

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.

14.9 Rules — Residential Large Lot Zone

14.9.1 Activity status tables

14.9.1.1 Permitted activities

- a. 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](#).
- b. 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	<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 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 as specified in Rule 14.9.2.1 – Site and precinct density.</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>
P3	The erection of one residential unit on 12A, 12B and 12D Vangioni Lane, Akaroa, as shown in Appendix 14.16.10	<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>
P4	Older person's housing unit	<p>a. Any older person's housing unit shall have a maximum gross floor area of 120m².</p>
P5	Home occupation	<p>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.</p> <p>b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.</p> <p>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; </p>

Activity	Activity specific standards
	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 07:00 – 21:00 Monday to Friday; and 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: <ul 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.
P6	<p>Care of non-resident children within a residential unit in return for monetary payment to the carer</p> <ul style="list-style-type: none"> 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	<p>Education activity</p> <ul style="list-style-type: none"> a. The activity shall: <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;

Activity		Activity specific standards
P9	Preschools, other than as provided for in Rule 14.9.1.1 P6	<ul style="list-style-type: none"> ii. only occupy a gross floor area of building of less than 250m²; iii. limit outdoor advertising to a maximum area of 2m²; iv. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of: <ul style="list-style-type: none"> A. Education activity <ul style="list-style-type: none"> i. 07:00 – 21:00 Monday to Saturday; and ii. Closed Sunday and public holidays. B. Preschools <ul style="list-style-type: none"> i. 07:00 – 21:00 Monday to Friday, and ii. 07:00 – 13:00 Saturday, Sunday and public holidays. C. Health care facility <ul style="list-style-type: none"> i. 07:00 – 21:00. D. Veterinary care facility E. Places of assembly
P10	Health care facility	
P11	Veterinary care facility	
P12	Places of assembly	<ul style="list-style-type: none"> v. 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; vi. in relation to preschools, veterinary care facilities, health 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; and

Activity		Activity specific standards
		ix. not include the storage of more than one heavy vehicle on the site of the activity.
P13	Spiritual activities	<p>a. The activity shall:</p> <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 formal or informal, is available; ii. only occupy a gross floor area of building of less than 250m²; iii. limit the hours of operation to 07:00-21:00; and iv. not include the storage of more than one heavy vehicle on the site of the activity.
P14	Community welfare facilities	<p>a. The facility shall:</p> <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 formal or informal, is available; ii. only occupy a gross floor area of building of less than 250m²; iii. 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; iv. 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 v. 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	<p>a. Any indigenous vegetation clearance undertaken in any continuous period of five years shall not exceed:</p> <ul style="list-style-type: none"> i. 300m² per site, provided that where a site is already partially cleared, the total amount of land cleared on the site over the period shall not exceed 300m²; or

	Activity	Activity specific standards
		ii. 300m ² where a site is greater than 1 hectare in area.
P20	Repair or rebuild of multi-unit residential complexes damaged by the Canterbury earthquakes of 2010 and 2011 on properties with cross leases, company leases or unit titles as at the date of the earthquakes	<p>a. Where the repair or rebuild of a building will not alter the building footprint, location, or height, the building need not meet the built form standards.</p> <p>b. Where the building footprint, location, or height is to be altered no more than necessary in order to comply with legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer:</p> <ul style="list-style-type: none"> i. the only built form standards that shall apply are those specified in Rules 14.9.2.2 – Building height and 14.9.2.4 – Daylight recession planes; ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes. <p>Advice note:</p> <ul style="list-style-type: none"> 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. <p>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</p> <p>d. Any application arising not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified only to adjoining property owners (where the consent authority considers this is required, and absent written approval).</p> <p>e. Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.</p>
P21	Relocation of a building	Nil
P22	Market gardens, community gardens, and garden allotments	
P23	Hosted visitor accommodation	<p>a. A maximum of eight guests shall be accommodated at any one time.</p> <p>b. The Council shall be notified in writing prior to commencement.</p>

