

DISTRICT PLAN TEXT AMENDMENTS

KEY:

1. Text Amendments as Notified by Council and included in Proposed Plan Change 14

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 as notified is shown as **bold underlined** and text to be deleted as **~~bold strikethrough~~**.

Text in **green** font identifies existing terms defined in *Chapter 2 – Definitions*.

Where the proposed plan change contains a term defined in *Chapter 2 – Definitions*, the term is shown as **bold underlined text in green** and the wording to be deleted is shown as **~~bold strikethrough in green~~**. New definitions in Chapter 2 and within a provision (including a rule) is shown as **bold green text underlined in black**.

Text in **blue** font indicates existing 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. Where the proposed plan change contains a new link, it is shown as **bold underlined text in blue**. Where a link is proposed to be deleted, it is shown as **~~bold strikethrough in blue~~**.

2. Text as Recommended in s42A Reports

Text as recommended to be added within s42A reports is shown as **purple bolded and underlined**.

Text as recommended to be deleted within s42A reports is shown as **~~purple bolded strikethrough~~**.

3. Text Amendments from Expert Conferencing/Joint Witness Statements

Text in **dark orange** font is recommended additional text from expert conferencing/joint witness statements.

Text in **~~dark orange strikethrough~~** is recommended deleted text from expert conferencing/joint witness statements.

4. Additional Text Amendments to s42A Reports in Response to Matters Raised During Hearings

Text in **bold dark orange underlined** indicates text recommended to be added.

Text in **~~bold dark orange strikethrough~~** indicates text recommended to be deleted.

Text in **bold orange text underlined in black** indicates text that was proposed to be deleted in the s42A report but is now recommended to be reinstated.

14.12 Rules – Residential New Neighbourhood Future Urban Zone

Advice note:

1. The rules relevant to the Meadowlands Exemplar Overlay in the Residential New Neighbourhood Future Urban (North Halswell) Zone shown on Planning Map 45 are contained in Chapter 8, see Rules 8.5.1.3 RD15, 8.5.1.4 D5 and 8.5.1.5 NC8.

14.12.1 Activity status tables

14.12.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Residential New Neighbourhood Future Urban Zone if they meet the activity specific standards set out in this table and the built form standards in Rule 14.12.2
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.12.1.2, 14.12.1.3, 14.12.1.4, 14.12.1.5 and 14.12.2.6.

Activity	Activity specific standards
P1 Residential activity, except for residential units containing more than six bedrooms and boarding houses	<p>a. No more than one heavy vehicle shall be stored on the site of the residential activity.</p> <p>b. Any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by people who live on the same site.</p>
P2 Minor residential unit where the minor unit is a detached building and the existing site it is to be built on contains only one residential unit	<p>a. The existing site containing both units shall have a minimum net site area of 450m².</p> <p>b. The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area of 80m².</p> <p>c. The parking areas of both units shall be accessed from the same access.</p> <p>d. There shall be a total outdoor living space on the existing site (containing both units) with a minimum area of 90m² and a minimum dimension of 6 metres. This total space can be provided as:</p> <ol style="list-style-type: none"> i. a single continuous area; or ii. be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area. <p>e. This requirement replaces the general outdoor living space requirements set out in Rule 14.12.2.3</p>

Activity	Activity specific standards
P3 Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms	Nil
P4 Older person's housing unit	A maximum gross floor area of 120m ² .
P5 Home occupation	<ol style="list-style-type: none"> a. The total floor area of the building or part of the building (measured internally), plus any outdoor storage area, occupied by the home occupation shall be no more than 40m². b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two. c. Any retail activity shall be limited to: <ol style="list-style-type: none"> i. the sale of goods grown or produced on the site; ii. 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 iii. internet-based sales where no customer visits occur; and iv. retail activity shall exclude food and beverage outlets. d. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a fully enclosed building. e. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of: <ol style="list-style-type: none"> i. 07:00 – 21:00 Monday to Friday; and ii. 08:00 – 19:00 Saturday, Sunday and public holidays. f. Visitor, courier vehicles and staff parking areas shall be within the net site area of the property and outside the road boundary setback. g. Vehicle movements associated with the home occupation shall not exceed: <ol style="list-style-type: none"> i. heavy vehicles: 2 per week; and ii. other vehicles: 16 per day. h. Signage shall be limited to a maximum area of 0.5m².

