**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 **bold purple underlined** indicates text recommended in the s42A report to be added and text in **~~bold purple strikethrough~~** text recommended in the s42A report to be deleted. Text in normal black font with purple underline indicates text that was proposed to be deleted in the notified PC14 and is recommended to be reinstated.

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.

14.9 Rules — Residential Large Lot Zone

14.9.1 Activity status tables

14.9.1.1 Permitted activities

The activities listed below are permitted activities in the Residential Large Lot Zone if they meet the activity specific standards set out in this table and the built form standards in Rule 14.9.2.

Activities may also be controlled restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.9.1.2, 14.9.1.3, 14.9.1.4, 14.9.1.5 or 14.9.1.6.

|  |  |
| --- | --- |
| Activity  | Activity specific standards  |
|  P1  | Residential activity, except for boarding houses  | 1. No more than one heavy vehicle shall be stored on the site of the residential activity.
2. Any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by people who live on the same site.
 |
| P2 | Minor residential unit where the existing site it is to be built on contains only one residential unit | 1. The existing site containing both units shall have a minimum net site area as specified in Rule 14.9.2.1 – Site **and precinct** density.
2. The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area of 80m².
3. The parking areas of both units shall be accessed from the same access.
 |
| P3 | The erection of one residential unit on 12A, 12B and 12D Vangioni Lane, Akaroa, as shown in Appendix 14.16.10 | 1. No more than one heavy vehicle shall be stored on the site of the residential activity.
2. Any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by people who live on the same site.
 |
| P4 | Older person’s housing unit | 1. Any older person’s housing unit shall have a maximum gross floor area of 120m².
 |
| P5 | Home occupation[(Plan Change 5D Council Decision)](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=229719) | 1. The ~~gross~~ total floor area of the building or part of the building (measured internally), plus ~~the area used~~ ~~for~~ any outdoor storage area, occupied by the home occupation shall be ~~less~~ no more than 40m².
2. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.
3. Any ~~retailing~~ retail activity shall be limited to~~;~~:
4. the sale of goods grown or produced on the site;
5. goods incidental to an on-site service provided by the home occupation where the goods storage and/or display occupies no more than 1m2 of floor area; or
6. internet-based sales where no customer visits occur; and
7. retail activity shall exclude food and beverage outlets.
8. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a fully enclosed building.
9. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of:
	1. 07:00 – 21:00 Monday to Friday; and
	2. 08:00 – 19:00 Saturday, Sunday and public holidays.
10. Visitor, courier vehicles and ~~or~~ staff parking areas shall be within the net site area of the property and outside the road boundary setback.
11. Vehicle movements associated with the home occupation shall not exceed:
	1. heavy vehicles: 2 per week; and
	2. other vehicles: 16 per day.
12. ~~Outdoor advertising~~ Signage shall be limited to a maximum area of ~~2~~0.5m².
 |
| P6 | Care of non-resident children within a residential unit in return for monetary payment to the carer | 1. There shall be:
	1. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and
	2. at least one carer residing permanently within the residential unit.
 |
| ~~P7~~ | ~~Bed and breakfast~~(Plan Change 4 Council Decision subject to appeal) | 1. ~~There shall be:~~
2. ~~a maximum of six guests accommodated at any one time;~~
3. ~~at least one owner of the residential unit residing permanently on site; and~~
4. ~~no guest given accommodation for more than 90 consecutive days.~~

(Plan Change 4 Council Decision subject to appeal) |
| P8 | Education activity  | 1. The activity shall:
2. only locate on sites with frontage and the primary entrance to a minor arterial road or collector road where right turn offset, either informal or formal, is available;
3. only occupy a gross floor area of building of less than 250m²;
4. limit outdoor advertising to a maximum area of 2m²;
5. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of:

|  |  |
| --- | --- |
| 1. Education activity
 | * 1. 07:00 – 21:00 Monday to Saturday; and
	2. Closed Sunday and public holidays.
 |
| 1. Preschools
 | * 1. 07:00 – 21:00 Monday to Friday, and
	2. 07:00 – 13:00 Saturday, Sunday and public holidays.
 |
| 1. Health care facility
 | * 1. 07:00 – 21:00.
 |
| 1. Veterinary care facility
 |
| 1. Places of assembly
 |

