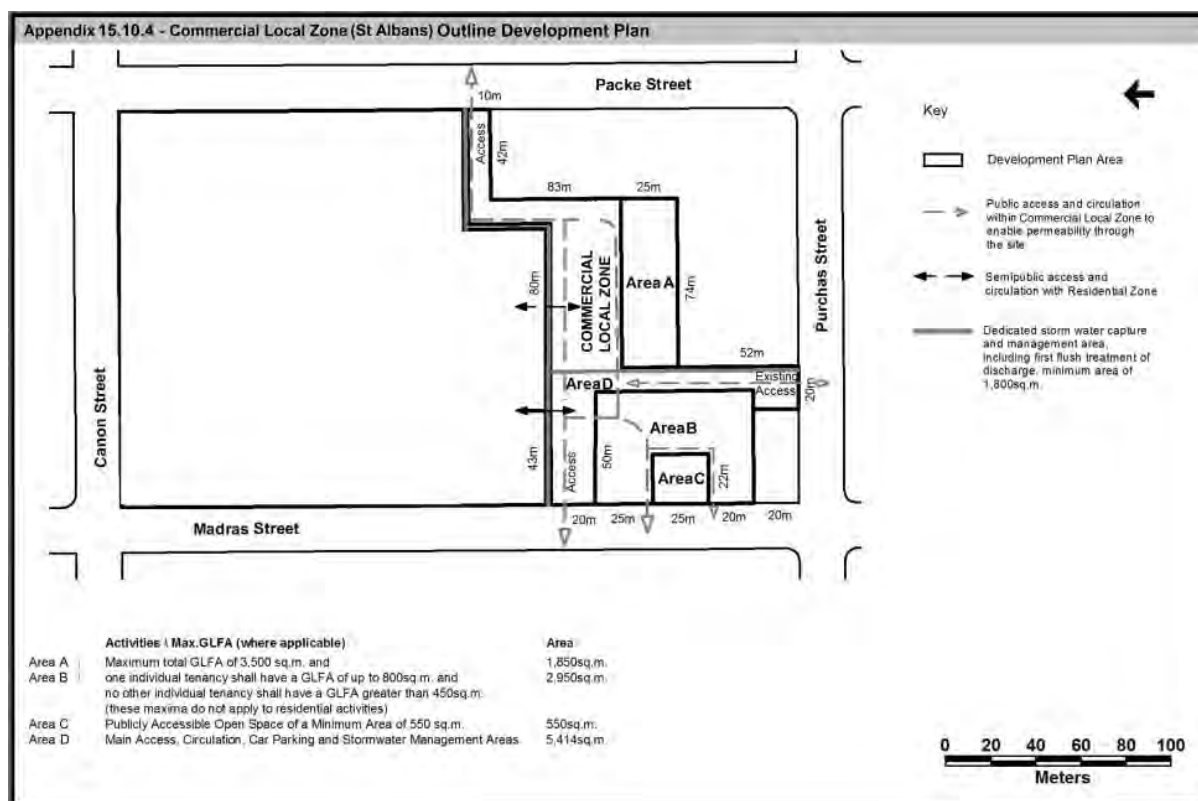


### 15.15.3 Commercial Core Zone (North Halswell) Outline Development Plan





### 15.15.4 Commercial Local Zone (St Albans) Outline Development Plan



### 15.15.5 Design guidelines – Akaroa Commercial Banks Peninsula Zone

#### a. Introduction

- i. The illustrations used in the guidelines are provided to assist in understanding the points expressed in the text. These are not all existing buildings but are stylised designs. These guidelines have been prepared to help you if you are thinking of building in the Commercial Banks Peninsula zone at Akaroa. They are intended to help you achieve the building you want, while at the same time ensuring that new buildings fit in with the town's surviving historic buildings and maintaining or enhancing the town's present character.



- ii. Figure 1: Typical Akaroa streetscape
  - iii. You will find in this document a brief discussion of Akaroa's architectural history, and more importantly, a description of its architecture and value as a well preserved small scale historic town with a range of architectural styles. The historical and architectural importance of the town has been recognised by the local community, Heritage New Zealand Pouhere Taonga and the Council. The guidelines outline the key principles which the Council will take into account in considering any consent applications.
  - iv. This document will elaborate on those principles, which can, in essence, be summarised as follows:
    - 1. New development and additions to existing structures should:
      - A Recognise and respect the unique historic character of Akaroa.
      - B Relate well to surrounding buildings and the general environment.
      - C Avoid dominating neighbouring buildings.
      - D Respect important views from public places.
- b. Why guidelines?
- i. Akaroa has a distinctive visual character, based on its physical setting, its buildings and its open spaces and gardens. A large part of the centre of Akaroa has been recognised by Heritage New Zealand Pouhere Taonga and registered as a Historic Area. The Council has similarly recognised that this special character is worth protecting by including in its District Plan, provisions, which allow for consideration of the effects of proposed new buildings and alterations to existing buildings.
  - ii. The Council's aim, through these guidelines, is to ensure that the special historical character of Akaroa is maintained, as development of the town proceeds. In endeavouring to meet that objective, the other main goals are to provide property owners and developers with design and appearance guidance and to encourage early discussion of proposed building plans with the Council.
  - iii. The primary concern of these guidelines is to protect, for cultural and aesthetic reasons, the attractive appearance of the town after more than 150 years of growth and change. Adherence to these guidelines also promises economic advantage for the town. Akaroa's appealing appearance and atmosphere help make it a desirable place to live, and an attractive place to visit. The town's architectural and historical heritage contributes greatly to its appeal as a holiday destination. By helping to protect the intrinsic characteristics of the town, the guidelines will assist in strengthening the town's major economic base and potentially enhance the value of your property.
  - iv. New buildings, or significant alterations to existing buildings in the Commercial Banks Peninsula Zone are the main concern of these guidelines. However, many of the principles and specific guidelines could also be applied to the town's advantage in the residential areas which surround the Commercial Banks Peninsula Zone.
- c. The Planning Framework
- i. The Council can consider the design and appearance of proposed work in Commercial Banks Peninsula Zone through the resource consent process. Any building work in the

Commercial Banks Peninsula Zone should meet the standards of the District Plan and have regard to these design guidelines.

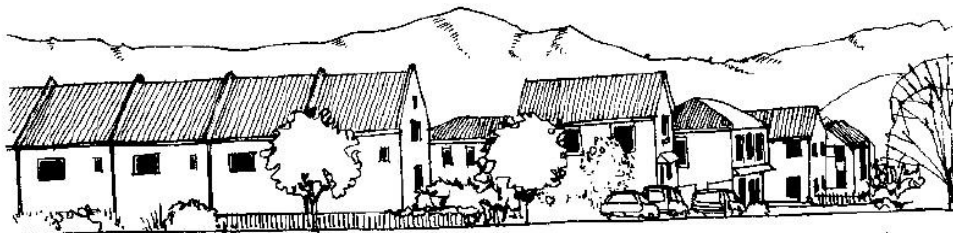
- ii. The relevant section of the District Plan is Chapter 15 for the Commercial Banks Peninsula Zone.
  - iii. These guidelines set out issues which the Council will take into account when assessing a resource consent application required for design and appearance reasons. The guidelines are intended to help applicants who require resource consents to undertake building work in the Commercial Banks Peninsula Zone understand how the Council will evaluate the design and appearance aspects of proposed work.
  - iv. The Commercial Banks Peninsula Zone lies within the Historic Area registered by Heritage New Zealand Pouhere Taonga. This area has been recognised nationally as having a high percentage of original historic buildings which are of aesthetic and architectural importance in their own right, and form an inter-related group of historic places. As such the area is a vital part of the historical and cultural heritage of New Zealand. Approval from the Heritage New Zealand Pouhere Taonga is needed for work on any building within the Historic Area, or on any building elsewhere in the town which has been registered by the Trust.
  - v. In considering the design and appearance aspects of proposed building work in the Commercial Banks Peninsula Zone, the Council may take advice from Heritage New Zealand Pouhere Taonga or any qualified expert. Individuals who need resource consent for building work in these areas are urged to study these guidelines and to discuss their plans with the District Council, the Akaroa Design and Appearance Advisory Committee and Heritage New Zealand Pouhere Taonga before formally applying for resource consent for the work. Early consultation can often facilitate subsequent consent processes, resulting in reduced time delays and costs.
- d. Akaroa's architectural history
- i. Akaroa has a distinctive architectural quality that stems, in part, from the high number of colonial buildings that have been retained to this day. Akaroa is one of New Zealand's most charming and romantic towns, although its origins as a French settlement are not strongly reflected in much of its architecture today. The earliest buildings of the French had steeply pitched roofs, small dormers, casement windows divided into many panes, louvered shutters and symmetrical facades. As early as the mid-1850s, Akaroa's buildings were no longer markedly different from other New Zealand buildings. A great number were cottages with reasonably large dormers, verandas and lean-to's. Almost all were built of horizontal weatherboards with steep roofs initially of shingles, then of corrugated iron. These were typical New Zealand colonial buildings.
  - ii. The one and a half storey, gable ended cottage with veranda, lean-to and dormers is often idealised as the archetypal Akaroa building. Though these cottages are still abundant, and valued, the town's architectural traditions are much richer and more varied.
  - iii. Later building designs in the town also followed general New Zealand trends, with horizontal weatherboard and corrugated iron the predominant building materials. Thus, nineteenth century churches are variants of colonial wooden Gothic, while Italianate was favoured for public and commercial buildings. Many commercial premises were two-storied and differed from residences only in being somewhat larger, and in being built-up to the street line. All were still relatively small buildings and almost all were built of "timber and tin". This uniformity in styles and materials for residences and public and

commercial buildings, and little variation in building size, have been characteristic of Akaroa's architecture since the nineteenth century.

- iv. Figure 2: Examples of early colonial cottages



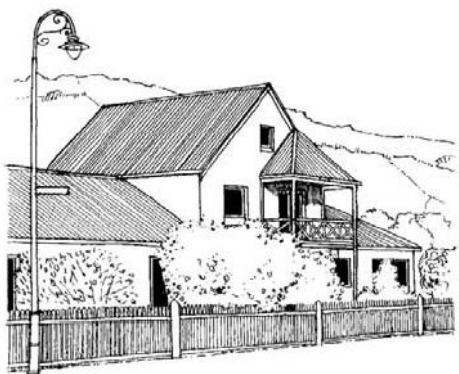
- v. In the late twentieth century there was a new development in Akaroa's architectural history. A demand emerged for multi-unit, privately owned apartments. These were up to three storeys high, built up to or close to the street line, and often of masonry construction. These buildings marked a significant departure from the single family houses and cottages, standing in individual sections, which were previously characteristic of most of the town. In retrospect many of these structures, individually or collectively, have not been successful in maintaining the intimate, mostly small scale of the town and the use of complementary building materials.
- vi. Figure 3: Townhouse block demonstrating overly repetitive elements. The buildings to the right display a pleasing variety and interest.



- vii. Akaroa's diverse range of buildings of different sizes, shapes, styles, set-backs, roof forms and materials mean there is a very large architectural vocabulary on which architects can draw for new building design, without introducing styles, or details that would appear out of place. It is important that new buildings and extensions reflect existing architectural themes and styles.
- e. Akaroa's setting and urban form
- i. Preserving and enhancing what is appealing about Akaroa requires careful consideration of more than the design of individual buildings. The spaces between matter too. Gardens and trees are generously dispersed throughout the town and large open spaces separate different built-up areas. Building has mostly been concentrated on the foreshore and up three small valleys, with the intervening spurs remaining open or bush-covered. The

close integration between the natural and urban worlds in Akaroa also results from the town's position facing onto an extensive harbour, and being ringed by grand hills. Applicants are encouraged to consider the impact of their design or building extension on the existing views of water and hills from the town and of the integration of the built and the natural environment.

- ii. The town's development, and the proximity of commercial premises and residences give the town the relaxed, convivial atmosphere of a village. The maintenance of public and retail activities at street level is important to sustaining the town's vitality and is protected in certain areas along Beach Road between Rue Jolie and Bruce Terrace. The maintenance of open spaces and of private gardens is also important to maintaining the town's atmosphere.
- f. Diversity and innovation
- i. New designs will generally be acceptable if their proportions fit in well with nearby older buildings and maintain the scale of existing streetscapes. New buildings of contemporary design, built using up-to-date materials and building technologies can be added to Akaroa, provided they avoid or mitigate any adverse visual effects through careful use of scale, density, bulk, exterior cladding, external detailing and through their site location and setback.
  - ii. Successful approaches are:
    - 1. Compatible design: new buildings, or new work on old buildings may vary the design but maintain the proportions, scale, materials, textures and colours of the original.
    - 2. New design: work of completely contemporary design which uses modern materials and building technologies, but shows respect for the character of existing old buildings in the area. Care must be taken that the historic character of the town is maintained when new designs are introduced.
  - iii. Figure 4: Modern buildings incorporating key architectural themes such as steeply pitched gabled roofs, verandas and vertically oriented windows.



- iv. While nineteenth and early twentieth century buildings largely set the character of Akaroa, new development should generally reflect, rather than exactly replicate, these historic styles. Sympathetic design, whereby certain characteristics of historic buildings

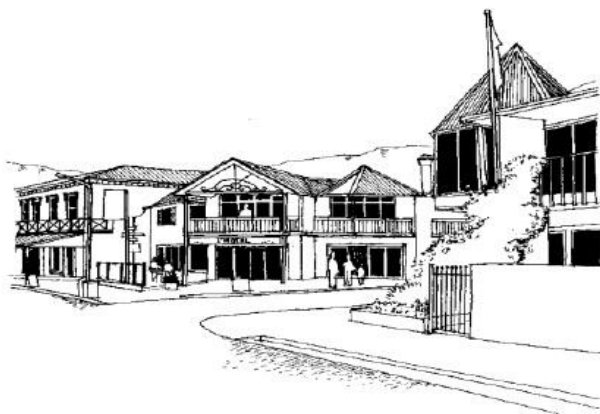
are incorporated into new buildings, is encouraged. Contemporary design, if carefully conceived to fit with the town's character, is often preferable to replica buildings.

- v. Figure 5: New residence demonstrating site specific sympathetic small scale forms and details, and vertical windows.



g. Building on specific sites

- i. Each individual site has different buildings adjoining it, and sits in a different relationship to the wider landscape. What is suitable for one particular site may be quite unsuitable on another site. Corner sites need particular care, since they form a visual focal point. In some situations larger buildings on corner sites will be desirable to define streetscapes, on other corner sites, it may be desirable to avoid overpowering historic buildings nearby.
- ii. Figure 6: Corner Treatment- both buildings strongly define the corner yet include smaller scale forms that the pedestrian can relate to.

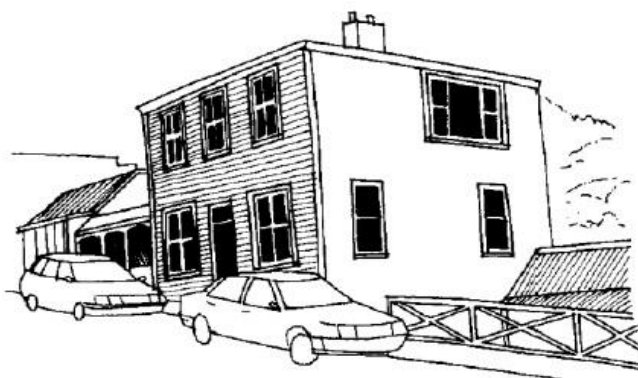


- iii. The size and scale of new buildings in relation to their neighbours are as important as the materials or architectural style of the new building.
  - iv. The use of materials and architectural style of any development may add or detract from the overall proposal, its visual impact on the streetscape and historic character of the town.
- h. Key concepts
- i. Streetscape, rhythm and scale

1. The goal is to maintain appealing streetscapes, characterised by sequences of buildings which are in scale and exhibit a pleasing modulation. Streetscape refers to the ways in which buildings form, together with gardens and trees, attractive combinations of mass and colour. Buildings are in harmony when, while not identical, they share similar elements and are of a compatible size and form. When a rhythm is discernible in a sequence of buildings there are no abrupt transitions, in size, form or architectural detail, from one building to the next.
2. It may be appropriate for a contemporary building to sit beside a traditional weatherboard one provided there is some relationship to the rhythm and scale of windows, doors, roof pitch and other design elements.
3. Figure 7: Height and rhythm- a pleasing relationship between height and rhythm is evident.



4. The goal is to maintain appealing streetscapes, characterised by sequences of buildings which are in scale and exhibit a pleasing modulation. Streetscape refers to the ways in which buildings form, together with gardens and trees, attractive combinations of mass and colour. Buildings are in harmony when, while not identical, they share similar elements and are of compatible size and form. When a rhythm is discernible in a sequence of buildings there are no abrupt transitions, in size, form or architectural detail, from one building to the next.
5. It may be appropriate for a contemporary building to sit beside a traditional weatherboard one provided there is some relationship to the rhythm and scale of windows, doors, roof pitch and other design elements.
6. Figure 8: Scale- an out of scale building which dominates adjacent buildings by size, bulk and height.



