

IN THE MATTER OF Resource Management Act 1991

AND

IN THE MATTER OF Proposed Plan Change 14 Housing and
Business Choice pursuant to Part 5, subpart
5A and Part 6 of Schedule 1 of the Resource
Management Act 1991

**MINUTE 58: RESPONSE TO COUNCIL REGARDING CHAPTER 14 REDRAFT AND
MISCELLANEOUS MATTERS**

- [1] This is the fifty eighth (58) procedural Minute to be issued by the Independent Hearings Panel (the Panel) established by the Christchurch City Council (the Council) to conduct the hearing of submissions on proposed Plan Change 14 Housing and Business Choice (PC 14) notified by the Council and to make recommendations to the Council, after the hearing of submissions is concluded, pursuant to Part 5, subpart 5A and Part 6 of Schedule 1, of the Resource Management Act 1991 (RMA).
- [2] The purpose of this Minute is to respond to the Memorandum of Counsel for Christchurch City Council filed on 11 November 2024¹ regarding the redraft of Chapter 14: Residential and miscellaneous matters (the Memorandum).
- [3] Under the RMA, Schedule 1, clause 101(4)(c) the Council may seek clarification from the independent hearings panel on a recommendation in order to assist the specified territorial authority to make a decision.

Council Memorandum

- [4] The Council's Memorandum provides Chapter 14 for the Panel's final review. Appendix 1 to the Memorandum includes the relevant parts of Chapter 14 annotated by the Council to apply the Panel's directions regarding the consenting pathways and other matters, and proposed changes to a number of definitions.
- [5] The Panel's response to the Memorandum, matters raised and redrafted provisions is detailed below and in the attached documents:
- (a) Appendix 1 – Chapter 2 Definitions
 - (b) Appendix 2 – Chapter 14 updated provisions (14.1 - 14.2, 14A.1 – 14A.3, 14A.5, 14A.6, 14A.6.3, 14B.1 to 14B.3)
 - (c) Appendix 3 – Revised RD rule for Radio Communications QM
 - (d) Appendix 4 – Clarifications regarding mapping of Local Centres within coastal hazard overlays.

¹ [Memorandum of Counsel for Christchurch City Council with Appendices - 11 November-2024 - Regarding Chapter- 14 Redraft](#)

Background

- [6] In Parts 1 and 4 of the Panel Recommendations Report the Panel recommended that the Council redraft Chapter 14 of PC 14 to create two pathways to separate the requirements of RMA s80E to implement the MDRS and NPS-UD Policy 3 enablement through the ISPP process whilst preserving the ODP enabled development as an independent alternative pathway.² That is because, when notified PC 14 proposed amendments that not only incorporated the MDRS and NPS-UD enablement's, but also proposed changes to status quo enablement's in the ODP, which the Panel found to be outside of the scope of RMA s80E and the *Waikanae* decisions.³ The Panel found that it was too difficult to unpick the Council's proposed changes to the Residential zones to properly account for the limitations of an IPI, and therefore recommended that the Pathway approach be developed by the Council to retain a pathway under the ODP (now Pathway B), and an independent pathway to the Panel's recommendations to implement MDRS and NPS-UD Policy 3 enablement's in residential zones (now Pathway A).

Chapter 14A Pathway

- [7] The Panel confirms the approach taken by the Council for Pathway A reflects the Panel's Recommendations subject to the comments and suggested drafting improvements discussed below and made to the Appendices.

Chapter 14B Pathway Integration

- [8] In terms of Chapter 14B pathway, the approach raises a number of drafting challenges to ensure its integration across the plan and in particular the ODP enablement's are retained across the plan. The Panel has identified some areas where the Council will need to exercise its powers under RMA Schedule 1 cl16, to tidy up references to rules, zone names and other minor cross-referencing errors, or alternatively, to improve the integration of the Chapter 14B pathway approach across the Plan, the Council can consider an administrative Schedule 1 plan change.
- [9] In terms of Chapter 14B pathway, the intention of the Panel is to maintain all applicable ODP objectives, policies and rules to support ODP enabled development, which includes any city wide or areas specific provisions in the ODP.

² See IHP Recommendations Report [Part-1](#) and [Part 4](#)

³ *Waikanae Land Company Limited v Heritage New Zealand Pouhere Taonga and Ors* Decision No [2023] NZEnvC 056; *Kāpiti Coast District Council v Waikanae Land Company Limited and Ors* [2024] NZHC 1654

- [10] It is not clear from the Memorandum whether Council has turned its mind to the full integration of the Chapter 14B pathway across the plan. To assist the Council, the Panel provides the following comments setting out its understanding of how the Chapter 14B pathway provisions would apply to other chapters.
- [11] The Panel concurs with the approach taken in “14B.2 Objectives and Policies” where the Council has set out that the operative objectives and policies apply, with the reference to ‘zone’ being replaced with ‘overlay’. This approach should be developed further in Section 14.2 – ‘How to interpret and apply the rules’, by setting out where and how the Operative District Plan provisions in other chapters (mainly city-wide chapters) need to be used for the Chapter 14B pathway.
- [12] While it is recommended that a similar approach be taken with respect to other chapters, it is noted that the wording will need to be tailored to the discrete situation relating to each chapter. To illustrate this situation, the Panel provides the following examples, noting that a full review of all the chapters has not been undertaken.

Chapter 14.12 – Residential New Neighbourhood Zone / Future Urban Zone; and

Chapter 14.14 – Community Housing Redevelopment Mechanism

- [13] The Panel recommendation is to rezone all the New Neighbourhood Zone to MRZ and to also delete the Council proposed ‘Future Urban Zone’. In Appendix 8, Appendix G to the Panel Recommendations the Panel showed the Council’s proposed Chapter 14.12 ‘Future Urban Zone’, proposed by Council to replace the Residential New Neighbourhood zone provisions as recommended to be rejected. However, for the purposes of Chapter 14B pathway the operative version of PC 14 will still need to include the Chapter 14.12 heading with an explanation of how the Residential New Neighbourhood Zone provisions (including the planning map) are to apply to the Chapter 14B pathway within the Residential New Neighbourhood overlay.
- [14] In Appendix G to the Panel Recommendations the Panel recommendation is to delete Chapter 14.14 and the community Housing redevelopment mechanism (CHRM) notation shown on the Planning Map because it was unnecessary in light of the incorporation of the MDRS. However, because the CHRM provisions would be available through the Chapter 14B pathway, a similar approach to Chapter 14.12 will also need to be taken.

Chapter 8 – Subdivision, Development and Earthworks

[15] There are a number of places within the Subdivision section of this chapter where the Chapter 14B pathway approach needs to be clearly set out. These include:

- 8.2 - Objectives and policies;
- 8.3.1 - How to interpret and apply the rules;
- 8.5 - Rules – Subdivision Activity status tables (in relation to specific rules, such as Rule 8.5.1.2 C5); and
- 8.6 - Activity standards (in relation to specific rules, such as Rule 8.6.11 – Additional standards for the Residential New Neighbourhood Zone which is recommended to be deleted), but still apply for Pathway B.

Alternative Zone Tables for Specific Purpose Zones

[16] The alternative zone tables in each of these chapters references the PC 14 MRZ and HRZ zones. The tables will also need to set out the alternative overlay for the Chapter 14B pathway.

Summary

[17] The Panel recognises that the integration of the Chapter 14B pathway throughout the relevant chapters is complex and the above are examples of how this could be undertaken. Council may consider that there may be other ways that would achieve the same outcome and that is acceptable to the Panel.

[18] In undertaking this integration exercise, it is recognised that the Council has recourse to RMA, Schedule 1, clause 16 or a Schedule 1 RMA administrative plan change may be the more effective longer-term option to synthesis and simplify the Plan with respect to the Chapter 14B pathway.

Specific Responses to Council drafting

[19] The Panel provides an explanation of further recommended drafting changes below. Changes are shown as underlined and strike through in '[**blue highlight**]' to the provisions in Appendix 1 to 3 to this Minute.

Chapter 2 Definitions

[20] The Panel finds the changes to definitions to appropriately reflect our recommendations. The Panel has recommended the reinstatement of the clause in the definition of Height relating to radio communications pathway, with minor drafting amendments for readability. The Panel has also identified that some operative definitions that have been noted by Council as having been deleted appear to still be required for the purposes of Chapter 14B pathway, therefore it is recommended that they be reinstated for that purpose.

Changes Chapter 14.1 and 14.2

[21] The term 'Chapter' and 'sub-chapter' have been used irregularly throughout and that needs to be corrected.

[22] Chapter 14A and Chapter 14B that are independent from each other and should be stated as such throughout the provisions. This fits better with the definition of 'Chapter 14B Pathway'.

[23] The Panel has also made drafting recommendations to improve readability and for clarity.

Chapter 14A.1-14A.3

[24] The drafting appropriately reflects the Panel recommendations, with minor drafting changes.

Chapter 14A.5 – MRZ

[25] The drafting appropriately reflects the Panel recommendations. However, we have identified two queries which we have annotated as Panel comments for checking by the Council. We have made minor corrections.

[26] The Panel has also reflected on the drafting of airport noise rules, and considers that it would be more consistent with the structure of the plan, and Chapter 14B, if the noise insulation requirements for residential units cross referenced Appendix 14.16.4 (noting the Council will need to update the rule references in the Appendix for Pathway A and B). We have tracked the changes to this Chapter.

Chapter 14A.5.3 Area Specific Rules – MRZ

[27] The Council drafting appropriately reflects the Panel recommendations.

Cashmere RCA

[28] Council Officers have sought endorsement for a modified approach for the Cashmere RCA, because as we understand the issue raised, the ODP does not assign area specific standards to the Cashmere RCA, located in the operative Residential Hills Zone. The Council Officers say that the RCA is reliant on the zone standards. The Council Officers suggest that a workaround would be to provide a link to 14.7.2.1, to retain the status quo density standard of 650m².⁴

[29] The Panel appreciates the issue raised. However, the Panel is mindful that this issue has not been raised with the Panel as it relates to this example in previous clarifications memoranda, and it appears on review of our Recommendations Report, the issue was also not canvassed directly at the hearing. We have endeavoured in the short time we have been provided to review the revised Chapter 14, undertaken a cursory review of the Council's s32 Report, and the analysis in Part 2, 6.29.19, and associated appendices and Ms Rennie's and Ms White's evidence to try and better understand how the issue has come about. We also note that there were submissions seeking the removal of density controls in the Cashmere RCA, as well as submitters seeking retention of the status quo addressed by both Ms Rennie and Ms White. Ms Rennie refers to the retention of the density controls as 'nice to haves' at [116] of her evidence in chief. The 'characteristics' or values, described for the Cashmere RCA in the s32 Report, do not specifically address the role of density in the Residential Hills zone, and reference other features. The Council was proposing an 800m² density standard in the s32 Report, but this would have impacted status quo development rights.

[30] The Panel refers the Council to Part 5 of the Recommendations Report (and associated addendum) where the Panel recorded its reservations regarding amendments to provisions for the RCA's:⁵

[431] Given the level of complexity involved and briefly touched on above, we have not attempted to take the exercise further and therefore conclude that no changes to operative RCA provisions (rules and standards) as notified or as subsequently recommended by the s42A Report author should proceed (beyond the spatial changes to the RCA themselves identified above). However, we would note that

⁴ [The Council Memorandum](#) at 13 and 14.

⁵ IHP Recommendations Report [Part 5](#) as amended by Addendum 1 [Addendum 1 to Part 5](#).

the Council has the facility to pursue improvements to the provisions applying to the RCA that survive through a Schedule 1 process.

[31] We recommend that, should the Council find that there is a gap, then a Schedule 1 process is the appropriate means to address this. It is simply too late for the Panel to resolve the issue raised or to offer its endorsement.

Chapter 14A.6 – HRZ

[32] The drafting appropriately reflects the Panel recommendations, with minor drafting corrections for consistency made.

[33] The Panel has also reflected on the drafting of airport noise rules, and consider that it would be more consistent with the structure of the plan, and Chapter 14B, if the noise insulation requirements for residential units cross referenced Appendix 14.16.4, (noting the Council will need to update the rule references in the Appendix for Pathway A and B). We have tracked the changes to this Chapter.

Chapter 14A.6.3 Area Specific Rules – HRZ

[34] In relation to 14A.6.3.1.3 Area-specific restricted discretionary activities, RD 3 and RD 4 the Panel has identified what it believes to have been a miscommunication in relation to the Styx River QM. In Minute 55 Appendix 2⁶ we did not make it clear that it is only the QM parts of the Outline Development Plan (as shown in the Appendix) that should be retained (i.e. the bus stop and access points should be deleted along with the relevant matters of discretion). We have shown the tracked correction on the extract for 14A.6.3.1.3.

Additions to 14A.15 – Matters of control and discretion

[35] As a consequence of the clarification in paragraph [34], the matters of control and discretion need to be amended to relate only to the Styx River QM. We have shown the tracked deletion on the extract for 'Additions to 14A.15 – Matters of control and discretion'.

⁶ [IHP Minute 55 - Response to Final Clarifications Sought - 7 October 2024](#)

Chapter 14B.1-14B.3

[36] There are a number of deletions tracked by the Council to the operative provisions that the Panel has commented on in the side bar as 'Panel comments', where we are unclear as to why the change is made in the context of PC 14. Unless they are matters that fall within the ambit of RMA Schedule 1, clause 16, we recommend they be reinstated. Otherwise, the drafting appropriately reflects the Panel recommendations.

QM-affected LCZ centre catchments

[37] The Panel confirms that the extent of the catchments shown by the Council in Appendix 2 are appropriate, however, the Panel has identified some zone notation errors and has recorded these out in Appendix 4 to this Minute.

Matter of discretion – radiocommunications pathways

[38] The Council has provided drafting of the matters of discretion to be included in Chapter 6.12 in response to the Radio Communications Pathway QM. The Panel has reviewed the drafting and recommends the following drafting edits for clarity and to limit the matters necessary to address the effects of the radio communications pathway QM as described in Chapter 6.12 as follows:

- a. The extent to which the height of building or other structures (including cranes), associated with any permanent or temporary activity, provide adversely affects the operation, maintenance, upgrading and development of continuous radiocommunication between the Christchurch Justice and Emergency Services Precinct and the Mt Pleasant, Cashmere/Victoria Park, and Sugarloaf radiocommunication sites.
- b. Whether the International Telecommunications Union (ITU) recommendations are maintained for the Christchurch Justice and Emergency Services Precinct, notably ITU recommendation P.530.
- ~~c. Any risk to, and effects on, the operation, maintenance, upgrading and development of the Christchurch Justice and Emergency Services Precinct and any associated radiocommunication sites (such as Mt Pleasant, Cashmere/Victoria Park, and Sugarloaf).~~
- ~~d. Whether a development enhances radiocommunication between the Christchurch Justice and Emergency Services Precinct and the Mt Pleasant, Cashmere/Victoria Park, and Sugarloaf radiocommunication sites.~~
- e.c The outcomes of any consultation with the Ministry of Justice in relation to a. and b.

[39] The Panel recommends that:

- (a) amendments to a. are made for clarity of drafting.
- (b) matter b. is appropriate and was addressed in the JWS.⁷
- (c) matter c. should be deleted as a matter of discretion, because it reads as if there are matters beyond those identified as a QM in Chapter 6.12, the Council's s32 evaluation, Ms Small's evidence and the JWS.
- (d) matter d. is unnecessary as it would be considered as part of matter a.
- (e) matter e. (now c) is appropriate, with reference to matters a. and b.