1. in relation to preschools, limit outdoor play areas and facilities to those that meet Rule 6.1.5.2.1 Table 1: Zone noise limits outside the Central City;
2. in relation to preschools, veterinary care facilities, health care facilities and places of assembly (See Figure 1.):
	1. 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
	2. only locate on residential blocks where there are no more than two non-residential activities already within that block;
3. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four;
4. in relation to places of assembly, entertainment activities shall be closed Sunday and public holidays; and
5. not include the storage of more than one heavy vehicle on the site of the activity.
 |
| P9 | Preschools, other than as provided for in Rule 14.9.1.1 P6 |
| P10 | Health care facility |
| P11 | Veterinary care facility  |
| P12 | Places of assembly |
| P13 | Spiritual activities  | 1. The activity shall:
2. only locate on sites with frontage and the primary entrance to a minor arterial road or collector road where right turn offset, either formal or informal, is available;
3. only occupy a gross floor area of building of less than 250m²;
4. limit the hours of operation to 07:00-21:00; and
5. not include the storage of more than one heavy vehicle on the site of the activity.
 |
| P14 | Community welfare facilities | 1. The facility shall:
2. only locate on sites with frontage and the primary entrance to a minor arterial road or collector road where right turn offset, either formal or informal, is available;
3. only occupy a gross floor area of building of less than 250m²;
4. limit the hours of operation when the site is open to patients or clients and deliveries to between the hours of 07:00 – 21:00;
5. 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
6. not include the storage of more than one heavy vehicle on the site of the activity.
 |
| P15 | Emergency services facilities | Nil  |
| P16 | Conservation activity |
| P17 | Farming activity |
| P18 | Passive recreation activity |
| P19 | Indigenous vegetation clearance in the Akaroa Hillslopes Density Overlay | 1. Any indigenous vegetation clearance undertaken in any continuous period of five years shall not exceed:
	1. 300m² per site, provided that where a site is already partially cleared, the total amount of land cleared on the site over the period shall not exceed 300m²; or
	2. 300m² where a site is greater than 1 hectare in area.
 |
| P20 | Repair or rebuild of multi-unit residential complexes damaged by the Canterbury earthquakes of 2010 and 2011 on properties with cross leases, company leases or unit titles as at the date of the earthquakes | 1. Where the repair or rebuild of a building will not alter the building footprint, location, or height, the building need not meet the built form standards.
2. 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:
	1. the only built form standards that shall apply are those specified in Rules 14.9.2.2 – Building height and 14.9.2.4 – Daylight recession planes;
	2. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres;
	3. 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.

Advice note: * + - 1. 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.
1. If paragraphs a. and b. do not apply, the relevant built form standards apply.
2. 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).
3. Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.
 |
| P21 | Relocation of a building | Nil |
| P22 | Market gardens, community gardens, and garden allotments |
| P23 | [Hosted visitor accommodation](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=309645)(Plan Change 4 Council Decision subject to appeal) | 1. A maximum of six guests shall be accommodated at any one time.
2. The Council shall be notified in writing prior to commencement.
3. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.
4. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking­in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.

(Plan Change 4 Council Decision subject to appeal) |
| P24 | Unhosted visitor accommodation(Plan Change 4 Council Decision subject to appeal) | 1. The total number of nights per year that guests may be accommodated on any one site is 180.
2. A maximum of six guests shall be accommodated at any one time.
3. The owners and residents of adjoining sites must be provided with up-to-date contact information for the owner or manager of the unit.
4. The Council shall be notified in writing prior to commencement.
5. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.
6. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.

(Plan Change 4 Council Decision subject to appeal) |
| P25 | Visitor accommodation in a heritage item(Plan Change 4 Council Decision subject to appeal) | 1. A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors’ stays.
2. A maximum of ten guests shall be accommodated at any one time.
3. The Council shall be notified in writing prior to commencement.
4. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.
5. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.

(Plan Change 4 Council Decision subject to appeal) |

14.9.1.2 Controlled activities

~~There are no controlled activities~~.

|  |  |
| --- | --- |
| Activity  | The Council’s control is reserved to the following matters:  |
| C1 | Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.9.1.1 P24 P25.(Plan Change 4 Council Decision subject to appeal) | 1. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information
2. Record keeping and provision of information to the Council
3. Management of outdoor entertainment and recreation facilities
4. Management of solid waste disposal
5. Number and size of vehicles used by guests including large vehicles
6. Building access arrangements and wayfinding
7. Controls on the effects and scale of functions or events
8. Controls on check-in and check-out times.