	Activity	Activity specific standards
		<p>c. The owner of the unit shall keep records of the number of nights it is used for hosted visitor accommodation per year from the date Council are notified of commencement and provide those records to the Council on request.</p>
<p>P24</p>	<p>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 180 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 hosted 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, and on request or annually if not requested, 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>
<p>P25</p>	<p>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</p>	<p>a. A maximum of ten guests shall be accommodated at any one time.</p> <p>b. The Council shall be notified in writing prior to commencement.</p> <p>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.</p>

	Activity	Activity specific standards
		<p>d. 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.</p>
P26	<p>Visitor accommodation in a heritage item where a permanent resident or manager/supervisor is not in residence on the site for the duration of any visitors' stay</p>	<p>a. A maximum of ten guests shall be accommodated at any one time.</p> <p>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.</p> <p>c. The Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the heritage item shall:</p> <ul 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, and 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 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>

14.9.1.2 Controlled activities

There are no controlled activities.

14.9.1.3 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 [Rule 14.15.3](#), 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 100m ² .	a. Residential design principles – Rule 14.15.1
RD2 a. 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%. b. Any application arising from this rule shall not be limited or publicly notified.	a. 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.	a. Minor residential units - Rule 14.15.225
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.	a. Scale and nature of activity – Rule 14.15.5
RD5 Retirement villages	a. Retirement villages – Rule 14.15.9
RD6 a. 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: <ul style="list-style-type: none"> i. P8 Education activity ii. P9 Preschools, other than as provided for in Rule 14.9.1.1 P6 and Rule 14.9.1.3 RD7; iii. P10 Health care facility; iv. P11 Veterinary care facility; v. P12 Places of assembly; vi. P13 Spiritual activities; and vii. P14 Community welfare facilities b. Any application arising from this rule shall not be limited or publicly notified.	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 14.15.5 ii. Traffic generation and access safety – Rule 14.15.6 iii. Non-residential hours of operation – Rule 14.15.244
RD7 a. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14.9.1.1 for: <ul style="list-style-type: none"> i. P5 Home occupations: 	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 14.15.5

Activity	The Council's discretion shall be limited to the following matters:
<p>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;</p> <p>B. that do not meet one or more of standards b. to h.</p> <p>ii. P6 Care of non-resident children within a residential unit in return for monetary payment to the carer</p>	<p>ii. Traffic generation and access safety – Rule 14.15.6</p> <p>iii. Non-residential hours of operation – Rule 14.15.24</p>
RD8	<p>Clearance of vegetation that does not meet activity specific standard in Rule 14.9.1.1 P19</p> <p>a. Indigenous vegetation clearance in Akaroa Hillslopes Density Overlay – Rule 14.15.24</p>
RD9	<p>Buildings that do not meet Rule 14.9.2.2 – Building height up to 9 metres.</p> <p>a. Impacts on neighbouring property – Rule 14.15.3</p> <p>b. Residential design principles – Rule 14.15.1.g – Hillside and small settlement areas</p>
RD10	<p>Activities and buildings that do not meet Rule 14.9.2.3 – Site coverage where the site coverage is exceeded by 10% or less.</p> <p>a. Site density and site coverage – Rule 14.15.2</p>
RD11	<p>Buildings that do not meet Rule 14.9.2.4 – Daylight recession planes</p> <p>a. Impacts on neighbouring property – Rule 14.15.3</p>
RD12	<p>Buildings that do not meet Rule 14.9.2.5 – Minimum building setbacks from internal boundaries</p> <p>a. Impacts on neighbouring properties – Rule 14.15.3</p> <p>b. Minimum building, window and balcony setbacks – Rule 14.15.18</p>
RD13	<p>a. Buildings that do not meet Rule 14.9.2.6 – Road boundary building setback.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p> <p>a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.17</p>
RD14	<p>a. Buildings that do not meet Rule 14.9.2.7 – Building reflectivity and colour.</p> <p>a. Residential design principles – Rule 14.15.1.i</p>