[40] The Panel agrees that the definition of height should be amended to retain the reference to the Radio Communication Pathway Protection Corridor as shown in the Reply version of Chapter 2 should be reinstated. However, the Panel has recommended a change to how this is expressed.

Concluding comments

[41] The Panel records its thanks and gratitude to Council Officers and advisors for the work undertaken to redraft Chapter 14, to address the Panel recommendations.

Dated 20 November 2024



Cindy Robinson
Chair
for Independent Hearings Panel

⁷ [Joint Witness Statement - Planners - Radiocommunication Pathway Protection Corridors 14 November 2023](#)

APPENDIX 1 – Chapter 2 Abbreviations and Definitions

DISTRICT PLAN TEXT AMENDMENTS

COUNCIL KEY:

For the purposes of this version of Chapter 2, any unchanged text, or text changes recommended to be accepted by the IHP are shown in normal text. Text changes not recommended to be accepted by the IHP have been deleted.

Text in **green** font identifies existing terms defined in Chapter 2 – Definitions which the IHP recommends remain unchanged, as well as proposed new terms recommended by the IHP.

Text in **blue** font indicates existing links to other provisions in the District Plan and/or external documents, which the IHP recommends remain unchanged, as well as proposed new links recommended by the IHP. These will have links in the on-line Christchurch District Plan.

Pink highlight = changes made by IHP to revert to operative definitions, or to delete proposed new definitions, or to add recommended new definitions.

Green highlight bold = addition text suggested by Council.

Panel Key:

Blue highlighted bold underline or strikethrough = text either recommended to be added or deleted (including relocation of text from one part to another)

Chapter 2 Abbreviations and Definitions

The provisions in this chapter give effect to the [Chapter 3 Strategic Directions objectives](#).

This [chapter](#) lists, and explains the meaning of, abbreviations and definitions used in the [District Plan](#).

The introductions to the Abbreviations and Definitions Lists are to assist the lay reader to understand how this chapter works and what it applies to. They are not an aid to interpretation in a legal sense.

Abbreviations List

This part of the [District Plan](#) explains the meaning of abbreviations used in it.

The abbreviations used are identified in ePlan using [dotted underline](#) with hyperlinking.

AANC

means the Annual Aircraft Noise Contours (Ldn) produced annually by [CIAL](#) based on the previous year's [aircraft operations](#). The AANC is calculated in accordance with the rules in the [District Plan](#).

AC

means advisory circular.

AEP

means [annual exceedance probability](#).

AIFR

means [annual individual fatality risk](#).

AMSL

means above mean sea level.

AS/NZS 1547:2000

means the [Australian Standard/New Zealand Standard On-site domestic wastewater management](#).

ASTM

means American Society for Testing and Materials.

C

means controlled activity (e.g. C1 means controlled activity 1).

CCZ

means [City Centre Zone](#)

CBP

means [Commercial Banks Peninsula Zone](#).

CCMU

means [Central City Mixed Use Zone](#).

CCRP

means [Christchurch Central Recovery Plan](#).

CHRM

means community housing redevelopment mechanism.

CIAL

means Christchurch International Airport Limited.

CNG

means compressed natural gas.

CoCA

means Centre of Contemporary Art.

CPTED

means [Crime Prevention through Environmental Design](#).

CRC

means Canterbury Regional Council (also known as Environment Canterbury).

CSA

means Canterbury Society of Arts.

CCMU(SF)

means [Central City Mixed Use Zone](#) (South Frame).

D

means discretionary activity (e.g. D1 means discretionary activity 1).

dB

means decibel.

Commented [A1]: [CB removed](#)

DC

means district council.

DIN 4150-2:1999

means [Standard Vibrations in buildings – Part 2: Effects on persons in buildings.](#)

DP

means deposited plan.

EDM

means enhanced development mechanism.

ETCMP

means [engine testing](#) compliance monitoring position.

FTE

means full-time equivalent.

GFA

means [gross floor area](#).

GGFA

means gross [ground floor area](#).

GHz

means gigahertz.

GLFA

means [gross leasable floor area](#).

HRZ

means [High Density Residential Zone](#).

HF

means high frequency.

HNC

means high (and very high) natural character in the coastal landscape.

HSNO

means [Hazardous Substances and New Organisms Act 1996](#).

Hz

means hertz.

ICNIRP

means International Commission on Non-Ionising Radiation Protection.

ICOMOS

means International Council on Monuments and Sites.

IG

means [Industrial General Zone](#).

IH

means [Industrial Heavy Zone](#).

INM

means Integrated Noise Model.

IP

means [Industrial Park Zone](#).

IPENZ

means Institution of Professional Engineers New Zealand.

ISO

means International Organisation for Standardisation.

ITA

means Integrated Transport Assessment.

kHz

means kilohertz.

kV

means kilovolt.

l

means litre/s.

LPG

means liquefied petroleum gas.

LPRP

means [Lyttelton Port Recovery Plan](#).

LRV

means light reflective value.

LURP

means [Land Use Recovery Plan](#).

m²

means square metre/s.

m³

means cubic metre/s.

m/s

means mean speed.

MDRS

means medium density residential standards as defined in section 2 of the Resource Management Act 1991.

MRZ

means Medium Density Residential Zone.

Commented [A2]: MUZ definition removed

NC

means non-complying activity (e.g. NC1 means non-complying activity 1).

NCCE

means natural character in the coastal environment.

NCZ

means **Neighbourhood Centre Zone**.

NES

means National Environmental Standard/s.

NESETA

means [National Environmental Standard for Electricity Transmission Activities](#).

NESTF

means [National Environmental Standard for Telecommunications Facilities](#).

NIWA

means National Institute of Water and Atmospheric Research.

NZECP/NCECP 34:2001

means [New Zealand Electrical Code of Practice for Electrical Safe Distances](#).

NZMS

means New Zealand map survey.

NZS

means New Zealand Standard.

NZS 3112.4:1986

means the [New Zealand Standard Methods of test for concrete – Tests relating to grout](#).

NZS 4431:1989

means the [New Zealand Standard Code of Practice for Earth Fill for Residential Development](#).

NZS 6802:2008

means the [New Zealand Standard Acoustics – Environmental Noise](#).

NZS 6803:1999

means the [New Zealand Standard Acoustics – Construction Noise](#).

NZTA

means New Zealand Transport Agency.

OCP

means [Open Space Community Parks Zone](#).

ODP

means [outline development plan](#).

ONC

means outstanding natural character in the coastal environment.

ONF

means outstanding natural feature.

ONL

means outstanding natural landscape.

P

means permitted activity (e.g. P1 means permitted activity 1).

PFA

means [public floor area](#).

PIM

means Project Information Memorandum.

Pr

means prohibited activity (e.g. Pr1 means prohibited activity 1).

Pt

means part (with respect to a legal description).

QEII

means Queen Elizabeth II.

RAL

means rural amenity landscape.

RBP

means Residential Banks Peninsula Zone.

Commented [A3]: RCC definition removed

RD

means restricted discretionary activity (e.g. RD1 means restricted discretionary activity 1).

REPA

means Runway End Protection Area.

RH

means Residential Hills Zone.

RL

means reduced level.

Commented [A4]: RMD definition removed

RMS

means root mean square.

RNZAF

means Royal New Zealand Air Force.

Commented [A5]: RNN definition removed

RS

means Residential Suburban Zone.

RSDT

means Residential Suburban Density Transition Zone.

RSS

means Residential Small Settlement Zone.

RuBP

means Rural Banks Peninsula Zone.

RuT

means Rural Templeton Zone.

RuUF

means [Rural Urban Fringe Zone](#).

s

means section (of an Act).

Sec

means section (with respect to a legal description).

SF

means significant feature.

SNZ PAS 4509:2008

means the [New Zealand Fire Service Firefighting Water Supplies Code of Practice](#).

Spp

means species.

TCZ

means [Town Centre Zone](#).

TML

means transport monitoring line.

UC

means University of Canterbury.

Definitions List

This part of the [District Plan](#) explains the extended meaning of words and phrases developed specifically for, and as used in the context of, it. The definitions herein replace the ordinary dictionary meaning of the subject word or phrase.

Definitions only apply where identified via the following means:

1. in some cases, a qualifier in the definition itself (i.e. "X in relation to Y, means..."); and
2. in the ePlan, dotted underline with hyperlinking.

In all other instances, words and phrases used in the [District Plan](#) are best defined using their ordinary dictionary meaning.

Advice note:

1. Where a word or phrase is defined in this chapter, its definition includes any variations of the word or phrase that are plural or vice versa.
2. Where a word or phrase is defined in NZ government legislation or related documents arising therefrom, and is relied upon for the purpose of interpretation in this [District Plan](#), these terms are identified accordingly but are not repeated in it. Users should refer to the latest version of the relevant legislation or related documents (which are hyperlinked in [blue font](#)).
3. Where a general activity (such as [retail activity](#)) is listed in an activity status table, it includes all of the more specific activities included therein (such as [food and beverage outlets](#) and [second-hand goods outlets](#)) unless otherwise specified in the activity status table for that zone.
4. The word 'includes' (or variations thereof, where appropriate in the context) followed by a list (whether bullet pointed or not) is not limited to those matters specified in the list.
5. Other definitions on which each definition relies (reliant definitions) are identified through green font and underlining and hyperlinking in the definition for information purposes, to assist interpretation of the primary definition and to illustrate the interrelationship between some definitions.
6. Please refer to [Section 1.2 Ngāi Tahu mana whenua](#) of Chapter 1 Introduction for an explanation of Māori terms and concepts relevant to the management of natural resources in the [Christchurch District](#).

7. [There are two separate pathways for development under Chapter 14A – Residential Zones or Chapter 14B – Residential Overlays. The definitions set out in this chapter apply to the Chapter 14A pathway. The definitions in the formerly Operative District Plan \(ie prior to changes introduced to incorporate the MDRS and Policy 3 of the National Policy Statement on Urban Development\) apply to the Chapter 14B pathway.](#)

A

Access

means that area of land over which vehicular and/or pedestrian access to legal road is obtained. It includes:

- a. an access strip;
- b. an access lot; and
- c. a right-of-way.

Accessibility

means the ability for all people, including people with disabilities, to reach a location or service in a reasonable amount of time, cost and effort.

Accessible

means the ability for all people, including people with disabilities, to reach a location in a reasonable amount of time.

Commented [A6]: Accessible residential unit definition removed

Access lot

means any separate lot used primarily for access to a lot or lots having no legal frontage but excludes any area of land that is wider than 6 metres and not legally encumbered to prevent the construction of buildings.

Accessory

has its ordinary dictionary meaning, except that it excludes any activity or any part of an activity carried out on another site.

Accessory building

Panel Instruction:

Amend or delete to give effect to the "3 Pathway" approach recommendation in Part 4 Residential

in all zones (other than Medium Density Residential zone and High Density Residential zone, and except when applying the 3-Pathway approach), means a building which is incidental to the principal building or buildings on the site. In respect of land used for residential activity, accessory building includes a sleep-out, garage or carport, shed, greenhouse, fence, solar panels and solar waterheating devices not attached to a building and an indoor swimming pool, but not a family flat, balcony or similar structure (whether free-standing or attached to any building). An accessory building is not a residential unit. On a vacant site, an accessory building is a building that is ancillary or accessory to any activity that may be permitted on a site regardless of whether the principal building or buildings have yet to be constructed.

Within the Medium Density Residential zone and High Density Residential zone only (except but not when applying the 3-Pathway approach), means a detached building, the use of which is ancillary to

the use of any building, buildings or activity that is or could be lawfully established on the same site, but does not include any minor residential unit.

Accessory sports and fitness health care services

means a commercial activity that is accessory to a permitted or consented sports activity on the same site and which provides physical or advisory services for the promotion of sports or general fitness and well-being to the general public. It includes:

- a. physiotherapy;
- b. sports massage;
- c. hydrotherapy;
- d. nutritional and/or weight control clinics;
- e. health and well-being advice; and
- f. beauty clinics.

Access strip

means an access lot or an area of land defined by a legal instrument providing or intended to provide access to a site or sites, but excludes any area of land that is wider than 6 metres and not legally encumbered to prevent the construction of buildings.

Access way

means an area of land set aside for pedestrian access between a road, service lane, reserve, railway station or public place; and another road, service lane, reserve, railway station or public place.

Act

means the Resource Management Act 1991.

Active transport

means transport modes that rely on human power, primarily walking and cycling.

Addiction services

in relation to the Salvation Army site in Addington, means the use of land and/or buildings for the provision of services, including overnight accommodation, for clients attending a counselling programme, or otherwise seeking help for alcohol, drugs or gambling addiction.

Adjoining

has its ordinary dictionary meaning but, if the context requires, includes land separated from other land only by a road, railway, drain, water race, river or stream.

Aggregate piers

means aggregate without **grout** or cement formed into vertical columns below ground level as part of the repair of land damaged by earthquakes.

Aggregates-processing activity

in relation to the **Rural Quarry Zone**, means the processing, and associated storage, sale and transportation, of natural sand, gravel, clay, silt and rock and/or recycled/recovered aggregates brought in from other properties where 50% or more of the total volume of aggregates processed on the **property** is imported from another property or properties.

Aircraft operations

means:

- a. the landing and take off-of aircraft; and
- b. aircraft flying along any flight path associated with a landing or take-off.

For the purposes of **Rule 6.1.6** Activity specific noise rules, it excludes:

- c. aircraft operating in an **emergency** for medical or national/civil defence reasons;
- d. air shows;
- e. military operations;
- f. Antarctic operations;
- g. helicopter operations;
- h. aircraft using the airport as an alternative to a scheduled airport elsewhere;
- i. aircraft taxiing; and
- j. aircraft **engine testing**.

Air noise boundary

means a composite line formed by the outer extremity of the 65 **dB Ldn** noise contour and the 95 **dB LAE** noise contour.

Advice note:

1. The Air Noise Boundary defines an area around Christchurch International Airport in which the future daily aircraft noise exposure from **aircraft operations** is sufficiently high as to require prohibition on new **sensitive activities**, to avoid adverse noise effects and **reverse sensitivity** issues.

Airport operator

in relation to **Sub-chapter 6.1** Noise, **Appendix 6.11.14** Airport noise management plan and **Appendix 6.11.15** Acoustic treatment programme of Chapter 6 General Rules and Procedures, means the operator of Christchurch International Airport.

Allotment

has the same meaning as defined in s218 of the [Resource Management Act 1991](#).

Alteration of a heritage item

in relation to [Sub-chapter 9.3](#) Historic Heritage of Chapter 9 Natural and Cultural Heritage, means any modification or addition to a [heritage item](#), which impacts on [heritage fabric](#)

Alteration of a heritage item includes:

- a. permanent modification of, addition to, or permanent removal of, exterior or interior [heritage fabric](#) which is not decayed or damaged and includes [partial demolition](#) of a [heritage item](#);
- b. changes to the existing surface finish and/or materials; and
- c. permanent addition of fabric to the exterior or interior.

In relation to a [building](#), structure or feature which forms part of an open space [heritage item](#), alteration includes:

- d. modifications or additions to [buildings](#), structures or features;
- e. permanent modification or addition to garden or [landscaping](#) layout, paths, paving, circulation or on-site access, walkways or [cycle ways](#);
- f. [earthworks](#) which change the profile of the landform (other than [earthworks](#) approved by subdivision consent);
- g. removal or transplanting of mature trees unless the tree is dead;
- h. in relation to [cemeteries](#), new planting on, or immediately [adjoining](#), plots; and
- i. new [buildings](#), structures or features.