7. Larger, bulkier buildings can reflect the smaller scale of surrounding buildings by repetition of design elements such as gables, steps in the plan of the building, the

use of different roof shapes, or dividing the building into visually separate units by using different treatments or colours for cladding.

8. Generally, designers of new buildings are asked to look at the existing historic buildings in the vicinity of the site, not to imitate them, but to consider whether the new building is sensitive to the surroundings in which it is to be placed.

## ii. Replica buildings

1. Replica buildings, in the context of these guidelines, means an exact copy of the size, proportions, and architectural details of an older building. While it is generally undesirable to have new buildings replicate the exact design of historic buildings, design elements of older buildings can be used to achieve an overall visual harmony. Replica buildings can devalue the authentic historic character of Akaroa.
2. Attempts at 'replication' with inaccurate detailing, inappropriate materials and distorted proportions can become a caricature of the original building style.

## iii. Additions and alterations to historic buildings

1. The character of Akaroa depends to a large extent on the survival of its many historic buildings. The preservation of these surviving buildings is important in maintaining its overall character. The demolition of historic buildings has had detrimental effects on the character of the town. The retention of the remaining older buildings will generally be to the town's advantage.
2. Registration by Heritage New Zealand Pouhere Taonga, or listing by the District Council in its District Plan, are indications that particular historic buildings should be preserved and maintained for future generations.
3. Adaptive re-use is recommended. New developments on sites occupied by older buildings should use the historic structures whenever possible by building around or adding to them in a sympathetic way.
4. Key principles to bear in mind when adding to an historic building are:
  - i. Alterations should be the minimum necessary.
  - ii. They should not detract from the heritage value of the place and/or building.
  - iii. They should be compatible with the original form and fabric of the building, but should be able to be read as new work, although this need not be obvious particularly for minor additions.
  - iv. They should be of a quality that does not detract from the heritage values of the place.
5. Ideally changes should also be reversible, to allow future generations to return the buildings to their original forms. When work is being done on historic buildings, previous inappropriate alterations should be reversed and unsympathetic additions removed whenever possible. Heritage New Zealand Pouhere Taonga can provide advice on these matters.
6. Figure 9: Sensitive alteration to an historic building.





7. In the example to the right similar roof forms and window details have been used.
8. When work on an historic building is being undertaken the Conservation Guidelines published by Heritage New Zealand Pouhere Taonga should be consulted. Where major work is envisaged, an architect who has experience in conserving or adapting older buildings should be engaged.
9. Both the Akaroa Civic Trust and Heritage New Zealand Pouhere Taonga are available to advise owners of historic buildings who are considering major repairs or alterations to their buildings.

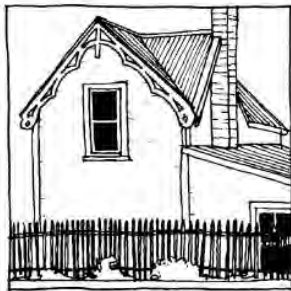
i. Specific guidelines

i. Roof forms

1. On Akaroa's older buildings, roofs are generally of relatively steep pitch, with gable ends. Hipped roofs are evident within the Commercial Banks Peninsula Zone. More recent buildings in the town exhibit a great variety of roof forms, including hip roofs, roofs of shallow pitch, and flat, or mono-pitch, roofs. While there is a variety of existing roof forms, those which are steeply pitched (i.e. 25 degrees and steeper) maintain an attractive streetscape and achieve a pleasing relationship with adjacent and nearby buildings and are to be encouraged.
2. Figure 10: Roof shapes and forms



Villa Gable and Verandah

Verandah and simple  
gable with roof dormersTwo Storey Hipped  
Roof dormersTwo Storey Gable with  
Lean-to at rear

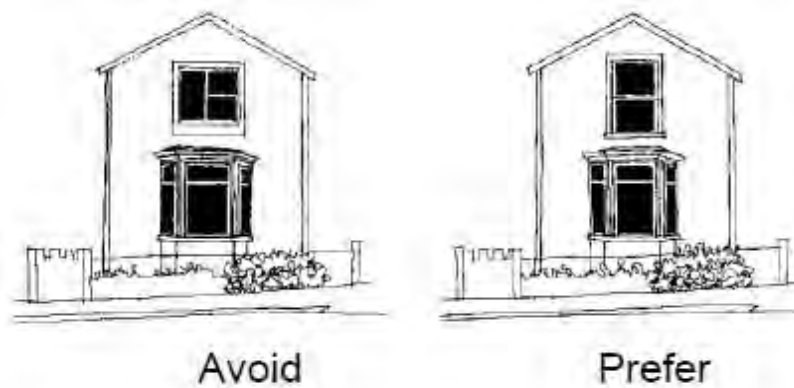
Multiple Gable Ends Roofs

## ii. Cladding, texture and roofing materials

1. Historically, weatherboard has predominated in Akaroa. Roofs have been mostly corrugated iron with door, and window frames of wood. Brick and other forms of masonry construction are unusual in Akaroa. Consequently, the use of traditional vernacular materials, such as weatherboard cladding, and corrugated iron roofing is encouraged in Akaroa. Some recent examples have not worked well because they lack detail and texture. An example of a modern application which reflects the character of the adjoining buildings, and has been successful, can be seen on the additions to the Akaroa museum.
2. To harmonise contemporary with traditional buildings, extensive, blank masonry walls, lacking in texture, should be avoided where masonry walls are necessary. Careful detailing and placement of wall openings, sensitive selection of colours or judicious planting can be useful in reducing adverse visual impacts to a limited degree.

## iii. Windows

1. Attention should be paid to the sizes, symmetry and proportions of window openings and their placement, or grouping, in relation to neighbouring buildings. In the Commercial Banks Peninsula Zone any departure from the vertical orientation of windows of historic buildings is not encouraged. Timber windows are preferable to aluminium but if aluminium windows are used, they should be faced with timber.
2. Figure 11: Window orientation- the illustration on the right demonstrates appropriate vertical orientation and facings and has pleasing symmetry.



**Figure 12:** Window shapes and types



Dormer in a roof



Modern blend of windows  
- all simple shapes

#### iv. Colours

1. There is no reason, when choosing colours for the walls, facings and roofs of new buildings, or when repainting older buildings, not to use today's much wider palette of colours than the palette available in earlier years, provided the new colours are in accordance with the historic character of the town and its streetscapes. Simple combinations of discreet individual colours are particularly preferable in areas where there are a large number of older buildings, however, the colour of new structures should not visually dominate heritage buildings or the streetscape. Owners of historic buildings are encouraged to consider using heritage colours and information about these is available from major paint manufacturers and retailers. In the Commercial Banks Peninsula Zone the preference is for painted or coloured surfaces. Corporate colour schemes and large corporate logos are not appropriate in the Akaroa Historic Area.

#### v. Verandas

1. The only sequence of nearly continuous shop verandas over footpaths in Akaroa is found along Beach Road. On Rue Lavaud occasional shop verandas contribute to the variety and modulation of the streetscape. Where new buildings are being erected in either of these precincts, maintenance of the sequence along Beach Road, and of the pattern of occasional verandas along Rue Lavaud, should be the goal.
2. Figure 13: Akaroa street verandas

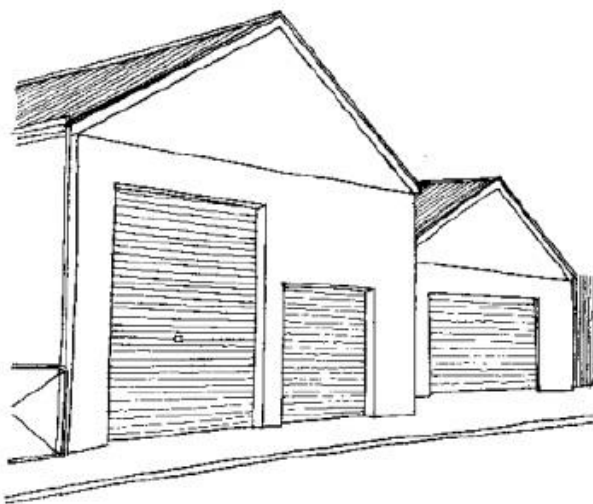


vi. Setback and fences

1. Akaroa's charm and historic character depend, in part, on gardens and trees remaining key elements in Akaroa's streetscapes. Setbacks will help ensure plantings continue to be a major element in most residential streetscapes. Only in existing commercial areas of the town, where setbacks are already small or non-existent, is it desirable to maintain the sense of a fully built-up townscape.
2. Having some buildings hard up against the street, even in predominantly residential areas, gives the town's streetscapes attractive variety.
3. To be able to look into and enjoy gardens along the street has long been the character of the settlement. Tall fences break this pattern, therefore low fences are encouraged. If taller fences are required, then they should be of a picket type so that the garden aspect is presented to the street.

vii. Parking and garages

1. Garages should have a minimal visual impact on the historic character and amenity of the streetscape. They should be located further back from the road boundary than the main building and the repetitious sequences of multiple garage doors should be avoided. Within the Akaroa Historic Area, garages facing the street are required to be sited behind dwellings.
2. Figure 14: Garages on street front - these buildings detract from the streetscape.

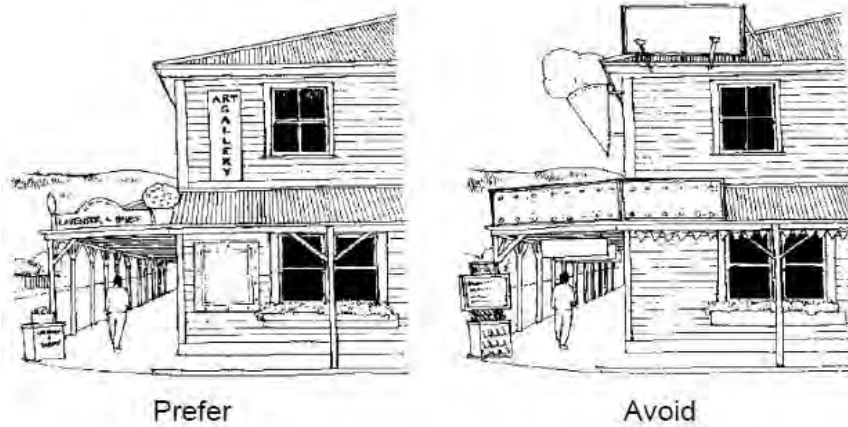


3. Car parking, especially with larger developments, should be concealed behind the main buildings, with minimal access points. Where this is not practical or possible, attention should be given to screening parking areas from view from adjoining streets.
4. Figure 15: Car parking visually softened by location behind buildings and screen planting



#### viii. Signs

1. Rules in the District Plan govern the size and placement of signs. Besides conforming with these rules, new signs will help preserve the character of Akaroa if they are simple, not excessively large and do not obscure interesting architectural details of buildings. Signs incorporating simple backgrounds, borders and text are preferable to complex graphics, particularly photomontage based signage and large-scale advertising hoardings. The proliferation of signs which are obtrusive because of their size, colour or placement, could undermine the pleasing character of Akaroa. Neon, moving, illuminated or brightly lit signs will generally detract from the historic character of Akaroa and are discouraged.
2. Figure 16: Signage



3. In this illustration the signs on the right detract from the form of the building and create a sense of visual clutter.

ix. Site work

1. The District Plan controls the heights of buildings in Akaroa, but again a building, which meets the requirements of the Plan, may not be satisfactory in its design, or impact on townscapes.

## 15.15.6 Design guidelines – Lyttelton Commercial Banks Peninsula Zone

### a. Introduction

- i. Lyttelton town centre (as defined by the Commercial Banks Peninsula Zone) is the focal point of the town, providing retail and commercial facilities and the opportunity for community exchange and interaction. The town centre has a distinct character, with a clear change in nature between it and the residential and port zones. Lyttelton has been described as quirky and creative, with a mix of old and new development, but overall, the buildings create a sense of place because, although they are all different, they are unified by their similarity in scale, form and relationship to the street.
- ii. The town centre was significantly damaged in the 2011 Canterbury earthquakes, with the loss of many of the buildings that provided the heritage values and identity of the commercial heart. Despite the loss of buildings much of the physical framework for a vital and vibrant town centre remains in place.

### b. Purpose

- i. The purpose of these guidelines is to identify the physical framework and explain the principles of designing new buildings and spaces, or additions to existing buildings, to uphold and strengthen the enduring character of the town centre. These are the key principles to consider in designing any new development in accordance with the rules in order to achieve the objectives and policies contained in the District Plan. The intention of the guidelines is not to stifle flair or creativity, but by paying attention to and incorporating the aspects of Lyttelton town centre that make it special, the development can support, rather than diminish, its character and identity.

### c. How the design guidelines work

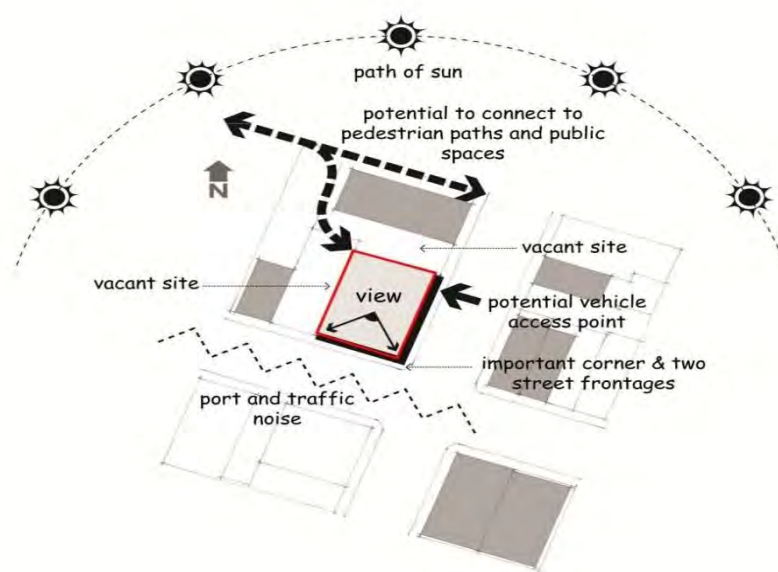
- i. The District Plan requires that the design of all new developments and external alterations to existing buildings within the Commercial Banks Peninsula Zone in Lyttelton is assessed through the resource consent process. All development proposals will be assessed against the principles in these guidelines, as applicable.



### d. Principle 1: Reflect the context

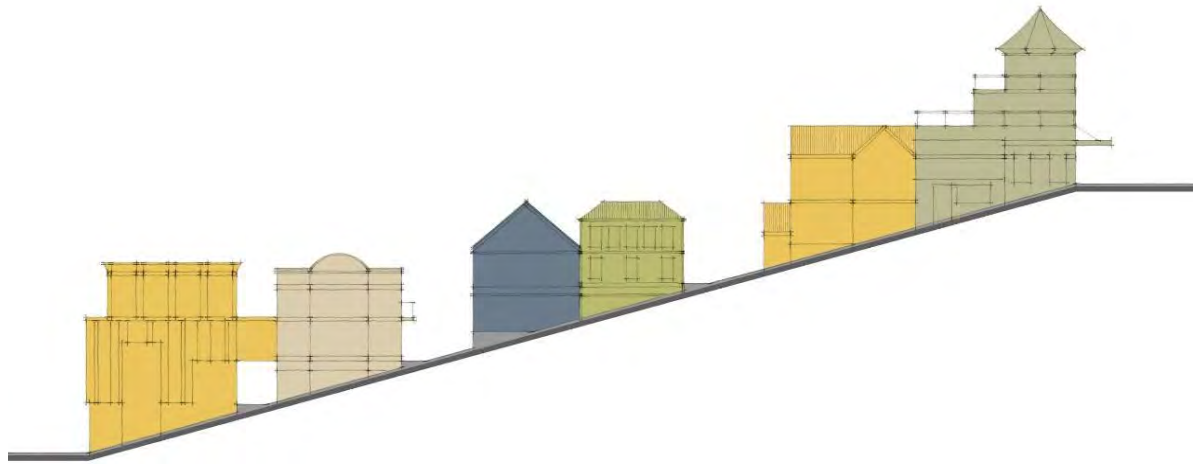
- i. Lyttelton has a special character due to its sloping topography, portside location, layout of streets and lots, and eclectic mix of buildings. The area also has a special significance to Ngāi Tahu due to their historic and contemporary occupation of the area and use of Whakaraupo / Lyttelton Harbour.

- ii. The four primary streets (London, Oxford and Canterbury Streets and Norwich Quay) have different characteristics, but are all important in defining and reinforcing the formality of the town centre layout. The land in the middle of the block without street frontage, and the area around Donald Street, lend themselves to more informal designs.
- iii. A thorough evaluation of the development site's context and the site itself prior to the design process, including an understanding of the colonial and Ngāi Tahu cultural heritage, will help identify the influences on and attributes of the site and its surroundings.
- iv. Cultural heritage is an expression of the ways of living developed by a community and passed on from generation to generation and includes built and natural environment and artefacts, including customs, practices, places, objects, artistic expressions and values.
- v. Figure 1: A simple context analysis identifying influences on the development site.