Activity	Activity specific standards		
P6 Care of non-resident children within a residential unit in return for monetary payment to the carer	a. There shall be: <ul style="list-style-type: none"> i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and ii. at least one carer residing permanently within the residential unit. 		
P7 (Deleted as part of Plan Change 4 Council Decision dated 31 March 2022)			
P8 Education activity	a. The activity shall:		
P9 Preschools, other than as provided for in Rule 14.12.1.1 P6.	<ul style="list-style-type: none"> i. 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; 		
P10 Health care facility	<ul style="list-style-type: none"> ii. only occupy a gross floor area of building of less than 200m², or in the case of a health care facility, less than 300m²; 		
P11 Veterinary care facility	<ul style="list-style-type: none"> iii. limit outdoor advertising to a maximum area of 2m²; 		
P12 Places of assembly	<ul style="list-style-type: none"> iv. 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" data-bbox="475 1249 979 1406"> <tbody> <tr> <td data-bbox="475 1249 644 1406"> A. Education activity </td> <td data-bbox="644 1249 979 1406"> <ul style="list-style-type: none"> I. 07:00–21:00 Monday to Saturday; and II. Closed Sunday and public holidays. </td> </tr> </tbody> </table>	A. Education activity	<ul style="list-style-type: none"> I. 07:00–21:00 Monday to Saturday; and II. Closed Sunday and public holidays.
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Activity	Activity specific standards
	<ul style="list-style-type: none"> v. in relation to a preschool, 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; vi. in relation to a preschool, veterinary care facilities and places of assembly (See Figure 1): <ul style="list-style-type: none"> A. 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 B. only locate on residential blocks where there are no more than two non-residential activities already within that block; vii. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four; viii. in relation to places of assembly, entertainment activities shall be closed Sunday and public holidays; ix. in relation to noise sensitive activities, not be located within the 50 dB Ldn Air Noise Contour as shown on the planning maps; and x. not include the storage of more than one heavy vehicle on the site of the activity.
P13 Spiritual activities	<ul style="list-style-type: none"> a. The activity shall: <ul style="list-style-type: none"> i. limit the hours of operation to 07:00-22:00; and ii. not include the storage of more than one heavy vehicle on the site of the activity.
P14 Community corrections facilities	<ul style="list-style-type: none"> a. The facility shall: <ul style="list-style-type: none"> i. limit the hours of operation when the site is open to clients and deliveries to between the hours of 07:00–19:00; and ii. limit signage to a maximum area of 2m².
P15 Community welfare facilities	
P16 Emergency services facilities	<ul style="list-style-type: none"> a. Nil
P17 Temporary lifting or	<ul style="list-style-type: none"> a. Buildings shall not be:

Activity	Activity specific standards
<p>moving of earthquake damaged buildings where the activity does not meet one or more of Rules:</p> <p>a. Rule 14.12.2.1 – Building height;</p> <p>b. Rule 14.12.2.2 – Site coverage;</p> <p>c. Rule 14.12.2.3 – Outdoor living space;</p> <p>d. Rule 14.12.2.4 – Daylight recession planes; or</p> <p>e. Rule 14.12.2.5 – Minimum building setbacks from internal boundaries and railway lines.</p>	<p>i. moved to within 1 metre of an internal boundary and/or within 3 metres of any water body, scheduled tree, listed heritage item, areas listed as Sites of Ecological Significance (in Sub-chapter 9.1), Natural Landscapes, Features or Character (in Sub-chapter 9.2), or Sites of Ngai Tahu Cultural Significance (in Sub-chapter 9.5), any 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 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>
<p>P18 Relocation of a building</p> <p>P19 Market gardens, community gardens, and garden allotments</p>	<p>a. Nil</p>
<p>P20</p>	<p>[This rule has been deleted.]</p>
<p>P21 All permitted activities in the Rural Urban Fringe Zone - Rule 17.5.1.1 Permitted activities</p>	<p>a. Activities shall meet the following standards of the Rural Urban Fringe Zone:</p> <p>i. Rule 17.5.2.2 Maximum building height</p> <p>ii. Rule 17.5.2.3 Minimum building setback from road boundaries</p> <p>iii. Rule 17.5.2.4 Minimum building setback from internal boundaries</p> <p>iv. Rule 17.5.2.6 Maximum site coverage</p>

Activity	Activity specific standards
	The built form standards in Rule 14.12.2 do not apply.
P22 Show homes	a. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of: <ol style="list-style-type: none"> i. 07:00 – 21:00 Monday to Friday; and ii. 08:00 – 19:00 Saturday, Sunday and public holidays.
P23 Reserves	Nil.
P24 Hosted visitor accommodation	a. A maximum of eight guests shall be accommodated at any one time. b. The Council shall be notified in writing prior to commencement. c. The owner of the unit shall keep records of the number of nights it is used for hosted visitor accommodation and provide those records to the Council on request.
P25 Visitor Accommodation in a heritage item where a permanent resident or manager/supervisor is in residence on the site for the duration of any visitors' stay.	a. A maximum of ten guests shall be accommodated at any one time. b. The Council shall be notified in writing prior to commencement. c. The owner of the heritage item shall keep records of the number of nights it is used for visitor accommodation and provide those records to the Council on request.
P26 Visitor accommodation in a heritage item where a permanent resident or manager/supervisor is not in residence on this site for the duration of any visitors' stay	a. A maximum of ten guests shall be accommodated at any one time. b. The number of nights a site is used for visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement. c. The Council shall be notified in writing prior to commencement. d. The owner of the heritage item shall: <ol style="list-style-type: none"> i. keep records of the number of nights it is used for visitor accommodation and provide those records to the Council on request. ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit. e. There shall be a maximum of 16 vehicle movements per day

Commented [DB1]: New provisions from PC4 Consent Order.