(Plan Change 4 Council Decision subject to appeal) |

14.9.1.3 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 14.1**~~5~~3**, or as specified, as set out in the following table.

|  |  |
| --- | --- |
| Activity  | The Council’s discretion shall be limited to the following matters:  |
| RD1 | Any new building, and associated activity, within the Akaroa Hillslopes Density Overlay with a gross floor area greater than 100m².  | 1. Residential design principles – Rule 14.15.1
 |
| RD2 | 1. Residential unit contained within its own separate site with a minimum net site area that does not meet the standard specified in Rule 14.9.2.1 – Site density by up to 10%.
2. Any application arising from this rule shall not be limited or publicly notified.
 | 1. Site density and site coverage – Rule 14.15.2
 |
| RD3 | Minor residential unit where the minor unit does not meet the activity specific standards in Rule 14.9.1.1 P2 a., b., c., or d. | 1. Minor residential units - Rule 14.15.2**~~2~~5**
 |
| RD4 | Older person’s housing units that do not meet one or more of the activity specific standard in Rule 14.9.1.1 P4 a. | 1. Scale and nature of activity – Rule 14.15.5

[(Plan Change 5D Council Decision)](https://districtplan.ccc.govt.nz/pages/plan/book.aspx?HID=229720) |
| RD5 | Retirement villages | 1. Retirement villages – Rule 14.15.9
 |
| RD6 | 1. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14.9.1.1 (except P8-P12 activity standard ix. relating to storage of heavy vehicles, (refer to Rule 14.9.1.4 D2)) for:
2. P8 Education activity
3. P9 Preschools, other than as provided for in Rule 14.9.1.1 P6 and Rule 14.9.1.3 RD7;
4. P10 Health care facility;
5. P11 Veterinary care facility;
6. P12 Places of assembly;
7. P13 Spiritual activities; and
8. P14 Community welfare facilities
9. Any application arising from this rule shall not be limited or publicly notified.
 | 1. As relevant to the activity specific standard that is not met:
	1. Scale and nature of activity – Rule 14.15.5
	2. Traffic generation and access safety – Rule 14.15.6
	3. Non-residential hours of operation – Rule 14.15.2**~~1~~4**

[(Plan Change 5D Council Decision)](https://districtplan.ccc.govt.nz/pages/plan/book.aspx?HID=229720) |
| RD7 | 1. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14.9.1.1 for:
2. P5 Home occupations:
3. that do not meet standard a. and occupy a total area, comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area, no greater than 40% of the GFA of the residential unit, with the GFA calculation excluding detached accessory buildings;
4. that do not meet one or more of standards b. to h.
5. P6 Care of non-resident children within a residential unit in return for monetary payment to the carer~~; and~~
6. ~~P7 Bed and breakfast~~.

**(Plan Change 4 Council Decision subject to appeal)**[(Plan Change 5D Council Decision)](https://districtplan.ccc.govt.nz/pages/plan/book.aspx?HID=229720) | 1. As relevant to the activity specific standard that is not met:
	1. Scaleand nature of activity – Rule 14.15.5
	2. Traffic generation and access safety – Rule 14.15.6
	3. Non-residential hours of operation – Rule 14.15.2**~~1~~4**