- vi. Reflecting the context means:
  1. Considering how the development builds on and contributes to Lyttelton's cultural heritage in respect to the built and natural environment.
  2. Recognising the site topography, particularly building to suit and take advantage of sloping ground.
  3. Recognising that the streets and spaces within the town centre have differing character attributes. On Norwich Quay designs will need to take account of traffic and port noise.
  4. Taking advantage of the views to the south and sunny aspect to the north.
  5. Incorporating mid-block pedestrian lanes and outdoor spaces at the rear of sites.
  6. Taking primary design references from the town centre character attributes rather than the surrounding residential buildings or the port.
  7. Figure 2: Addressing the slope, views and existing building form

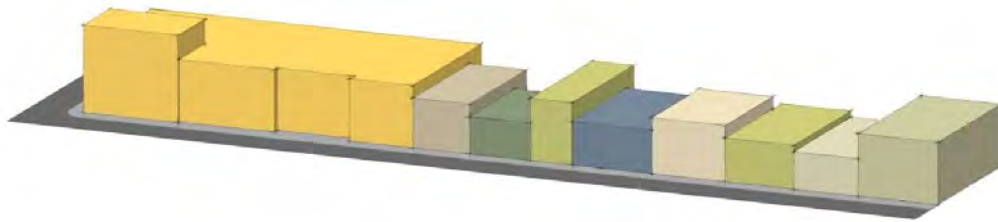




- e. The scale of a building is the product of its height and size as well as the design details. While the town centre buildings vary considerably in height and size they are all compatible in terms of scale. The width of lots has played a large part in establishing the existing scale of development.
- i. To keep in scale means:
1. Maintaining the generally low built form up to 3 storeys, but considering options for higher feature elements.
  2. Figure 3: Keeping in scale, through a combination of height, form, development gain and detailing



3. Considering the scale of neighbouring buildings and the overall scale of the street in which the building is to be located. London Street has an enclosed, intimate scale. Norwich Quay is a wider street, single sided for the majority of its length, with an open outlook to the port and beyond. As such taller buildings would be more appropriate in this streetscape than in London Street.
4. If building next to a character building, ensuring that its visual presence is not dominated or diminished by the new building or addition.
5. If building a single storey building, ensuring that the building height is sufficiently high to maintain a similar scale of building on the street frontage to those buildings adjacent and the streetscape as a whole.
6. Breaking a large building into modules so that it reads as smaller joined buildings rather than one monolithic one. As a rule of thumb, modules of 4m to 12m in width on London Street and up to 20 metres elsewhere will reflect the historic subdivision pattern.
7. Figure 4: Creating vertical and horizontal modulation in a large development block



8. Designing the building with both horizontal and vertical divisions (articulation), particularly on elevations facing the street or adjacent to high use pedestrian lanes and spaces. Identifying each storey is important.
- f. Principle 3: Respect the street pattern and building form
- i. The grid pattern of wide straight streets is defined by building frontages along the street, which enclose the street space. The building forms are solid, rectilinear and positioned square to the street.
  - ii. Respecting the street pattern and building form means:
    1. Building right up to the street edge, particularly on London Street, Norwich Quay and the western side of Oxford Street, and across the whole of the street frontage, (except where access is required from Norwich Quay).
    2. Figure 5: Reinforcing the corner aspect and increasing way-finding for visitors to the town centre



3. If building on a corner site, reinforcing the corner and supporting the street form with a taller building of a minimum of two storeys in height.
4. Restricting irregular forms and shapes to feature elements or to internal block locations away from the primary street frontages.
5. Keeping the building façade generally up to, but not beyond, the street boundary, except for verandas and small feature elements.

6. Using flat, symmetrically pitched, or hipped rooflines or parapets where buildings face the street.
7. Where there is an un-built frontage on Oxford Street or Canterbury Street, consider defining the street edge with a low wall.

g. Principle 4: Address the street

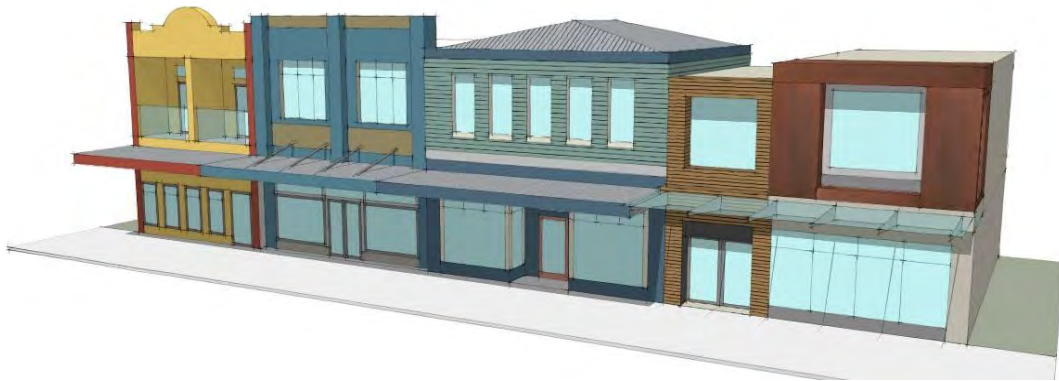
- i. Buildings in Lyttelton address the street. The building frontages are interesting and encourage activity, creating a lively atmosphere. Good visibility from buildings to the street and publicly accessible areas allows for casual surveillance. Addressing the street means:
  1. Providing windows on all street elevations or elevations adjacent to pedestrian lanes and public spaces. On Canterbury and Oxford Streets windows will also be needed at lower ground level.
  2. Providing highly legible pedestrian entrances accessed directly from the street.
  3. On corner sites, wrapping the building around the corner and providing a high level of architectural detail particularly in respect to entrances and windows, and the quality of façade materials.
  4. Incorporating generous shop windows on the ground floor along London Street.
  5. Avoiding building designs and layouts which create hidden, potentially unsafe alcoves and areas.
  6. Ensuring universal access (access for all people), with particular attention being paid to sites with sloping frontages.
  7. Where required, providing verandas that are in keeping with or complement adjacent verandas in respect to design, width and continuity.
  8. Figure 6: Creating a street frontage with a high level of visual interest, including ground floor windows and entrances to the street



h. Principle 5: Incorporate variety and pay attention to detail

- i. Lyttelton had a wide variety of buildings of different ages and styles which, as a collection, created an eclectic, vibrant townscape. Although diminished, this variety, and particularly the level of detail within the building facades, remains. There is the opportunity for creative design and to incorporate features and details which are characteristic of Lyttelton, or a contemporary take on them. Incorporating variety and paying attention to detail means:
  1. Distinguishing any new building from its neighbours and, if a large building, incorporating variety within the building design.

2. Avoiding being exactly the same height as the neighbouring building.
3. Avoiding repetition of the same design module along the street frontage, typically no more than a 12 metre run.
4. Figure 7: Creating interest and variety along the street frontage



- ii. Creating depth to the building surface through the utilisation of, for example, recessed windows and doorways, protruding window and door surrounds, textured cladding and applied decorative features.
- iii. Providing variation in building materials and colours. Avoid large expanses of the same material, colour or pattern.
- iv. Picking up on historical references and traditional features such as angled corners, high parapets with a curvilinear top, corner towers, volcanic stone walls or mural.
- v. Orientating windows vertically to reinforce the fine grain of the town centre.
- vi. Creating interest and contrast where building additions are proposed, through the choice of materials and detailing.
- vii. Integrating signage, where needed, within the design of the building to ensure that it does not visually dominate or detract from the architectural form and quality of the building.
- viii. Figure 8: Integrated signage within the building form and design features



i. Principle 6: Promote sustainable building initiatives

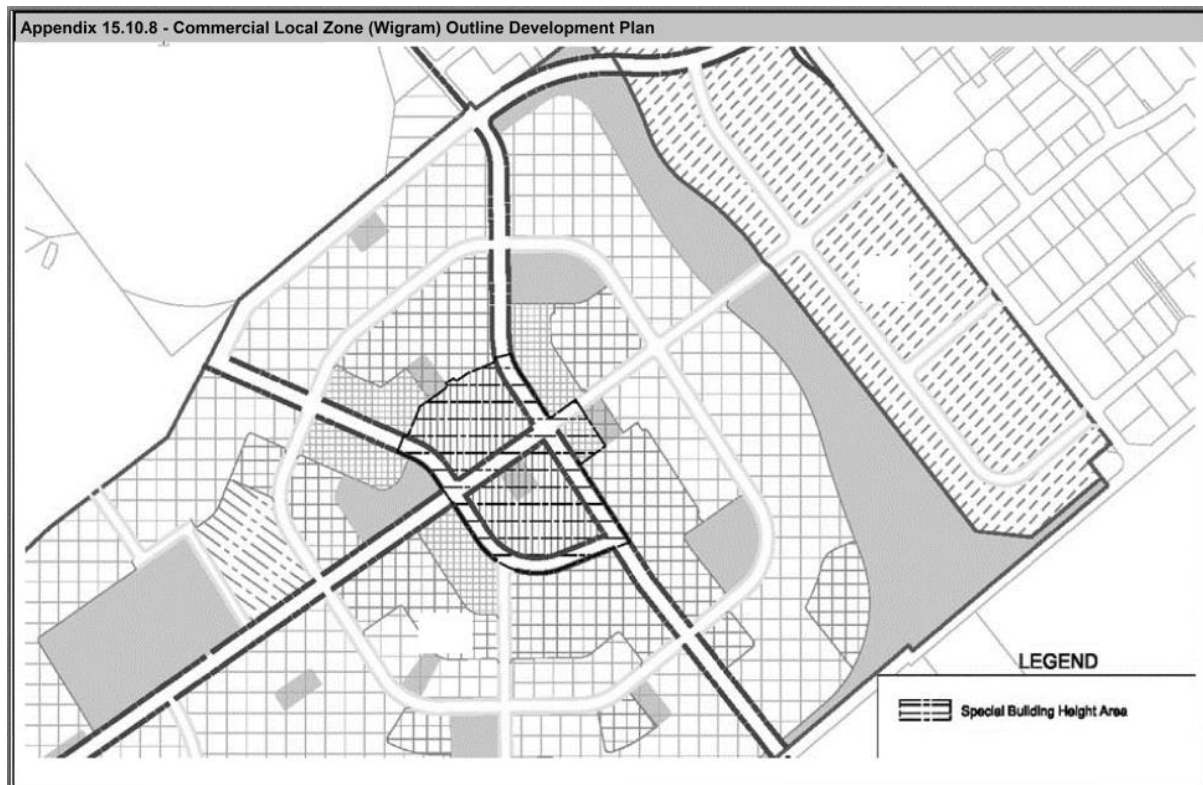
- i. Lyttelton town centre has the opportunity to incorporate designs, technologies and systems that promote more sustainable practice from concept design, through to the construction, use and maintenance of buildings and spaces, which means:
  1. Using design and construction methods that minimise waste to landfill and cleanfill, and the implementation of environmental management systems to ensure other impacts are managed throughout the construction process.
  2. Incorporating design and technologies that conserve energy and water, promote renewable energy, encourage recycling, achieve a high level of thermal comfort and support natural ventilation and natural light penetration.
  3. Selecting materials that are durable, low maintenance, non-toxic and where possible, that have independent environmental certification and are from local and renewable sources.
  4. Providing facilities that encourage walking, cycling and the use of public transport, including high quality pedestrian access, showers, change facilities, storage and bicycle racks for staff and visitors.
  5. Designing for outdoor comfort by creating pleasant micro-climates and inviting, sheltered, sunny, spaces such as courtyards or balconies using verandas, planting or screens to help moderate temperature and wind.
  6. Improving ecology and stormwater management on the site through the provision of rain gardens, landscaping, pot plants or living roofs and walls.



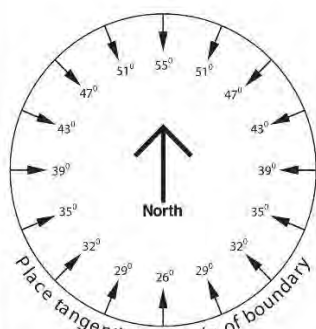
### 15.15.7 Lyttelton Master Plan Overlay

DEFERRED

### 15.15.8 Commercial Local Zone (Wigram) Outline Development Plan

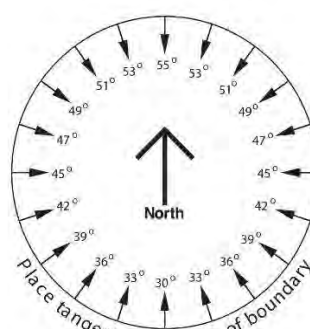


## 15.15.9 Recession plane diagrams



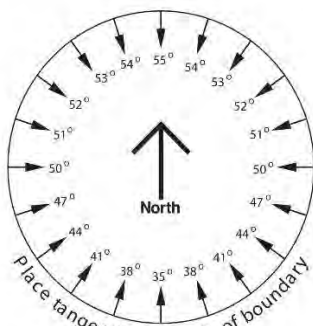
A Applicable to all buildings:

- in the Residential Suburban Zone
- on sites in other non residential zones that adjoin the Residential Suburban Zone



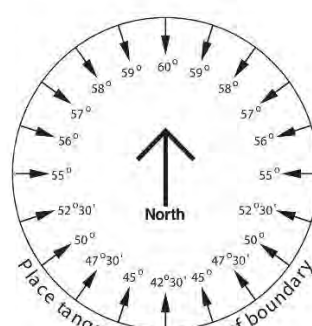
B Applicable to all buildings:

- Residential Suburban density overlay
- On sites on other non residential zones that adjoin the Residential Suburban density overlay area



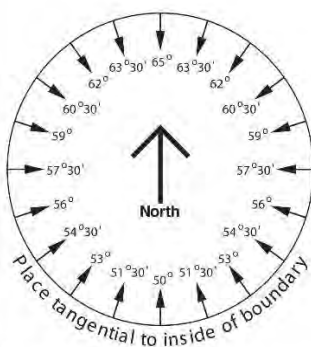
C Applicable to all buildings:

- in the Residential Medium Density Zone
- on sites in other non residential zones that adjoin the Residential Medium Density Zone



D Applicable to all buildings:

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



E Applicable to all buildings:

- over 11 metres in height in the medium density higher height limit zones
- over 11 metres in height on sites in other non residential zones that adjoin the medium density higher height limit zones

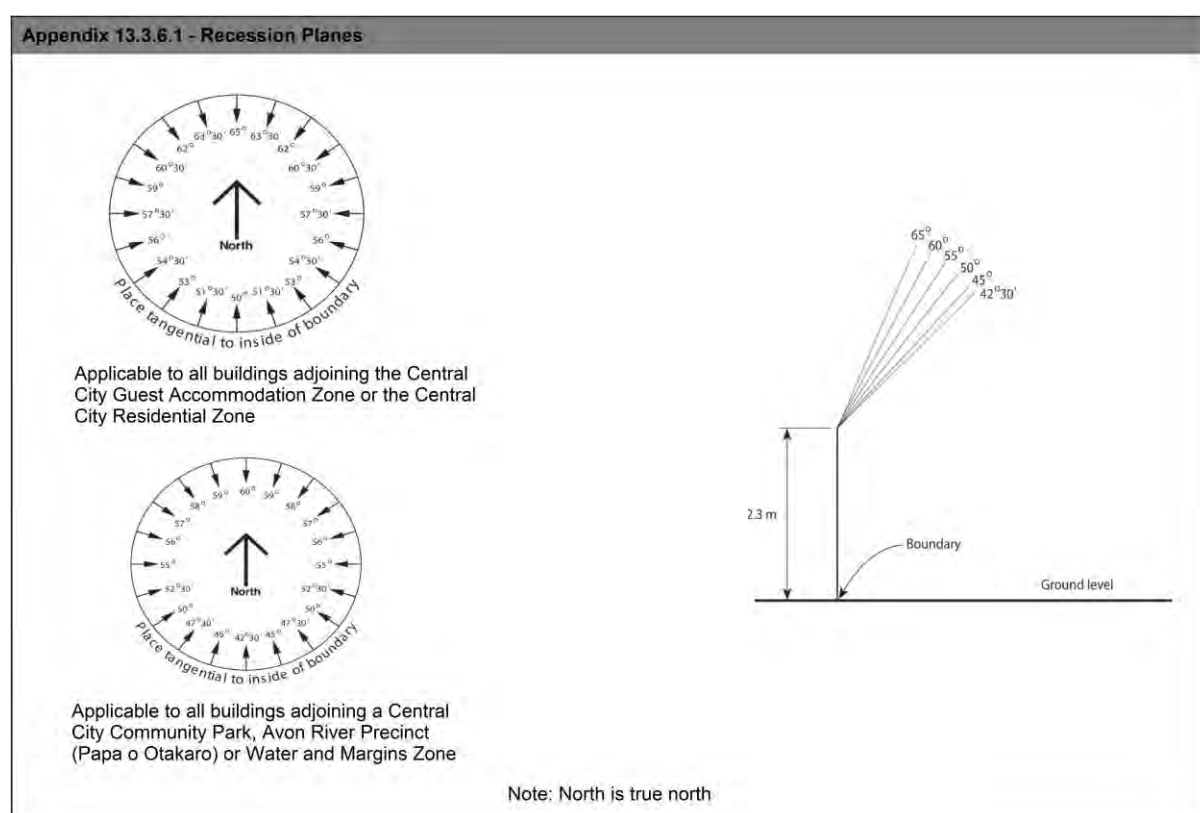
Note: North is true north

*Image to be updated to:*

- delete current title and replace with 'Appendix 15.15.9 – Central City Recession Planes'
- Zone names to be corrected as follows:

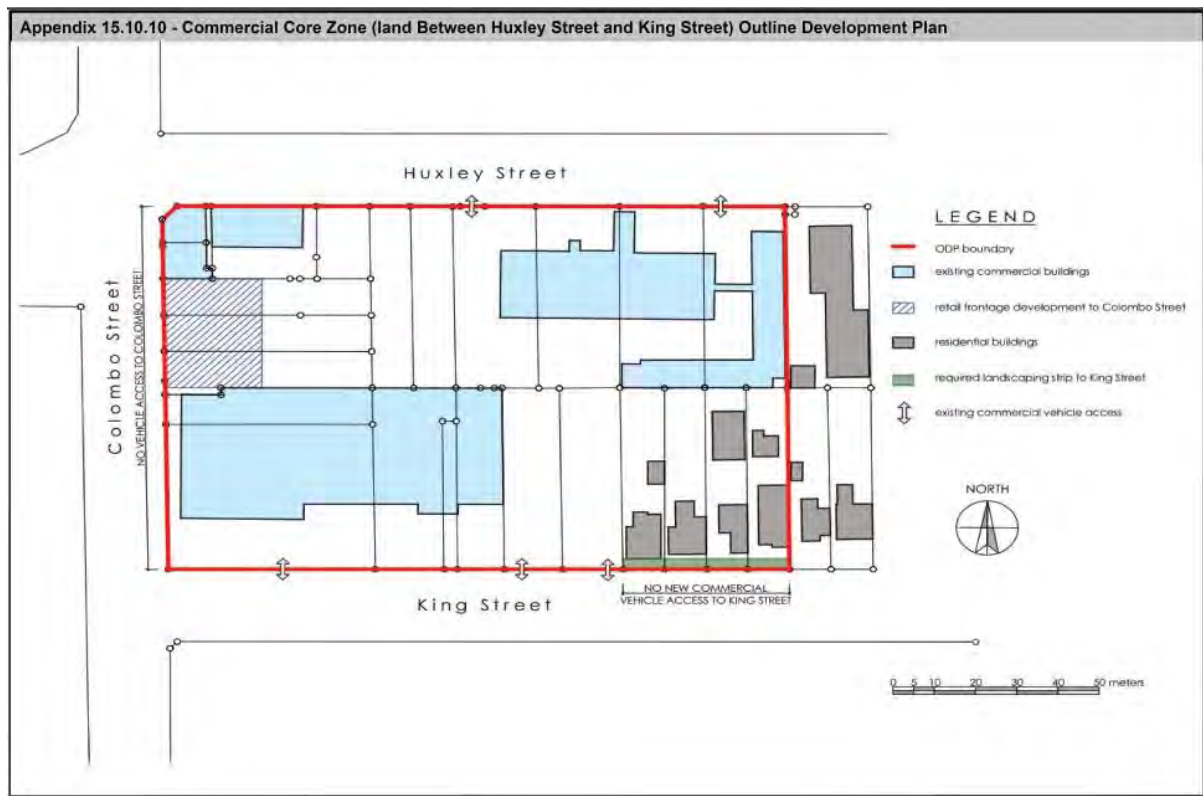
*Replace 'Applicable to all buildings adjoining the Central City Guest Accommodation Zone or the Central City Residential Zone' with 'Applicable to all buildings adjoining a residential zone'.*

*Replace 'Applicable to all buildings adjoining a Central City Community Park, Avon River Precinct (Papa o Otakaro) or Water and Margins Zone' with 'Applicable to all buildings adjoining the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone'.*





### 15.15.10 Commercial Core Zone (land between Huxley Street and King Street) Outline Development Plan



## Chapter 21.2 Specific Purpose Cemetery Zone

The chapter is amended by our decision as follows.

For ease of identifying the minor corrections made by this decision, all previous decision text is shown as black text. Any additional text as a result of this minor corrections decision is shown in blue and deletions with ~~strike through~~.

Please note, for completeness, this chapter includes decision text from subsequent decisions issued after the release of Decision 43, including any subsequent minor corrections released at the date of this decision.

## 21.2 Specific Purpose (Cemetery) Zone

### 21.2.1 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

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

This chapter relates to activities that may occur in the Specific Purpose (Cemetery) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.

The Specific Purpose (Cemetery) Zone applies to [specific](#) cemeteries and crematoria ~~across Christchurch City~~. It seeks to enable cremation and interment services [on most sites](#) and, where appropriate, recognise, protect and enhance the cultural heritage, ecological, landscape and spiritual/religious values of cemeteries and crematoria in the zone.

### 21.2.2 Objectives and policies

#### 21.2.2.1 Objective – Cemeteries and crematoria

- a. Cemeteries and crematoria are provided in the Specific Purpose (Cemetery) Zone to enable cremation and interment services to meet the community's needs, other than in the closed Barbadoes Street Cemetery.

##### 21.2.2.1.1 Policy – Provision of cremation and interment services

- a. The provision of cremation in a crematorium, interment and disinterment services, and its associated activities, shall ensure that risks and actual or potential adverse effects to people, property and the natural environment are minimised.
- b. Cremation and interment are not provided for in the Barbadoes Street Cemetery.

#### 21.2.2.2 Objective – Natural and cultural heritage

- a. The cultural heritage, ecological, landscape, spiritual and religious values of cemeteries and crematoria are, where appropriate, recognised, protected, enhanced and/or conserved.

##### 21.2.2.2.1 Policy – Natural and cultural heritage

- a. The protection, enhancement and/or conservation of the cultural heritage, ecological, landscape, spiritual and religious values of cemeteries and crematoria shall be, where appropriate, recognised, promoted and/or conserved in the development, operation and management of cemeteries.

### 21.2.2.3 Objective – Passive cemetery activities

- a. Cemeteries and crematoria are developed and managed to provide for passive cemetery activities in the City.

#### 21.2.2.3.1 Policy – Compatibility

- a. The location, design, bulk and scale of buildings shall be compatible with the size and purpose of the activity.
- b. Any passive cemetery activities and its associated structures are secondary to the primary purpose of interment or conservation in the case of the Barbadoes Street Cemetery.

### 21.2.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Cemetery) Zone and that involve the use of the cemeteries and crematoria listed in Appendices 21.2.7.1 and ~~42.2.7.2~~21.2.7.2, and shown on the planning maps, are contained in the activity status tables (including activity specific standards) in Rule 21.2.4 and the built form standards in Rule 21.2.5.
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Cemetery) Zone :
  - 5 Natural Hazards;
  - 6 General Rules and Procedures;
  - 7 Transport;
  - 8 Subdivision, Development and Earthworks;
  - 9 Natural and Cultural Heritage;
  - 11 Utilities and Energy;
  - 12 Hazardous Substances and Contaminated Land;

#### Notes:

- A. Cemeteries are included in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL). All listed cemeteries will be managed to ensure that they comply with the requirements of the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
- B. Activities should be undertaken in accordance with the Christchurch City Council Cemeteries Handbook (June 2013), relevant Cemetery Development Plans and Conservation Plans, and the Christchurch City Council Cemeteries Master Plan (June 2013).
- C. Maintenance and repair works on headstones and other structures in the Barbadoes Street Cemetery should be undertaken in accordance with the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value and Conserving Our Cemeteries, 2003, by the National Trust of Australia (Victoria).

- c. Where the word “facility” is used in the rules, it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.

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

## 21.2.4 Rules – Specific Purpose (Cemetery) Zone

### 21.2.4.1 Activity status tables

#### 21.2.4.1.1 Permitted activities

The activities listed below are permitted activities in the Specific Purpose (Cemetery) Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 21.2.5

Activities may also be restricted discretionary or non-complying as specified in Rules 21.2.4.1.2 and 21.2.4.1.3.

Activity		Activity specific standards
<b>P1</b>	Cremation, burial or interments, disinterments and burial plots, except in the Barbadoes Street Cemetery.	a. Compliance with the built form standards at Rule 21.2.5(b) and (c). b. Cremation shall occur only within a crematorium.
<b>P2</b>	Installation, repair and maintenance, and/or removal of monuments, vaults or mausolea. In the Barbadoes Street Cemetery maintenance and repair works on headstones and other structures	a. Rule 21.2.5(a) to (d).
<b>P3</b>	Installation of temporary markers.	a. Temporary markers shall have a duration of only one year, excluding plot markers which are flush or below ground level.
<b>P4</b>	Any single building.	a. Compliance with the built form standards at Rule 21.2.5 (a), (b) and (d). b. Any single building shall not exceed 200m <sup>2</sup> gross floor area. c. Closed cemeteries listed in Appendix 21.2.7.2 – Any single building shall not exceed 40m <sup>2</sup> gross floor area, except that one residential unit that does not exceed 150m <sup>2</sup> gross floor area may be erected on any one site for management or custodial purposes.

Activity		Activity specific standards
<b>P5</b>	General maintenance, including: a. top dressing of graves; b. mowing, fertilising, aeration etc of lawn areas; c. shrub planting of existing planted areas; d. pruning of trees; e. removal of planting areas (including native and exotic species); f. removal of plants on graves (including native and exotic species); and g. removal of trees.	a. Nil.
<b>P6</b>	Planting of new (native or exotic) trees and shrubs; or the establishment of new lawn areas.	a. Nil.
<b>P7</b>	Graveyard spiritual services.	a. Nil.

#### 21.2.4.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in 21.2.6, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Any activity listed in Rule 21.2.4.1.1 P1 to P4 that does not comply with one or more of the built form standards listed under the activity specific standards.	a. Street scene – 21.2.6.1. b. Height, separation from neighbours and daylight recession planes – 21.2.6.2.
<b>RD2</b>	Any work on monuments, vaults or mausolea in the Akaroa French Cemetery and Mount Magdala Cemetery listed in Appendix 21.2.7.2.	a. Street scene – 21.2.6.1. b. Height, separation from neighbours and daylight recession planes – 21.2.6.2.  Note: This activity should align with the appropriate Cemetery Conservation Plan and the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.

#### 21.2.4.1.3 Non-complying activities

The activities listed below are non-complying activities.

Activity	
<b>NC1</b>	Any activity not provided for as a permitted or restricted discretionary activity.

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

## 21.2.5 Built form standards

The following built form standards shall be met by the relevant permitted activities.

	Built form standard	Standard
a.	Maximum height of any building	<ol style="list-style-type: none"> <li>8 metres</li> <li>5 metres (closed cemeteries – Appendix 21.2.7.2)</li> </ol>
b.	Minimum building setback	<ol style="list-style-type: none"> <li>5 meters from a road boundary</li> <li>20 metres from the boundary with any zone other than a Transport Zone</li> </ol>
c.	Minimum setback for concrete beams and burial plots from internal boundaries	<ol style="list-style-type: none"> <li>10 metres.</li> </ol>

d.	Daylight recession planes	<p>a. Buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.14.2, from points 2.3 metres above internal boundaries adjoining a residential zone.</p> <p>Note:</p> <ol style="list-style-type: none"> <li>1. There is no recession plane requirement for the Specific Purpose (Cemetery) Zone unless it adjoins a residential zone.</li> <li>2. The level of site boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.</li> </ol>
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## 21.2.6 Matters of discretion

### 21.2.6.1 Street scene

- Whether any reduction in setback would enable greater protection or retention of natural or heritage values within the site as a whole.
- Any proposed landscaping of buildings or structures which may reduce the visual impact of a reduction in setback.
- Any adverse visual or heritage impacts within the ~~special~~ specific purpose area-zone itself and its value to the public, or on its natural character.
- Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.

### 21.2.6.2 Height, separation from neighbours and daylight recession planes

- Any adverse effect of building height on adjacent residences or residential zones, particularly in terms of overshadowing.
- The visual impact of the scale of the structure and its appropriateness having regard to the purpose of the specific purpose zone. ~~special area.~~
- Any landscaping provided to reduce the visual impact of the building as seen from the street or adjoining residences.
- Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.



## 21.2.7 Appendices

### 21.2.7.1 List of cemeteries and crematoria

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
1	Akaroa Anglican Cemetery (see also Appendix 9.4.5.1 Significant Trees Schedule)	135 Beach Road 145 Beach Road	Akaroa	RES 2546 (SO 2619) RES 56 (SO 2619)	0.6272 1.2140	77, R5
2	Akaroa Catholic Cemetery	1 Akaroa Cemetery Road	Akaroa	RES 116 (SO 2619)	0.8093	77, R5
3	Akaroa Dissenters Cemetery	3 Akaroa Cemetery Road	Akaroa	RES 4997 (SO 9483)	0.4944	77, R5
4	Avonhead Cemetery	140 Hawthornden Road	Avonhead	Lot 3 DP 26791 Lot 1 DP 354923	5.53 1.5787	23/30
5	Belfast Cemetery	15 Guthries Road	Belfast	RS 42108 (SO 16519) Lot 1 DP 465652 Lot 2 DP 465652 Lot 3 DP 465652	2.0234 1.8574 3.1198 4.0967	12
6	Bromley Cemetery	429 Linwood Avenue	Bromley	Lot 1 DP 8825	10.4485	40
7	Diamond Harbour Cemetery	2D Waipapa Avenue	Diamond Harbour	Lot 11 DP 304811	1.1805	59
8	Duvauchelle Cemetery	6267 Christchurch Akaroa Road	Duvauchelle	RES 3038 (SO 5725) Pt RES 4877 (SO 5725)	0.8701 0.4036	70, R5
9	Harewood Memorial Gardens and Crematorium (see also Appendix 9.3.6.1 Schedule of Significant Historic Heritage Places)	509 Johns Road	Belfast	Lot 13 DP 438426 Sec 65 (SO 460822)	3.5295 0.9989	18
10	Kaituna Valley Cemetery	399 Kaituna Valley Road	Motukarara	Lot 2 DP 10339 CT 443/203	0.0938	R3
11	Le Bons Bay Cemetery	27 Le Bons Bay Cemetery Road	Le Bons Bay	RES 800 (SO 2903)	2.5571	72, R5
12	Linwood Cemetery	25 Butterfield Avenue	Bromley	Pt Lot 1 DP 8756 CT 414/6 Sec 2 SO 18385 CT 34D/572	6.4933 1.3120	33/40

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
13	Little Akaloa Cemetery	1236 Chorlton Road 1238 Chorlton Road	Okains Bay	Res 4936 Canterbury Dist Res 4949 Canterbury Dist	.2023 .2410	66/R2
14	Little River Cemetery	30 Upper Church Road	Little River	RES 3023 (SO 4409)	0.8094	69
15	Lyttelton Anglican Cemetery	87 Oxford Street	Lyttelton	Lot 1 DP 11713 CT 464/288	1.2993	52, R1
16	Lyttelton Catholic and Public Cemetery	56 Reserve Terrace 58 Reserve Terrace 60 Reserve Terrace	Lyttelton	RES 46 (BM 292) CT 468/107 Pt RES 45 (BM 292) CT 468/107 Pt RES 45 (BM292) CT 420/16 Lot 43 DP 9983 Lot 33 DP 9983	0.4046 0.2023 0.2023 0.0212 0.1012	52, R1
17	Memorial Park Cemetery	31 Ruru Road	Bromley	Pt RS 10269 (BM 318) CT 396/179 Pt RS 4075 (A 10266) CT 31F/440 RS 40281 (SO 11666) CT 12F/164 Pt RS 7469 (LT 46003 BM 318)	6.4749 4.9043 0.8814 0.0320	33
18	Okains Bay Cemetery	11 Chorlton Road	Okains Bay	RES 148 (SO 3091) CT 91/186	2.0234	68, R5
19	Pigeon Bay Cemetery	100 Wilsons Road	Pigeon Bay	RES 624 (SO 2187)	0.8093	R4
20	Ruru Lawn Cemetery	63 Ruru Road	Bromley	Pt Lot 1 DP 10009 CT 420/197 Lot 3 DP 69736 CT 40C/538	15.3879 0.1111	33/40
21	Sydenham Cemetery	34 Roker Street	Spreydon	Pt RS 154 (A 9187) CT 23F/695 Pt RS 154 (BM 313) CT 591/38	6.4218 0.1950	45/46
22	Waimairi Cemetery	195A Grahams Road	Burnside	Lot 314 DP 22922 CT 3A/784 RES 3740 (SO 4809) CT 245/239	1.6936 3.0756	23/24
23	Wainui Cemetery	43 Cemetery Road	Wainui	RS 41892 (SO 16324)	1.0627	75, R4

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
24	Woodlawn Memorial Gardens and Crematorium (see also Appendix 9.3.6.1 Schedule of Significant Historic Heritage Places)	447 Linwood Avenue	Bromley	Lot 1 DP 10841 CT 11K/1006 Lot 1 DP 11544 CT 11K/1006 Lot 1 DP 29651 CT 11K/1006 Lot 2 DP 29651 CT 43C/913 Lot 2 DP 75853 CT 43C/913 Lot 1 DP 2138 CT 224/74 Pt RS 1146 (BM 318) CT 237/72 Lot 2 DP 55031	0.2982 0.4062 0.0903 0.4535 0.1886 1.7452 1.9298 0.9629	40
25	Yaldhurst Cemetery	272 West Coast Road	Yaldhurst	RES 2538 (SO 5750)	4.0696	28/29

### 21.2.7.2 List of closed cemeteries

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
1	Akaroa French Cemetery	7 Rue Pompallier	Akaroa	Pt RES 108 (BM 289)	0.1012	77, R5
2	Addington Cemetery (see also Appendix 9.3.6.1 Schedule of Significant Historic Heritage Places)	410 Selwyn Street 410R Selwyn Street	Addington	Pt Rs 66, CT 380/104 Lot 11, DP 427192	2.0234 0.0156	38 38
3	Barbadoes Street Cemetery (see also Appendix 9.3.6.1.3 Significant Historic Heritage Places - Central City).	391 Barbadoes Street 389 Barbadoes Street 384 Barbadoes Street/357 Cambridge Terrace.	Central City	RES 42 (BM 273) RES 43 (BM 273) Pt RES 20 (BM 273) CT 518/291	0.4046 0.4046 2.2611	32
4	Mount Magdala Cemetery of the Good Shepherd Sisters	54 Aidanfield Drive	Oaklands	Lot 323 DP 423266 CT 490510	0.2958	44
5	Rutherford (Woolston) Cemetery (see also Appendix 9.3.6.1 Schedule of Significant Historic Heritage Places)	76 Rutherford Street	Woolston	Pt RS 14 (BM 312) CT 378/269 Pt Lot 1 DP 9422 CT 26K/1118	1.1432 0.0467	40

## Chapter 21.5 Specific Purpose (Hospital) Zone

The chapter is amended by our decision as follows.

