**DISTRICT PLAN TEXT AMENDMENTS**

Key:

For the purposes of this plan change, any unchanged text is shown as normal text or in **bold**, any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as **~~bold strikethrough~~**.

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in green font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as **~~bold strikethrough in green~~**. New definition in a proposed rule is **bold green text underlined in black.**

Text in purple is a plan change proposal subject to Council Decision.

Text in purple shaded in grey is a Plan Change Council Decision.

Text in black/green shaded in grey is a Council Decision subject to appeal.

Text in blue font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

Text in **purple bold underline** is recommendations in response to submissions through s42A reporting.

# 14.11 Rules ­ Residential ~~Guest~~ Visitor Accommodation Zone

## 14.11.1 Activity status tables

### 14.11.1.1 Permitted activities

1. The activities listed below are permitted activities in the Residential ~~Guest~~ Visitor Accommodation Zone if they meet the activity specific standards set out in this table, and in relation to Rule [14.11.1.1](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=87139) P1 and P3 the built form standards in Rule [14.11.2](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=87142). (Plan Change 4 Council Decision subject to appeal)
2. Activities may also be controlled restricted discretionary discretionary, non­complying or prohibited activities as specified in Rules [14.11.1.2](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=88660), [14.11.1.3](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=87140), [14.11.1.4](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=87141), [14.11.1.5](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=88661) or [14.11.1.6](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=88662).

|  |  |  |
| --- | --- | --- |
| Activity | | Activity specific standards |
| P1 | ~~Guest~~ Visitor accommodation including ancillary:   1. [offices](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123963); 2. meeting and conference facilities; 3. fitness facilities; and 4. the provision of goods and services primarily for the convenience of guests   (Plan Change 4 Council Decision subject to appeal) | 1. ~~Guest~~ Visitor accommodation located in the 50 dB LdnAir Noise Contour shall be designed and constructed to meet the indoor design sound levels contained in Appendix 14.16.4. 2. Any ancillary retail activity (excluding food and drink for on-site consumption) shall occupy no more than 250m2, or 25% of the GFA of all buildings on the same site, whichever is the lesser. |
| P2 | Any activity or facility (other than an activity listed in Rule 14.11.1.1 P1 or P3) permitted in the zone listed for that site in Appendix 14.16.11. | 1. The activity or facility shall meet the activity specific standards and built form standards applicable in the zone listed for that site in Appendix 14.16.11. |
| P3 | * 1. On the YMCA site listed as GA18 in Appendix 14.16.11:      1. Recreation activities, and any of the following activities which are ancillary to ~~guest~~ visitor accommodation and/or recreation activities on the site:  1. Education activities; 2. Health care facility; 3. Offices and administration facilities; 4. Parking areas; 5. Retail activity; and 6. Public meeting rooms and conference facilities.   (Plan Change 4 Council Decision subject to appeal) | Nil |

**14.11.1.2 Controlled activities**

There are no controlled activities.

### 14.11.1.3 Restricted discretionary activities

1. The activities listed below are restricted discretionary activities.
2. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule [14.15](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=87231), or as specified, as set out in the following table.