[(Plan Change 5D Council Decision)](https://districtplan.ccc.govt.nz/pages/plan/book.aspx?HID=229720) |
|  RD8 | Clearance of vegetation that does not meet activity specific standard in Rule 14.9.1.1 P19 | 1. Indigenous vegetation clearance in Akaroa Hillslopes Density Overlay – Rule 14.15.2**~~4~~7**
 |
| RD9 | Buildings that do not meet Rule 14.9.2.2 – Building height up to 9 metres. | 1. Impacts on neighbouring property – Rule 14.15.3
2. Residential design principles – Rule 14.15.1.g – Hillside and small settlement areas
 |
| RD10 | Activities and buildings that do not meet Rule 14.9.2.3 – Site coverage where the site coverage is exceeded by 10% or less.  | 1. Site density and site coverage – Rule 14.15.2
 |
| RD11 | Buildings that do not meet Rule 14.9.2.4 – Daylight recession planes | 1. Impacts on neighbouring property – Rule 14.15.3
 |
| RD12 | Buildings that do not meet Rule 14.9.2.5 – Minimum building setbacks from internal boundaries  | 1. Impacts on neighbouring properties – Rule 14.15.3
2. Minimum building, window and balcony setbacks – Rule 14.15.18
 |
| RD13 | 1. Buildings that do not meet Rule 14.9.2.6 – Road boundary building setback.
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 14.15.17
 |
| RD14 | 1. Buildings that do not meet Rule 14.9.2.7 – Building reflectivity and colour.
2. Any application arising from this rule shall not be limited or publicly notified.
 | 1. Residential design principles – Rule 14.15.1.i
 |
| RD15 | 1. Residential units that do not meet Rule 14.9.2.8 – Water supply for firefighting.
2. Any application arising from this rule shall not be publicly notified and shall be limited notified only to **~~the~~** **Fire and Emergency** New Zealand **~~Fire Service~~** (absent its written approval).
 | 1. Water supply for fire fighting – Rule 14.15.7
 |
| RD16 | 1. Activities that do not meet Rule 14.9.2.9 – Landscaped areas – Worsleys Road.
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**
 |
| RD17 | 1. **Residential units that do not meet Rule 14.9.2.10 – Minimum setback for living area windows and balconies facing internal boundaries**
 | 1. **Impacts on neighbouring properties – Rule 14.15.3**
2. **Minimum building, window and balcony setbacks – Rule 14.15.19**
 |
| RD18 | 1. **Activities that do no meet Rule 14.9.2.11 – Service, storage and waste management spaces**
 | 1. **Service, storage and waste management spaces – Rule 14.15.20**
 |
| RD19 | 1. **Fencing that does not meet Rule 14.9.2.12 – Street scene amenity and safety – fences**
 | 1. **Residential Fencing – Rule 14.15.14**
 |
| RD20 | 1. **Activities that do not meet Rule 14.9.2.13 – Tree and garden planting**
 | 1. **Residential landscaping – Rule 14.15.24**
 |
| RD21 | 1. **Residential units that do not meet Rule 14.9.2.14 – Outdoor living space**
 | 1. **Outdoor living space – Rule 14.15.21**
 |

14.9.1.4 Discretionary activities

* 1. The activities listed below are discretionary activities.

|  |
| --- |
| Activity |
| D1 | Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity |
| D2 | 1. Activities that do not meet one or more of the activity specific standards in Rule 14.9.1.1 for:
2. P1 Residential activity;
3. Storage of more than one heavy vehicle for P8-P12, P13 or P14.
 |
| D3 | Show homes |
| D4 | Residential unit contained within its own separate site with a minimum net site area that does not meet the standard specified in Rule 14.9.2.1 – Site density by more than 10% |
| D5 | Activities and buildings that do not comply with Rule 14.9.2.3 – Site coverage where the site coverage is exceeded by more than 10% |
| D6  | 1. [Hosted visitor accommodation](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=309645) that does not comply with activity specific standards in [Rule 14.9.1.1 P23](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=307302) and that does not exceed twelve guests per site at any one time.
2. Any application arising from this rule shall not be publicly notified but may be limited notified.

(Plan Change 4 Council Decision subject to appeal) |
| D7  | 1. [Unhosted visitor accommodation](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=309644) not subject to [Rule 14.9.1.1 P24](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=307302) and that does not exceed twelve guests per site at any one time.
2. Any application arising from this rule shall not be publicly notified but may be limited notified.

(Plan Change 4 Council Decision subject to appeal) |
| D8  | 1. [Visitor accommodation](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=309643) in a [heritage item](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=123769) that does not comply with activity specific standards (b) – (e) in [Rule 14.9.1.1 P25](http://districtplanint.ccc.govt.nz/Common/Output/Report.aspx?HID=307302) and that does not exceed twenty guests per [site](http://districtplanint.ccc.govt.nz/common/user/contentlink.aspx?sid=124110) at any one time
2. Any application arising from this rule shall not be publicly notified but may be limited notified.