Alteration of a heritage item excludes:

- j. <https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123889> [maintenance](#);
- k. [repairs](#);
- l. [restoration](#);
- m. [heritage upgrade works](#);
- n. [heritage investigative and temporary works](#); and
- o. [reconstruction](#) of new or replacement headstones, plaques or panels in church graveyards and [cemeteries](#) other than [closed cemeteries](#).

Amateur radio configurations

in relation to [Chapter 11](#) Utilities and Energy, means the [antennas](#), aerials (including rods, wires and tubes) and associated supporting structures which are owned and used by licenced [amateur radio operators](#).

Amateur radio operator

in relation to [Chapter 11](#) Utilities and Energy, means persons who have been granted a license under the [Radiocommunications Act 1989](#) to operate an amateur radio station.

Commented [A7]: Alternative housing models definition removed

Amenity tree planting

means the planting and tending of trees to provide shelter, landscaping or screening around buildings, roads or open space, or for the mitigation of a natural hazard.

Amenity values

has the same meaning as defined in s2 of the Resource Management Act 1991.

Anchor store

means a supermarket or department store.

Ancillary

has its ordinary dictionary meaning, except that it excludes any activity or any part of an activity carried out on another site.

Ancillary aggregates-processing activity

means the processing, and associated storage, sale and transportation of natural sand, gravel, clay, silt and rock and/or recycled/recovered aggregates brought in from other properties provided that at least 50% of the total volume of aggregates processed on the property originates from that property.

Ancillary equipment

in relation to Chapter 11 Utilities and Energy, includes power distribution units, microwave units, DC and surge arrestors, cable trays, cables, mounts, fibre access terminals, ducting, cable loops, combiner/junction boxes, remote radio units, tower-mounted amplifiers or mast head amplifiers, lightening surge units, filters or similar types of equipment required to support the technology and frequencies deployed at the site.

Annual exceedance probability

means the probability that a flood event of a certain scale will occur at a specified location in any year. For example:

- a. a 5% AEP event has a 5% chance of occurring in any one year (or is a 1 in 20 year flood event);
- b. a 0.5% AEP event has a 0.5% chance of occurring in any one year (or is a 1 in 200 year flood event); and
- c. a 0.2% AEP event has a 0.2% chance of occurring in any one year (or is a 1 in 500 year flood event).

Annual individual fatality risk

means the probability or likelihood that an individual will be killed at their place of residence in any one year as a result of cliff collapse, rock fall/boulder roll or mass movement.

Antenna

means a device that receives or transmits **radiocommunication** or **telecommunication** signals. It includes any mount or shroud.

Apartment

means a residential **building** that contains two or more **residential units** where those units are aligned vertically one on top of the other.

Approved building

means any **building** associated with a permitted activity or approved as part of a resource consent.

Archaeological site

has the same meaning as defined in s6 of the **Heritage New Zealand Pouhere Taonga Act 2014**.

Arterial roads

means both **major arterial roads** and **minor arterial roads**.

Artificial crop protection structures

in relation to **Chapter 17 Rural**, means structures with material used to protect crops and/or enhance growth (excluding **greenhouses**).

Automotive and/or marine supplier

means a business primarily engaged in selling automotive vehicles and/or marine craft, and accessories to and parts for such vehicles and craft. It includes suppliers of:

- a. boats and boating accessories;
- b. cars and motor cycles;
- c. auto parts and accessories;
- d. trailers and caravans; and/or
- e. tyres and batteries.

B

Bach

in relation to **Chapter 18 Open Space**, means a **building** used for temporary residential occupation where the residents or the principal resident has an alternative permanent place of fixed abode.

Balcony

means a structure, which is part of a **building**, which provides **outdoor living space** for a **residential unit** and is located above ground floor level, roofed or unroofed, and completely open to the weather on at least one side, except for a balustrade.

Commented [A8]: Panel comment: Reinstate operative definition required for the purposes of Chapter 14B pathway as it applies to the Residential New Neighbourhood Zone.

Banks Peninsula

means that part of **Christchurch District** in the Banks Peninsula Ward, as shown on **Appendix 2.1**
Area-related definitions.

Billboard

means an outdoor display board of not less than 18m² in area which is used to advertise goods, services, products or events that are not directly related to the use or activities occurring at the **site** on which the board is physically located. It includes both the display board and any associated supporting device whether permanent, temporary or moveable.

Biodiversity offset

means a measurable conservation outcome resulting from actions designed to compensate for residual adverse biodiversity effects arising from development after all appropriate avoidance, remediation and mitigation measures have been taken. The goal of a biodiversity offset is to achieve **no net loss**.

Birdstrike

means when a bird or flock of birds collide with an aircraft.

Boarding house

means one or more **buildings**, used for paid lodgings or boarding, providing accommodation on a **site** whose aggregated total contains more than two **boarding rooms** and is occupied by six or more tenants.

Boarding of domestic animals

means the use of land and/or **buildings** for the boarding of domestic animals for a tariff.

Boarding room

means accommodation in a **boarding house** that is used as sleeping quarters by one or more people and used only by a person or people whose tenancy agreement relates to that room.

Boundary

means any boundary of the net site area of a **site**.

- a. Internal boundary means any boundary of the **net site area** of a site other than a **road boundary**.
- b. **Road boundary** means any boundary of a **site** abutting a legal **road** (other than an **access way** or **service lane**), **road reserve** or **road** designation. **Frontage** or **road frontage** shall have the same meaning as **road boundary**.

Where a point strip exists between a **site** and any internal or **road boundary**, any **building setback** or **height in relation to boundary** requirement shall apply as if the point strip does not exist.
Site boundary or boundaries of a **site** shall have the same meaning as **boundary**.

Boundary **adjustment**

Commented [A9]: Pannel comment: Reinstate operative definition required for the purposes of Chapter 14B pathway with respect to the use of the term 'recession plane' rather than 'height in relation to boundary'.

Commented [A10]: This word appears to have been omitted, noting the definition of 'Boundary' already exists.

means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments

Breezeway

means an architectural feature of a building that provides external access passage on or between the upper floor(s).

Brownfield

means abandoned or underutilised commercial or industrial land, or land no longer required by a requiring authority for a designated purpose.

Building

Panel Instruction:

Amend or delete to give effect to the “3 Pathway” approach recommendation in Part 4 Residential

means as the context requires:

- a. any structure or part of a structure, whether permanent, moveable or immovable; and/or
- b. any erection, reconstruction, placement, alteration or demolition of any structure or part of any structure within, on, under or over the land; and
- c. any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on-site as a residential unit or place of business or storage; but

excludes:

- d. any scaffolding or falsework erected temporarily for maintenance or construction purposes;
- e. fences or walls that have no structural function other than as a fence or wall for boundary demarcation, privacy or windbreak purposes, of up to 2 metres in height;
- f. retaining walls which are both less than 6m² in area and less than 1.8 metres in height;
- g. structures which are both less than 6m² in area and less than 1.8 metres in height;
- h. utility cabinets;
- i. masts, poles, radio and telephone aerials less than 6 metres above mean ground level;
- j. any public artwork located in that part of the city contained within Bealey, Fitzgerald, Moorhouse, Deans and Harper Avenues;
- k. artificial crop protection structures and crop support structures; and

in the case of Banks Peninsula only, excludes:

- l. any dam that retains not more than 3 metres depth, and not more than 20,000 m³ volume of water, and any stopbank or culvert;

Commented [A11]: Preceding wording removed so applies to MRZ and HRZ as well

Commented [A12]: Same as above

- m. any tank or pool (excluding a swimming pool as defined in Section 2 of the [Fencing of Swimming Pools Act 1987](#)) and any structural support thereof, including any tank or pool that is part of any other building for which building consent is required:
 - i. not exceeding 25,000 litres capacity and supported directly by the ground; or
 - ii. not exceeding 2,000 litres capacity and supported not more than 2 metres above the supporting ground; and
- n. stockyards up to 1.8 metres in [height](#).

Commented [A13]: Clause after this removed

Advice note:

This definition of building is different from the definition of building provided in Sections 8 and 9 of the [Building Act 2004](#), and the effect of this definition is different from the effect of Schedule 1 of the [Building Act 2004](#) in that some structures that do not require a building consent under the [Building Act 2004](#) may still be required to comply with the provisions of the [District Plan](#).

Building Base

means all those parts of the building above ground level, that form a structural element of a building, but excluding the building tower, and any street level veranda, signage, or covered ground level walkways.¹

Building Tower

means any part of the building that is set back from the boundary and extends above the building base. It includes any structural components, as well as any protrusions above the roof.²

Building coverage

Panel Instruction:

Amend or delete to give effect to the “3 Pathway” approach recommendation in Part 4 Residential

Within the [Medium Density Residential zone](#) and [High Density Residential zone](#) only (except but not when applying the [3-Pathway](#)), means the percentage of the net site area covered by the building footprint.

Building footprint

Panel Instruction:

Amend or delete to give effect to the “3 Pathway” approach recommendation in Part 4 Residential

¹ New definition agreed in expert conferencing between Ms. Gardiner, Mr. Lightbody, and Mr. Langman as detailed in the Joint Witness Statement for “the definitions of building base and building tower”

² New definition agreed in expert conferencing between Ms. Gardiner, Mr. Lightbody, and Mr. Langman as detailed in the Joint Witness Statement for “the definitions of building base and building tower”

means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.

Building line restriction

means a restriction imposed on a site, by reference to a particular site boundary, to ensure that when new buildings are erected, or existing buildings are altered or substantially or wholly rebuilt, no part of any such building shall stand in the area between the building line and the relevant site boundary.

Building supplier

means a business primarily engaged in selling goods for consumption or use in the construction, modification, cladding, fixed decoration or outfitting of buildings. It includes:

- a. glaziers;
- b. locksmiths; and
- c. suppliers of:
 - i. awnings and window coverings;
 - ii. bathroom, toilet and sauna installations;
 - iii. electrical materials and plumbing supplies;
 - iv. heating, cooling and ventilation installations;
 - v. kitchen and laundry installations, excluding standalone appliances;
 - vi. paint, varnish and wall coverings;
 - vii. permanent floor coverings;
 - viii. power tools and equipment;
 - ix. safes and security installations;
 - x. timber and building materials; and
 - xi. any other goods allowed by any other definition under trade supplier.

Burial

(see Interment).

C

Cabinet

in relation to Chapter 11 Utilities and Energy, means equipment affixed to, or within, the ground that is necessary to operate part of a utility or infrastructure network, including any casing.

Café

means a small **food and beverage outlet** that primarily provides breakfast, lunch, light meals, snack foods and drinks for sale. It excludes a **restaurant**.

Care facility

means a facility providing rest home care within the meaning of the **Health and Disability Services (Safety) Act 2001**, or a home for the residential care of people with special needs, and/or any land or **buildings** used for the care during the day of elderly persons or people with special needs.

Care home within a retirement village

means a facility providing rest home care within the meaning of the **Health and Disability Services (Safety) Act 2001**, or a home for the residential care of **older persons** and/or any land or **buildings** used for the care of **older persons** within a **retirement village**.

Carriageway

means that portion of the **road** that is **formed** and able to be used by vehicles (including cyclists). It includes areas shared with pedestrians, **on-street** parking areas, shoulders and auxiliary lanes, but excludes footpaths. In urban areas the carriageway is generally defined by kerbs.

Cemetery

has the same meaning as defined in s2 of the **Burial and Cremation Act 1964**.

Central City

means that part of the city contained within Bealey, Fitzgerald, Moorhouse, Deans and Harper **Avenues**.

Commented [A14]: Central City heritage triangles definition removed

Central City lane

means a narrow **road** within the **Central City** which is laid out or constructed either by the authority of the Council or the Minister of Transport for the purpose of providing access and which provides a high level of amenity for pedestrians.

City Centre

means the **City Centre Zone**.

Chapter 14B pathway

means the application of **the formerly operative residential zone objectives, policies and methods associated with development in:**

a. Residential Suburban Overlay; or

b. Residential Suburban Density Transition Overlay; or

c. Residential Medium Density Overlay; or

d. Residential Central City Overlay; or

e. Residential Hills Overlay; or

f. Residential Banks Peninsula Overlay; or

g. Residential New Neighbourhood Overlay;

as nominated by an eligible applicant under [Chapter Rule 14.32.f](#).

Christchurch City

means that part of [Christchurch District](#) shown on [Appendix 2.2](#) Area of Christchurch City.

Christchurch City Council Datum

means a drainage reference level 9.043 metres below Mean Sea Level (1937 Lyttelton Datum).

Christchurch District

means the area under the jurisdiction of the Christchurch City Council, as shown on [Appendix 2.1](#) Area-related definitions.

Christchurch District excluding Banks Peninsula Ward

means that part of [Christchurch District](#) excluding Banks Peninsula Ward, as shown on [Appendix 2.1](#) Area-related definitions.

Clean fill

means material that, when buried, will have no adverse effects on people or the environment. Clean fill material includes virgin natural materials such as clay, soil and rock, and other inert materials, such as concrete or brick, that are free of:

- a. combustible, putrescible, degradable or leachable components;
- b. [hazardous substances](#);
- c. products or materials derived from hazardous waste treatment, hazardous waste stabilisation, or hazardous waste disposal practices;
- d. materials that may present a risk to human or animal health, such as medical and veterinary waste, asbestos or radioactive [substances](#); or
- e. liquid waste.

Closed cemetery

has the same meaning as defined in s2 of the [Burial and Cremation Act 1964](#).

Club room/Clubhouse

means any **building** or part thereof which is **accessory** to **recreation facilities** on the same **site** and which is intended to be used by members of a sports club or recreation-related organisation for locker facilities, amenities, meetings and/or social events.

Coastal hazard mitigation works

means works and structures designed to prevent or mitigate coastal hazards, such as coastal erosion and seawater inundation. It includes beach re-nourishment, dune replacement, sand fences, seawalls, groynes, gabions and revetments.

Coastal recreation activities

means the use of land and/or water for recreation and leisure of a casual nature, such as walking, cycling, swimming, surfing, fishing, kite flying, picnics, passive enjoyment of the outdoors, and beach sports and competitions.

Collector roads

means **roads** classified as a collector road in Figure 20 (a-f) Road classification map, [Appendix 7.5.12](#) Road classification system.

Advice note:

1. Collector roads are generally the roads classified as Main or Local Distributors in the road classification system in the [Christchurch Transport Strategic Plan](#).

Commercial activities

means **retail activities**, **offices** and **commercial services**. It excludes **industrial activities**, **high technology industrial activities** and **heavy industrial activities**.

Commercial centre

means the **city centre**, **town centres**, **local centres**, **neighbourhood centres** and **large format centres** zoned **City Centre**, **Town Centre**, **Local Centre**, **Neighbourhood Centre**, **Commercial Banks Peninsula** and **Large Format Retail zone**

Commercial film or video production

means activities and buildings associated with the creation of a film or video product where undertaken by a professional production company but excludes any residential activity. It excludes filming by news organisations, students or private individuals.

Commercial fishing

has the same meaning as defined in s2(1) of the [Fisheries Act 1996](#).

Commercial services

means a business providing personal, property, financial, household, other retail services to the general public where a front counter service is provided to cater for anticipated walk-in customers. It includes:

- a. authorised betting shops;
- b. copy and quick print services;
- c. financial and banking facilities;
- d. postal services;
- e. counter insurance services;
- f. dry-cleaning and laundrette services;
- g. electrical goods repair services;
- h. footwear, leather goods and clothing repair and alteration services;
- i. hairdressing, beauty salons and barbers;
- j. internet cafes;
- k. computer, internet and phone services and repairs;
- l. key cutting services;
- m. real estate agents and valuers;
- n. travel agency, airline and entertainment booking services;
- o. optometrists and/or opticians;
- p. movie and game hire;
- q. **veterinary care facilities** and/or animal grooming services;
- r. massage therapists;
- s. tattoo and piercing studios; and
- t. weight management services.