Commented [PJM2R1]: P26-P27

Activity	Activity specific standards
	<p>associated with visitor accommodation.</p> <p>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am.</p> <p>g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.</p>
<p>P27 Unhosted visitor accommodation</p>	<p>a. A maximum of eight guests shall be accommodated at any one time.</p> <p>b. The number of nights a site is used for unhosted visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement.</p> <p>c. The Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the unit shall:</p> <ul style="list-style-type: none"> i. keep records of the number of nights it is used for unhosted visitor accommodation and provide those records to the Council on request. ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit. <p>e. There shall be a maximum of 16 vehicle movements per day associated with unhosted visitor accommodation.</p> <p>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am.</p> <p>g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.</p>

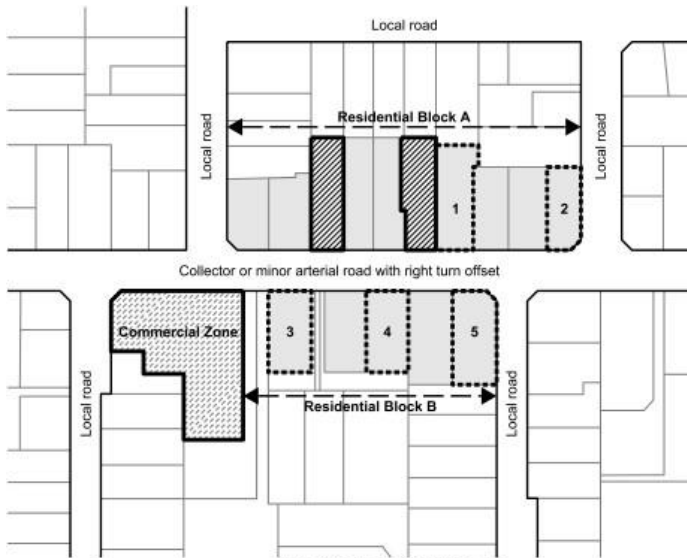


Figure 1: Residential Coherence






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

Figure 1: Residential coherence

14.12.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Unless otherwise specified, any application arising from the controlled activity rules listed below shall not be limited or publicly notified.
- c. Discretion to impose conditions is restricted to the matters of control set out in [Rule 14.15](#), as set out in the following table.

Activity	The matters over which Council reserves its control:
<p>C1 Retirement villages that meet all applicable built form standards in Rule 14.12.2</p>	<p>a. Retirement villages - Rule 14.15.910</p> <p>b. Within Area 5 in Appendix 8.10.230 East Papanui Outline Development Plan, Retirement villages shall also be subject to matters of control b. and c. specified under Rule 14.12.1.2 C7.</p>
<p>C2 Comprehensive residential development that meet all applicable built form standards in Rule 14.12.2</p>	<p>a. Comprehensive residential development in the Residential New Neighbourhood Future Urban Zone - Rule 14.15.3687</p> <p>b. Within Area 5 in Appendix 8.10.230 East Papanui Outline Development Plan, Comprehensive residential development shall also be subject to matters of control b. and c. specified under Rule 14.12.1.2 C7.</p>
<p>C3 a. Development of the sites marked as controlled within the Awatea Outline Development Plan area in Appendix 8.10.142 – Tangata whenua layer where:</p> <p>i. a cultural assessment has been supplied with a resource consent application; and</p> <p>ii. the development meets all built form standards in Rule 14.12.2.</p>	<p>a. Matters arising from consultation undertaken with tangata whenua representatives in the design phase of the works and preparation of the cultural assessment</p> <p>b. The means of incorporating the findings of the cultural assessment in the design and implementation of the works</p> <p>c. The development requirements set out in the Awatea Outline Development Plan in Appendix 8.10.142.</p>
<p>C4 Residential units (including any sleep-outs) containing more than six bedrooms in total.</p>	<p>a. Scale and nature of activity – Rule 14.15.56</p> <p>b. Traffic generation and access safety – Rule 14.15.67</p> <p>c. Within Area 5 in Appendix 8.10.230 East Papanui Outline Development Plan, Comprehensive residential development shall also be subject to matters of control b. and c. specified under Rule 14.12.1.2 C7.</p>

Activity	The matters over which Council reserves its control:
<p>C5 a. Activities and buildings that do not meet any one or more of the following Rules in 14.12.2:</p> <ul style="list-style-type: none"> i. Rule 14.12.2.7 - Landscaping and tree canopy cover ii. Rule 14.12.2.8 – Fencing in the road boundary setback iii. Rule 14.12.2.12 - Ground floor habitable space and overlooking of street 	<p>a. Street scene – road boundary, building setback, fencing and planting – Rule 14.15.178</p>
<p>C6 Activities and buildings that do not meet Rule 14.12.2.13 – Service, storage and waste management space.</p>	<p>a. Service, storage and waste management spaces – Rule 14.15.1920</p>
<p>C7 a. Any activity listed in Rule 14.12.1.1 that meets all applicable built form standards in Rule 14.12.2 and is located within Area 5 in Appendix 8.10.230 East Papanui Outline Development Plan, other than the following activities:</p> <ul style="list-style-type: none"> i. P5 (Home occupation); ii. P6 (Care of non-resident children); iii. P17 (Temporary lifting or moving of earthquake damaged buildings); iv. P19 (Market gardens, community gardens and garden allotments); and v. P21 (limited to rural productive activities, other than new buildings or additions to existing buildings, which are permitted activities in the Rural Urban Fringe Zone) – Rule 17.5.1.1). 	<p>a. As they relate to the activity and associated development:</p> <ul style="list-style-type: none"> i. Residential Design Principles – Rule 14.15.1; ii. The matters set out in Appendix 8.10.230.C; iii. Whether the development is exemplary including whether it: <ul style="list-style-type: none"> A. provides for neighbourhood design that supports the principles of universal access; and B. results in Lifemark 3© as a minimum standard for residential buildings or is of a proven equivalent; and C. results in Homestar 6© as a minimum standard for residential buildings or is of a proven equivalent; and D. demonstrates diversity in building and unit typology as well as providing for affordable housing and E. demonstrates innovation in the neighbourhood layout, building design and technologies utilised.