|  |  |  |
| --- | --- | --- |
| Activity | | The Council’s discretion shall be limited to the following matters: |
| RD1 | Any activity listed in Rule 14.11.1.1 P1 that does not meet activity specific standard a. | 1. Acoustic insulation - Rule 14.15.**~~8~~9** |
| RD2 | Any activity listed in Rule 14.11.1.1 P1 that does not meet activity specific standard b. | 1. Retail activity in the Residential ~~Guest~~ Visitor Accommodation Zone – Rule 14.15.**~~38~~40**   (Plan Change 4 Council Decision subject to appeal) |
| RD3 | Any activity or facility (other than an activity listed in Rule 14.11.1.1 P1 or P3) listed as a restricted discretionary activity in the zone listed for that site in Appendix 14.16.11. | 1. The matters of discretion for the activity or facility as set out in the zone listed for that site in Appendix 14.16.11. |
| RD4 | New buildings, or additions to existing buildings, for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.1 – Urban design | 1. Residential design principles – Rule 14.16.1 |
| RD5 | 1. Buildings for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.2 - Maximum site coverage 2. Any application arising from this rule shall not be limited or publicly notified. | 1. Site density and site coverage – Rule 14.16.2   and for the Commodore Hotel site only:   1. Scale and nature of activity - Rule 14.16.**~~5~~6** (h).   (Proposed Plan Change 5D subject to Council Decision) |
| RD6 | Buildings for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.3 - Maximum building height**.  Standards for the applicable zones for each group listed under Appendix 14.16.11 apply.** | 1. Impacts on neighbouring property – Rule 14.1**~~5~~3**.3 **as they relate to the applicable zones for each group listed under Appendix 14.16.11.** |
| RD7 | 1. Buildings for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.4 - Minimum building setback from road boundaries 2. Any application arising from this rule shall not be limited or publicly notified. | 1. Street scene - road boundary building setback, fencing and planting - Rule 14.15.1**~~7~~8** |
| RD8 | Buildings for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.5 - Minimum internal boundary setbacks | 1. Impacts on neighbouring property - Rule 14.15.3 2. Minimum building, window and balcony setbacks – Rule 14.15.1**~~8~~9** |
| RD9 | Buildings for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.6 - Daylight recession planes | 1. Impacts on neighbouring property - Rule 14.15.3 |
| RD10 | 1. Buildings for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.7 - Fences and screening 2. Any application arising from this rule shall not be limited or publicly notified. | 1. **~~Street scene - road boundary building setback, fencing and planting~~** **Residential fencing** - Rule 14.15.1**~~7~~4** |
| RD11 | Buildings for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.8 - Landscaped areas and trees | 1. Tree and garden planting in the Residential ~~Guest~~ Visitor Accommodation Zone – Rule 14.15.3**~~7~~9**   (Plan Change 4 Council Decision subject to appeal) |
| RD12 | Any activity listed in Rule 14.11.1.1 P1 or P3 that does not meet the built form standard in Rule 14.11.2.9 – Vehicle access restrictions | 1. Traffic generation and access safety – Rule 14.15.**~~6~~7** |
| RD13 | * 1. Any activity listed in Rule 14.11.1.1 P1 or P3 that does not meet the built form standard in Rule 14.11.2.10 - Water supply for firefighting   2. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent written approval). | 1. Water supply for firefighting - Rule 14.15.**~~7~~8** |

### 14.11.1.4 Discretionary activities

1. The activities listed below are discretionary activities.

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

**14.11.1.5 Non­complying activities**

There are no non­complying activities.

**14.11.1.6 Prohibited activities**

There are no prohibited activities.

## 14.11.2 Built form standards

### 14.11.2.1 Urban design

1. For all sites, new [buildings](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123544) and additions to existing [buildings](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123544) including all [accessory buildings](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123487), fences and walls associated with that development, shall not result in:
2. any new [building](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123544) with a GFA greater than 500m2; or
3. any new [building](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123544) with a [building](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123544) length greater than 15 metres which is located within 30 metres of a [site](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=124110) [boundary](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123542); or
4. any addition to an existing [building](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123544) with a [building](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123544) length greater than 10 metres which is located within 30 metres of a [site](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=124110) [boundary](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123542).

### 14.11.2.2 Maximum site coverage

1. [The maximum percentage of the net site area covered by buildings **~~on the following sites as~~** identified in Appendix 14.16.11 shall be **~~:~~  50%**.](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=87282)

|  |  |  |
| --- | --- | --- |
|  | ~~Applicable to~~ | ~~Standard~~ |
| 1. **~~i.~~** | **~~Group A and B sites~~** | **~~45%~~** |
| 1. **~~ii.~~** | **~~Group C sites~~** | **~~55%~~** |

### 14.11.2.3 Maximum building height

1. The maximum [height](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123797) of any [building](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123544) on the following sites as identified in [Appendix 14.16.11](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=87282) 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~~** **12 metres** |
|  | Group A (Commodore Hotel) | 15 metres |
|  | Group B sites | **1~~14~~ 22** metres |
|  | Group C sites | **~~As shown on the Central City Maximum Building Height planning map.~~** **~~14~~ 39 metres** |

### 14.11.2.4 Minimum building setback from road boundaries

1. The minimum [building](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123544) [setback](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=124107) from [road boundaries](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=124065) **~~on the following~~** sites as identified in [Appendix 14.16.11](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=87282) shall be **1.5 metres.**

|  |  |  |
| --- | --- | --- |
|  | ~~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.~~** |

### 14.11.2.5 Minimum internal boundary setbacks

1. The minimum [building](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123544) [setback](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=124107) from an internal [boundary](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123542) on the following [sites](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=124110) as identified in [Appendix 14.16.11](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=87282) shall be:

|  |  |  |
| --- | --- | --- |
|  | Applicable to | Standard |
|  | Group A sites | 1. 6 metres from a residential or open space zone boundary. 2. 3 metres from all other zone boundaries. |
|  | Group B and C sites | 3 metres from any zone boundary |