Communication facility

means a **radiocommunications** or **telecommunication** facility.

Communication kiosk

means a publicly accessible structure, whether free-standing or attached to a **building**, for the provision of **telecommunication** and **radiocommunication** services to the public. It includes phone boxes and public wifi access points.

Community activity

means the use of any land and/or **buildings** principally by members of the community for recreation, entertainment, health care, safety and welfare, spiritual, cultural or deliberation purposes.

Community corrections facility

means **buildings** used for non-custodial community corrections purposes. This includes probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes. Community corrections facilities may be used for the administration of, and a meeting point for, community work groups.

Community facility

means any land and/or **buildings** used for **community activities** or **education activities**. Community facilities include **reserves, recreation facilities, libraries, community infrastructure** such as community halls, **health care facilities, care facilities, emergency service facilities, community corrections facilities, community welfare facilities** and facilities used for **entertainment activities** or **spiritual activities**. Community facilities exclude privately (as opposed to publicly) owned **recreation facilities, entertainment activities** and **restaurants**.

In relation to the open space zones of **Chapter 18** Open Space, **community corrections facilities** and **community welfare facilities** are excluded from this definition.

Community garden

means a privately or publicly held piece of land used collectively and not for profit by a group of people, whose members are from more than one household, for growing fruit, vegetables and flowers.

Community infrastructure

has the same meaning as defined in s197 of the **Local Government Act 2002**.

Community market

means a regular and ongoing market with multiple vendors using moveable **buildings** or structures. It excludes **retail activity_ancillary** to a permanent activity on the same **site**.

Community welfare facility

means the use of land and/or **buildings** for providing information, counselling and material welfare of a personal nature. This includes personal and family counselling, citizens advice bureaux, legal aid and the **offices** of charitable organisations where the facility is operated by a non-profit making organisation.

Commercial zones

means the followings zones: **Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone, Commercial Banks Peninsula Zone, Large Format Retail Zone, Commercial Office Zone, Mixed Use Zone, City Centre Zone, Central City Mixed Use Zone and Central City Mixed Use (South Frame) Zone.**

Communal living area

Means a residential living area(s) provided for persons accommodated within a retirement village not within a self-contained retirement unit.

Conservation activities

Commented [A15]: Community housing unit definition removed

Commented [A16R15]: Panel comment: Reinstate operative definition required for the purposes of Chapter 14B pathway.

Commented [A17]: Comprehensive residential development definition removed

Commented [A18R17]: Panel comment: Reinstate operative definition required for the purposes of Chapter 14B pathway.

means the use of land and/or **buildings** for the management, maintenance and enhancement of ecological values for **indigenous vegetation** and **indigenous fauna** and their habitats. It includes:

- a. weed and pest control;
- b. fencing;
- c. restoration planting;
- d. associated environmental research and education activities; and
- e. access tracks and associated structures.

Contaminated land

has the same meaning as defined in s2 of the [Resource Management Act 1991](#).

Context and site analysis

in relation to the Meadowlands Exemplar Overlay, means the analysis of the key existing elements and influences in the vicinity of the proposed development (context analysis) and the key existing elements and influences of the development **site** (site analysis).

Continuous building length

in relation to the **Central City**, means a continuous façade along any elevation of a **building**.

Commented [A19]: Contributory building definition removed

Convenience activities

means the use of land and/or **buildings** to provide readily **accessible retail activities** and **commercial services** required on a day to day basis. It excludes:

- a. booking services for airlines, **recreation activities** and **entertainment activities**;
- b. travel agency services;
- c. real estate agents;
- d. betting shops;
- e. **gymnasiums**;
- f. dry-cleaning and laundrette services (but not agencies for these services);
- g. electrical goods repair services;
- h. premises licensed to serve alcohol;
- i. counter insurance services;
- j. financial and banking facilities; and
- k. copy and quick printing services.

Core public transport route

means a core route (along high-demand corridors, connecting **key activity centres** and operating at high frequencies) as defined in Appendix 1 of the Regional Public Transport Plan 2012 (or any change to those routes during the lifetime of the **District Plan**). Core public transport routes generally have at least a 15 minute frequency during peak periods and daytime inter-peak.

Corner site

means a **site** at the intersection of two **roads** with legal **frontage** to both **roads**.

Council

means the Christchurch City Council or any committee, subcommittee, commissioner, officer or person to whom the Christchurch City Council's powers, duties or discretions under the Act have lawfully been delegated.

Coverage

Panel Instruction:

Amend or delete to give effect to the "3 Pathway" approach recommendation in Part 4 Residential

in zones [other than **Medium Density Residential zone and **High Density Residential zone**], except and when applying the **Section 223 definition**]** means that portion of a **site** which is covered by **buildings**, including **accessory buildings**, and the area protected by the eaves of **buildings**.

Crematorium/Crematoria

has the same meaning as defined in s2 of the **Burial and Cremation Act 1964**.

In relation to **Sub-chapter 13.2 Specific Purpose (Cemetery) Zone**, this definition applies only to crematoria having memorial gardens for the purpose of ash **interment** adjacent to the **buildings** where such appliances, machinery or furnaces are fixed.

Critical infrastructure

means infrastructure necessary to provide services which, if interrupted, would have a serious effect on the communities in **Christchurch District** and which would require immediate reinstatement. This includes any structures that support, protect or form part of critical infrastructure. It includes:

- a. Christchurch International Airport;
- b. Lyttelton Port of Christchurch;
- c. gas storage and distribution facilities;
- d. electricity sub-stations, networks and distribution installations, including the **electricity distribution network**;
- e. supply and treatment of water for public supply;
- f. storm water and sewage disposal systems;
- g. **telecommunications** and **radiocommunications** installations and networks;

- h. **strategic road network** and rail networks (as defined in the [Canterbury Regional Land Transport Strategy](#));
- i. petroleum storage and supply facilities;
- j. public **health care facilities**, including **hospitals** and medical centres;
- k. **emergency service facilities**; and
- l. New Zealand Defence Force facilities.

Crop support structures

in relation to [Chapter 17 Rural](#), means open structures on which plants are grown.

Cultural activity

means the use of land and/or **buildings** for public performances, demonstrations or displays/exhibitions of cultural, historic, scientific or artistic significance, whether a charge is made for admission or not. It includes:

- a. museums;
- b. cultural centres;
- c. galleries;
- d. the open-air operation of heritage vehicles, trains and machinery; and
- e. **ancillary** workshops, **offices**, storage, **retail activity** and staff accommodation.

Customary harvesting

means the harvesting of **indigenous vegetation** or **indigenous fauna** by mana whenua, in accordance with tikanga, for traditional uses. These include:

- a. food gathering;
- b. carving;
- c. weaving; and
- d. traditional medicine.

Cycle lane

means part of a **roadway** to be used by cycles, in which other traffic is not necessarily excluded. A cycle lane is indicated by pavement markings, texture or colour, or by raised pavement markers.

Cycle route

means a recommended route for cyclists through an area consisting of **cycle ways**, **cycle lanes** and/or **streets**, identified by **signs**.

Cycle way

means a physically separate track for cyclists to which pedestrians usually have access, but from which motor vehicles are excluded. It may be adjoining a roadway or on a separate allotment.

D

Deconstruction

in relation to a heritage item, means to carefully dismantle a building or feature in such a way that the deconstructed materials may be later used in reconstruction or restoration.

Defence against water

means any structure or equipment, including any bund, weir, spillway, floodgate, bank, stopbank, retaining wall, rock or erosion protection structure, groyne, vegetation (including anchored tree protection) or reservoir, that is designed to have the effect of stopping, diverting, controlling, restricting or otherwise regulating the flow, energy or spread of water, including floodwaters, within, into or out of a water body, artificial watercourse, or artificial lake, for the purposes of flood mitigation.

Demolition

in relation to a heritage item, means permanent destruction, in whole or part, which results in the complete or significant loss of the heritage fabric or form.

Department store

means a retail store carrying a wide variety of merchandise, organised into various departments that sell goods such as apparel, furniture, appliances, electronics, household goods, toiletries, cosmetics, jewellery, toys and sporting goods, and where no one merchandise line dominates.

Development contribution

has the same meaning as defined in s197 of the Local Government Act 2002.

Development site

means the total area of land subject to development within the boundaries shown on the development plans, whether the boundaries are legally defined or otherwise nominated. It must include any access for the development and may comprise an area of land held in one, part of one or more records of title.

Digital sign

means an internally lit sign that displays electronic messages and/or images.

Discrete

in relation to the Central City, means not directly associated with a premise or site.

Disinterment

Commented [A20]: Defining building definition removed

in relation to [Sub-chapter 13.2 Specific Purpose \(Cemetery\) Zone](#), means the removal of a human body, or a container of ashes, from a grave or a vault.

District Plan

means the proposed or operative district plan for [Christchurch District](#).

Commented [A21]: District Centre definition removed

Disturbance of soil

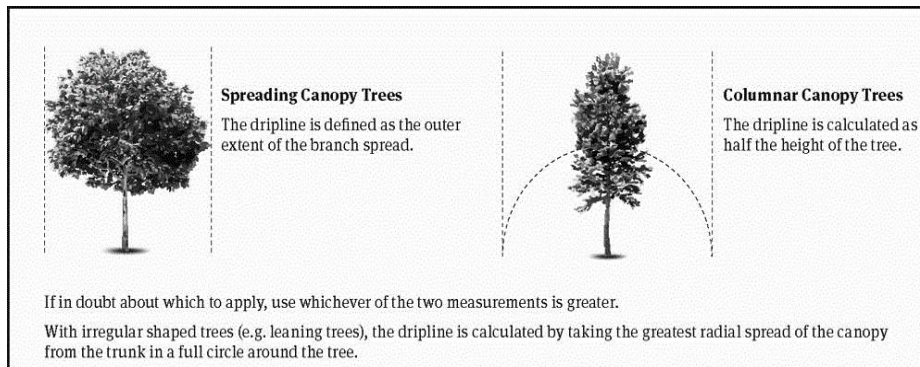
means any activity, including [excavation](#) and [filling](#), which results in soil being shifted, moved, mixed, turned or disturbed.

Drag racing

means vehicles which race over 400 metre distance, with a maximum of two vehicles at a time.

Dripline

means the dripline of a tree, being a circular area, where the radius is equivalent to either the outer extent of the branch spread or half the height of the tree, whichever is the greater. This is illustrated in the diagram below.



Drive-through services

means a [retail activity](#) or [commercial service](#) where the goods/services are offered and/or are sold to a customer while remaining within their vehicle. It includes facilities that may form part of another facility, including [food and beverage outlets](#), but excludes [service stations](#).

Dtr,2m,nT,w+Ctr

means the Weighted Standardised Level Difference of the external [building envelope](#) (including windows, walls, roof/ceilings and floors where appropriate) and is a measure of the reduction in sound level from outside to inside a [building](#), assessed in accordance with [ISO 140-5:1998 Acoustics – Measurement of sound insulation in buildings and of building elements – Part 5](#) and [ISO 717-1:2013 Acoustics – Rating of](#)

sound insulation in buildings and of building elements – Part 1. Dtr,2m,nT,w + Ctr is also known as the external sound insulation level.

E

Earthquake waste

in relation to [Sub-chapter 13.12](#) Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone, means:

- a. solid waste resulting from the Canterbury earthquakes, including liquefaction silt;
- b. solid waste resulting from any construction work (within the meaning of Section 6 of the [Construction Contracts Act 2002](#)) undertaken as a result of the Canterbury earthquakes (within the meaning of Section 4 of the [Canterbury Earthquake Recovery Act 2011](#));
- c. hardfill from [Christchurch District's](#) sewer, water and road network; and
- d. liquid waste extracted from [Christchurch District's](#) infrastructure network; but excludes any of the following unless it is not reasonably practicable to separate it from the waste specified in a. – d.;
- e. general domestic refuse;
- f. human waste;
- g. building insulation and building materials containing asbestos; or
- h. hazardous substances and waste; or
- i. waste material from an industrial process or trade process.

Earthquake waste processing activities

in relation to [Sub-chapter 13.12](#) Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone, means:

- a. the storage, stockpiling, sorting and processing (including recycling) of earthquake waste; and
- b. any ancillary activities (including buildings and transportation) for the purpose of the activities specified in a.; and
- c. any remediation work required as a result of the effects of the activities specified in a. and b.

Earthworks

means any filling, excavation, disturbance of, deposition on or change to the profile of, the land of a site by:

- a. moving, removing, placing or replacing earth, rock or soil; or
- b. root raking and blading; or
- c. inserting cement, bentonite grout, timber or other foundation piles and/or undertaking other methods, either for earthquake repair or to strengthen the land to allow for construction of a building on the site; or

Commented [A22]: Duplex definition removed

Commented [A23R22]: Panel comment: Reinstate operative definition required for the purposes of Chapter 14B pathway.

- d. constructing a track, firebreak or landing; or
- e. installing services or utilities.

EDM core public transport route

means a core route (along high -demand corridors connecting [key activity centres](#) and operating at high frequencies) as defined in Appendix 1 of the Regional Public Transport Plan 2012.

EDM walking distance

means a distance as measured along any continuous, [accessible](#) and walkable route, including footpaths and open space, over which the general public has a legal right of walking access.

Education activity

means the use of land and/or [buildings](#) for the provision of regular instruction or training. It includes [ancillary spiritual activities](#), [recreation activities](#), health activities and [cultural activities](#), [offices](#), out of school care (all of which may be shared) and boarding/residential accommodation. It also includes [preschools](#) in the [Specific Purpose \(School\) Zone](#) and [Specific Purpose \(Tertiary Education\) Zone](#).

Education facility

means land and/or [buildings](#) primarily used for [education activities](#).

Elderly person's housing unit

means an [older person's housing unit](#) that was consented or otherwise permitted prior to the [District Plan](#) becoming operative.

Electricity distribution

means the conveyance of electricity via [electricity distribution lines](#), cables, [support structures](#), substations, transformers, switching stations, kiosks, [cabinets](#) and [ancillary buildings](#) and structures, including communication equipment, by a [network utility operator](#). This includes Orion New Zealand Limited assets shown on the Planning Maps.

Electricity distribution line

means the lines and associated [support structures](#) utilised by a [network utility operator](#) to distribute electricity. This includes Orion New Zealand Limited assets shown on the planning maps.

Electricity transmission

has the same meaning as defined in the [National Policy Statement on Electricity Transmission 2008](#).

Emergency

means a situation that:

- a. is the result of any happening, whether natural or otherwise, including any accident, explosion, earthquake, eruption, tsunami, land movement, flood, storm, tornado, cyclone, fire, leakage or spillage of any dangerous gas or substance, technological failure, infestation, plague, epidemic, failure of or disruption to an emergency service or a lifeline utility, or actual or imminent attack or warlike act; and
- b. causes or may cause loss of life or injury or illness or distress or in any way endangers the safety of the public or property in New Zealand or any part of New Zealand.

Emergency service facilities

means the facilities of authorities that are responsible for the safety and welfare of people and property in the community. It includes fire stations, ambulance stations, police stations and emergency coordination facilities.

Engine testing

means on--aircraft engine testing only. It excludes off--aircraft engine testing.

Entertainment activity

means the use of land and/or buildings principally for leisure and amusement activities other than sports, regardless of whether a charge is made for admission or not. It includes public performances, exhibitions, movie and live theatres, and ancillary workshops, storage, offices and retail activity.