For ease of identifying the minor corrections made by this decision, all previous decision text is shown as black text. Any additional text as a result of this minor corrections decision is shown in blue and deletions with ~~strike through~~.

## 21.5 Specific Purpose (Hospital) Zone

### 21.5.1 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

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

This chapter relates to activities that may occur in the Specific Purpose (Hospital) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.

The Specific Purpose (Hospital) Zone applies to suburban, suburban services and inner urban hospital sites around Christchurch City, including the Central City. It seeks that the evolving health care facility needs of Christchurch City, and the wider region, are supported by the efficient development of hospital sites, whilst also recognising the character and amenity values of the surrounding environment.

### 21.5.2 Objectives and policies

#### 21.5.2.1 Objective – Enabling hospital development

- a. The evolving health care facility needs of Christchurch and the wider region are supported by efficient development of hospital sites while recognising the character and amenity values of the surrounding environment.

##### 21.5.2.1.1 Policy – Intensification

- a. Encourage more intensified and contained use of hospital sites in preference to expansion outside of existing site boundaries.

##### 21.5.2.1.2 Policy – Comprehensive development

- a. Ensure that for Suburban and Suburban Services Hospital Sites hospital development is planned and designed to recognise the amenity, character and coherence of the surrounding area at the site interfaces by:
  - i. Ensuring that the landscape setting is maintained at site boundaries.
  - ii. Locating taller buildings towards the centre of sites, away from more sensitive edges.
- b. Ensure that for Inner Urban sites hospital development is planned and designed to recognise and integrate with the local context by:
  - i. Encouraging pedestrian activity and higher quality amenity including planting along street frontages and in adjoining public and publicly accessible spaces.

- ii. Providing visual interest and a human scale at the interface with the street, particularly at ground floor level whilst contributing to the character and coherence of the surrounding area.
- iii. Ensuring that the form and scale of buildings recognises the anticipated residential scale and form at hospital site boundaries of the site.
- c. Ensure that the development of Christchurch Hospital, the former Christchurch Women's Hospital and Montreal House is planned and designed to recognise the amenity, safety, character and coherence of the surrounding area at the site boundary and street interfaces by:
  - i. Encouraging pedestrian activity and higher quality amenity, including providing visual interest, visual interaction and landscaping, along street frontages and adjoining public spaces;
  - ii. Ensuring the form and scale of buildings and associated landscaping acknowledges anticipated development in the adjacent zones at the boundaries of the site;
  - iii. Recognising that the former Christchurch Women's Hospital and Montreal House adjoin the Residential Central City Zone; and
  - iv. Ensuring that the development recognises the Christchurch hospital's unique Central City location adjacent to a mix of Central City activities, heritage features, the Avon River, Hagley Park and other public areas, whilst providing for large scale built development within the hospital site.
- d. For the purpose of these provisions the hospital sites are notated as the following:

Hospital Site Type	Hospital Site Name
Suburban	Burwood, Hillmorton, Princess Margaret
Suburban Services	Lincoln Road (Hillmorton Service Site)
Inner Urban	St Georges Hospital ,St Georges-Heaton Overlay, Nurse Maude Hospital, Nurse Maude-Mansfield, Southern Cross, Pegasus Health 24hr, Wesley Care Hospital
Christchurch Hospital	Christchurch Hospital, Riccarton Avenue, Central City
Former Christchurch Women's Hospital	Colombo/Durham Streets
Montreal House	Montreal Street/Bealey Avenue

#### 21.5.2.1.3 Policy – Comprehensive development and redevelopment of sites for residential purposes

- a. Encourage comprehensive residential development of hospital sites (except Christchurch Hospital) that are no longer required for hospital purposes

### 21.5.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Hospital) Zone are contained in the activity status tables (including activity specific standards) in Rule 21.5.4 and the built form standards in Rule 21.5.5.

- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Hospital) Zone:

- 5 Natural Hazards;
- 6 General Rules and Procedures
- 7 Transport
- 8 Subdivision, Development and Earthworks;
- 9 Natural and Cultural Heritage;
- 11 Utilities and Energy; and
- 12 Hazardous Substances and Contaminated land.

- c. Where the word “facility” is used in the rules, it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.

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

- d. Appendix 21.5.7 lists the alternative zones that apply to each of the hospital sites (except the Christchurch Hospital site). Rules within 21.5.4 provide for any additional activities or facilities on each hospital site in accordance with the rules in the relevant alternative zone listed in Appendix 21.5.7.

Note: There are no additional activities and standards for the Christchurch Hospital site.

## 21.5.4 Rules – Specific Purpose (Hospital) Zone

### 21.5.4.1 Activity status tables

#### 21.5.4.1.1 Permitted activities

The activities listed below are permitted activities in the Specific Purpose (Hospital) Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 21.5.5.

Activities may also be controlled, restricted discretionary, discretionary or non-complying as specified in Rules 21.5.4.1.2, 21.5.4.1.3, 21.5.4.1.4 and 21.5.4.1.5.

	Activity	Activity specific standards
P1	Hospitals, including emergency service facilities.	Nil
P2	Health care facilities.	
P3	Ancillary office activity.	
P4	Ancillary retail activity.	
P5	Overnight accommodation for staff and visitors.	

<b>P6</b>	Research and medical training facilities.
<b>P7</b>	Spiritual activities and facilities.
<b>P8</b>	Any additional activities or facilities which would be permitted activities in the alternative zone listed for that site in Appendix 21.5.7.
<b>P9</b>	Parking lot ancillary to the hospital activity.
<b>P10</b>	Parking building ancillary to the hospital activity.
<b>P11</b>	Within Suburban sites, any new buildings that are: <ul style="list-style-type: none"> <li>a. set back 10 metres or more from a boundary with a maximum gross ground floor area of 500m<sup>2</sup>; or</li> <li>b. set back 20 metres or more from a road boundary with a maximum gross ground floor area of 1000m<sup>2</sup>; or</li> <li>c. set back 30 metres or more from a boundary with a maximum gross ground floor area of 2000m<sup>2</sup>.</li> </ul>

#### 21.5.4.1.2 Controlled activities

The activities listed below are controlled activities if they comply with the built form standards in Rule 21.5.5.

	Activity	The matters over which Council reserves its control
<b>C1</b>	<p>Within Suburban sites, any new building, set of contiguous buildings, or addition to a building, that is set back 30 metres or more from a boundary with a gross ground floor area over 2000m<sup>2</sup>.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Site and building design (i) and (iv). - 21.5.6.2</p>
<b>C2</b>	<p>Within Suburban sites, any new buildings, set of contiguous buildings, or addition to a building, that are:</p> <ul style="list-style-type: none"> <li>a. set back 10 metres to 20 metres from a road boundary and are between 8 metres and 14 metres in height; or</li> <li>b. set back 10 metres to 20 metres from a boundary with a gross ground floor area between 500m<sup>2</sup> to 1000m<sup>2</sup>; or</li> <li>c. set back 20 metres to 30 metres from a boundary with a gross ground floor area between 1000m<sup>2</sup> and 2000m<sup>2</sup>.</li> </ul> <p>Lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in height above that of the building height specified above.</p> <p>Any application arising from this shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> <li>a. City context and character. - 21.5.6.1</li> <li>b. Site and building design. - 21.5.6.2</li> <li>c. Landscaping. - 21.5.6.5</li> </ul>
<b>C3</b>	<p>For the former Christchurch Women's Hospital and Christchurch Hospital, any new building, set of contiguous buildings or addition to a building greater than 20 metres in length, that is:</p> <ul style="list-style-type: none"> <li>i. more than 30 metres from a site boundary; and</li> </ul>	<ul style="list-style-type: none"> <li>a. City context and character - 21.5.6.1</li> <li>b. Site and building design - 21.5.6.2 (i), (iv), (vii) and (ix).</li> </ul>



	<p>ii. is visible from a public space; and</p> <p>iii. is not subject to Rule 21.5.4.3 RD 13 and Rule 21.5.4.2 C4 .</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	
<b>C4</b>	<p>For the former Christchurch Women's Hospital and Christchurch Hospital, any new building, set of contiguous buildings or addition to a building between 1000m<sup>2</sup> and 2000m<sup>2</sup> gross ground floor area, that is</p> <p>i. more than 30 metres from a site boundary; and</p> <p>ii. is visible from a public space.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. City context and character - 21.5.6.1</p> <p>b. Site and building design 21.5.6.2 – (i), (iv), (vi) and (ix).</p>
<b>C5</b>	<p>Any additional activities or facilities which would be controlled activities in the alternative zone listed for that site in Appendix 21.5.7.</p>	<p>a. The matters of control for the additional activity or facility in the alternative zone listed for that site in Appendix 21.5.7.</p>

### 21.5.4.1.3 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Section 21.5.6, as set out in the table below.

	<b>Activity</b>	<b>The Council's discretion shall be limited to the following matters:</b>
<b>RD1</b>	<p>Any activity listed in Rules 21.5.4.1.1 or 21.5.4.1.2 that does not meet one or more of the built form standards listed in:</p> <p>a. Rule 21.5.5.1 (a) &amp; (b) (Suburban sites);</p> <p>b. Rule 21.5.5.2 (a) &amp; (b) (Suburban service site); and</p> <p>c. Rule 21.5.5.3 (a) and (b) (Inner urban) and Rule 21.5.5.4 (a) and (b) (Inner urban).</p>	<p>a. City context and character - 21.5.6.1</p> <p>b. Site and building design - 21.5.6.2</p> <p>c. Landscaping - 21.5.6.5</p>
<b>RD2</b>	<p>Any activity listed in Rules 21.5.4.1.1 or 21.5.4.1.2 that does not meet one or more of the built form standards listed in:</p> <p>a. Rule 21.5.5.1 c.-g. (Suburban sites);</p> <p>b. Rule 21.5.5.2 c.-f. (Suburban service site);</p> <p>c. Rule 21.5.5.3 c.-f. (Inner urban); and</p> <p>d. Rule 21.5.5.4 c.-f. (Inner urban);</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. City context and character - 21.5.6.1</p> <p>b. Site and building design - 21.5.6.2</p> <p>c. Landscaping - 21.5.6.5</p> <p>d. Outdoor storage areas - 21.5.6.4</p>
<b>RD3</b>	<p>Within Inner urban sites, any building elevation, including roof, which is greater than 20 metres in length and is visible from a Specific Purposes (Hospital) Zone</p>	<p>a. Site and building design - 21.5.6.2</p> <p>b. Landscaping - 21.5.6.5</p>

	Activity	The Council's discretion shall be limited to the following matters:
	boundary where it adjoins public or publicly accessible space or a residential zone. Any application arising from this rule shall not be limited or publicly notified.	
<b>RD4</b>	Within Inner urban sites, any new building, set of contiguous buildings, or addition to a building of 1000m <sup>2</sup> (gross ground floor area) or more.  Any application arising from this rule shall not be limited or publicly notified.	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
<b>RD5</b>	Within Suburban sites, any new building, set of contiguous buildings, or addition to a building set back: a. 10 to 20 metres from a boundary that is 1000m <sup>2</sup> gross ground floor area or more; or b. 10 to 20 metres from a road boundary and is over 14 metres in height; or c. 20 to 30 metres from a boundary that is 2000m <sup>2</sup> gross floor area or more  Any application arising from this shall not be limited or publicly notified.	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
<b>RD6</b>	Within Inner urban sites, any multi-level car parking building ancillary to the hospital activity or vehicular access within 15 metres of a residential zone boundary or boundary with public or publicly accessible space.	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
<b>RD7</b>	Development and redevelopment of buildings in St Georges-Heaton Overlay.	a. St Georges Heaton Overlay - 21.5.6.6
<b>RD8</b>	Development and redevelopment of buildings at Nurse Maude-Mansfield. Any application arising from this rule shall not be limited or publicly notified.	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Fencing and screening - 21.5.6.3 d. Outdoor storage areas - 21.5.6.4 e. Landscaping - 21.5.6.5
<b>RD9</b>	In regard to the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital sites, any activities not meeting the built form standards listed in the following rules:	
	Rule 21.5.5.5 (b) for the former Christchurch Women's Hospital and Rule 21.5.5.7 (b) for Montreal House	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
	Rule 21.5.5.5 (c) and Rule 21.5.5.7 (c) for the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital.	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
	Rule 21.5.5.5 (d) for the former Christchurch Women's Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2

	Activity	The Council's discretion shall be limited to the following matters:
	21.5.5.6 (b) for the Christchurch Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
<b>RD10</b>	In regard to the former Christchurch Women's Hospital, Montreal House, and Christchurch Hospital sites, any activities not meeting the built form standards listed in the following rules.	
	Rule 21.5.5.5 (a) for the former Christchurch Women's Hospital and Rule 21.5.5.7 (a) for Montreal House	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
	Rule 21.5.5.6 (a) for Christchurch Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping -
	Rule 21.5.5.5 e (i)-(v) for the former Christchurch Women's Hospital and Rule 21.5.5.7(e)(i)-(vi) for Montreal House	a. City context and character - 21.5.6.1 b. Landscaping - 21.5.6.5
	Rule 21.5.5.5 (f) for the former Christchurch Women's Hospital and Rule 21.5.5.7 (f) for Montreal House	a. Fencing and screening. - 21.5.6.3
	Rule 21.5.5.5 (g) for the former Christchurch Women's Hospital and Rule 21.5.5.7 (g) for Montreal House	a. Fencing and screening. - 21.5.6.3 b. Outdoor storage areas. - 21.5.6.4
	Rule 21.5.5.7 (d) for Montreal House	a. Site and building design. - 21.5.6.2
	Rule 21.5.5.6 (c) (i) or (ii) for Christchurch Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2
	Rule 21.5.5.6 (d) for Christchurch Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2
	Rule 21.5.5.6 (e) for Christchurch Hospital	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2
	Rule 21.5.5.6 (f) for Christchurch Hospital	a. City context and character - 21.5.6.1 b. Landscaping - 21.5.6.5
	Rule 21.5.5.6 (g) for Christchurch Hospital	a. Fencing and screening. - 21.5.6.3 b. Outdoor storage areas. - 21.5.6.4
	Rule 21.5.5.6 (h) for Christchurch Hospital Any application arising from this rule shall not be limited or publicly notified.	a. Fencing and screening. - 21.5.6.3 b. Outdoor storage areas. - 21.5.6.4
<b>RD11</b>	For the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital, any new building, set of contiguous buildings or addition to a building with an elevation greater than 20 metres in length that is:  i. within 30 metres of a site boundary; and	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5

	Activity	The Council's discretion shall be limited to the following matters:
	ii. is visible from a public space; and iii. is not subject to RD12.  Any application arising from this rule shall not be limited or publicly notified.	
<b>RD12</b>	For the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital, any elevation of a new building, set of contiguous buildings or addition to a building over 1000m <sup>2</sup> gross ground floor area: <ul style="list-style-type: none"> <li>i. that is within 30 metres of a site boundary; and</li> <li>ii. is visible from a public space</li> </ul> Any application arising from this rule shall not be limited or publicly notified.	a. City context and character - 21.5.6.1 b. Site and building design - 21.5.6.2 c. Landscaping - 21.5.6.5
<b>RD13</b>	For the former Christchurch Women's Hospital, and Christchurch Hospital, any new building, set of contiguous buildings or addition to a building over 2000m <sup>2</sup> gross ground floor area: <ul style="list-style-type: none"> <li>i. that is more than 30 metres from a site boundary; and</li> <li>ii. is visible from a public space</li> </ul> Any application arising from this rule shall not be limited or publicly notified.	a. City context and character - 21.5.6.1 b. Site and building design (i), (iv), (vi) and (ix) - 21.5.6.2
<b>RD14</b>	Any additional activities or facilities which would be restricted discretionary activities in the alternative zone listed for that site in Appendix 21.5.7.	The matters of control for the additional activity or facility in the alternative zone listed for that site in Appendix 21.5.7.