Activity	The matters over which Council reserves its control:
C8 (Deleted as part of Plan Change 4 Environment Court consent order dated 24 July 2023)	
C9 (Deleted as part of Plan Change 4 Environment Court consent order dated 24 July 2023)	

14.12.1.3 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 [14.15](#), or as otherwise specified, as set out in the following table.
- c. Within Area 5 in [Appendix 8.10.230](#) East Papanui Outline Development Plan, any restricted discretionary activity shall also be subject to the matters of discretion specified under [Rule 14.12.1.2 C7](#) (matters of control to be treated as matters of discretion).

Activity		The Council's discretion shall be limited to the following matters:
RD1	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 7 to 9 bedrooms.	a. Scale and nature of activity – Rule 14.15.56
RD2	Activities and buildings that do not meet Rule 14.12.2.16 - Outline development plan	a. Outline development plan - Rule 14.15.3576
RD3	Retirement villages that do not meet any one or more of the built form standards in Rule 14.12.2	a. Retirement villages - Rule 14.15.910
RD4	<p>a. Convenience activities where:</p> <ol style="list-style-type: none"> i. the site is located on the corner of a minor arterial road that intersects with either a minor arterial road or collector road; ii. the total area occupied by retailing on the site is no more than 50m² public floor area; iii. the activity does not include the sale of alcohol; iv. signage is limited to no more than 2m² and shall be within the road boundary setback; v. the hours of operation when the site is open to business visitors or clients are limited to between the hours of 07:00–22:00 Monday to Sunday and public holidays; and vi. there is no provision of on-site parking area for visitors or service purposes. 	<ol style="list-style-type: none"> a. Residential design principles - Rule 14.15.1 b. Scale and nature of activity – Rule 14.15.56 c. Non-residential hours of operation – Rule 14.15.245 d. Traffic generation and access safety – Rule 14.15.67

Activity	The Council's discretion shall be limited to the following matters:
RD5 a. Comprehensive residential development that does not meet any one or more of the built form standards in Rule 14.12.2 . b. Any application arising from this rule shall not be publicly notified.	a. Comprehensive residential development in the Residential New Neighbourhood Future Urban Zone – Rule 14.15.3687
RD6 Buildings that do not meet Rule 14.12.2.1 – Building height (except for Rule 14.15.1.4, (iv) (within the Industrial Interface Qualifying Matter Area) refer to Rule 14.4.1.4 D9).	a. Impacts on neighbouring property and planned urban built character – Rule 14.15.3
RD7 Buildings that do not meet Rule 14.12.2.4 – Daylight recession plane.	a. Impacts on neighbouring property and planned urban built character – Rule 14.15.3
RD8 a. Activities and buildings that do not meet Rule 14.12.2.2 - Site coverage. b. Any application arising from this rule shall not be publicly notified.	a. Site density and site coverage – Rule 14.15.2
RD9 a. Residential units that do not meet Rule 14.12.2.3 - Outdoor living space. b. Any application arising from this rule shall not be publicly or limited notified.	a. Outdoor living space – Rule 14.15.201
RD10 a. Activities and buildings that do not meet any one or more of the following Rules in 14.12.2 : i. Rule 14.12.2.9 - Parking areas ii. Rule 14.12.2.10 - Garages b. Any application arising from this rule shall not be publicly or limited notified.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.178
RD11 a. Activities and buildings that do not meet Rule 14.12.2.14 - minimum unit size b. Any application arising from this rule shall not be publicly or limited notified.	a. Minimum unit size and unit mix – Rule 14.15.45
RD12 Buildings that do not meet Rule 14.12.2.5 - Setback from internal boundaries and railway lines (other than Rule 14.12.2.5(vi) – refer to Rule 14.12.1.3 RD13)	a. Impacts on neighbouring property and planned urban built character - Rule 14.15.3 b. Minimum building, window and balcony setbacks – Rule 14.15.189

Commented [BR3]: Industrial Interface QM reference removed in accordance with the s42A recommendations of Ms Ratka.