Entrance strip

Refers to an access including the following: driveway, right of way, access lot, pedestrian pathway.

Equestrian facility

means the use of land and buildings for training, racing or showing horses for commercial or competitive purposes. It may include:

- a. providing horse-riding lessons for a tariff; and
- b. ancillary retail activity and outdoor storage areas.

It excludes:

- c. pony clubs;
- d. the grazing of horses; and
- e. keeping or training horses where not open to the public.

Erection of a building

in relation to subdivision, means the completion of all framing, fire walls, fire ceilings and fire floors, and the affixing of all roof materials.

Esplanade reserve

has the same meaning as defined in s2 of the [Resource Management Act 1991](#).

Excavation

means the removal or [disturbance of soil](#) or material at or below the surface of the land, including in relation to land which has already been filled or excavated.

Existing forestry

means the tending, maintenance and harvesting of forest commercially planted as at 2 May 2015. It includes any [earthworks ancillary](#) thereto and wholly contained within the existing forestry boundaries.

F

Family flat

means self-contained living accommodation, whether contained within a [residential unit](#) or located separately to a [residential unit](#) on the same [site](#), which is occupied by family member/s who are dependent in some way on the household living within that [residential unit](#), and which is encumbered by an appropriate legal instrument which ensures that the use of the family flat is limited to dependent family members of the household living in the [residential unit](#).

Family Store

in relation to the Salvation Army [site](#) in Addington, means the sale of second-hand goods that have been donated for sale, that would normally be associated with a charity shop.

Farm building

means a [building](#) integral to the primary use of the [site](#) for [farming](#). It excludes [residential units](#).

Farming

means the use of land and/or [buildings](#) for horticulture (including viticulture) and agriculture (including the rearing of animals), whether for profit or not. It includes:

- a. fencing and stock yards;
- b. shelterbelt and [amenity tree planting](#);
- c. field-based horticultural and agricultural research;
- d. [ancillary outdoor storage areas](#) and [offices](#); and
- e. [horticultural structures](#).

Farming excludes intensive farming.

Filling

means the placing or disturbance of material upon the surface of the land above natural [ground level](#), or upon land which has been excavated below natural [ground level](#), or the placing or disturbance of material upon land below natural [ground level](#) where [excavation](#) has not taken place.

Financial contribution

has the same meaning as defined in s108(9) of the Resource Management Act 1991.

Fine grain

means a pattern and arrangement of sites and/or building within street blocks that are predominantly comprised of smaller and narrower sites and/or buildings, rather than wider and larger sites and/or buildings, resulting in more variety in the built form of a streetscape.

Flood management area

means an area identified on the planning maps which is at risk of flooding in a **major flood event**, where specific minimum floor level rules and **earthworks** rules apply.

Food and beverage outlet

means the use of land and/or **buildings** primarily for the sale of food and/or beverages prepared for immediate consumption on or off the **site** to the general public. It includes **restaurants, taverns, cafés**, fast food outlets, takeaway bars and any **ancillary** services. It excludes **supermarkets**.

Formed / Formation

in relation to a **road**, means construction of all or part of the legal **road** for use by motor vehicles. It includes gravelling, metalling, sealing or permanently surfacing the **road**.

Freeboard

means an allowance added to predicted flood water levels to account for uncertainties, such as:

- a. flood modelling error margins;
- b. inaccuracies in surveying land levels;
- c. construction tolerances;
- d. obstructions within drainage networks and waterways; and
- e. natural phenomena (e.g. wave and wind effects).

Free-standing sign

means a **sign** which is fixed to the ground rather than a **building** (see [Appendix 6.11.8 Signage - Diagram 8](#)). It may be erected on a pole or other support structure. It excludes **signs** which are erected on or over the **Transport Zone**.

Freight depot

in relation to the Specific Purpose (Airport) Zone means **sites** where the primary use is receiving, despatching or consolidating goods in transit by **road**, rail, air or sea, and includes:

- a. carrier's depots;

- b. courier depots;
- c. mail distribution centres;
- d. bus and truck depots.

This definition excludes:

- e. composting plants;
- f. refuse transfer stations.

Freight handling activities

in relation to [Chapter 7 Transport](#), means the use of land, plant, equipment, [buildings](#), infrastructure and structures for freight handling and distribution. It includes [ancillary](#):

- a. storage areas and facilities, including warehouses;
- b. maintenance and repair facilities;
- c. [parking areas](#); and
- d. administration facilities.

Freight hub

means an area where the transferring of freight between vehicles or transport modes is the primary activity of the [site](#). Freight hubs are generally ports, airports, inland ports and rail depot facilities (such as the Middleton Railyard).

Frontage

(see [Boundary](#)).

Front site

means a [site](#) having one or more [frontages](#) to a [road](#) or private [road](#).

Full-time equivalent student

in relation to [Chapter 7 Transport](#), means:

- a. for a full-time student, one student; and
- b. for a part-time student, the proportion of a full-time student that is equivalent to the portion of a full-time course that that part-time student undertakes.

For the purposes of provisions that require the calculation of the total number of full-time equivalents at a [tertiary education and research activity](#), such calculation can be undertaken using the New Zealand Qualifications Authority method of the sum of the totals of the student credit value for each enrolled student during the calendar year then divided by 120 (which is the standard number of credits for a full-time student).

Funeral Home

means the use of land and/or **buildings** for a business activity offering, for a charge, the services of preparing bodies for **burial** or cremation and/or the use of rooms where viewings and a funeral service can be held.

Future development allotment

in relation to the Meadowlands Exemplar Overlay, means an **allotment** encumbered to achieve the density required by the zone.

G

Garage

means an **accessory building**, or part of a **building**, designed or used for housing motor vehicles and other miscellaneous items. It may include a carport, workshop, laundry and/or **sleep-out ancillary** to any associated **residential unit**. Garages may be located on a **site** other than the **site** of the **residential unit**.

Garden allotment

means a **site** used by an individual or members of a single household for growing fruit, vegetables and flowers, which are not sold to consumers (including **restaurants**).

Greenfield

means undeveloped urban land that is located in a Greenfield Priority Area for future residential or business development on Map A in Chapter 6 of the **Canterbury Regional Policy Statement**.

Greenhouse

means a totally enclosed structure where plants are grown within a controlled **environment**.

Commented [A24]: Greenway definition removed

Gross floor area

means the sum of the total area of all floors of all **buildings**, measured from the exterior faces of the exterior walls or from the centre line of walls separating two **buildings**. For the purposes of calculating **loading spaces**, mobility and cycle **parking spaces** and the high trip generator thresholds only, it excludes **off-street parking areas** and/or **loading areas** contained within the **building**.

Gross floor area of the habitable space

means the sum of the total area of all floors of all spaces of a **residential unit**, excluding any bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes drying room or **garage** (except any portion of a **garage** that includes a **sleep-out**).

Gross leasable floor area

means the sum of the total area of all floors (within the external walls for buildings or within the boundary for outdoor areas) designed or used for tenant occupancy, but excluding:

- a. common lift wells and stairwells (including landing areas);
- b. common corridors and halls (other than food court areas);
- c. common toilets and bathrooms;
- d. any parking areas and/or loading areas; and for the purposes of calculating loading, car and cycle parking requirements and the high trip generator thresholds, it also excludes:
- e. common seating areas (including food court seating areas); and
- f. lobby areas within cinemas.

Ground floor area

Panel Instruction:

Amend or delete to give effect to the “3 Pathway” approach recommendation in Part 4 Residential

means the total area of the building measured from the exterior faces of the exterior walls at ground level.

Ground level

In zones (other than Medium Density Residential zone and High Density Residential zone, except when applying the Chapter 3.4.8 pathway), means the natural ground level or, where the land has been subdivided, the level of the ground existing when works associated with any prior subdivision of the land were completed, but before filling or excavation for new buildings on the land has commenced.

Within the Medium Density Residential zone and the High Density Residential zone only, except but not when applying the Chapter 3.4.8 pathway, means:

- a. the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created);
- b. if the ground level cannot be identified under paragraph (a), the existing surface level of the ground;
- c. if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary.

Grout

means a material which consists of water and at least 20% cement, and which may also contain aggregate, inert additives or bentonite.

Gymnasium

means a building or room/s used for individual or organised or instructed indoor exercise, including aerobics or weight/circuit training, fitness centres with equipment for self-exercise, and ancillary facilities such as health care services, spa/sauna, a small apparel sales area and cafeteria for patrons. Specialised facilities, such as squash courts, are considered ancillary to the gymnasium for the purposes of calculating parking requirements.

Gust Equivalent Mean (GEM)

means a wind speed formulation used to account for sudden wind accelerations that occur in urban environments. GEM wind speeds are derived by applying statistical methods to variations of wind speeds from the wind simulation model. GEM wind speeds represent the gust speed divided by 1.85, where 1.85 is the gust factor

H**Habitable building**

means any **building** occupied by persons for **residential activity** or **visitor accommodation**.

Habitable room

means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the District Plan to be a similarly occupied room.

Habitable space

means all the spaces of a **residential unit** or **visitor accommodation** unit except any bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, hallway, lobby or clothes drying room (but including any portion of a **garage** used as a **sleep-out**).

Hazard mitigation works

in relation to slope instability hazards in [Chapter 5 Natural Hazards](#), means engineering works to prevent and control land instability, rock falls/boulder roll and the extent of debris travel. It includes the building of rock fall/boulder roll protection structures, the mechanical fixing of rocks in situ, the re-contouring of slopes and/or land and any necessary **on-site** geotechnical investigations required as part of the works. Retaining walls not required for a hazard mitigation purpose are excluded from this definition.

Hazardous substance

means:

- a. any **substance** or mixture or formulation of **substances** which has one or more of the following intrinsic properties, and exceeds any of the minimum degrees of hazard for the following hazards prescribed in the [Hazardous Substances \(Minimum Degrees of Hazard\) Regulations 2001](#):
 - i. explosiveness;
 - ii. flammability;
 - iii. a capacity to oxidise;
 - iv. corrosiveness;
 - v. acute and chronic toxicity; and
 - vi. eco-toxicity, with or without bio-accumulation;

- b. **substances** which, in contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased), generate a **substance** or reaction with any one or more of the properties specified in a. above;
- c. **substances** that, when discharged to surface or groundwaters, have the potential to deplete oxygen as a result of the microbial decomposition of organic materials (for example, milk or other foodstuffs); and
- d. radioactive **substances**.

In the **Specific Purpose (Lyttelton Port) Zone** and the Bulk Liquid Storage Area identified in **Appendix 13.8.6.5 Bulk liquids storage area**, the following:

- e. storage of **substances** within or on vehicles being used in transit on public **roads**;
- f. installations where the combined transformer oil capacity of the electricity transformers is less than 1,000 litres;
- g. fuel within mobile plant, motor vehicles, boats and small engines;
- h. the **accessory** use and storage of hazardous substances in minimal domestic scale quantities;
- i. fire-fighting **substances**, and **substances** required for **emergency** response purposes on emergency service vehicles and at **emergency service facilities**;
- j. activities involving **substances** of **HSNO** sub-classes 1.6, 6.1D, 6.1E, 6.3, 6.4, 9.1D and 9.2D unless other hazard classification applies;
- k. waste within trade waste sewers; and
- l. vehicles applying agrichemicals and fertilisers for their intended purpose are:
 - i. deemed to be permitted activities for the purpose of **Rule 13.8.4.1.4 Discretionary activities D5**;
 - ii. excluded from the calculation of quantities in **Rule 13.8.4.1.1 Permitted activities P10**; and
 - iii. excluded from the application of **Rule 13.8.4.1.2 Controlled activities C3**.

Health care facility

means land and/or **buildings** used for the provision of physical and mental health services, or health-related welfare services, for people by registered health practitioners (approved under the **Health Practitioners Competence Assurance Act 2003**). These include:

- a. medical practitioners;
- b. dentists and dental services;
- c. opticians;
- d. physiotherapists;
- e. medical social workers and counsellors;
- f. midwives;
- g. paramedical practitioners; and

include the following facilities:

- h. diagnostic laboratories;
- i. day care facilities for the elderly and disabled;
- j. integrated family health centres; and
- k. accessory offices and retail activity to the above; but exclude facilities used for:
 - l. the promotion of physical fitness, such as gymnasiums and/or pools (except where ancillary to a hospital service or treatment programme);
 - m. beauty clinics; and
 - n. health care within retirement villages.

Heavy industrial activity

means:

- a. blood or offal treating; bone boiling or crushing; dag crushing; fellmongering; fish cleaning or curing; gut scraping and treating; and tallow melting;
- b. flax pulping; flock manufacture or teasing of textile materials for any purpose; and wood pulping;
- c. storage and disposal of sewage, septic tank sludge or refuse;
- d. slaughtering of animals; storage, drying or preserving of bones, hides, hoofs or skins; tanning; and wool scouring;
- e. the burning of waste oil in the open air or in any combustion processes involving fuel-burning equipment;
- f. any other processes involving fuel-burning equipment, which individually or in combination with other equipment, have a fuel-burning rate of up to 1000 kg/hr;
- g. the open burning of coated or covered metal cable or wire, including metal coated or covered with varnish, lacquers, plastic or rubber;
- h. any activity with the potential to discharge asbestos to air, including the removal or disposal of friable asbestos, except where it complies with the [Health and Safety in Employment \(Asbestos\) Regulations 1998](#) and is supervised and monitored by Occupational Safety and Health staff;
- i. burning out of the residual content of metal containers used for the transport or storage of chemicals;
- j. the burning of municipal, commercial or industrial wastes, whether by open fire or the use of incinerators for disposal of waste;
- k. any industrial wood pulp process in which wood or other cellulose material is cooked with chemical solutions to dissolve lining, and the associated processes of bleaching and chemical and by-product recovery; and
- l. crematoriums and embalming services.

Commented [A25]: Heat island definition removed

Heavy vehicle

means a motor vehicle (other than a motor car that is not used, kept or available for the carriage of passengers for hire or reward), the gross laden weight of which exceeds 3,500 kilograms. It includes a traction engine or a vehicle designed solely or principally for the use of fire brigades in attendance at fires (refer to [Heavy Motor Vehicle Regulations 1974](#)).

Heavy vehicle movement

(see [Heavy vehicle](#) and [Vehicle movement](#)).

Heavy vehicle trip

(see [Heavy vehicle](#) and [Vehicle trip](#)).

Commented [A26]: Hedge definition removed

Height

Panel Instruction:

Amend or delete to give effect to the “3 Pathway” approach recommendation in Part 4 Residential

In [all](#) zones (other than the [Medium Density Residential zone](#) and [High Density Residential zone](#)), and [except when applying the \[Chapter 14 Residential zone\]\(#\)](#) in relation to a [building](#), means the vertical distance between [ground level](#) at any point and the highest part of the [building](#) immediately above that point, except that for the purpose of calculating height in all zones, account shall be taken of parapets, but not of:

- a. radio and television aerials, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2.5 metres; and
- b. finials, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 1.5 metres;
- c. lift shafts, plant rooms, water tanks, air conditioning units, ventilation ducts, chimneys, [antennas](#) and similar architectural features on [buildings](#) in all open space zones of [Chapter 18 Open Space](#); commercial and industrial zones of [Chapter 15 Commercial](#) and [Chapter 16 Industrial](#); residential zones of [Chapter 14 Residential](#) within the Central City; and the [Specific Purpose \(Defence Wigram\) Zone](#), [Specific Purpose \(Tertiary Education\) Zone](#), [Specific Purpose \(Hospital\) Zone](#) and [Specific Purpose \(Airport\) Zone](#);
- d. chimneys (not exceeding 1.1 metres in any direction);
- e. any [utility](#) or part of a [utility](#) with a horizontal dimension of less than 55 millimetres;
- f. the spires or towers of [spiritual activities](#) that exceed the allowed zone height by no more than 3 metres or 20% of the [building](#) height (whichever is greater); and

- g. any pole or support structure for flood or training lights **accessory** to a sports facility, provided that their height does not exceed 40 metres.