Activity	The Council's discretion shall be limited to the following matters:
<p>RD15</p> <p>a. Residential units that do not meet Rule 14.9.2.8 – Water supply for firefighting.</p> <p>b. 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).</p>	<p>a. Water supply for fire fighting – Rule 14.15.78</p>
<p>RD16</p> <p>a. Activities that do not meet Rule 14.9.2.9 – Landscaped areas – Worsleys Road.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.178</p>
<p>RD17</p> <p>a. Hosted visitor accommodation that does not meet activity specific standards in Rule 14.9.1.1 P23 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 14.15.39.</p>
<p>RD18</p> <p>a. Unhosted visitor accommodation that does not meet activity specific standards in Rule 14.9.1.1 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>RD19</p> <p>a. Visitor accommodation in a heritage item that does not meet activity specific standards in Rule 14.9.1.1 P25 or 26 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>	
<p>RD17-20</p> <p>a. Residential units that do not meet Rule 14.9.2.10 – Minimum setback for living area windows and balconies facing internal boundaries</p>	<p>a. Impacts on neighbouring properties – Rule 14.15.3</p> <p>b. Minimum building, window and balcony setbacks – Rule 14.15.19</p>
<p>RD18-21</p> <p>a. Activities that do not meet Rule 14.9.2.11 – Service, storage and waste management spaces</p>	<p>a. Service, storage and waste management spaces – Rule 14.15.20</p>

Commented [A1]: Clerical update as per submission point 842.41 (Fire and Emergency) under the s42A report of Ike Kleynbos.

Activity	The Council's discretion shall be limited to the following matters:	
RD19 22	a. Fencing that does not meet Rule 14.9.2.12 – Street scene amenity and safety – fences	a. Residential Fencing – Rule 14.15.14
RD20 3	a. Activities that do not meet Rule 14.9.2.13 – Tree and garden planting	a. Residential landscaping – Rule 14.15.24
RD21 4	a. Residential units that do not meet Rule 14.9.2.14 – Outdoor living space	a. Outdoor living space – Rule 14.15.21

14.9.1.4 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	a. Activities that do not meet one or more of the activity specific standards in Rule 14.9.1.1 for: <ul style="list-style-type: none"> i. P1 Residential activity; ii. 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	a. Hosted visitor accommodation that exceeds twelve guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified.
D7	a. Unhosted visitor accommodation that exceeds 12 guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified.
D8	a. Visitor accommodation in a heritage item that does not comply with activity specific standards (b) – (e) in Rule 14.9.1.1 P25 and that does not exceed twenty guests per site at any one time b. Any application arising from this rule shall not be publicly notified but may be limited notified.
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

Activity	
	the GFA of the residential unit, with the GFA calculation excluding detached accessory buildings.

14.9.1.5 Non-complying activities

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

Activity	
NC1	Buildings over 9 metres in height
NC2	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or ii. within 5 metres of the centre line of a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a 66kV electricity distribution line, a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line.</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>a. Visitor accommodation that is not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

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

- a. Each residential unit shall be contained within its own separate site. The site shall have a minimum net site area as follows:

	Area	Standard
i.	In all parts of the Residential Large Lot Zone except as specified below	1500m ²
ii.	Residential Large Lot Density Overlay	3000m ²
iii.	Akaroa Hillslopes Density Overlay	5000m ²
iv.	Allandale Density Overlay	In accordance with the Development Plan in Appendix 8.10.131
v.	Samarang Bay Density Overlay	In accordance with the Development Plan in Appendix 8.10.120 .
vi.	Older person's housing units Retirement village	There shall be no minimum net site area for any site for any residential unit or older person's housing unit
vii.	<u>Residential Mixed Density Precinct – 86 Bridle Path Road</u>	<u>650m² per residential unit. The maximum number of lots shall be 9.</u>
viii.	<u>Residential Mixed Density Precinct – Redmund Spur</u>	<u>1. 650m² per residential unit.</u> <u>2. The maximum number of lots shall be 400.</u> <u>3. A minimum of 30% of sites shall have a minimum net site area of 1500m².</u>
ix.	<u>Rural Hamlet Precinct</u>	<u>2000m²</u>