RD13	Buildings that do not meet Rule 14.12.2.5(vi) 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.
Activity		The Council's discretion shall be limited to the following matters:
RD14	<ul style="list-style-type: none"> a. Buildings that do not meet Rule 14.12.2.11 - Road boundary building setback. b. Any application arising from this rule shall not be publicly or limited notified. 	a. Street scene – road boundary, building setback, fencing and planting – Rule 14.15.178
RD15	<ul style="list-style-type: none"> a. Residential units that do not meet Rule 14.12.2.15 – Water supply for firefighting. b. 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). 	a. Water supply for fire fighting – Rule 14.15.78

<p>RD16</p>	<p>a. Activities and buildings that do not meet any one or more of the activity specific standards in Rule 14.12.1.1 (except for P8 to P10 activity standard ix. relating to noise sensitive activities in the 50 ^{dB} _{Ldn} Air Noise Contour refer to RD26; or P8 to P12 activity standard x. relating to storage of heavy vehicles refer to Rule 14.12.1.4 D2) for:</p> <ul style="list-style-type: none"> i. P5 Home occupations: <ul style="list-style-type: none"> A. 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; B. that do not meet one or more of standards b. to h. ii. P8 Education activity iii. P9 Preschool, other than as provided for in Rule 14.12.1.1 P6 and Rule 14.12.1.4 D2; iv. P10 Health care facility; v. P11 Veterinary care facility. <p>b. Any application arising from this rule shall not be publicly or limited notified.</p>	<p>a. As relevant to the activity specific standard that is not met:</p> <ul style="list-style-type: none"> i. Scale and nature of activity – Rule 14.15.56 ii. Traffic generation and access safety – Rule 14.15.67 iii. Non-residential hours of operation – Rule 14.15.245
<p>Activity</p>	<p>The Council's discretion shall be limited to the following matters:</p>	

RD17	<p>a. Integrated family health centres where:</p> <ul style="list-style-type: none"> i. the centre is located 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; ii. the centre is located on sites adjoining a Neighbourhood Local centre, District Town centre or Key activity centre; iii. the centre occupies a gross floor area of building of between 301m² and 700m²; iv. signage is limited to a maximum area of 2m²; and v. the hours of operation when the site is open to patients, or clients, and deliveries is limited to between the hours of 07:00–21:00. 	<ul style="list-style-type: none"> a. Scale and nature of activity - Rule 14.15.56 b. Traffic generation and access safety - Rule 14.15.67 c. Non-residential hours of operation - Rule 14.15.245
RD18	<ul style="list-style-type: none"> a. Community corrections facility and community welfare facilities that do not meet any one or more of the activity specific standards in Rule 14.12.1.1 P14 or P15. b. Any application arising from this rule shall not be publicly or limited notified. 	<ul style="list-style-type: none"> a. As relevant to the activity specific standard that is not met: <ul style="list-style-type: none"> i. Scale and nature of activity – Rule 14.15.56 ii. Traffic generation and access safety – Rule 14.15.67 iii. Non-residential hours of operation – Rule 14.15.245
RD19	Boarding house	<ul style="list-style-type: none"> a. Scale and nature of activity - Rule 14.15.56 b. Traffic generation and access safety - Rule 14.15.67
RD20	<ul style="list-style-type: none"> a. Spiritual activities that do not meet the hours of operation in Rule 14.12.1.1 P13. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to directly abutting land owners and occupiers (absent written approval). 	<ul style="list-style-type: none"> a. Non-residential hours of operation – Rule 14.15.245
Activity	The Council's discretion shall be limited to the following matters:	

RD21	Development of the sites marked as controlled within the Awatea Outline Development Plan - Tangata Whenua layer diagram, where no cultural assessment has been supplied with resource consent application.	<p>a. Matters arising from consultation undertaken with tangata whenua representatives and any written approval obtained in the design phase of the works.</p> <p>b. Whether appropriate recognition has been given to the development requirements set out in the Awatea Outline Development Plan.</p>
RD22	[This rule has been deleted.]	[This rule has been deleted.]
RD23	Activities and buildings that are permitted activities in the Rural Urban Fringe Zone but do not meet any one or more of the activity specific standards specified in Rule 14.12.1.1 P21	a. Whether appropriate recognition has been given to the development requirements set out in the relevant Outline development plan and adverse effect of the rural activity on achieving the development requirements in the future.
RD24	Show homes that do not meet Rule 14.12.1.1 P22	a. Non-residential hours of operation – Rule 14.15.245
RD25	Older person's housing units that do not meet the activity specific standard in Rule 14.12.1.1 P4	a. Scale and nature of activity - Rule 14.15.56

RD26	<p>a. The following activities and facilities located within the 50 dB_{Ldn} Air Noise Contour and the Airport Noise Qualifying Matter Influence Area as shown on the Planning Maps as insert operative date or pre-PC14 date of decision:</p> <ul style="list-style-type: none"> i. Residential activities which are not provided for as a permitted or controlled activity that require consent under 14.12.1.3 RD1, RD3, RD4, RD5, RD19; and/or ii. Residential activities that do not comply with the activity specific standards of Rule 14.12.1.1. P1, P2 and P3 if the activity will result in an increase in the number of residential units beyond that would otherwise be permitted if there was compliance with the activity specific standards for the rule(s); and/or iii. Residential activities that do not comply with the activity specific standards of Rule 14.12.1.1. P1, P2 and P3 and also do not meet one or more of the following built form standards: <ul style="list-style-type: none"> A. Rule 14.12.2.1 Building height; and/or B. Rule 14.12.2.2 Site coverage; and/or C. Rule 14.12.2.4 Daylight recession planes iv. Education activities (Rule 14.12.2.1 P8); v. Preschool (Rule 14.12.2.1 P9); or vi. Health care facilities (Rule 14.12.2.1 P10); or vii. Visitor accommodation in a heritage item (Rule 14.12.1.1 P26). viii. Unhosted visitor accommodation (Rule 14.12.1.1 P27). <p>b. 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).</p>	<p>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.</p> <p>b. The extent to which appropriate indoor noise insulation is provided with regard to Appendix 14.16.4.</p>
RD27	Buildings that do not meet Rule 14.12.2.6 – Minimum setback and distance to living area windows and balconies.	a. Impacts on neighbouring property and planned urban built character – Rule 14.15.3.