In relation to Chapter 6.12 Radiocommunication Pathway Protection Corridors, the following exceptions do not apply when calculating the height of buildings and structures against the height limits set out in Tables 6.12.4.2.1, 6.12.4.2.2 and 6.12.4.2.3:

- a. to d.; and
- f.

Within the Medium Density Residential zone and High Density Residential zone only **except but not when applying the Chapter 148 pathway**, means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.

Commented [A27]: Radio comms clause removed.
Clarity sought from the Panel.

Height in relation to boundary

means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.

Helicopter movement

means the landing or take-off of a helicopter.

Heli-landing area

means an area of land, building or structure used for the take-off and landing of helicopters for primary purposes other than:

- a. emergency landings;
- b. medical emergencies;
- c. search and rescue operations;
- d. firefighting, police or civil defence purposes;
- e. advertised community events providing educational activities for schoolchildren and/or fundraising activities such as arts and craft shows, fairs and A & P shows; and
- f. farming, forestry, the construction of buildings and the construction or maintenance of utilities.

Heritage area

means an area of land that is identified in Appendix 9.3.7.3 Schedule of significant historic heritage areas because it comprises an inter-related group of historic places, buildings, structures and/or sites that make a significant contribution towards an understanding and appreciation of Christchurch District's history and cultures.

Heritage fabric

in relation to Sub-chapter 9.3 Historic Heritage of Chapter 9 Natural and Cultural Heritage, means any physical aspect of a heritage item or heritage setting which contributes to its heritage values. In the case of the interior of a heritage item, it includes only that heritage fabric which is in Appendix 9.3.7.2 Schedule of significant historic heritage for that heritage item. Heritage fabric includes:

- a. original and later material and detailing which forms part of, or is attached to, the interior or exterior of a building, structure or feature;
- b. the patina of age resulting from the weathering and wear of construction material over time;
- c. fixtures and fittings that form part of the design or significance of a heritage item, but excludes inbuilt museum and artwork exhibitions and displays; and
- d. for open space heritage items, built or nonbuilt elements independent of buildings, structures or features, such as historic paths, paving, and garden layout.

Heritage fabric excludes fabric certified in accordance with Appendix 9.3.7.6 Certification of non-heritage fabric.

Heritage investigative and temporary works

in relation to a heritage item, means temporary removal, recording, storage and reinstatement of undamaged heritage fabric where necessary for associated works to the heritage item. It may include:

- a. temporary removal for investigation of building condition and determining the scope of works; and
- b. temporary removal of heritage fabric where the heritage fabric cannot be satisfactorily protected in situ; and
- c. core drilling.

It excludes the following activities where they are undertaken as part of heritage upgrade works:

- d. core drilling;
- e. temporary lifting and/ or temporary moving off foundations; and
- f. temporary lifting and/or temporary moving of a heritage item to allow for ground, foundation and retaining wall remediation.

Heritage item

means an entry in Appendix 9.3.7.2 Schedule of significant historic heritage which has met the significance threshold for listing in the District Plan. Heritage items can be:

- a. a building, buildings or group of interrelated buildings;
- b. a structure or feature, such as a bridge, monument, gun emplacement, whale pot or lamp stand; and
- c. an open space, such as a square, park, garden or cemetery;

Commented [A28]: Clause after this removed

Heritage professional

in relation to [Rule 9.3.4 Historic heritage](#), [Appendix 9.3.7.5 Heritage works plan](#) and [Appendix 9.3.7.6 Certificate of non-heritage fabric](#), means:

- a. a registered architect with a recognised post-graduate qualification in a field related to heritage conservation or management and at least three years of experience, including experience on at least three projects where he/she has acted as the principal heritage advisor for works involving a heritage building listed by Heritage New Zealand and/or in a district plan; and/or
- b. a person with a degree or with a recognised post-graduate qualification in a field related to heritage conservation or management, and at least five years of experience in heritage conservation or management, including experience on at least five projects where he/she has acted as a principal heritage advisor for works involving a heritage building listed by Heritage New Zealand and/or in a district plan.

Heritage setting

means an entry in [Appendix 9.3.7.2 Schedule of significant historic heritage](#) which, together with the associated [heritage item](#), has met the significance threshold for listing in the [District Plan](#). A heritage setting is the area around and adjacent to a [heritage item](#) that is integral to its function, meaning and relationships and may include individually listed [heritage items](#). Heritage settings include:

- a. [buildings](#);
- b. structures or features, such as fences, walls and gates, bridges, [monuments](#), gun emplacements, whale pots, lamp stands and [public artworks](#);
- c. gardens, lawns, mature trees and [landscaping](#), water features, historic landforms;
- d. access, walkways and [cycle ways](#), circulation, paths and paving;
- e. open space; and
- f. [spatial relationships](#).

Heritage upgrade works

in relation to a [heritage item](#) or [heritage setting](#), means works undertaken to satisfy or increase compliance with [Building Act 2004](#) and Building Code requirements. It may include:

- a. structural seismic upgrades, core drilling, temporary lifting and/or moving off foundations or permanent realignment of foundations;
- b. fire protection;
- c. provision of access; and
- d. temporary lifting and/or temporary moving of a [heritage item](#) to allow for ground, foundation and retaining wall remediation.

It excludes Building Code upgrade works undertaken as part of [repairs, reconstruction or restoration](#).

Heritage values

means the following tangible and intangible attributes which contribute to the significance of a heritage item and its heritage setting:

- a. historical and social values;
- b. cultural and spiritual values;
- c. architectural and aesthetic values;
- d. contextual values;
- e. technological and craftsmanship values; and
- f. archaeological and scientific values.

High flood hazard management area

means an area subject to inundation events where the water depth (metres) x velocity (metres per second) is greater than or equal to 1, or where depths are greater than 1 metre, in a 0.2% AEP (1 in 500-year) flood event (as identified in the [Canterbury Regional Policy Statement](#), Chapter 11) and shown on the planning maps.

High technology industrial activity

Means the use of land and/or buildings for the research, development and application of advanced technology and applied science. It includes communications technology development, computer and information technology development, scientific research laboratories, and any associated manufacturing, electronic data storage and processing.

Hill waterway

means any waterway, watercourse, gully, swale, open drain, spring or waterfall that:

- a. is not identified or defined in the [District Plan](#) under any other water body classification; and
- b. has an average gradient over a distance of 100 metres of 1 in 50 or steeper, where the gradient is measured from 50 metres upstream and 50 metres downstream from the centre of the waterway where it passes through the site. Where a waterway is less than 100 metres long, the gradient shall be measured over the entire length of the waterway.

The upstream extremity of a hill waterway is at the point of channelisation of overland sheet flow.

Historic heritage

has the same meaning as defined in s2 of the [Resource Management Act 1991](#).

Home occupation

means any occupation, including a profession but excluding [visitor accommodation](#), undertaken within a [residential unit](#) or an [accessory building](#) by a person who resides permanently within that [residential unit](#). It excludes:

- a. motor vehicle or boat trading and/or storage, other than those owned by, and for the use of, people who live on the same [site](#);
- b. [motor-servicing facilities](#);
- c. [heavy industrial activities](#);
- d. [boarding of domestic animals](#); and
- e. [funeral homes](#).

Homebase Centre

Means the area zoned [Large Format Retail](#) located on Marshland Road between QEII Drive and Briggs Road.

Horticultural structures

in relation to [Chapter 17 Rural](#), means [artificial crop protection structures](#) and [crop support structures](#).

Hospital

means land and/or [buildings](#) used for the provision of medical or surgical treatment of, and health services for, people. It includes:

- a. helicopter landing and ambulance facilities;
- b. medical research and testing facilities;
- c. first aid and other health-related training facilities;
- d. rehabilitation facilities, including gymnasiums and pools;
- e. palliative facilities;
- f. supported residential care;
- g. hospital maintenance and service facilities;
- h. mortuaries;
- i. [accessory offices](#) and [retail activities](#), including pharmacies, [food and beverage outlets](#) and florists; and
- j. [accessory commercial services](#), including banks and dry-cleaners.

It excludes:

- k. [hospitals within retirement villages](#).

Hospital within a retirement village

means any facility providing [hospital care](#) within the meaning of the [Health and Disability Services \(Safety\) Act 2001](#) within a [retirement village](#).

Hosted visitor accommodation

means the use of a residential unit for visitor accommodation where:

- a. individual bookings by visitors are for less than 28 days each; and
- b. any family flat is not used for visitor accommodation; and
- c. at least one permanent resident of that residential unit is in residence in the residential unit for the duration of the stay; or
- d. there are two residential units on the same site and:
 - i. the residential units are in the same ownership and are not in strata titles;
 - ii. the permanent resident of one unit is in residence on the site for the duration of the stay and is employed in a supervisory capacity by the visitor accommodation activity.

Hosted visitor accommodation includes a bed and breakfast but excludes hotels, resorts, motels, motor and tourist lodges, backpackers, hostels, farmstays and camping grounds.

Hotel

means any building and associated land where visitor accommodation is provided and which is the subject of an alcohol licence. It may include restaurants, bars, bottle stores, conference and other ancillary facilities as part of an integrated complex.

Human scale

means incorporating dimensions that result in smaller built components and lower building heights, with attention to the human experience from eye level, relative to the physical size of a person.

I

Identified building area

means an area identified on an approved plan of subdivision on which a building is anticipated.

Impervious surface

means a continuous surface of concrete, bitumen, paving (with slabs, bricks, 'gobi' or similar blocks) or hardfill (excluding gravel or other loose stone surfaces that have not been mechanically compacted) that effectively puts a physical barrier on the surface of any part of a site. It excludes shade, tunnel or greenhouses that do not have solid floors.

Improved pasture

in relation to [Sub-chapter 9.1](#) Indigenous Biodiversity and Ecosystems of Chapter 9 Natural and Cultural Heritage, means an area of pasture:

- a. where exotic pasture grass and herb species have been deliberately sown or maintained for the purpose of livestock grazing; and

b. that:

- i. is used for livestock grazing and has been routinely so used since 1 June 1996; or
- ii. at any time on or after 1 June 1996 was modified or enhanced for the purpose of livestock grazing by cultivation, irrigation, oversowing, top-dressing and/or direct drilling.

(Proposed Plan Change 7)

Indigenous biodiversity

means organisms of New Zealand origin, the variability among these organisms and the ecological complexes of which they are a part. It includes diversity within species, between species, and of ecosystems, and includes their related indigenous biodiversity values.

Indigenous fauna

means all animals that occur naturally in New Zealand and have evolved or arrived without any assistance from humans. It includes migratory species visiting New Zealand on a regular or irregular basis.

Indigenous vegetation

means vegetation containing plant species that are indigenous or endemic to the area/site.

Indigenous vegetation clearance

means the felling or clearing of **indigenous vegetation** by cutting, crushing, cultivation, irrigation, chemical application, artificial drainage, stop banking or burning.

Industrial activity

means the use of land and/or **buildings** for manufacturing, fabricating, processing, repairing, assembly, packaging, wholesaling or storage of products. It excludes **high technology industrial activity**, mining exploration, **quarrying activity**, **aggregates-processing activity** and **heavy industrial activity**.

Infrastructure (Rule 5.6)

in relation to **Rule 5.6**, means water mains, sewerage mains, pump stations and reservoirs, electricity networks and substations, **telecommunications** networks, the **strategic road network**, other **roads**, rail, and bulk storage fuel facilities and associated pipelines. It excludes services from the **street** to **residential units**.

In situ mixing

means removal or **disturbance of soil** on the **site** of a repair, in order to combine that soil with other material as part of the repair of land damaged by earthquakes.

Installed

means permanently added to the physical structure of the **building** or **parking building**.

Integrated family health centre

means a **health care facility** primarily serving the local community where multiple health care services are located within one **building** (or networked) and function together in an integrated manner to meet the needs of the consumer. It will contain general practice clinical staff and services and may include community nursing and medical specialists, a day surgery, a pharmacy, a blood collection centre and physiotherapy, midwifery and counselling services.

Intensive farming

means the intensive production of livestock and/or plants, or aquatic animals, within a **building** or structure (excluding **greenhouses**, shade houses and poultry hatcheries) or on animal feed lots with limited or no dependence on natural soil quality on the **site** and food required to be brought to the **site**. It includes:

- a. intensive pig farming;
- b. intensive poultry farming;
- c. land-based aquaculture; and
- d. mushroom farming.

Interment

means depositing a human body, or a container of ashes resulting from the cremation of a human body, within a grave or a **vault**.

Intersection

in relation to two or more intersecting or meeting **roadways** or railway lines, means that area contained within the prolongation or connection of the lateral **boundary** lines of each **roadway** or railway.

J

K

Key activity centres

means the following key existing and proposed **commercial centres** identified as focal points for employment, **community activities** and the transport network, and which are suitable for more intensive **mixed-use** development.

- a. Papanui/Northlands;
- b. Shirley/Palms;
- c. Linwood/Eastgate;
- d. New Brighton;
- e. Belfast/Northwood;
- f. Riccarton;
- g. North Halswell;
- h. Barrington; and

Commented [A29]: Intrusive building or site definition removed

i. Hornby.

The key activity centre in each location is land zoned either Town Centre or Local Centre Zone.

Key pedestrian frontage

means street frontages in the Town Centre or Local Centre Zone defined on the planning maps.

Key structuring elements

means the existing or proposed above ground infrastructure, such as stormwater ponds, roads and reserves, that contribute to the layout of new urban areas.

L

LAE

means the Sound Exposure Level (SEL) in decibels. LAE is the sound level of one second duration which has the same amount of energy as the actual noise event measured. This is usually used to measure the sound energy of a particular event, such as a train pass-by or an aircraft flyover.

LAeq

means the equivalent continuous A-weighted sound level in decibels. This is commonly referred to as the time-average sound level. LAeq is often assessed over a reference time interval of 15 minutes, in accordance with NZS 6802:2008.

LAm_{ax}/LAF_{max}

means the A-weighted maximum noise level in decibels measured with a 'fast' response time. It is the highest noise level that occurs during a measurement period.

Land management activities

in relation to Sub-chapter 13.11 Specific Purpose (Flat Land Recovery) Zone, means property clearance activities undertaken by the legally responsible entity, on behalf of the Crown. This entails:

- a. removal and disposal of all buildings, fences, paths or other debris;
- b. removal of vegetation that is not being retained;
- c. fencing of areas for safety, to deter illegal activities and to improve visual amenity; and
- d. ongoing land management responsibilities, including security and community reassurance patrols, maintaining vegetation, managing weeds and pests, and removing excessive rubbish.

Landscaped area

(see Landscaping).

Landscaping

Panel Instruction:

Amend or delete to give effect to the “3 Pathway” approach recommendation in Part 4 Residential

means the provision of predominantly trees and/or shrub plantings. It may include some ancillary areas of lawn or other amenity features. **This definition shall not apply to residential activities in the Medium Density Residential zone and High Density Residential zone, but shall apply except when applying the [redacted].**

Landscaping strip

(see Landscaping).

Large format centre

means those commercial centres at Moorhouse Avenue, Shirley Homebase, Tower Junction, Northlink Papanui, SupaCenta Belfast and Chappie Place Hornby zoned Large Format Retail Zone on the planning maps.