#### 21.5.4.1.4 Discretionary activities

The activities listed below are discretionary activities.

	Activity
<b>D1</b>	Any additional activities or facilities which would be discretionary activities in the alternative zone listed for that site in Appendix 21.5.7.

#### 21.5.4.1.5 Non-complying activities

The activities listed below are non-complying activities.

	Activity
<b>NC1</b>	For hospital sites outside of the Central City, any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity.

## 21.5.5 Built form standards

### 21.5.5.1 Suburban sites

The following built form standards apply to Suburban hospital sites.

Standard	
a.	The minimum building setback from road boundaries shall be 10 metres.
b.	The minimum building setback from an internal boundary shall be 10 metres except where the boundary interface is with the Christchurch Southern Motorway corridor in which case the minimum building setback shall be 5 metres.
c.	<p>The maximum height of any building shall be:</p> <ul style="list-style-type: none"> <li>i. 8 metres high at 10 to 20 metres from the internal boundary; and</li> <li>ii. 20 metres high at 20 metres or more from a boundary.</li> </ul> <p>Lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in height above that of the building height specified above.</p>
d.	<p>The minimum width of landscaping strips required adjacent to boundaries for the full length of the boundary shall be:</p> <ul style="list-style-type: none"> <li>i. 10 metres for road boundaries (except for vehicle and pedestrian access); and</li> <li>ii. 10 metres along internal boundaries.</li> </ul> <p>In addition the following tree planting shall be provided:</p> <ul style="list-style-type: none"> <li>iii. 1 tree per 10 metres of road boundary or part thereof, planted within the respective landscape strip;</li> <li>iv. 1 tree per 15 metres of internal boundary or part thereof, planted within the respective landscape strip;</li> <li>v. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and</li> <li>vi. 10% of the site shall be planted including landscaping strips.</li> </ul>
e.	<p>The maximum height of fencing located within the landscaping strip from the road boundary shall be 1.2 metres except</p> <ul style="list-style-type: none"> <li>i. at the boundary with Christchurch Southern Motorway; and</li> <li>ii. for the part of the Hillmorton Hospital site as identified on the Site Plan in Appendix 21.5.8, where it is set back 2 metres from the road boundary.</li> </ul>
f.	Vehicle access shall be established so that there is not vehicle access within 20 metres of a residential zone boundary, except where the residential zone is located across the street.
g.	<ul style="list-style-type: none"> <li>i. Outdoor storage areas shall not be located within the landscaping strips; and</li> <li>ii. Any outdoor storage area visible from a public space or adjoining site shall be screened by a minimum 1.5 metre high fencing or planting.</li> </ul>

### 21.5.5.2 Suburban service sites

The following built form standards apply to Suburban service sites.

Standard	
a.	The minimum building setback from road boundaries shall be 10 metres, except that the building setback from Lincoln Road shall be 5 metres measured from the line of the 5 metre wide designation.
b.	The minimum building setback from an internal boundary shall be 10 metres.
c.	The maximum height of any building shall be 14 metres.
d.	<p>The minimum width of landscaping strips required adjacent to the respective boundaries for the full length of the boundary shall be:</p> <ul style="list-style-type: none"> <li>i. 10 metres for road boundaries (except for vehicle and pedestrian access) except 5 metres along Lincoln Road from the line of the 5 metre designation; and</li> <li>ii. 4 metres along internal boundaries.</li> </ul> <p>In addition, the following tree planting shall be provided:</p> <ul style="list-style-type: none"> <li>iii. 1 tree per 10 metres of road boundary or part thereof, planted within the respective landscape strip;</li> <li>iv. 1 tree per 15 metres of internal boundary or part thereof, planted within the respective landscape strip;</li> <li>v. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and</li> <li>vi. 10% of the site shall be planted including landscaping strips.</li> </ul>
e.	The maximum height of fencing located within the road boundary landscaping strip shall be 1.2 metres.
f.	<ul style="list-style-type: none"> <li>i. Outdoor storage areas shall not be located within the road boundary building setbacks or other public space; and</li> <li>ii. Any outdoor storage area shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.</li> </ul>

### 21.5.5.3 Inner urban sites – St Georges Hospital, Southern Cross, Pegasus Health 24hr

The following built form standards apply to St Georges Hospital, Southern Cross and Pegasus Health 24hr.

Standard	
a.	The minimum building setback from road boundaries shall be 10 metres except for arterial roads where it shall be 4 metres.
b.	The minimum building setback from an internal boundary shall be 10 metres.
c.	<p>The maximum height of any building (including allowance for plant and lift shafts) shall be:</p> <ul style="list-style-type: none"> <li>i. 11 metres at 10 metres from the boundary except along an arterial road where the</li> </ul>

	<p>maximum height is 11 metres at a 4 metres from the boundary; and</p> <p>ii. 18 metres at 16 metres from the boundary.</p>
d.	<p>The minimum width of landscaping strips required adjacent to the respective boundaries for the full length of the boundary shall be:</p> <p>i. 4 metres for road boundaries (except for vehicle and pedestrian access); and</p> <p>ii. 4 metres for internal boundaries.</p> <p>In addition the following tree planting shall be provided:</p> <p>iii. 1 tree per 10 metres of boundary or part thereof, planted within the respective landscape strip;</p> <p>iv. 1 tree per 15 metres of internal boundary or part thereof, planted within the respective landscape strip;</p> <p>v. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and</p> <p>vi. 10% of the site shall be planted including landscaping strips.</p>
e.	<p>The maximum height of fencing located within the road boundary landscaping strip shall be 1.2 metres.</p>
f.	<p>i. Outdoor storage areas shall not be located within the road boundary building setbacks or other public space; and</p> <p>ii. Any outdoor storage area shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.</p>

#### 21.5.5.4 Inner urban sites – Nurse Maude Hospital, Nurse Maude-Mansfield, St Georges-Heaton Overlay, Wesley Care

The following built form standards apply to Nurse Maude Hospital, Nurse Maude-Mansfield, St Georges-Heaton Overlay and Wesley Care.

Standard	
a.	The minimum building setback from road boundaries shall be 4 metres, except for the St Georges Heaton Overlay, where the road boundary setback shall be 8 metres.
b.	The minimum building setback from an internal boundary shall be 5 metres, except for Nurse Maude-Mansfield, where the internal boundary set back shall be 4 metres.
c.	<p>The maximum height of any building shall be 11 metres, except:</p> <p>i. For St Georges-Heaton Overlay the maximum building height shall be 8 metres;</p> <p>ii. In respect to Nurse Maude Hospital and Wesley Care only, lift shafts, mechanical plant and other such equipment shall be allowed to a maximum 4 metres in height above that of the building height specified above.</p>
d.	<p>The minimum width of landscaping strips required adjacent to the respective boundaries for the full length of the boundary shall be:</p> <p>i. 4 metres (except for vehicle and pedestrian access along road boundaries); and</p> <p>ii. 4 metres along internal boundaries, except for Nurse Maude-Mansfield, where a vehicle access</p>

	<p>or parking area is adjacent to an internal boundary a minimum 1 metre wide landscape strip shall be provided immediately adjacent to that boundary</p> <p>In addition, the following tree planting shall be provided:</p> <ul style="list-style-type: none"> <li>iii. 1 tree per 10 metres of boundary or part thereof;</li> <li>iv. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas; and</li> <li>v. 10% of the site shall be planted including landscaping strips.</li> </ul>
e.	The maximum height of fencing located within the road boundary landscaping strip shall be 1.2 metres.
f.	<ul style="list-style-type: none"> <li>i. Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space; and</li> <li>ii. Any outdoor storage area shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.</li> </ul>

### 21.5.5.5 Former Christchurch Women's Hospital

The following built form standards apply to the former Christchurch Women's Hospital.

Standard	
a.	The minimum building setback from a road boundary shall be 4 metres.
b.	The minimum building setback from an internal boundary shall be 5 metres.
c.	<p>The maximum height of any building (including plant and lift shafts) shall be 14 metres, except for 38 and 40 Gracefield Avenue, where the maximum building height shall be 11 metres.</p> <p>Lift shafts, mechanical plant and any other such equipment shall be included in the maximum building height.</p>
d.	Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above the internal boundaries with other sites as shown in Appendix 14.15.2 Recession planes for the Residential Medium Density Zone.
e.	<p>The minimum planting strips required adjacent to boundaries shall be as follows:</p> <ul style="list-style-type: none"> <li>i. road boundary - 4 metres (except for vehicle and pedestrian access);</li> <li>ii. internal boundaries - 4 metres</li> </ul> <p>In addition, the following landscaping shall be provided:</p> <ul style="list-style-type: none"> <li>iii. 1 tree per 10 metres of frontage or part thereof;</li> <li>iv. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas.</li> <li>v. All landscaping/trees required under these rules shall be in accordance with the provisions in Appendix 16.6.1 6.11.6 of Chapter 6</li> </ul>
f.	The maximum height of fencing within the road boundary setbacks shall be 1.2 metres, except that a fence may be 1.8 metres in height where 75% of the fence between 1.2 metres and 1.8 metres is visually transparent.
g.	Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space, and shall be screened from any adjoining site by a minimum 1.5 metre high fencing or planting.



### 21.5.5.6 Christchurch Hospital

The following built form standards apply to the Christchurch Hospital.

Standard	
a.	The minimum building setback from Riccarton Avenue and Oxford Terrace shall be 10 metres, except that this setback does not apply to retaining walls.
b.	<p>The minimum building setback from an internal boundary shall be as follows:</p> <ul style="list-style-type: none"> <li>i. Avon River and Central City Avon River Precinct - 30 metres;</li> <li>ii. Central City Open Space Community Park (Hagley Park) - 4 metres;</li> <li>iii. Central City Open Space Community Park (Nurses Memorial Chapel and Gardens see Heritage ID number 460) - 10 metres.</li> </ul>
c.	<ul style="list-style-type: none"> <li>i. Encroachments into a building setback are permitted for entrance canopies, building detail and decoration up to a maximum of 3 metres in width, 10 metres in length and 9 metres in height, except that:</li> <li>ii. The maximum number of encroachments per frontage shall be as follows: <ul style="list-style-type: none"> <li>A. 1 in total, for the frontage with Central City Open Space Community Park (Hagley Park);</li> <li>B. 2 in total, for the extent of the Riccarton Avenue and Oxford Terrace road frontage.</li> </ul> </li> </ul>
d.	<ul style="list-style-type: none"> <li>i. The maximum building height shall be 60 metres, except that</li> <li>ii. The maximum <del>road</del>-wall height of any building along Riccarton Avenue or Oxford Terrace shall be 30 metres at the road boundary setback.</li> </ul> <p>Lift shafts, mechanical plant and other such equipment, shall be included in the maximum building height.</p>
e.	Buildings shall not project beyond a recession plane of 45 degrees applying from the <a href="#">top of the</a> maximum wall height <a href="#">specified in 21.5.5.6(d)</a> and angling into the site.
f.	<ul style="list-style-type: none"> <li>i. Existing landscape strips of 4 metres in width or greater shall be maintained to a minimum of 4 metres. In addition, a planted area of 16m<sup>2</sup> with a minimum dimension of 3 metres shall surround every tree required under Rule 21.5.5.6 (f)(ii). All other required landscaped areas shall have a minimum depth of 2 metres.</li> </ul> <p>In addition, the following landscaping shall be provided:</p> <ul style="list-style-type: none"> <li>ii. 1 tree per 10 metres of frontage or part thereof;</li> <li>iii. 1 tree per every 5 at grade car parking spaces provided between buildings and all boundaries; and</li> <li>iv. All landscaping/trees required under these rules shall be in accordance with the provisions in <del>Chapter 16 Appendix 6.11.6 of Chapter 6</del> <a href="#">(Rules and guidance for landscaping and tree planting)</a>.</li> </ul>
g.	The maximum height of fencing in the boundary setbacks shall be 1.2 metres

h.	Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space, and where visible from a public space or adjoining site, shall be screened by a minimum of 1.5 metre high fencing or planting.
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### 21.5.5.7 Montreal House

The following built form standards apply to the Montreal House site.

Standard	
a.	The minimum building setback from a road boundary shall be: <ul style="list-style-type: none"> <li>i. 6 metres along Bealey Avenue; and</li> <li>ii. 2 metres in all other areas</li> </ul>
b.	The minimum building setback from an internal boundary shall be 3 metres.
c.	The maximum height of any building (including an allowance for plant and lift shafts) shall be 14 metres. Lift shafts, mechanical plant and other such equipment, shall be included in the maximum building height.
d.	Buildings shall not project beyond a building envelope constructed from recession planes from point 2.3 metres above internal boundaries with other sites as shown in Appendix 14.15.2 Recession planes <a href="#">for the Residential Medium Density Zone</a> .
e.	Landscaping strips shall be provided adjacent to boundaries with minimum dimensions as follows: <ul style="list-style-type: none"> <li>i. Bealey Avenue road boundary - 4 metres (except for vehicle and pedestrian access);</li> <li>ii. Montreal Street road boundary - 2 metres (except for vehicle and pedestrian access);</li> <li>iii. Internal boundaries - 3 metres</li> </ul> In addition the following landscaping shall be provided: <ul style="list-style-type: none"> <li>iv. 1 tree per 10 metres of frontage or part thereof;</li> <li>v. 1 tree for every 5 at grade car parking spaces to be planted within the car parking areas;</li> <li>vi. All landscaping/trees required under these rules shall be in accordance with the provisions in <del>Chapter 16 Appendix 16.7.1</del> <a href="#">6.11.6 of Chapter 6. (Rules and guidance for landscaping and tree planting)</a>.</li> </ul>
f.	The maximum height of fencing within the road setbacks shall be 1.2 metres except that a fence may be 1.8 metres in height where 75% of the fence between 1.2 metres and 1.8 metres is visually transparent.
g.	Outdoor storage areas shall not be located within the building setbacks with a road boundary or other public space, and where visible from a public space or adjoining site, shall be screened by a minimum of 1.5 metre high fencing or planting.

## 21.5.6 Matters of discretion

### 21.5.6.1 City context and character

- a. Whether the development:
  - i. Addresses the local context including any natural, heritage and cultural assets;
  - ii. Retains and incorporates existing character buildings and the landscape qualities of the site and surrounds; and
  - iii. Provides for intensification of services within the existing site, and enables greater efficiency of use of the existing hospital facilities, rather than requiring expansion beyond the site boundaries.

### 21.5.6.2 Site and building design

- a. Whether the development:
  - i. Addresses Crime Prevention Through Environmental Design (CPTED) principles;
  - ii. Orientates active areas of building to the street and other publicly accessible spaces;
  - iii. In terms of its built form and design, generates visual interest in the street scene and contributes to the amenity values of the surrounding area;
  - iv. Mitigates the visual impacts resulting from the building scale, form and location in respect to the interfaces with public and private space;
  - v. Provides for legible access to the site for all transport users and incorporates site identification signage and wayfinding;
  - vi. Minimises overshadowing, privacy and building dominance effects on residential neighbours and or public spaces;
  - vii. In terms of an increase in building height, increases the bulk and scale of the building such that it results in adverse visual and amenity effects on adjoining residential neighbours and public space;
  - viii. Minimises visual and nuisance effects of traffic movement on neighbours and public space; and
  - ix. Takes into account the operational, accessibility and security requirements of the hospital.

### 21.5.6.3 Fencing and screening

- a. Whether the development:
  - i. Maintains visibility between the building and the street or public space;
  - ii. Addresses CPTED principles in respect to the location, height and design of the fence;

- iii. Provides variation in fencing in terms of incorporating changes in height, variation in materials, areas of transparency or landscaping to avoid long blank and solid facades; and
- iv. Takes into account the operational, accessibility and security requirements of the hospital.

#### **21.5.6.4 Outdoor storage areas**

- a. Whether the development:
  - i. Ensures storage areas are visually integrated, screened or otherwise accommodated to minimise adverse amenity or visual impacts on surrounding properties and public spaces;
  - ii. Provides for a partial screening structure or reduction in screening that may be more appropriate to the character of the site or the area; and
  - iii. Takes into account the operational, accessibility and security requirements of the hospital.

#### **21.5.6.5 Landscaping**

- a. In regard to hospital sites, other than the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital, whether the development:
  - i. Provides for tree planting and other landscaping that reduces the visual dominance of buildings, vehicle access and parking and contributes to the amenity of neighbouring sites and to public and publicly accessible space;
  - ii. Provides for the distribution of large scale tree planting and landscaping across the site, while giving priority to locating landscaping within the building setbacks;
  - iii. In respect to suburban sites and considering the extent to which the site is visible from adjoining sites, whether large scale tree planting is provided that visually mitigates the scale and bulk of building and contributes to a landscape setting for the built development when viewed from the site boundaries; and
  - iv. Takes into account the operational, accessibility and security requirements of the hospital.
- b. In regard to the former Christchurch Women's Hospital, Montreal House and Christchurch Hospital sites, whether the development:
  - i. Provides for large scale tree planting within the road boundary setbacks that contribute to the central City tree canopy and green corridors;
  - ii. Minimises the visual impacts of car parking and vehicle access at the interface between the buildings and the street and with Hagley Park and the Avon River Corridor;
  - iii. Provides for landscaping, including tree planting, that visually mitigates the scale and bulk of building, and contributes to the amenity of neighbouring sites and public space; and

- iv. Takes into account the operational, accessibility and security requirements of the hospital.