Commented [IK5]: Please note: This is operative text that had been accidentally deleted from Right of Reply chapters.

Commented [OS4]: Hearing Week 10 IHP request to Ms Oliver for drafting recommendation.

RD28	Buildings that do not meet Rule 14.12.2.18 – Roof form – Area 1 Appendix 8.10.4 North Halswell ODP:	<p>a. Impact on cohesiveness of built form within the area, and between this area and the Exemplar Overlay area to the northwest, particularly in respect of residential units fronting the green corridor.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified</p>
RD29	<p>a. Hosted visitor accommodation that does not meet activity specific standards in Rule 14.12.1.1 P24 that does not exceed 12 guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>	<p>a. Hosted visitor accommodation, visitor accommodation in a heritage item, unhosted visitor accommodation - Rule 14.15.3945.</p>
RD30	<p>a. Visitor accommodation in a heritage item that does not meet activity specific standards in Rule 14.12.1.1 P25 or P26 that does not exceed 20 guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified or limited notified.</p>	
RD31	<p>a. Unhosted visitor accommodation that does not meet activity specific standards in Rule 14.12.1.1 P27 that does not exceed 12 guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>	

Commented [DB6]: New provisions from PC4 Consent Order.

Commented [MP7R6]: RD29 - RD31

14.12.1.4 Discretionary activities

- a. 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	<p>a. Activities that do not meet any one or more of the activity specific standards in Rule 14.12.1.1 for:</p> <ul style="list-style-type: none"> i. P1 Residential activity; ii. P6 Care of non-resident children in a residential unit; iii. P12 Places of assembly; or iv. Storage of more than one heavy vehicle for P8-P11 and P13.
D3	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing more than 10 bedrooms
D4	Integrated family health centres which do not meet any one of more of the requirements specified in Rule 14.12.1.3 RD17.
D5	<p>a. Hosted visitor accommodation that exceeds twelve guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
D6	<p>a. Unhosted visitor accommodation that exceeds twelve guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
D7	<p>a. Visitor accommodation in a heritage item that exceeds twenty guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
D8	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.
D9	Any building for a residential activity that does not meet Rule 14.12.2.1 (iv) Building height within the Industrial Interface Qualifying Matter Area.

Commented [BR8]: Industrial Interface QM reference removed in accordance with the s42A recommendations of Ms Ratka.

14.12.1.5 Non-complying activities

a. The activities listed below are non-complying activities.

Activity	
NC1	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ul style="list-style-type: none">i. within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line or within 12 metres of the foundation of an associated support structure; orii. within 10 metres of the centre line of a 66kV National Grid transmission line or within 10 metres of a foundation of an associated support structure; or <p>b. Fences within 5 metres of a National Grid transmission line support structure foundation.</p> <p>c. 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>Advice note:</p> <ul style="list-style-type: none">1. The National Grid transmission lines are shown on the planning maps.2. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines. Buildings and activity in the vicinity of National Grid transmission lines must comply with NZECP 34:2001.

NC2	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; ii. within 5 metres of the centre line of a 33kV electricity distribution line or within 5 metres of a foundation of an associated support structure; or iii. within 5 metres of the centre line of the 11kV Heathcote to Lyttelton electricity distribution line (except that this shall not apply to any underground sections) or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a 66kV, 33kV and the 11kV Heathcote to Lyttelton electricity distribution line support structure foundation.</p> <p>c. 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>Advice note:</p> <ul style="list-style-type: none"> 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with NZECP 34:2001.
NC3	<p>Within the Awatea Outline Development Plan Area 2, residential activity and residential units whilst the Christchurch Kart Club operates from its current Carrs Road location as illustrated on the Awatea Outline Development Plan.</p>
NC4	<p>Quarrying activity</p>
NC5	<ul style="list-style-type: none"> a. Visitor accommodation that is not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item. b. Any application arising from this rule shall not be publicly notified but may be limited notified.

14.12.1.6 Prohibited activities

There are no prohibited activities.