Large format retail activity

means any individual retail tenancy with a specified minimum floor area, where the tenancy is created by freehold, leasehold, licence or any other arrangement to occupy.

Ldn

means the day-night average sound level in decibels over a 24-hour period, which is calculated from the day (07:00-22:00) LAEq(15h) and night (22:00-07:00) LAEq(9h) values with a 10 dB penalty applied to the night-time LAEq(9h). Ldn values can be used to describe long term noise exposure by averaging over days, weeks or months.

Level crossing

in relation to Chapter 7 Transport, has the same meaning as defined in s4 of the Railways Act 2005.

Light manufacturing and servicing

in relation to the Specific Purpose (Airport) Zone, means sites in which articles, goods or produce are prepared and/or repaired for sale or rent, and, apart from parking and manoeuvring, the light manufacturing and servicing activity will be contained entirely within a building.

Limit line

in relation to Chapter 7 Transport, means a line marked on the surface of the roadway to indicate the place where traffic is required to stop for the purpose of complying with a stop sign, give-way sign, pedestrian crossing, railway crossing, school crossing point or traffic signal.

Living area

means **habitable space**, excluding bedrooms.

Living space

means all the lounge, dining room, kitchen, bedroom, bathroom, toilet and hallway spaces within a **residential unit**.

Loading

means the loading or unloading or fuelling of a vehicle, or the adjustment or covering or tying of its load or any part or parts of its load. Load, in relation to a vehicle, has a corresponding meaning.

Loading area

means that part of a **site** on which all vehicle **loading** facilities are accommodated. It includes all **loading spaces** and **manoeuvring areas**.

Loading space

means that portion of a **site** clear of any **road** or **service lane** upon which a vehicle can stand while being loaded or unloaded, whether covered or not. Such loading space shall have vehicular **access** to a **road** or **service lane**.

Local centre

means:

the **Local Centre zones** at Addington, Avonhead, Beckenham, Bishopdale, Colombo/Beaumont, Cranford, Edgware, Fendalton, Ferrymead, Halswell, Hillmorton, Ilam/Clyde, Merivale, New Brighton, Northwest Belfast, Parklands, Prestons, Redcliffs, Richmond, Linwood Village, Barrington, St Martins, Sumner, Sydenham North, Sydenham South, Wairakei/Greers Road, Wigram, Woolston and Yaldhurst; and the **Commercial Banks Peninsula Zone** at Lyttelton and Akaroa.

Local roads

means any **road** not classified as either an **arterial road**, distributor road or **collector road** in **Appendix 7.5.12** Road classification system.

Advice note:

1. Local roads are generally the **roads** classified as Typical or Slow Streets in the road classification system in the **Christchurch Transport Strategic Plan**.

Low impact urban design

means using recognised best practice techniques in urban development to promote the efficient use of natural and physical resources and to reduce environmental impacts. It includes freshwater, energy use and conservation values.

M

Maintenance

in relation to a **heritage item** or **heritage setting**, means regular and ongoing protective care of the item or setting to prevent deterioration and to retain its **heritage value**. It includes the following, where there is no permanent damage or loss of **heritage fabric**:

- a. cleaning, washing or repainting exterior or interior fabric using a method which does not damage the surface of the heritage fabric;
- b. reinstating existing exterior or interior surface treatments;
- c. temporary erection of freestanding scaffolding;
- d. laying underground services and relaying paved surfaces to the same footprint;
- e. upkeep of gardens, including pruning of trees, pruning or removal of shrubs and planting of new trees or shrubs (except planting within, or **adjoining, plots within cemeteries**); and
- f. in relation to **crematoria** and **cemeteries**, maintenance also includes:
 - i. protective care and routine works to enable their ordinary functioning, such as temporary and reversible modifications or additions to **buildings**;
 - ii. installation of plaques;
 - iii. **restoration, repair** and reinstatement of **monuments**; and
 - iv. disturbance of soil for **burials** and **interment** of ashes.

Major arterial roads

means **roads** classified as a major arterial road in Figure 20 (a-f) Road classification map, [Appendix 7.5.12](#) Road classification system.

Advice note:

1. Major arterial roads are generally the **roads** classified as State Highways and District Arterials in the road classification system in the [Christchurch Transport Strategic Plan](#).

Major cycle route

in relation to [Chapter 7](#) Transport, means a **cycle route** that predominantly consists of **cycle ways** and is at least two kilometres in continuous length.

Advice note:

1. [The Christchurch Transport Strategic Plan](#) identifies major cycle routes proposed by the **Council**.

Major flood event

means either a 1 in 200 year (0.5% **AEP**) rainfall event concurrent with a 1 in 20 year (5% **AEP**) tidal event, or a 1 in 200 year tidal event concurrent with a 1 in 20 year rainfall event.

Major sports facility

means a large single or multi-purpose **recreation facility** used for the purposes of participating in or viewing sports, active recreation and/or entertainment, whether indoor or outdoor, public or private, and whether a charge is made for admission or not. It includes:

- a. stadiums (covered and open air);
- b. indoor sports and **recreation facilities** where the **gross floor area** of a single **building** is more than 800m²;
- c. swimming pool complexes/aquatic centres (covered and open air);
- d. golf driving ranges and/or golf courses;
- e. showgrounds and/or equestrian raceways, including stables and servicing facilities;
- f. athletics complexes;
- g. boat ramps, jetties and recreational boat launching facilities;
- h. boat storage, sheds, and repair and maintenance facilities; and
- i. **accessory** facilities such as **club rooms/clubhouses**, spectator seating, and lighting and associated support structures.

Manoeuvre area

means that part of a **site** used by vehicles to move from the **vehicle crossing** to any **parking space, garage or loading space**. It includes all driveways and aisles, and may be part of an **access**. **Parking areas and loading areas** may be served in whole or in part by a common manoeuvre area. Manoeuvring area has the same meaning.

Manufacturing

in relation to the **Specific Purpose (Airport) Zone** means making items by physical labour or machinery, and includes assembly of items.

Māori land

in relation to **Chapter 12** Papakāinga/Kāinga Nohoanga Zone, means land in any one or more of the following categories or subcategories:

- a. Land gazetted or determined by order of the Māori Land Court as Māori reservation under **s338 Te Ture Whenua Maori Act 1993**;
- b. Māori customary land and Māori freehold land as defined in **s4** and **s129 Te Ture Whenua Maori Act 1993**;
- c. Any land where:
 - i. a status declaration under the **Māori Affairs Amendment Act 1967** was made converting Māori freehold land to general title, and where there have been no changes of ownership since the conversion other than to an owner's bloodline successor(s); or

- ii. one or more owners are able to provide written evidence of Whakapapa to the original grantees of the land as confirmed by the Te Runanga o Ngāi Tahu Whakapapa Unit or the Māori Land Court; or
- iii. the land is vested in a Trust constituted pursuant to Part 12 of [Te Ture Whenua Māori Act 1993](#) or a Māori incorporation constituted pursuant to Part 13 of the [Te Ture Whenua Māori Act 1993](#); or
- iv. the land is owned by a Rūnanga with authority/mana over the area in which the original Māori reserve is located.

Marine structures

in relation to the [Open Space Coastal Zone](#), means structures in coastal areas owned and maintained by the [Council](#) for public recreation and commercial purposes. It includes New Brighton Pier, boat ramps and jetties.

Market garden

in relation to residential zones, means a business growing a diverse range of fruit, vegetables and flowers as cash crops for general sale.

Mass assembly of people

in relation to the provisions relating to Runway End Protection Areas at Christchurch International Airport, means gatherings associated with [recreation activities](#), [entertainment activities](#), events or markets. It excludes golf course recreation.

Mast

in relation to [Chapter 11](#) Utilities and Energy, means any pole or tower designed to carry [antennas](#) and any [ancillary equipment](#).

Commented [A30]: Maturity definition removed

Mechanical ventilation

means a mechanical system or systems designed, installed and operating so that a [habitable space](#) (with windows and doors closed) is ventilated with fresh air in accordance with the Building Code under the [Building Act 2004](#).

Minor arterial roads

means [roads](#) classified as a minor arterial road in Figure 20 (a-f) Road classification map, [Appendix 7.5.12](#) Road classification system.

Advice note:

1. Minor arterial roads are generally the [roads](#) classified as Minor Arterials in the road classification system in the [Christchurch Transport Strategic Plan](#).

Minor upgrading of the existing electricity network

in relation to [Rule 5.6.1](#) Activity status for Slope Instability Management Areas, means increasing the carrying capacity, efficiency and security of electricity and associated [telecommunications](#) facilities, and utilising the existing [support structures](#) or structures of a similar scale and character. It includes the:

- a. addition of circuits and/or conductors;
- b. re-conductoring of the line with higher capacity conductors;
- c. re-sagging of conductors;
- d. addition of longer or more efficient insulators;
- e. addition of earthwires (which may contain [telecommunication](#) lines, earthpeaks and lightning rods); and
- f. replacement or alteration of existing [telecommunication antennas](#).

Minor upgrading excludes an increase in voltage of the line.

Mixed modal link

in relation to [Rule 15. 5.3.1.1](#) Area-specific permitted activities, means [streets](#), lane ways, paths or [access ways](#) that provide for shared movement, which may include facilities for a combination of walking, cycling, motor vehicles and public transport.

Mixed-use

means development which combines, within a [building](#), [buildings](#) or development area, a range of activities, including [residential activity](#), [commercial activities](#) and/or [community facilities](#).

Mobile irrigators

in relation to [Chapter 17](#) Rural, means irrigators that are vehicles. It includes pivot or linear irrigators.

Mobility parking space

in relation to [Chapter 7](#) Transport, means a [parking space](#) designed and reserved for the exclusive use of people whose mobility is restricted and who have a mobility permit issued. It also means 'accessible park/parking' and 'disabled/disability park/parking' as referred to in various external standards and guidance documents.

Monument

means any headstone, plaque, panel, memorial or associated concrete kerbing.

Motorised sports facility

means a [recreation facility](#) used for participating in or viewing land-based motor sports. It includes car, truck, go-kart and motorbike racing tracks and [accessory](#) facilities such as [club rooms/clubhouses](#), spectator stands, lighting and associated support structures, mechanical workshops and fuel storage and pumps.

Motorised water craft

means any boat or water craft powered by an engine exceeding 1.5 horse power.

Motor racing vehicle

means a vehicle purpose-built or modified to compete in motor racing.

Motor-servicing facility

means land and/or buildings used for the servicing, repair (including panel beating and spray painting repair) of motor vehicles, agricultural machinery or boats and ancillary activities (including the sale and/or fitting of accessories).

Multi-unit residential complex

means a group of two or more residential units where the group is either held under one title or unit titles under the Unit Titles Act 2010 with a body corporate.

N

National Grid

has the same meaning as defined in the National Policy Statement on Electricity Transmission 2008.

Navigation aid

means:

- a. a device or system (such as a radar beacon) that provides an aviation operator with data to support navigation of aircraft; or
- b. 'navigational aid' as defined in the Maritime Transport Act 1994 (as amended).

Neighbourhood centre

means the areas zoned Neighbourhood Centre .

Neighbourhood plan

in relation to the Meadowlands Exemplar Overlay, means a plan covering an area of no less than 9 hectares which identifies the expected residential development for that land.

Net density

means the number of lots or household units per hectare (whichever is the greater). The area (ha) includes land for:

- a. residential purposes, including all open space and on-site parking associated with residential development;
- b. local roads and roading corridors, including pedestrian access ways and cycle ways, but excluding state highways and major arterial roads; and

Commented [A31]: Suggested to be removed as consequential change of the Overlay no longer applying within Chapter 8.

Commented [A32R31]: Panel comment: Reinstate operative definition required for the purposes of Chapter 14B pathway as the Residential New Neighbourhood Overlay will apply

- c. local (neighbourhood) reserves.

The area (ha) excludes land that is:

- d. stormwater retention and treatment areas;
- e. geotechnically constrained (such as land subject to subsidence or inundation);
- f. set aside to protect significant ecological, cultural, historic heritage or landscape values;
- g. set aside for esplanade reserves or access strips that form part of a larger regional or sub-regional reserve network;
- h. for local community facilities and retail activities, or for schools, hospitals or other district, regional or sub-regional facilities; and
- i. identified on an outline development plan as an area that is subject to development constraints.

Net floor area

unless otherwise specified, means the sum of the floor areas, each measured to the inside of the exterior walls of the building or buildings. It includes the net floor area of any accessory building, but excludes any floor area used for:

- a. lift wells, including the assembly area immediately outside the lift doors for a maximum depth of 2 metres;
- b. tank rooms, boiler and heating rooms, machine rooms and bank vaults;
- c. those parts of any basement not used for residential activities, commercial activities or industrial activities;
- d. parking areas and/or loading areas, including basement parking which extends no more than 1 metre above ground level;
- e. 50% of any pedestrian arcade, or ground floor foyer, which is available for public thoroughfare;
- f. covered access ways;
- g. roof terraces that are for residential or staff use only, are uncovered and open (apart from a balustrade) to the outside air on at least three sides; and
- h. decks that are for residential or staff use only, are uncovered and open (apart from a balustrade) to the outside air on at least three sides and which do not extend more than 800 millimetres in height above ground level and cover less than 15% of the net site area.

It excludes the following for commercial activities and visitor accommodation only:

- i. all stairwells (including landing areas);
- j. toilets and bathrooms, provided that in the case of any visitor accommodation the maximum area permitted to be excluded for each unit shall be 3m²; and
- k. that part of a balcony that is within 2 metres from an exterior wall of a building, provided that the balcony is open to the outside air (apart from a balustrade) on at least one side.

It excludes the following for residential activities only:

- l. shared stairwells;

- m. **garages** and carports; and
- n. all **balconies**.

Net site area

in relation to a site or allotment, means the total area of the site or allotment less:

- a. any area subject to a designation intended to be taken under the Public Works Act 1981 for any purpose;
- b. any entry/exit strip of land 6 metres or less in width; and/or
- c. any area of land where that land is the shared access for more than one site.

Commented [A33]: Panel comment: Reinstate operative definition required for the purposes of Chapter 14B pathway

Network infrastructure

has the same meaning as defined in s197 of the [Local Government Act 2002](#).

Network utility operator

has the same meaning as defined in s166 of the [Resource Management Act 1991](#).

Network waterway

means any man-made open channel within the ground, whether containing a continuous flow of water or not, and which:

- a. is for the purposes of capturing and/or directing water (excluding sewerage); and
- b. forms part of, or drains into, the public stormwater network or the coastal environment; and
- c. has not otherwise been classified under the [District Plan](#).

It includes water races not otherwise classified by the [District Plan](#).

Commented [A34]: Neutral building or site definition removed (shown as preceding definition).

No complaints covenant

in relation to the Lyttelton Port Influences Overlay Area, means a covenant which is:

- a. registered against the title/s of the land upon which the proposal is situated; and
- b. entered into by the resource consent applicant, in favour of the Lyttelton Port Company Limited, to the effect that no owner or occupier or successor in title of the covenanted land shall object to, complain about, bring or contribute to any proceedings under any statute or otherwise oppose any relevant adverse environmental effects (for example noise, dust, traffic, vibration, glare or odour) resulting from any lawfully established **port activities**.

Noise-sensitive activities

in relation to [Sub-chapter 13.10 Specific Purpose \(Ruapuna Motorsport\) Zone](#), means:

- a. [residential activities](#), other than those existing in conjunction with rural activities that comply with the rules in the relevant [District Plan](#) as at 23 August 2008;
- b. [education activities](#) including [preschools](#), but excluding flight training, trade training or other industry-related training facilities;
- c. [visitor accommodation](#) except that which is designed, constructed and operated to a standard that mitigates the effects of noise on occupants; and
- d. [health care facilities](#) and any [elderly person's housing unit](#).