### 21.5.6.6 St Georges-Heaton Overlay

#### a. Area context

Whether development recognises the landscape setting and development patterns in respect to:

- i. Integrating with the existing pattern and grain of subdivision and building;
- ii. The extent and scale of vegetation retained and/or provided; and
- iii. The relationship with adjoining sites and buildings, particularly in respect to heritage and character values of Character Area 13 – Heaton.

#### b. Site character and street interface

Whether the development complements the character and enhances the amenity of the area by:

- i. Providing a front yard building setback which is consistent with the overall depth and pattern of Character Area 13 – Heaton;
- ii. Retaining the front yard for open space, tree and garden planting;
- iii. Avoiding the location of vehicle parking and garaging within the front yard, or where it visually dominates the streetscene; and
- iv. Orientating building on the site to face the street.

#### c. Built character

Whether the building supports the built character values of Character Area 13 – Heaton and the residential area more widely in regard to:

- i. The scale and form of the building
- ii. Ensuring that any increase in building height is not visible from a public place and is contained within the building form;
- iii. The predominance of hip and gable roofs and the avoidance of flat or monopitch roofs;
- iv. Architectural detailing including features such as front entry porches, materials, window design and placement.

#### d. Design guidelines

Whether the development has been designed with consideration given to the CA13 – Heaton Character Area Design Guideline.

## 21.5.7 Appendix

The alternative zone that applies to each of the hospital sites included within the Specific Purpose (Hospital) Zone is shown in the following table.

For a full version of the zone names, refer to the planning maps legend.

<b>Hospital Name</b>	<b>Location</b>	<b>Map ref</b>	<b>Alternative Zone</b>
Burwood	Burwood/Mairehau Roads	20, 26	RS
Princess Margaret	Cashmere Road	46	RSdT
Hillmorton	Lincoln/Annex Roads	38	RS
Nurse Maude and Nurse Maude – Mansfield	McDougal Avenue/Mansfield Avenue	31	RMD
St Georges	Papanui Road/Leinster Road	31	RMD
St Georges-Heaton Overlay	Heaton Street	31	RS
Southern Cross	Bealey Avenue/Durham Street/Caledonian Road	32	RMD
Pegasus Health 24hr	Bealey Avenue/Caledonian Road	32	RMD
Wesley Care	Harewood Road	24	RSdT
Former Christchurch Women's Hospital	Colombo/Durham Streets	32	RCC
Montreal House	Montreal/ Bealey Avenues	32	RCC

*Plan to be updated so it is legible.*



## Chapter 21.6 Specific Purpose (School) Zone

The chapter is amended by our decision as follows.

For ease of identifying the minor corrections made by this decision, all previous decision text is shown as black text. Any additional text as a result of this minor corrections decision is shown in blue and deletions with ~~strike through~~.



## 21.6 Specific Purpose (School) Zone

### 21.6.1 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

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

This chapter relates to activities that may occur in the Specific Purpose (School) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this zone.

The Specific Purpose (School) Zone applies to a number of public and private school sites throughout the district. It seeks to enable education providers to efficiently use and develop their land and buildings for education activities and as hubs for a diverse range of community activities. It also seeks to mitigate significant adverse effects on the amenity of adjoining zones, and to recognise and enhance the contribution of education buildings and sites to the character of neighbourhoods.

### 21.6.2 Objectives and policies

#### 21.6.2.1 Objective – Use of education facilities

- a. Education providers are able to efficiently use and develop their land and buildings, within the wider network of education facilities across Christchurch, for:
  - i. education activity; and as
  - ii. hubs for a diverse range of community activities,
 while:
  - iii. mitigating significant adverse effects on the amenity of adjoining zones, and
  - iv. recognising and enhancing the contribution of education buildings and sites to the character of neighbourhoods.

##### 21.6.2.1.1 Policy – Community use of education facilities

- a. Provide for community use of education land and buildings, including use for active and passive recreation, where such use of land and buildings is compatible with, and secondary to, the use of the site for education activity.

##### 21.6.2.1.2 Policy – Amenity of neighbourhoods

- a. Ensure adverse effects from education sites on neighbourhood amenity, including effects arising from building location and scale, traffic, parking, and noise are not significant, while also recognising the benefits of education and community activities occurring on school sites for the wider community.

### **21.6.2.1.3 Policy – Contribution of education sites to the character of neighbourhoods**

- a. Encourage education providers to develop buildings and sites to a high standard of visual amenity and design.

### **21.6.2.2 Objective – Future use of surplus education land and buildings**

- a. Change of use of surplus education land and buildings to activities compatible with the surrounding area is facilitated.

#### **21.6.2.2.1 Policy – Additional development provisions**

- a. Provide for land and buildings no longer required for an education activity to be developed for other uses where those uses are consistent with the provisions applicable in the surrounding environment.

## **21.6.3 How to interpret and apply the rules**

- a. The rules that apply to activities in the Specific Purpose (School) Zone are contained in the activity status tables (including activity specific standards) in Rule 21.6.4 and the built form standards in Rule 21.6.5.
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (School) Zone:
  - 5** Natural Hazards;
  - 6** General Rules and Procedures;
  - 7** Transport;
  - 8** Subdivision, Development and Earthworks;
  - 9** Natural and Cultural Heritage;
  - 11** Utilities and Energy; and
  - 12** Hazardous Substances and Contaminated land.
- c. Where the word “facility” is used in the rules, it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.

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

- d. Appendices 21.6.7.1, 21.6.7.2 and 21.6.7.3 list the alternative zones that apply to each of the school sites. Rules ~~21.6.5.1, 21.6.5.2, 21.6.5.3 and 21.6.5.4~~ [21.6.4.1.1](#), [21.6.4.1.2](#), [21.6.4.1.3](#) and [21.6.4.1.4](#) provide for any additional activities or facilities on each of the school sites in accordance with the rules in the relevant alternative zone listed in Appendix 21.6.7.1, 21.6.7.2 and 21.6.7.3.

## 21.6.4 Rules – Specific Purpose (School) Zone

### 21.6.4.1 Activity status tables

#### 21.6.4.1.1 Permitted activities

The activities listed below are permitted activities in the Specific Purpose (School) Zone if they meet any activity specific standards set out in this table and the built form standards in Rule 21.6.5.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 21.6.4.1.2, 21.6.4.1.3 and 21.6.4.1.4.

	Activity	Activity Specific Standards
<b>P1</b>	Education <del>activity</del> activities and facilities, and additions to such facilities.	Nil
<b>P2</b>	<del>Any spiritual activity and facility</del> Spiritual activities and facilities established before 2 May 2015, which are not ancillary to an education activity, and additions to such facilities.	
<b>P3</b>	Community activities (but not <del>community facilities</del> a community facility) occurring at <del>an</del> education or spiritual <del>facility</del> facilities.	
<b>P4</b>	Any additional activities or facilities which would be permitted activities in the alternative zone listed for that site in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3.	

#### 21.6.4.1.2 Restricted discretionary activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Section 21.6.6, as set out in the table below.

	Activity	The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Any activity listed in Rule 21.6.4.1.1 that does not meet the built form standard in Rule 21.6.5.1.	a. Amenity of the Neighbourhood – 21.6.6.1 (b), (d), (e) and (h).
<b>RD2</b>	Any activity listed in Rule 21.6.4.1.1 that does not meet the built form standard in Rule 21.6.5.2, or Rule 21.6.5.4.	a. Amenity of the neighbourhood – 21.6.6.1 (a), (b), (c), (d) and (e).
<b>RD3</b>	Any activity listed in Rule 21.6.4.1.1 that does not meet the built form standard in Rule 21.6.5.3.	a. Amenity of the neighbourhood – 21.6.6.1 (b), (c), (d), (e), (f), (g) and (h). b. Traffic Issues – 21.6.6.2 (a) and (b).
<b>RD4</b>	Any activity listed in Rule 21.6.4.1.1 that does not meet the built form standard in Rule 21.6.5.6.	a. Water supply for firefighting – 21.6.6.3 (a).
<b>RD5</b>	Any additional activities or facilities which would be restricted discretionary	The matters of discretion for the additional activity or facility in the alternative zone listed

	activities in the alternative zone listed for that site in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3.	for that site in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3.
<b>RD6</b>	<p>A major sports facility on Lot 1 DP11232 (Heaton Street Intermediate Normal School), where:</p> <ul style="list-style-type: none"> <li>a. It is developed in conjunction with part of the adjacent Lot 1 DP12727 (that part of Elmwood Park located at 83D Heaton Street); and</li> <li>b. The net contiguous site set aside for the major sports facility is no less than 6,000m<sup>2</sup> across both sites</li> <li>c. A 3 metre wide landscaped area is established along all Residential Suburban Zone boundaries which shall be planted with a minimum of 1 tree for every 10 metres of boundary.</li> <li>d. In addition to (c), within on-site car parking areas, 1 tree shall be planted for every 5 car parking spaces.</li> </ul> <p>shall be a restricted discretionary activity except as specified in Rule 21.6.4.1.3 D4.</p>	<ul style="list-style-type: none"> <li>a. Major Sports Facility on Heaton Street Intermediate School – 21.6.6.4 (a) and (b).</li> <li>b. Parking areas – 21.6.6.4 (c) and (d).</li> <li>c. Traffic generation and access – 21.6.6.4 (e) to (g).</li> <li>d. Landscaping and trees – 18.7.1.13.</li> <li>e. Overlooking and privacy in relation to adjacent residential properties and the remainder of the school property.</li> <li>f. Amenity of the neighbourhood – 21.6.6.1 (a) to (h).</li> </ul>

#### 21.6.4.1.3 Discretionary activities

The activities listed below are discretionary activities.

	Activity
<b>D1</b>	Any new spiritual activity and facility.
<b>D2</b>	Any activity listed in Rule 21.6.4.1.1 that does not meet Rule 21.6.5.5.
<b>D3</b>	Any additional activities or facilities which would be discretionary activities in the alternative zone listed for that site in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3.
<b>D4</b>	A major sports facility on Lot 1 DP11232 (Heaton Street Intermediate Normal School), developed in conjunction with part of Lot 1 DP12727, Elmwood Park located at 83D Heaton Street, that does not meet Rule 21.6.4.1.2 - RD6 (b), (c) or (d).

#### 21.6.4.1.4 Non-complying activities

The activities listed below are non-complying activities.

	Activity
<b>NC1</b>	Any activity that is not listed above as a permitted, restricted discretionary, or discretionary activity.
<b>NC2</b>	<ul style="list-style-type: none"> <li>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity) within 10m of the centreline of the 66 KV electricity distribution line through the Kendal School, or within 10 metres of a foundation of an associated support structure.</li> </ul>

	<p>b. Fences within 5 metres of the 66 KV electricity distribution line support structure foundations (through Kendal School).</p> <p>Any application arising from this rule shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Notes:</p> <ol style="list-style-type: none"> <li>1. The 66kV electricity distribution line through Kendal School is shown on Planning Map 23.</li> <li>2. Vegetation to be planted around the electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</li> <li>3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in the vicinity of electricity distribution lines, which must be complied with.</li> </ol>
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## 21.6.5 Built form standards

### 21.6.5.1 Maximum site coverage

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

	Applicable to	Standard
a.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Suburban, Residential Suburban Density Transition, Residential Hills, Residential Banks Peninsula, Residential Small Settlement or Rural Zones.	40%
b.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Medium Density, or Residential New Neighbourhood Zones, or Open Space Community Park Zone.	45%
c.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Central City, Commercial Central City Business, Commercial Central City Mixed Use, or Industrial General Zone.	No maximum percentage
d.	Spiritual facilities on school sites listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3.	50%

### 21.6.5.2 Daylight recession planes

No part of any building shall project beyond a building envelope contained by:

	Applicable to	Standard
a.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Suburban, Residential Suburban Density Transition, Residential Hills, Residential Medium Density, Residential New Neighbourhood, <del>or</del> Rural Zones, Residential Central City, or Open Space Community Park Zone.	Recession planes from points 2.3 metres above a boundary with a residential zone as shown in Appendix 14.14.2.
b.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Banks Peninsula, Residential Small Settlement.	45 degree recession planes measured from points 2 metres above a boundary with a residential zone.
c.	For a major sports facility on Lot 1 DP 11232 and on any land in an adjoining open space zone, where a site boundary adjoins the Residential Suburban Zone.	Recession planes from points 2.3 metres above the boundary, as shown in Appendix 14.14.2A.

### 21.6.5.3 Minimum building setback from road boundaries

The minimum building setback from road boundaries shall be:

	Applicable to	Standard
a.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Suburban; Residential Suburban Density Transition; Residential Hills; Residential Banks Peninsula; Residential Small Settlement; or Rural Zones.	10 metres
b.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Medium Density, or Residential New Neighbourhood Zones.	4 metres
c.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Open Space Community Park Zone.	5 metres

	Applicable to	Standard
d.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Central City Zone	2 metres
e.	The Phillipstown School site, where the additional activities and standards are from the Industrial General Zone.	6 metres
f.	For a major sports facility on Lot 1 DP 11232, and on any land in an adjoining <del>the</del> Open Space Zone.	10 metres
g.	Spiritual facilities on school sites listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3.	6 metres

#### 21.6.5.4 Minimum building setback from internal boundaries

The minimum building setback from an internal boundary shall be:

	Applicable to	Standard
a.	From a boundary with any other zone, with the exception of (b), (c), (d), and (e) below.	6 metres
b.	From a boundary with any other zone, if the building does not exceed 4.5 metres in height; and Either: i. does not exceed 15 metres in length, or ii. a recess is provided for every additional 15 metres of building length or part thereof, with a minimum dimension of 3 metres by 3 metres for the full height of the building including the roof.	3 metres
c.	Accessory buildings for caretaking and storage purposes from a boundary with any other zone.	Nil, if the length of walls of accessory buildings within 6 metres of a boundary does not exceed a total of 9 metres for each 100 metres length of boundary; Otherwise 6 metres.
d.	For a major sports facility on Lot 1 DP 11232 developed in conjunction with part of the adjacent Elmwood Park located at 83D Heaton Street.	6 metres, except that on the boundaries with Lot 1 DP12727, Elmwood Park no setback is required.
e.	Spiritual facilities on school sites listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3.	5 metres

#### 21.6.5.5 Maximum building height

The maximum height of any building shall be:

	Applicable to	Standard
a.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Suburban,	10 metres within 20 metres of an internal boundary, otherwise 14 metres.

	Applicable to	Standard
	Residential Suburban Density Transition, Residential Hills, Residential Banks Peninsula, Residential Small Settlement, or Rural Zones.	
b.	School sites where the additional activities and standards are from the zones listed in Appendices 21.6.7.1, 21.6.7.2 or 21.6.7.3: Residential Medium Density, or Residential New Neighbourhood Zones; with the exception of (c) below.	12 metres within 20 metres of internal boundary, otherwise 16 metres.
c.	School sites where the additional activities and standards are from the zones listed in Appendix 21.6.7.1, 21.6.7.2, or 21.6.7.3, including Christ's College east of Rolleston Avenue: Residential Central City Zone.	11 metres or 14 metres. Refer to Central City Maximum Building Height Planning Map.
d.	School sites where the additional activities and standards are from the zones listed in Appendix 21.6.7.1, 21.6.7.2, or 21.6.7.3: Commercial Central City Business, or Commercial Central City Mixed Use Zones.	Refer to Central City Maximum Building Height Planning Map.
e.	The Phillipstown School site, where the additional activities and standards are from the Industrial General zone, and Christ's College west of Rolleston Avenue, where the additional activities and standards are from the Residential Central City Zone (buildings) and from the Open Space Community Park Zone (playing fields).	15 metres
f.	For a major sports facility on Lot 1 DP 11232 developed in conjunction with part of the adjacent Elmwood Park located at 83D Heaton Street.	12 metres

### 21.6.5.6 Water supply for firefighting

- a. All buildings, excluding accessory buildings, shall provide sufficient access for firefighting appliances and supply of water for firefighting in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

## 21.6.6 Matters of discretion

### 21.6.6.1 Amenity of the neighbourhood

- a. Effects on amenity of adjoining properties, including daylight and sunlight admission.
- b. Any visual dominance over adjoining properties, or their outlook to the street; or visual dominance over the street or nearby public open space.
- c. Any loss of privacy for adjoining properties through overlooking.
- d. Alternative practical locations for the building on the site.



- e. Opportunities for landscaping and tree planting, as well as screening of buildings.
- f. Whether the nature and form of development on adjoining site(s) mitigates the potentially adverse effects of increased height or building scale.
- g. The compatibility of the building in terms of appearance, layout and scale of other buildings and sites in the surrounding area, including whether increased height would result in buildings which significantly contrast with the scale of surrounding development, both existing and permitted.
- h. The balance of open space and buildings on the site, in the context of:
  - i. The character of the surrounding zone(s); and
  - ii. The contribution of the buildings and grounds to local landscape character.