14.12.2 Built form standards

14.12.2.1 Building height

a. The maximum height of any building shall be:

	Applicable to	Standard
i.	All buildings except as specified below.	8 metres
ii.	Comprehensive residential development on any site that meets Rule 14.12.2.17, except where a different maximum height is specified in the areas in (4) or (5) below and within Area 5 in the East Papanui Outline Development Plan area (Appendix 8.10.230).	11 metres
iii.	Retirement villages, except where a different maximum height is specified in the areas in (4) or (5) below and within Area 5 in the East Papanui Outline Development Plan area (Appendix 8.10.230).	11 metres
iv.	Within the Prestons Outline Development Plan area (Appendix 8.10.25), 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	11 metres 10 metres
	Applicable to	Standard
v.	Within the Wigram Outline Development Plan area (Appendix 8.10.29), 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	13 metres 9 metres
vi.	Within the Yaldhurst Outline Development Plan area (Appendix 8.10.28) on an approved subdivision consent granted before 15 July 2016.	11 metres
iv	Any building for a residential activity within the Industrial Interface Qualifying Matter Area	7 metres or 2 storeys, whichever is the lesser
iv.	Emergency service facilities operated by Fire and Emergency New Zealand	14 metres

Commented [BR9]: Industrial Interface QM reference removed in accordance with the s42A recommendations of Ms Ratka.

14.12.2.2 Site coverage

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

	Applicable to	Standard
i.	Sites with a net site area of 300m ² and over, except as specified below.	40%
ii.	Sites with a net site area of under 300m ² , except as specified below.	45%
iii.	Comprehensive residential development on any site that does not meet Rule 14.12.2.17 Comprehensive residential development – development site area.	45%
iv.	Comprehensive residential development on any site that meets Rule 14.12.2.17 Comprehensive residential development – development site area. The percentage coverage by buildings is to be calculated over the net site area of the entire development, rather than over the net area of any part of the development.	50%
v.	Retirement villages The percentage coverage by buildings is to be calculated over the net site area of the entire development, rather than over the net area of any part of the development.	50%
vi.	Within the Prestons Outline Development Plan area (Appendix 8.10.25), in Density A and B areas defined in the outline development plan:	
	A. Density A	80%
	B. Density B	60%
vii.	Within the Wigram Outline Development Plan area (Appendix 8.10.29), in Density A and B areas defined in the outline development plan:	
	A. Density A	80%
	B. Density B	60%

	Applicable to	Standard
viii.	Within the Yaldhurst Outline Development Plan area (Appendix 8.10.28), in Density A and B areas as shown on an approved subdivision consent plan granted before 15 July 2016.	60%
ix.	Within the Yaldhurst Outline Development Plan area (Appendix 8.10.28), in medium density areas as shown on an approved subdivision consent plan granted before 15 July 2016.	45%

- b. For the purpose of this rule this excludes:
- i. Fences walls and retaining walls;
 - ii. Eaves and roof overhangs up to 600 millimetres in width and guttering up to 200mm in width from the wall of a building;
 - iii. Uncovered swimming pools up to 800 millimetres in height above ground level; and/or
 - iv. Decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - A. are no more than 800 millimetres above ground level and are uncovered or unroofed; or
 - B. where greater than 800 millimetres above ground level and are covered or roofed, are in total no more than 6m² in area for any one site;

14.12.2.3 Outdoor living space

- a. Accessible outdoor living space shall be provided on site for each residential unit, and can be a mix of private and communal areas, at ground level or provided by way of above ground balconies, and shall meet the following areas and dimensions:

	Activity/Area	Standard		
		Minimum total area	Minimum private area	Minimum dimension
i.	Residential units (two bedrooms or more).	30m ²	16m ²	4 metres for a private ground floor space or communal space
ii.	One bedroom or studio units on the ground floor	16m ²	16m ²	4 metres for a private ground floor space or communal space
iii.	One bedroom or studio units on the first floor or above	16m ²	6m ²	1.5 metres for balconies 4 metres for a private ground floor space or communal space

- b. Outdoor living space shall not be encumbered by parking areas 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.

14.12.2.4 Daylight recession plane

- a. Buildings shall not project beyond a building envelope constructed by recession planes (as shown in Appendix 14.16.2 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 8.10.28 is to calculate recession planes as shown in Appendix 14.16.2 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.
- c. Where the building is located in a Flood Management Area, the exemptions in Rule 5.4.1.3 apply (for activities in P1-P4 in Table 5.4.1.1b).

Advice note:

- 1. Refer to Appendix 14.16.2 for permitted intrusions

14.12.2.5 Minimum building setbacks from internal boundaries and railway lines

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

	Activity / area	Standard
i.	All buildings not listed below	1 metre
ii.	Where residential buildings on adjoining sites have a ground floor window of a habitable space located within 1.8 metres of the common internal boundary.	1.8 metre from neighbouring window for a minimum length of 2 metres either side of the window.

	Activity / area	Standard
	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 8.10.28.	This rule also applies to accessory buildings.
iii.	All other accessory buildings where the total length of walls or parts of the accessory buildings within 1 metre of each internal boundary does not exceed 10.1 metres in length	Nil
iv.	Buildings that share a common wall along an internal boundary	Nil
v.	All other buildings where the internal boundary of the site adjoins an access or part of an access	1 metre
vi.	Buildings, balconies and decks on sites adjacent or abutting a designated rail corridor,	4 metres from the rail corridor boundary
vii.	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 8.10.28, 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.
- d. For the purposes of this rule, this excludes guttering up to 200mm in width from the wall of a building.