(Plan Change 4 Council Decision subject to appeal) |
|  D9 | Home occupation with a total area, comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area occupied, greater than 40% of the GFA of the residential unit, with the GFA calculation excluding detached accessory buildings.[(Plan Change 5D Council Decision)](https://districtplan.ccc.govt.nz/pages/plan/book.aspx?HID=229720) |

14.9.1.5 Non-complying activities

The activities listed below are non-complying activities.

|  |
| --- |
| Activity  |
| NC1 | Buildings over 9 metres in height |
| NC2 | 1. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):
	1. 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
	2. 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.
2. Fences within 5 metres of a 66kV electricity distribution line, a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line.
3. 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).

Advice note: * + - 1. The electricity distribution lines are shown on the planning maps.
			2. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.
			3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with NZECP 34:2001.
 |
| NC3 | 1. Visitor accommodation that is:
2. not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item;
3. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.4.1.4 D**~~6~~7**;
4. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.4.1.4 D**~~7~~8**; and
5. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.4.1.4 D**~~8~~9**.
6. Any application arising from this rule shall not be publicly notified but may be limited notified.

**(Plan Change 4 Council Decision subject to appeal)** |

14.9.1.6 Prohibited activities

There are no prohibited activities.

14.9.2 Built form standards

14.9.2.1 Site and precinct 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 |
|  | In all parts of the Residential Large Lot Zone except as specified below | 1500m² |
|  | Residential Large Lot Density Overlay | 3000m² |
|  | Akaroa Hillslopes Density Overlay | 5000m² |
|  | Allandale Density Overlay | In accordance with the Development Plan in Appendix 8.10.1**~~3~~1** |
|  | Samarang Bay Density Overlay | In accordance with the Development Plan in Appendix 8.10.1**~~2~~0**. |
|  | Older person’s housing unitsRetirement village | There shall be no minimum net site area for any site for any residential unit or older person’s housing unit |
|  | **Residential Mixed Density Precinct – 86 Bridle Path Road** | **650m2 per residential unit. The maximum number of lots shall be 9.** |
|  | **Residential Mixed Density Precinct – Redmund Spur** | 1. **650m2 per residential unit.**
2. **The maximum number of lots shall be 400.**
3. **A minimum of 30% of sites shall have a minimum net site area of 1500m2.**
 |
|  | **Rural Hamlet Precinct** | **2000m2** |

14.9.2.2 Building height

The maximum height of any building shall be:

|  |  |  |
| --- | --- | --- |
|  | Activity | Standard |
|  | All buildings unless specified below | 8 metres |
|  | Minor residential units in the Residential Large Lot Zone | 5.5 metres and of a single storey only |

14.9.2.3 Site coverage

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

|  |  |  |
| --- | --- | --- |
|  | Zone/activity | Standard |
|  | All activities in the Residential Large Lot Zone unless specified below | 40% or 300m², whichever is the lesser |
|  | All activities in the Akaroa Hillslopes Density Overlay, and Worsleys Road as shown in Appendix 14.15.8A | 10% or 250m² whichever is the lesser |
|  | All activities in the Samarang Bay Density Overlay |
|  | All activities in the Allandale Density Overlay | 10% or 500m² whichever is the lesser |
|  | Market gardens | 55% |
|  | **Residential Mixed Density Precinct – 86 Bridle Path Road**  | 1. **35% for sites between 650-1000m2.**
2. **For sites greater than 1000m2 - 25% or 250m2 of ground floor area to a maximum of 350m2 in total floor area.**
 |
|  |  **Residential Mixed Density Precinct – Redmund Spur** | 1. **For**[**sites**](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=124110)**greater than 1000m2 - 25% or 250m2 of**[**ground floor area**](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123747)**to a maximum of 350m2 in total floor area.**
2. **For**[**sites**](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=124110)**less than 450m2 the maximum**[**site**](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=124110)[**coverage**](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123629)**shall be 45%**
 |

**~~c~~ b.** For the purposes of this rule this excludes:

fences, walls and retaining walls;

eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a building;

uncovered swimming pools up to 800mm in height above ground level; and

decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:

1. are no more than 800mm above ground level and are uncovered or unroofed; or
2. where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site;

14.9.2.4 Daylight recession planes

1. Buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.16.2 Diagram F, from points 2.3 metres above:

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.

1. The recession plane shall only apply to the midpoint of each section of wall and roof of a building, as shown in Appendix 14.16.2B.
2. Except in Worsleys Road where the recession planes shall commence from points 2.3 metres above a line at ground level 5 metres inside internal boundaries.
3. Where the building is located in a Flood Management Area, the exemptions in Rule 5.4.1.3 apply (for activities P1-P4 in Table 5.4.1.1b).