1. For all sites, the minimum [setback](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=124107) for any [balcony](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123559) or [living area](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123841) [window](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=124205) at first floor level or above from an internal [boundary](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123542) shall be 4 metres from any zone boundary

### 14.11.2.6 Daylight recession planes

1. Where an internal [site](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=124110) [boundary](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123542) adjoins a residential zone, [buildings](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123544) shall not project beyond a [building](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123544) envelope constructed by recession planes from points **~~2.3~~** **4** metres above [ground level](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123754) at the internal [boundaries](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123542) on the following [sites](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=124110) as identified in [Appendix 14.16.11](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=87282), in accordance with the following:

|  |  |  |
| --- | --- | --- |
|  | **Applicable to:** | **Applicable provisions** |
| i. | Group A sites | Rule [14.4.2.6](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=86956) (Residential Suburban Zone**, Medium Density Residential Zone**) and Diagram A in [Appendix 14.16.2](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=87273) |
| ii. | Group B sites | Rule [14.5.2.6](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=87001) (**High density r**esidential **~~Medium Density~~** Zone) and Diagram C in [Appendix 14.16.2](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=87273) |
| iii. | Group C sites | Rule [14.6.2.2](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=87220) (**High density** residential **~~Central City~~** Zone) and the diagram in [Appendix 14.16.2C](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=87273) |

**~~b. Where the~~** [**~~building~~**](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123544) **~~is located in a~~** [**~~Flood Management Area~~**](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123728)**~~, the exemptions in Rule~~** [**~~5.4.1.3~~**](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=84896) **~~apply (for activities P1­P4 in Table 5.4.1.1b).~~**

**~~Advice note:~~**

**~~1. Refer to Appendix 14.16.2 for permitted intrusions.~~**

### 14.11.2.7 Fences and screening

1. The maximum [height](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123797) of any fence in the [setback](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=124107) from a [road boundary](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=124065) on a [local road](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123843) shall be:

|  |  |  |
| --- | --- | --- |
|  | **Fence type** | **Standard** |
|  | Where at least 50% of the fence is visually transparent | 1.8 metres |
| ii. | Where less than 50% of the fence is visually transparent | 1.0 metre |

1. The maximum [height](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123797) of any fence in the [setback](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=124107) from a [road boundary](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=124065) on any [collector road](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123575) or [arterial road](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123503), shall be 1.8 metres.
2. a. and b. above shall not apply to fences or other screening structures located on an internal [boundary](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123542) between two properties zoned residential, or residential and commercial or industrial.
3. [For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123487)
4. [Parking areas](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123968) shall be separated from [road boundaries](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=124065), open space or [adjoining](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123489) residential zones by fencing or [landscaping](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123835) that meets the requirements in a. above. Where [landscaping](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123835) is used, it shall have a minimum depth of 1.5 metres.
5. Any space designated for outdoor storage shall be fully screened by [buildings](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123544), fencing or [landscaping](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123835) from [adjoining](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123489) [sites](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=124110) or open space zones, [roads](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=124064) and [adjoining](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123489) [outdoor living spaces](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123964) to a [height](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123797) of 1.8 metres, and shall not be located within the [road boundary](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=124065) and internal [boundary](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123542) [setbacks](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=124107) specified in Rules [14.11.2.4](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=87146) and [14.11.2.5](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=87147).

### 14.11.2.8 Landscaped areas and trees

1. Planting shall be provided as follows:

|  |  |  |
| --- | --- | --- |
|  | Applicable to | Standard |
| i. | Area adjoining the road frontage of all sites. | 1. Minimum density of one tree for every 10 metres of road frontage or part thereof, distributed across the frontage. 2. Trees to be planted within a 2 metre wide landscape strip. 3. All landscaping and trees shall accord with the provisions in Appendix 6.11.6. |
| ii. | Area adjoining residential and open space zones of any site. | 1. Minimum density of one tree for every 10 metres of the shared boundary or part thereof, distributed across the boundary. 2. All landscaping and trees shall accord with the provisions in Appendix 6.11.6. |

Advice note:

1. Screening provisions in Rule 14.11.2.7 also provide for landscaping.

### 14.11.2.9 Vehicle access restrictions

There shall be no vehicle access in the following locations as identified in Appendix 14.16.11:

Group C (Avon only) - no vehicle access to Hurley Street or Bangor Street.

Group B (Chateau on the Park only) - no vehicle access to Deans Avenue.

### 14.11.2.10 Water supply for firefighting

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).