#### **21.6.6.2 Traffic issues**

- a. Any potentially adverse effects on the surrounding environment and adjoining zones of traffic and parking associated with the proposed new development.
- b. Where an Integrated Transport Assessment has not been provided, the ability to provide safe access to cycle parking and to drop-off/pick-up areas for children.

#### **21.6.6.3 Water supply for firefighting**

- a. Whether sufficient firefighting water supply is available to ensure the safety of people and property in the zone, as well as neighbouring properties, in the event of fire.

#### **21.6.6.4 Major sports facility on Heaton Street Intermediate School**

- a. With respect to a major sports facility on Heaton St Intermediate School, whether the site size will:
  - i. Provide sufficient separation to mitigate the effects of activities, buildings and car parking on the school and adjoining residents;
  - ii. Provide adequate public access and connectivity;
  - iii. Promote a safe physical environment and reflect principles of Crime Prevention through Environmental Design (CPTED);
  - iv. Enable a mixed or multifunctional use of land and facilities, and/or an adaptable design to increase the capacity of the recreation facility; and
  - v. Create benefits in terms of satisfying the needs of the local community, particularly where there is an identified deficiency, or specialised recreational needs.
- b. Whether the scale of the facility is in keeping with the local context and character of the surrounding environment.
- c. Whether the parking area within school zoned land will:
  - i. Significantly reduce open space and/or displace recreation activities;

- ii. Give rise to nuisance effects;
  - iii. Be designed and landscaped to mitigate visual effects. Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species;
  - iv. Promote a safe physical environment and reflect principles of Crime Prevention through Environmental Design (CPTED); and
  - v. Allow for better utilisation and improve the amenity of the sports facility.
- d. Whether the reduced on-site carparking will create extra demand for parking in the surrounding streets and /or adversely affect the efficiency and safety of the road network, and/or the amenity values of the surrounding environment.
- e. Whether traffic generation and vehicle access will adversely affect character and amenity of the surrounding area and/or safety and efficient functioning of the road network.

## 21.6.7 Appendices

The alternative zone that applies to each of the school sites included within the Specific Purpose (School) Zone are shown in the following appendices:

Appendix 21.6.7.1 – State Schools;

Appendix 21.6.7.2 – State Integrated Schools; and

Appendix 21.6.7.3 – Private Schools.

For a full version of the zone abbreviations, refer to the legends for the planning maps.

### 21.6.7.1 State Schools

	School Name	Location	Map Ref	Alternative Zone
1	Addington Primary School	Brougham Street, Addington	38	RMD
2	Akaroa Area School	Rue Jolie, Bruce Terrace and Selwyn Avenue, Akaroa	77	RBP
3	Allenvale School	Aorangi Road, Bryndwr	24	RS
4	Aranui High School	Shortland Street, Aranui	33	RS
5	Aranui Primary School	Breezes Road, Aranui	33	RS
6	Avondale Primary School	Breezes Road, Wainoni	33	RS
7	Avonhead Primary School	Avonhead Road, Avonhead	30	RS
8	Avonside Girls' High School	Avonside Drive, Avonside	32	RS
9	Bamford Primary School	Gould Crescent, Woolston	40	RSdT
10	Banks Avenue Primary School	Banks Avenue, Dallington	32	RS

	<b>School Name</b>	<b>Location</b>	<b>Map Ref</b>	<b>Alternative Zone</b>
11	Beckenham Primary School	Sandwich Road, Beckenham	46	RS
12	Belfast Primary School	Main North Road, Belfast	12	RS
13	Bishopdale Primary School	Greers Road, Bishopdale	24	RS
14	Branston Intermediate School (Closed)	Amyes Road, Hornby	37	RS
15	Breens Intermediate School	Breens Road, Bishopdale	23/24	RS
16	Bromley Primary School	Keighleys Road, Bromley	40	RS
17	Burnside High School	Greers Road, Burnside	23/24/30 /31	RS
18	Burnside Primary School	Memorial Avenue, Fendalton	31	RS
19	Casebrook Intermediate School	Veitches Road, Casebrook	18	RS
20	Cashmere High School	Rose Street, Spreydon	45/46	RS
21	Cashmere Primary School	Dyers Pass Road and Hackthorne Road, Cashmere	46	RH
22	Central New Brighton Primary School (closed)	Seaview Road, New Brighton	26	RS RSDT
23	Chisnallwood Intermediate School	Breezes Road, Avondale	33	RS
24	Christchurch Boys' High School	Kahu Road, Fendalton	31	RS
25	Christchurch East Primary School	Gloucester Street, City	CC Zoning Map	RCC
26	Christchurch Girls' High School	Matai Street, Fendalton and Papanui Road, Merivale	31	RS
27	Christchurch South Intermediate School	Selwyn Street, Sydenham	38/39	RS RSDT
28	Cobham Intermediate School	Ilam Road, Fendalton	31	RS
29	Cotswold Primary School	Cotswold Avenue, Bishopdale	18	RS
30	Diamond Harbour School	Hunters Road, Diamond Harbour	58/59/61 /62	RBP
31	Duvauchelle School	Christchurch - Akaroa Road (SH75), Duvauchelle	70	RBP
32	Elmwood Normal Primary School	Aikmans Road, Merivale	31	RS RSDT
33	Fendalton Open Air Primary School	Clyde Road, Fendalton	31	RS
34	Ferndale School	Merivale Lane, Merivale	31	RS RSDT
35	Freeville Primary School (closed)	Sandy Avenue, New Brighton	26	RS

	<b>School Name</b>	<b>Location</b>	<b>Map Ref</b>	<b>Alternative Zone</b>
<b>36</b>	Gilberthorpe Primary School	Gilberthorpe Road, Hei Hei	29	RS
<b>37</b>	Glenmoor Primary School (Closed)	Philpotts Road, Mairehau	25	RS
<b>38</b>	Governors Bay School	Jetty Road, Governors Bay	57	RSS
<b>39</b>	Hagley Community College	Hagley Avenue, City	CC Zoning Map	RCC
<b>40</b>	Halswell Primary School	Halswell Road, Halswell	49	RS
<b>41</b>	Halswell Residential College	Nash Road, Halswell	44	RS
<b>42</b>	Hammersley Park Primary School (Closed)	Quinns Road, Shirley	25	RS
<b>43</b>	Harewood Primary School	Harewood Road, Harewood	17	RuUF
<b>44</b>	Heathcote Valley Primary School	Bridle Path Road, Heathcote, Christchurch	47	RS
<b>45</b>	Heaton Street Normal Intermediate School	Heaton Street, Merivale	31	RS
<b>46</b>	Hillmorton High School	Tankerville Road, Hillmorton	38/45	RS
<b>47</b>	Hoon Hay Primary School	Sparks Road, Hoon Hay	45	RS
<b>48</b>	Hornby High School	Waterloo Road, Hornby	36/37	RS
<b>49</b>	Hornby Primary School	Waterloo Road, Hornby	36	RS
<b>50</b>	Ilam Primary School	Ilam Road, Ilam	31	RS
<b>51</b>	Isleworth Primary School	Farrington Avenue, Bishopdale	24	RMD
<b>52</b>	Kendal Primary School (Closed)	Kendal Avenue, Burnside	23	RS
<b>53</b>	Kirkwood Intermediate School	Riccarton Road, Riccarton	31	RS
<b>54</b>	Linwood Avenue Primary School	Linwood Avenue, Linwood	39	RSDT
<b>55</b>	Linwood College and Linwood College Playing Fields	Aldwins Road and Ferry Road, Linwood	39	RSDT College; RS Playing Fields
<b>56</b>	Linwood Intermediate School (Closed)	McLean Street, Linwood	32	RSDT
<b>57</b>	Linwood North Primary School	Woodham Road, Avonside	32	RS
<b>58</b>	Little River School	Western Valley Road, Little River	69	RSS
<b>59</b>	Lytelton Main School	Oxford Street, Lyttelton	52	RBP all of site, except 1 Oxford Street which is CBP
<b>60</b>	Lytelton West School	Voelas Road, Lyttelton	52	RBP
<b>61</b>	Mairehau High School	Hills Road, Mairehau	25	RS

	School Name	Location	Map Ref	Alternative Zone
62	Mairehau Primary School	Mahars Road, Mairehau	25	RS
63	Manning Intermediate School (Closed)	Hoon Hay Road, Hoon Hay	45	RS
64	Marshland Primary School	Prestons Road, Marshland	19	RuUF – Marshland Rd site; RNN – Prestons site
65	McKenzie Residential School (Closed)	Yaldhurst Road, Yaldhurst	29	RuUF
66	Merrin Primary School	Merrin Street, Avonhead	30	RS
67	Mt Pleasant Primary School	Major Hornbrook Road, Mt Pleasant	47	RH
68	Noku Te Ao Childcare Centre	Birchgrove Gardens, Mairehau	25	RS
69	North New Brighton Primary School (closed)	Leaver Terrace, North New Brighton	26	RS
70	Northcote Primary School	Tuckers Road, Redwood	18	RS
71	Oaklands Primary School	Cunningham Place, Halswell	44	RS
72	Okains Bay School	Okains Bay Road, Okains Bay	68	RuBP
73	Opawa Primary School	Ford Road, Opawa	39	RS
74	Ouruhia Model Primary School	Turners Road, Ouruhia	12	RuUF
75	Papanui High School	Langdons Road, Papanui	24	RSDT
76	Papanui Primary School	Winters Road, Papanui	24	RS
77	Paparoa Street Primary School	Paparoa Street, Papanui	24	RS
78	Parkview Primary School	Chadbury Street, Parklands	20	RS
79	Phillipstown Primary School	Nursery Road, Phillipstown	39	IG
80	Queenspark Primary School	Queenspark Drive, Parklands	20	RS
81	Rawhiti Primary School	Leaver Terrace, North New Brighton	26	RS
82	Redcliffs Primary School	Main Road, Redcliffs. Temporary location: Van Asch Deaf Education Centre, Sumner	48	RS
83	Redwood Primary School	Prestons Road, Redwood	18	RS
84	Riccarton High School	Vicki Street, Upper Riccarton	37	RS
85	Riccarton Primary School	English Street, Upper Riccarton	37	RS
86	Rowley Avenue School	Rowley Avenue, Hoon Hay	45	RS
87	Roydvale Primary School	Roydvale Avenue, Burnside	23	RS
88	Russley Primary School	Cutts Road, Avonhead	30	RS
89	Shirley Boys' High School	North Parade, Shirley	32	RS

	<b>School Name</b>	<b>Location</b>	<b>Map Ref</b>	<b>Alternative Zone</b>
<b>90</b>	Shirley Intermediate School	North Parade, Shirley	32	RMD
<b>91</b>	Shirley Primary School	Shirley Road, Shirley	25	RS
<b>92</b>	Sockburn Primary School	Springs Road, Sockburn	37	RS
<b>93</b>	Somerfield Primary School	Studholme Street, Somerfield	46	RS
<b>94</b>	South Hornby Primary School	Shands Road, Hornby	36	RSdT
<b>95</b>	South New Brighton Primary School	Estuary Road, South New Brighton	34	RS
<b>96</b>	Spreydon Primary School	Halswell Road, Hoon Hay	38	RS
<b>97</b>	St Albans Primary School	Sheppard Place, St Albans	25/32	RSdT
<b>98</b>	St Martins Primary School	Albert Terrace, St Martins	46	RH
<b>99</b>	Sumner Primary School	Colenso Street, Sumner	48	RS
<b>100</b>	Te Kura Kaupapa Māori o Te Whanau Tahī	Lytelton Street, Spreydon	45	RS
<b>101</b>	Te Kura Kaupapa Māori o Waitaha	Hassals Lane, Opawa. Temporary location Linwood Intermediate.	39	RSdT
<b>102</b>	Te Pa o Rakaihautu	Pavitt Street, Richmond	32	RMD
<b>103</b>	Templeton Primary School	Kirk Road, Templeton	35	RS
<b>104</b>	Thorrington Primary School	Colombo Street, Beckenham	46	RS
<b>105</b>	Te Waka Unua Primary School	Ferry Road, Woolston	39	RS
<b>106</b>	Unlimited Discovery School	Temporary locations: UC, Parkstone Avenue, Ilam and Halswell Residential College, McMahon Drive, Aidanfield	None	
<b>107</b>	Van Asch Deaf Education Centre	Heberden Avenue, Sumner	48	RS
<b>108</b>	Waimairi Primary School	Tillman Avenue, Papanui	24	RS
<b>109</b>	Wainoni Primary School	Eureka Street, Aranui	26	RS
<b>110</b>	Wairakei Primary School	Wairakei Road, Bryndwr	24	RS
<b>111</b>	Waitaha School	Kirk Road, Templeton	35	RuT
<b>112</b>	Waitakiri Primary School	Burwood Road, Burwood	26	RS
<b>113</b>	Waitakiri Primary School River Site	New Brighton Road, Burwood	26	RS
<b>114</b>	Waltham Primary School	Hastings Street East, Waltham	39	RSdT
<b>115</b>	West Spreydon Primary School	Lytelton Street, Spreydon	45	RS
<b>116</b>	Westburn Primary School	Waimairi Road, Ilam	30	RS
<b>117</b>	Wharenui Primary School	Matipo Street, Riccarton	38	RMD
<b>118</b>	Yaldhurst Model Primary School	School Road, Yaldhurst	29	RuUF

### 21.6.7.2 State Integrated Schools

	School Name	Location	Map Ref	Alternative Zone
1	Aidanfield Christian	Nash Road, Aidanfield	44	RS
2	Catholic Cathedral College	Ferry Road, City	CC Zoning Map	CCMU
3	Christ the King	Greers Road, Burnside	31	RS
4	Christchurch Adventist	Grants Road, Papanui	24	RMD
5	Emmanuel Christian	Sawyers Arms Road, Bishopdale	18	RuUF
6	Hillview Christian	Wilsons Road, St Martins	46	RS
7	Laidlaw College	Condell Avenue, Papanui	24	RS
8	Marian College	Barbadoes Street, City	39 and CC	CCMU
9	Middleton Grange	Acacia Avenue, Upper Riccarton	37/38	RS
10	New Brighton Catholic	Lonsdale Street, New Brighton	26	RS
11	St Francis of Assisi Catholic	Innes Road, Mairehau	25	RS
12	Our Lady of the Assumption	Sparks Road, Hoon Hay	45	RS
13	Our Lady of Victories	Main South Road, Sockburn	37	RS
14	Our Lady Star of the Sea	Colenso Street, Sumner	48	RS
15	Rudolf Steiner	Ombersley Terrace, Opawa	46	RS
16	Sacred Heart	Spencer Street, Addington	38	RMD
17	St Albans Catholic	Rutland Street, St Albans	25	RS
18	St Anne's	Ferry Road, Woolston	40	RS
19	St Bede's	Main North Road, Redwood	18/24	RS
20	St Bernadette's	Hei Hei Road, Hei Hei	36/37	RS
21	St James'	Rowan Avenue, Aranui	33	RS
22	St Joseph's	Vagues Road, Papanui	24	RS
23	St Mark's	Cholmondeley Avenue, Opawa	39	RS
24	St Mary's	Manchester Street, City	CC Zoning Maps	RCC
25	St Patrick's	Plynlimon Road, Bryndwr	31	RS
26	St Peter's	Fisher Avenue, Beckenham	46	RS
27	St Teresa's	Puriri Street, Riccarton	31	RS
28	St Thomas of Canterbury	Middlepark Road, Sockburn	37	RS
29	Stand Childrens' Services Village	Glenelg Spur, St Martins	46	RH
30	Tamariki	St Johns Street, Woolston	40	RS

	School Name	Location	Map Ref	Alternative Zone
31	Villa Maria	Peer Street, Upper Riccarton	30	RS

### 21.6.7.3 Private Schools

	School Name	Location	Map Ref	Alternative Zone
1	The Academy	Manchester Street, City; and Aberdeen Street, City	CC Zoning Map	RCC - Manchester St site; CCMU - Aberdeen St site
2	Birch Grove Montessori	Birchgrove Gardens, Mairehau	25	RS
3	Cathedral Grammar	Park Terrace, City	CC Zoning Map	RCC
4	Christ's College	Rolleston Avenue, City & Montreal Street, City (former Girls High site)	CC Zoning Map	OSCP -playing fields, RCC - all school buildings & Montreal St site
5	Jean Seabrook Memorial School	London Street, Richmond	32	RMD
6	Medbury	Clyde Road, Ilam	31	RS
7	Nova Montessori	Owles Terrace, New Brighton	33	RS
8	Rangi Ruru Girls' School	Hewitts Road, Merivale	31	RMD
9	Selwyn House	Merivale Lane, Merivale	31	RSDT
10	Seven Oaks School	Quaifes Road, Halswell	49	RNN
11	St Andrew's College	Normans Road, Papanui	24/31	RS
12	St Margaret's	Winchester Street, Merivale	32	RMD
13	St Michael's	Durham Street, City	CC Zoning Map	CCB
14	Westmount School	Kirk Road, Templeton	35	RuUF