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

**~~Advice note:~~**

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

14.9.2.5 Minimum building setbacks from internal boundaries

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

|  |  |  |
| --- | --- | --- |
|  | **Activity / area** | **Standard** |
|  | All buildings not listed in table below | 3 metres |
|  | All buildings in the Allandale Density Overlay and Samarang Bay Density Overlay  | 15 metres |
|  | All buildings in the Akaroa Hillslopes Density Overlay, and Worsleys Road as shown in Appendix 14.16.8A | 5 metres |
|  | Accessory buildings where the total length of walls or parts of the accessory buildings within 1.8 metres of each internal boundary does not exceed 10.1 metres in length | Nil |
|  | Decks and terraces at or below ground floor level to a maximum height of 300mm above ground level within 1m of the boundary | Nil |
|  | Buildings that share a common wall along an internal boundary | Nil |
|  | All other buildings where the internal boundary of the site adjoins an access or part of an access | 1. metre
 |
|  | 1. **Within the** **Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur, and Rural Hamlet Precinct, the following standards apply:**
 |
|  | **All**[**buildings**](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123544)**not listed in table below** | 1. **1.8 metres or 1 metre in the Rural Hamlet Precinct**
 |
| [**Accessory buildings**](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123487)**where the total length of walls or parts of the**[**accessory buildings**](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123487)**within 1.8 metres of each internal**[**boundary**](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123542)**does not exceed 10.1 metres in length** | 1. **Nil**
 |
| **Decks and terraces at or below ground floor level to a maximum height of 300mm above ground level within 1m of the boundary.** | 1. **Nil**
 |
| [**Buildings**](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123544)**that share a common wall along an internal**[**boundary**](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123542) | 1. **Nil**
 |
| **All other**[**buildings**](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123544)**where the internal**[**boundary**](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123542)**of the site adjoins an**[**access**](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123481)**or part of an**[**access**](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123481) | 1. **1 metre**
 |

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

14.9.2.6 Road boundary building setback

The minimum road boundary building setback shall be:

|  |  |  |
| --- | --- | --- |
|  | **Activity / area** | **Standard** |
|  | Any buildings with a garage vehicle door facing the road | 5.5 metres  |
|  | Buildings without a garage vehicle door facing the road | 5 metres |
|  | All buildings in the Akaroa Hillslopes Density Overlay, and Worsleys Road as shown in Appendix 14.16.8 | 5 metres |
|  | All buildings in the Allandale Density Overlay and Samarang Bay Density Overlay | 15 metres |
|  | **Rural Hamlet Precinct** | 4.5 metres |
|  | **Within the** **Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur** | 4 metres |

**The following exemptions apply for the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur, and Rural Hamlet Precinct:**

1. **No garage setback where (See Figure 3):**
2. **the side walls are parallel to the road boundary and no more than 6.5 metres in length;**
3. **the side walls facing the road contain a window with a minimum dimension of at least 0.6 metres (including the window frame);**
4. **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**
5. **where the access to the garage is located adjacent to a side boundary:**
6. **a landscaping strip of at least 0.6 metres width, planted with species capable of reaching 1.5 metres height at maturity, is located along the side boundary up to the line of the residential unit.**
7. **Where the planting conflicts with required visibility splays the visibility splay rules will prevail and the planting not be required.**

1. **The minimum road boundary setback for a garage is 3.5m where (See Figure 4.):**

**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.**

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**Figure 3: Side extension**

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**Figure 4: Front extension**

14.9.2.7 Building reflectivity and colour

1. All roof finishes are not to exceed 30% light reflectance value (LRV).
2. Within the Worsleys Road area as shown in Appendix 14.16.8B:
3. any building or structure or any addition or alteration to a building or structure (excluding trim which does not exceed 200mm in more than one dimension, doors which do not exceed 1.2 x 2.2 metre, or guttering), shall be limited to a colour and reflectivity as specified in Appendix 14.16.8B; and
4. any trim or guttering not exceeding 200mm in more than one dimension, or door which does not exceed 1.2 x 2.2 metre is not required to comply with the colour requirements specified in Rule 14.9.2.7.b.i. above provided that its reflectivity is less than 70%.
5. Within the Samarang Bay Density Overlay and the Allandale Density Overlay, all buildings shall be finished in colours complying with the colour palette described in Appendix 14.16.9.
6. **Within the Rural Hamlet Precinct, this rule does not apply.**

14.9.2.8 Water supply for fire fighting

1. 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).
2. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.