Advice note:

Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.

14.12.2.6 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 3 metres (and 4 metres 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.

14.12.2.7 Landscaping and tree canopy cover

- a. The full length of the road frontage not used as vehicle or pedestrian access, shall be landscaped to a minimum depth of 2 metres measured from the road frontage.

- b. Landscaping shall be provided in specified areas within the:
 - i. ~~Prestons Outline Development Plan area in accordance with Appendix 8.10.25 narrative section 1; and~~
 - ii. Highfield Outline Development Plan area in accordance with Appendix 8.10.260 narrative section 8.
- c. This rule does not apply to a comprehensive residential development.

Advice note:

Commented [HA10]: Changed Advice Note to part of the rules as per IHP hearing request.

d. 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) to (b) above applies.

~~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. The tree canopy cover planting area may be combined with the landscaped area in whole or in part. For multi-unit developments tree canopy cover planting may be located on any part of the development site and does not need to be associated with each residential unit.~~

~~An additional tree canopy cover equivalent to 15% of the road corridor area must be provided in the road corridor 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.~~

Commented [AH11]: This part of the rules was showing an old version in this master chapter so have changed to reflect the s42A version. Any further changes are yet to be decided on.

14.12.2.8 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.
- c. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.
- d. ~~Within the Prestons Outline Development Plan area (Appendix 8.10.25), clause (a) shall apply except that the maximum height of any fence shall not exceed 2 metres where the fence is at least 50% transparent.~~
- e. ~~Additional fencing requirements in the Prestons Outline Development Plan area are specified in Appendix 8.10.25 narrative section 1.~~
- fd. This rule does not apply to a comprehensive residential development.

14.12.2.9 Parking areas

- a. Parking areas shall be separated from adjoining roads by either planting, fences, or a combination thereof. The standards in Rules 14.12.2.7 (Landscaping and tree canopy cover) and 14.12.2.8 (Fencing in the road boundary setback) apply.

b. This rule does not apply to a retirement village or a comprehensive residential development.

14.12.2.10 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 6.5 metres wide (excluding eaves up to 600mm in width). For **garages** with the vehicle door generally facing a shared **access** or **road boundary** the minimum **garage setback** shall be 5.5 metres 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 8.10.28, unless a residential unit constructed on these sites is demolished and rebuilt.~~
- ~~b.~~ This rule does not apply to a **retirement village** or a **comprehensive residential development**.

14.12.2.11 Road boundary building setback

- a. The minimum **building setback** from **road boundaries** shall be 4 metres except where b or c applies.
- ~~b. The minimum building setback from road boundaries shall be 3 metres on any site within the Prestons Outline Development Plan area (Appendix 8.10.25) or Yaldhurst Outline Development Plan (Appendix 8.10.28).~~
- ~~c. The minimum building setback from road boundaries shall be 2 metres on any site in Density A areas within the Wigram Outline Development Plan area (Appendix 8.10.29).~~
- ~~d.b.~~ This rule does not apply to a **comprehensive residential development**.

14.12.2.12 Ground floor habitable space and overlooking of street

- a. The ground floor of a **residential unit** shall have a **habitable space** with a **window** area of at least 2m² facing the **road boundary**.
- b. This rule does not apply to a **retirement village** or a **comprehensive residential development**.

14.12.2.13 Service, storage and waste management spaces

- a. For multi-unit residential complexes and social housing complexes only:
 - i. each **residential unit** shall be provided with at least 2.25 m², with a minimum dimension of 1.5 metres, of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;
 - ii. each **residential unit** shall be provided with at least 3 m², with a minimum dimension of 1.5 metres, of outdoor space at ground floor level for washing lines; and
 - iii. the required spaces in i. and/or ii. for each **residential unit** shall be provided either individually, or within a dedicated shared communal space.
- b. This rule does not apply to a **retirement village**, a **comprehensive residential development** or to a **residential unit** constructed as at 15 July 2016.

14.12.2.14 Minimum unit size

- a. The minimum net floor area (including toilets and bathrooms, but excluding parking areas, garages or balconies) for any residential unit shall be as follows:

	Number of bedrooms	Standard
i.	Studio	35m ²
ii.	1 bedroom	45m ²
iii.	2 bedrooms	60m ²
iv.	3 or more bedrooms	90m ²

- b. This rule does not apply to residential units in a retirement village or a comprehensive residential development.

14.12.2.15 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).

14.12.2.16 Outline development plan

- a. Any activity shall be in accordance with the development requirements in a relevant Outline development plan.

14.12.2.17 Comprehensive residential developments – development site area

- a. The minimum area of any comprehensive residential development site shall be 6000m².

~~14.12.2.18 Roof form – Area 1 – Appendix 8.10.4 North Halswell ODP~~

- ~~a. Within Area 1 in Appendix 8.10.4 North Halswell ODP, if gable roofs are used:~~

~~i. The minimum pitch shall be 28°, and~~

~~ii. The maximum permitted height is 13m.~~

~~iii. If gable roofs are used for residential units on lots directly adjoining the green corridor, roofs shall have an open gable end facing the green corridor.~~