14.9.2.2 Building height

- a. The maximum height of any building shall be:

	Activity	Standard
i.	All buildings unless specified below	8 metres
ii.	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:

i.	Zone/activity	Standard
ii.	All activities in the Residential Large Lot Zone unless specified below	40% or 300m ² , whichever is the lesser
iii.	All activities in the Akaroa Hillslopes Density Overlay, and Worsleys Road as shown in Appendix 14.15.8A	10% or 250m ² whichever is the lesser
iv.	All activities in the Samarang Bay Density Overlay	
v.	All activities in the Allandale Density Overlay	10% or 500m ² whichever is the lesser
vi.	Market gardens	55%
vii.	<u>Residential Mixed Density Precinct – 86 Bridle Path Road</u>	<ol style="list-style-type: none"> 1. <u>35% for sites between 650-1000m².</u> 2. <u>For sites greater than 1000m² - 25% or 250m² of ground floor area to a maximum of 350m² in total floor area.</u>
viii.	<u>Residential Mixed Density Precinct – Redmund Spur</u>	<ol style="list-style-type: none"> 1. <u>For sites greater than 1000m² - 25% or 250m² of ground floor area to a maximum of 350m² in total floor area.</u> 2. <u>For sites less than 450m² the maximum site coverage shall be 45%</u>

e.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:

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

14.9.2.4 Daylight recession planes

- a. **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:
 - i. **ground level** at the internal **boundaries**; or
 - ii. where an internal **boundary** of a **site** abuts an **access** lot or **access strip** the recession plane may be constructed from points 2.3 metres above **ground level** at the furthest **boundary** of the **access** lot or **access strip** or any combination of these areas; or
 - iii. where **buildings** on **adjoining sites** have a common wall along an internal **boundary** the recession planes shall not apply along that part of the **boundary** covered by such a wall.
- b. The recession plane shall only apply to the midpoint of each section of wall and roof of a **building**, as shown in [Appendix 14.16.2B](#).
- c. 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**.
- d. 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).
- e. 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

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

	Activity / area	Standard
i.	All buildings not listed in table below	3 metres
ii.	All buildings in the Allandale Density Overlay and Samarang Bay Density Overlay	15 metres
iii.	All buildings in the Akaroa Hillslopes Density Overlay, and Worsleys Road as shown in Appendix 14.16.8A	5 metres
iv.	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

	Activity / area	Standard
v.	Decks and terraces at or below ground floor level to a maximum height of 300mm above ground level within 1m of the boundary	Nil
vi.	Buildings that share a common wall along an internal boundary	Nil
vii.	All other buildings where the internal boundary of the site adjoins an access or part of an access	metre
viii.	<u>Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur, and Rural Hamlet Precinct, the following standards apply:</u>	
ix.	<u>All buildings not listed in table below</u>	<u>1.8 metres or 1 metre in the Rural Hamlet Precinct</u>
	<u>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</u>	<u>Nil</u>
	<u>Decks and terraces at or below ground floor level to a maximum height of 300mm above ground level within 1m of the boundary.</u>	<u>Nil</u>
	<u>Buildings that share a common wall along an internal boundary</u>	<u>Nil</u>
	<u>All other buildings where the internal boundary of the site adjoins an access or part of an access</u>	<u>1 metre</u>

- b. 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.

Commented [A3]: Responds to submission point 842.42 (Fire and Emergency) in the s42A report of Ike Kleynbos.