14.9.2.9 Landscaped areas ­ Worsleys Road

1. A minimum of 6 trees shall be planted within 20 metres of each residential unit located in the Worsleys Road area shown in Appendix 14.16.8.
2. 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)
3. In addition to 14.7.3.9b. above the following trees shall not be planted:

*Fraxinus excelsior* ‘Aurea’ (Golden Ash) (or similar yellow ash species)

*Gleditisia tricanthos* ‘Sunburst’ (Honey Locust) (or similar yellow varieties of the honey locust)

*Robinia pseudoacacia* ‘Frisia’ (Black Locust) (or similar yellow varieties of the black locust)

*Ulmus procera* ‘Louis van Houtte’ (Golden Elm) (or similar yellow elm varieties)

*Arucaria heterophylla* (Norfolk Pine)

Any eucalyptus (gum) species and any conifer species such as *Chamaecyporis 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.

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

1. **Within the** **Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur, and Rural Hamlet Precinct, the following standards apply:**
	1. **The minimum setback for living area windows and balconies at first floor from an internal boundary shall be 4 metres.**
	2. **Where the window is adjacent to an access way, the setback shall be measured from the far side of the access way.**

14.9.2.11 Service, storage and waste management spaces

1. **Within the** **Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur, and Rural Hamlet Precinct, for multi-unit residential complexes and social housing complexes:**

**each residential unit shall be provided with at least 2.25m² with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;**

**each residential unit shall be provided with at least 3m² with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and**

**the required spaces in i. and/or ii. for each residential unit shall be provided either individually, or within a dedicated shared communal space.**

14.9.2.12 Street scene amenity and safety – fences

1. **Within the** **Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur, and Rural Hamlet Precinct, for multi-unit residential complexes and social housing complexes:**

**The maximum height of any fence in the required building setback from a road boundary shall be 1.8 metres.**

**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.**

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

14.9.2.13 Tree and garden planting

**Within the Rural Hamlet Precinct, for multi-unit residential complexes and social housing complexes only, sites shall include the following minimum tree and garden planting:**

**a minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space), where**

**at least 50% of the landscaping shall be trees and shrubs, and**

**~~a minimum tree canopy cover of 20% of the site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be located on any part of the development site, and does not need to be associated with each residential unit, and~~**

**B.~~C.~~ at least one tree shall be planted adjacent to the road boundary;**

**all trees required by this rule shall be not less than 1.5 metres high at the time of planting;**

**all trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced; and**

**the minimum tree and garden planting requirements shall be determined over the site of the entire complex.**

**Advice note:**

1. **In addition to these rules, the tree canopy cover and financial contributions requirements in Chapter 6.10A apply to residential development in residential zones resulting in one or more residential units, except where (a) applies.**

**~~b. For developments other than multi-unit residential complexes and social housing complexes, a residential unit at ground floor level must provide a minimum tree canopy cover of 20% of the development site area in accordance with the Chapter 6.10A rules.~~**

**~~c. An additional tree canopy cover equivalent to 15% of the road corridor area must be provided in the road corridors in a new greenfield residential subdivision and/or development, or a brownfield site subject to comprehensive residential development where new roads have been / will be created, as specified in the Chapter 6.10A rules.~~**

14.9.2.14 Outdoor living space

**Within the Rural Hamlet Precinct, each residential unit shall be provided with an outdoor living space in a continuous area, contained within the net site area with a minimum area and dimension as follows:**

|  |  |  |
| --- | --- | --- |
|  | Activity/area | Standard |
|  |  | Minimum area | Minimum dimension |
| **i.** | **Residential unit** | **90m²**  | **6 metres** |
| **ii.**  | **Multi-unit residential complexes, social housing complexes and older person’s housing units** | **30m²** | **4 metres** |

**The required minimum area shall be readily accessible from a living area of each residential unit.**

**The required minimum area shall not be occupied by any building, access, or parking space, other than:**

1. **an outdoor swimming pool; or**
2. **an accessory building of less than 8m²; or**
3. **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.**

**This rule only applies to structures on the same site.**

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