14.9.2.6 Road boundary building setback

- a. The minimum road boundary building setback shall be:

	Activity / area	Standard
i.	Any buildings with a garage vehicle door facing the road	5.5 metres
ii.	Buildings without a garage vehicle door facing the road	5 metres

	Activity / area	Standard
iii.	All buildings in the Akaroa Hillslopes Density Overlay, and Worsleys Road as shown in Appendix 14.16.8	5 metres
iv.	All buildings in the Allandale Density Overlay and Samarang Bay Density Overlay	15 metres
v.	Rural Hamlet Precinct	4.5 metres
vi.	Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur	4 metres

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

i. **No [garage](#) setback where (See Figure 3):**

- A. **the side walls are parallel to the [road boundary](#) and no more than 6.5 metres in length;**
- B. **the side walls facing the [road](#) contain a [window](#) with a minimum dimension of at least 0.6 metres (including the [window](#) frame);**
- C. **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**
- D. **where the [access](#) to the [garage](#) is located adjacent to a side [boundary](#):**
 - I. **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](#).**
- E. **Where the planting conflicts with required [visibility splays](#) the [visibility splay](#) rules will prevail and the planting not be required.**

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

- A. **the [garage](#) is a single [garage](#), with the door facing the [road boundary](#), accessed from a [local road](#);**
- B. **the [garage](#) is a maximum 3.6 metres wide;**
- C. **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**
- D. **no part of the [garage](#) door when opening or shutting extends beyond the [site boundary](#).**

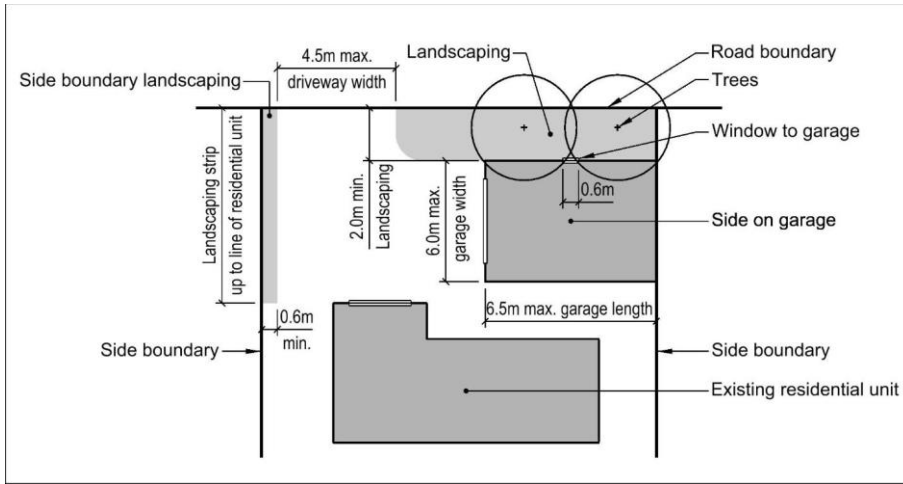


Figure 3: Side extension

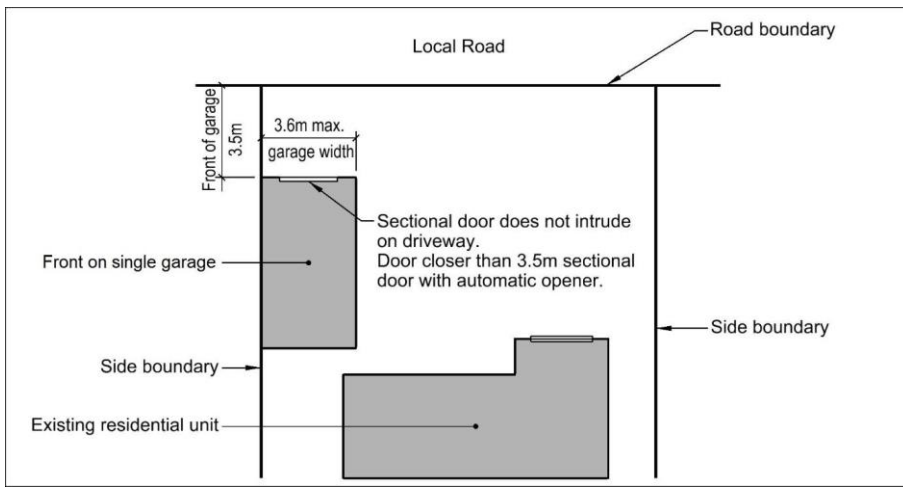


Figure 4: Front extension

14.9.2.7 Building reflectivity and colour

- a. All roof finishes are not to exceed 30% light reflectance value (LRV).
- b. Within the Worsleys Road area as shown in [Appendix 14.16.8B](#):

- i. any **building** or structure or any addition or alteration to a **building** or structure (excluding trim which does not exceed 200mm in more than one dimension, doors which do not exceed 1.2 x 2.2 metre, or guttering), shall be limited to a colour and reflectivity as specified in [Appendix 14.16.8B](#); and
- ii. 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%.
- c. Within the Samarang Bay Density Overlay and the Allandale Density Overlay, all **buildings** shall be finished in colours complying with the colour palette described in [Appendix 14.16.9](#).
- d. **Within the Rural Hamlet Precinct, this rule does not apply.**

14.9.2.8 Water supply for fire fighting

- a. Sufficient water supply and access to water supplies for fire fighting shall be made available to all **residential units** via Council's urban fully reticulated system and in accordance with the [New Zealand Fire Service Fire Fighting Water Supplies Code of Practice \(SNZ PAS:4509:2008\)](#).
- b. Where a reticulated water supply compliant with [SNZ PAS:4509:2008](#) is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with [SNZ PAS:4509:2008](#), water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of [SNZ PAS 4509:2008](#).

14.9.2.9 Landscaped areas - Worsleys Road

- a. 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](#).
- b. All **landscaping/trees** required by this rule shall be in accordance with the provisions in [Appendix 6.11.6](#) (Rules and guidance for **landscaping** and tree planting)
- c. In addition to 14.7.3.9b. above the following trees shall not be planted:
 - i. *Fraxinus excelsior* 'Aurea' (Golden Ash) (or similar yellow ash species)
 - ii. *Gleditsia tricanthos* 'Sunburst' (Honey Locust) (or similar yellow varieties of the honey locust)
 - iii. *Robinia pseudoacacia* 'Frisia' (Black Locust) (or similar yellow varieties of the black locust)
 - iv. *Ulmus procera* 'Louis van Houtte' (Golden Elm) (or similar yellow elm varieties)
 - v. *Arucaria heterophylla* (Norfolk Pine)
 - vi. Any eucalyptus (gum) species and any conifer species such as *Chamaecyparis spp.*, *Cupressocyparis leylandii spp.* (eg. Golden Macrocarpa), *Pinus spp.*, *Thuja spp.* but conifers which are indigenous to New Zealand (eg. rimu and totara) are not excluded from being planted under this rule.

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

- a. Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur, and Rural Hamlet Precinct, the following standards apply:
- i. The minimum setback for living area windows and balconies at first floor from an internal boundary shall be 4 metres.
 - ii. 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

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

- a. 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:
- i. The maximum height of any fence in the required building setback from a road boundary shall be 1.8 metres.
 - ii. 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.
 - iii. 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

- a. 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:

- i. a minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space), where
 - A. at least 50% of the landscaping shall be trees and shrubs, and
 - ~~B. 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;~~
- ii. all trees required by this rule shall be not less than 1.5 metres high at the time of planting;
- iii. all trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced; and
- iv. the minimum tree and garden planting requirements shall be determined over the site of the entire complex.

Advice note:

- ~~b. 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.~~

Commented [A4]: As per the IHP hearing request, the Advice note is changed to part of this rule.

14.9.2.14 Outdoor living space

- a. 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	90m ²	6 metres
ii.	Multi-unit residential complexes, social housing complexes and older person's housing units	30m ²	4 metres

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

- c. The required minimum area shall not be occupied by any building, access, or parking space, other than:
 - i. an outdoor swimming pool; or
 - ii. an accessory building of less than 8m²; or
 - iii. 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.
- d. This rule only applies to structures on the same site.
- e. This rule does not apply to residential units in a retirement village.