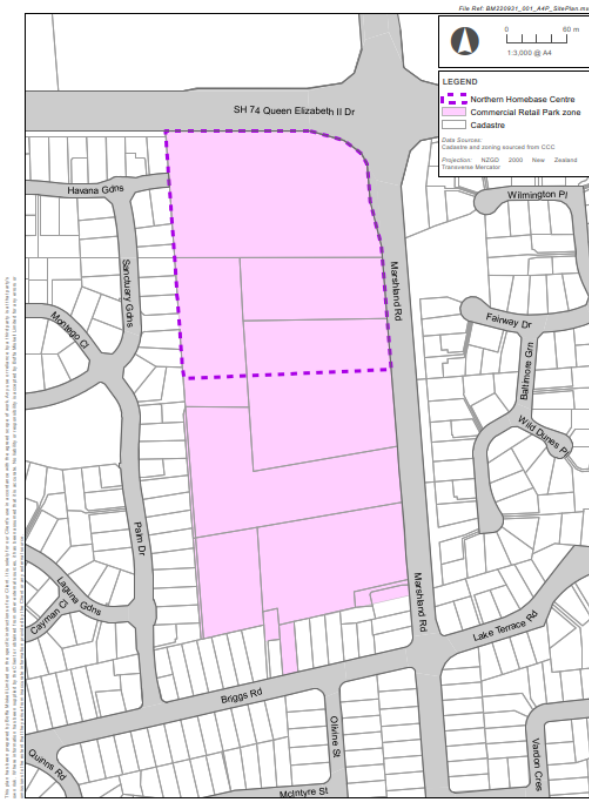
No net loss

in relation to [indigenous biodiversity](#), means no reasonably measurable overall reduction in:

- a. the diversity of indigenous species or recognised taxonomic units; and
- b. indigenous species' population sizes (taking into account natural fluctuations) and long term viability; and
- c. the natural range inhabited by indigenous species; and
- d. the range and ecological health and functioning of assemblages of indigenous species, community types and ecosystems.

Northern Homebase Centre

means the area zoned [Large Format Retail](#) within 229 and 241 Marshland Road and parts of 24 Sanctuary Gardens and 215 Marshland Road as contained in CT CB645-62, CT 737304, CT 737303, and CT 60392 at 16 December 2022, shown in the Figure Below:



Notional boundary

in relation to Chapter 6 General Rules and Procedures, means a line 20 metres from any wall of a residential unit or a building occupied by a sensitive activity, or the site boundary where this is closer to the residential unit or sensitive activity.

O

Office

means any of the following:

- a. administrative offices where the administration of an organisation, whether trading or non-trading, is conducted, including bank administration offices; and
- b. professional offices where professional services are available and carried out. These include the offices of accountants, solicitors, architects, surveyors, engineers and consultants.

Off-site sign

means a sign which is used to advertise activities, goods, services, products or events that are not directly related to the use or activities occurring at the site on which the sign is physically located. It includes posters and poster boards and any other associated supporting device whether permanent, temporary or moveable. It does not include temporary election and referendum signage.

Older person

means a person over the age of 60 years or a person who qualifies for a permanent supported living payment on health grounds. It includes the partner, spouse, dependants or caregiver of such a person, notwithstanding that the partner, spouse, dependants or caregiver may be under the age of 60 years.

Older person's housing unit

means one of a group of residential units developed or used for the accommodation of older persons, where the group is held under either one title or unit titles under the Unit Titles Act 2010 with a body corporate, and which is encumbered by a bond or other appropriate legal instrument which ensures that the use of the unit is confined to older persons. It includes any unit previously defined as an elderly person's housing unit.

Outdoor living space

means an area of open space for the exclusive use of the occupants of the residential unit to which the space is allocated. In the Residential Medium Density Zone, **except but not when applying the residential overlays**, outdoor living space may include indoor communal recreation and leisure areas for the benefit of all residents of the site.

Commented [A35]: Panel comment: Reinstate operative definition required for the purposes of Chapter 14B pathway

Outdoor service space

means the area identified on a site for outdoor drying of washing and the storage of items, such as BBQs and gardening tools and equipment.

Outdoor storage area

means any land used for the purpose of storing vehicles, equipment, machinery and/or natural or processed products outside of fully enclosed buildings for periods in excess of 12 weeks in any year. It excludes yard-based suppliers and vehicle parking associated with an activity.

Outline development plan

means a plan (including any associated narrative description provided) which guides the form and staging, where applicable, of subdivision and development and/or Greenfield Priority Areas identified in the Canterbury Regional Policy Statement, Chapter 6, Map A.

Commented [A36]: Panel comment: Reinstate operative definition required for the purposes of Chapter 14B pathway as this applies to the Residential New Neighbourhood Zone.

P

Park and ride facilities

means a **parking building** and/or **parking lot** (and associated facilities, including any cycle parking) provided primarily for the patrons of a nearby public transport service to assist their modal transfer to the public transport service.

Parking area

means that part of a **site** or **building** within which vehicle **parking spaces** and **manoeuvring areas** are accommodated.

Parking building

means a **building** that has single or multiple storeys used primarily for parking of motor vehicles and which is not provided to meet demand associated with an activity or development on the same **site**. It includes **parking areas**, **access** and **landscaped areas** associated with the parking.

Parking lot

means stand-alone single level parking facilities at ground level used primarily for parking of motor vehicles and which are not provided to meet demand associated with an activity or development on the same **site**. It includes **parking areas**, **access** and **landscaped areas** associated with the parking.

Parking space

means an area capable of accommodating one stationary 85 percentile motor vehicle and which is provided and used solely for the purpose of accommodating vehicles (excluding any spaces set aside for the display of vehicles).

Park management activities

means the day to day management, operations and maintenance of parks and **reserves**. It includes:

- a. vegetation and **amenity tree planting**, maintenance and removal;
- b. removal/control of exotic, noxious or nuisance species;
- c. wild animal and pest control operations;
- d. maintenance of walkways, **cycle ways** or vehicle tracks and associated **earthworks**; and
- e. maintenance of **public amenities**.

Park management facility

means land and/or **buildings** used for, and **ancillary** to, **park management activities**. It includes:

- a. vehicle, machinery and equipment depots;
- b. storage sheds;
- c. **greenhouses** and propagation sheds; and
- d. **offices**.

Partial demolition

in relation to a **heritage item**, means the permanent destruction of part of the **heritage item** which does not result in the complete or significant loss of the **heritage fabric** and form which makes the **heritage item** significant.

Pedestrian access

A pathway dedicated to the provision of access for pedestrians.³

Commented [A37]: Perimeter block definition has been removed.

Peripheral boundary length

means the length of the entire peripheral **boundary** of an area of land that is completely enclosed by other land and to which the general public have a permanent right of access.

Place of assembly

means land and/or **buildings** used principally for the public or private assembly of people for **recreation activities**, **cultural activities** or **entertainment activities**. It includes community centres and halls.

Plantation forestry

means the use of land and **buildings** for planting, maintenance and harvesting of timber tree species for commercial wood production.

Plot

in relation to **Sub-chapter 13.2** Specific Purpose (Cemetery) Zone, means a numbered lot within a cemetery where an **interment** can occur.

Plot ratio

means the relationship between **net floor area** of the **building** and the **net site area**, expressed by the formula:

$$\text{plot ratio} = \frac{\text{net floor area}}{\text{net site area}}$$

Pool area

³ Responding to submission of ChristchurchNZ, s32AA analysis is included in the Planners Joint Witness Statement – Mixed Use Zone pg15. <https://chch2023.ihp.govt.nz/assets/Joint-Witness-Statements/Joint-Witness-Statement-Planners-Mixed-Use-Zones-6-and-13-November-and-18-December-2023-UPDATED-20-December-2023.pdf>

in relation to calculating **loading** and cycle parking requirements in **Chapter 7** Transport for a swimming pool, means the surface area of water within a swimming pool. It excludes any associated poolside area, changing room facilities or storage areas.

Port activities

means the use of land, **buildings** and structures for:

- a. cargo handling, including the loading, unloading, storage, processing and transit of cargo;
- b. passenger handling, including the loading, unloading and transit of passengers, and passenger or cruise ship terminals;
- c. maintenance and repair activities, including the maintenance and repair of vessels;
- d. port administration;
- e. marine-related **trade and industry training activities**;
- f. marine-related industrial activities, including ship and boat building;
- g. warehousing in support of a.-f., h. and i., and distribution activities, including bulk fuel storage and **ancillary** pipeline networks;
- h. facilities for recreational boating, including yachting;
- i. activities associated with the surface navigation, berthing, manoeuvring, refuelling, storage, servicing and provisioning of vessels;
- j. **ancillary transport infrastructure, buildings, structures, signs, utilities, parking areas, landscaping, hazardous facilities, offices** and other facilities, and **earthworks**; and
- k. **ancillary food and beverage outlets** in support of the above.

Port quarrying activity

in relation to **Sub-Chapter 13.8** Specific Purpose (Lyttelton Port) Zone, means the use of land, **buildings** and plant for the extraction of rock. It may include the associated processing, storage and transportation of the same material and:

- a. **earthworks** associated with the removal and storage of over burden or the creation of platforms for **buildings** and plant;
- b. extraction of rock materials by **excavation** or blasting;
- c. **landscaping**;
- d. quarry site rehabilitation and ecological restoration;
- e. **hazard mitigation works**; and
- f. the maintenance, upgrading and realignment of a haul road.

Potentially contaminated

means that part of a [site](#) where an activity or industry described in Schedule 3 of the [Canterbury Land and Water Regional Plan](#) (refer Section 16, Schedule 3 Hazardous Industries and Activities, pp 253 to 255) has been or is being undertaken on it or where it is more likely than not that an activity or industry in the list is being or has been undertaken on it. It excludes any [site](#) where a detailed [site](#) investigation has been completed and reported and which demonstrates that any contaminants within or on the [site](#) are at, or below, background concentrations.

Preschool

means the use of land and/or [buildings](#) for early childhood education or care of three or more children (in addition to any children resident on the [site](#) or the children of the persons providing the education or care) under the age of six years by the day or part of a day, but not for any continuous period of more than seven consecutive days. It includes a crèche, kindergarten, play centre, education and care service or kohanga reo.

Primary building frontage

in relation to [signs](#) and [signage](#) only, means any [building](#) frontage facing towards a public [road](#) or customer [parking area](#).

Primary living level

means the level within a [residential unit](#) on which the kitchen is contained.

Principal building

means a [building](#), [buildings](#) or part of a [building](#) accommodating the activity for which the [site](#) is primarily used.

Principal living room

means the largest living room in a residential unit, or any communal living area.

Private parking area

in relation to [Chapter 7](#) Transport, means a [parking area](#) which is not open to the general public or casual users.

Private way

has the same meaning as in [s315](#) of the [Local Government Act 1974](#).

Property

in relation to [quarrying activity](#), means any contiguous area of land, including land separated by a [road](#), railway, drain, water race, river or stream held in one or more than one ownership, that is utilised as a single [site](#) or operating unit, and may include one or more certificates of title.

Public amenities

means land, **buildings** and/or structures used to provide amenity and assist the public. It includes:

- a. public toilets;
- b. changing rooms;
- c. visitor information centres;
- d. erection of information and directional **signs** (excluding **billboards**);
- e. shelters and shade structures;
- f. exterior security and amenity lighting (excluding training or flood lights);
- g. outdoor furniture and structures, such as seats, picnic or barbeque area equipment, rubbish bins, pergolas, fences (including predator and animal enclosure fences), steps, retaining walls, viewing platforms and boardwalks;
- h. walking, cycling and maintenance tracks, including **cycle ways**;
- i. bridges;
- j. playground and outdoor fitness equipment; and
- k. public memorials.

Public artwork

means any object, figure, image, character, outline, spectacle, display, delineation, audio or visual installation (including projection or illumination, static or otherwise), announcement, poster or sculpture that is used principally to enhance public spaces, whether it is placed on, affixed or tethered to any land, **building**, footpath or pavement (subject to any **Council** bylaws or traffic management requirement) and/or incorporated in the design of any **building** (whether by painting or otherwise). It excludes use as a **sign** or for any purpose other than as public artwork.

Public floor area

means the sum of the total area of all floors contained within the external walls of any **building** or within the **boundaries** of any outdoor area available for the use of the general public in association with the activity, excluding any areas used for:

- a. lift wells, including the assembly area outside the lift doors for a maximum depth of 2 metres;
- b. stairwells, including landing areas;
- c. toilets and bathrooms;
- d. **parking areas** and/or **loading areas**; and
- e. all areas used exclusively by staff, such as kitchens, storage areas, internal **loading areas**/unloading areas, rubbish areas, staff rooms/**offices** and amenities.

Publicly accessible space

means courtyards, lane ways, **access ways** or areas that are in private or public ownership, through which the public can commonly pass, and which are free of physical barriers such as gates.

Public open space

means any open space, including parks and reserves (but excluding local purpose reserves for utility purposes), accessible to the public either freely or in accordance with a charge via the Reserves Act 1977.

Public transport facility

means land and/or buildings used for, or ancillary to, scheduled passenger transport services. It may include a public transport interchange, park and ride facilities, bus bays, taxi ranks, drop-off and pick-up points, cycle parking, shelters, waiting rooms, ticket office, information centre, luggage lockers, public toilets, showers and changing rooms.

Public transport interchange

means a public transport facility with a building that provides shelter for waiting passengers, where two or more public transport routes and/or modes converge and which enables passengers to change between different routes and modes, including public transport, walking and cycling.

Q**Quarry**

means a site or property where quarrying activity is undertaken.

Quarrying activity

means the use of land, buildings and plant for the purpose of the extraction of natural sand, gravel, clay, silt and rock, the associated processing, storage, sale and transportation of those same materials and quarry site rehabilitation. It may include:

- a. earthworks associated with the removal and storage of over-burden;
- b. extraction of natural sand, gravel, clay, silt and rock materials by excavation or blasting;
- c. processing of those extracted materials by screening, crushing, washing and/or mixing them together;
- d. the addition of clay, lime, cement and recycled/recovered aggregate to extracted materials;
- e. ancillary aggregates-processing activity;
- f. workshops required for the repair of equipment used on the same property;
- g. site management offices;
- h. parking areas;
- i. landscaping; and
- j. quarry site rehabilitation and any associated clean-filling.

Quarry site rehabilitation

in relation to the Rural Quarry Zone and Rural Quarry (Templeton) Zone, means returning the land to a stable and free-draining landform capable of supporting light pastoral farming or an alternative permitted or consented activity.

Queuing space

means the length of an access internal to the site, between the site boundary and the vehicle control point, available for the circulation and queuing of vehicles.

R

Radiocommunications

means any transmission or reception of signs, signals, writing, images, sounds or intelligence of any nature by radio waves.

Rail siding

means a (generally short) section of rail, off a main rail line, that provides access to and from a site, yard or development (including industrial activities, quarries and wharves) and which is used to store stationary rolling stock whilst it is loaded or unloaded.

Rear site

means a site which is situated generally to the rear of another site, both sites having access to the same road or private road. The rear site shall have access to such road or private road by means of an access strip.

Reconstruction

in relation to a heritage item or heritage setting, means to rebuild part of a building, structure or feature which has been lost or damaged, as closely as possible to a documented earlier form, and using mainly new materials. It includes:

- a. deconstruction for the purposes of reconstruction; and
- b. Building Code upgrades which may be needed to meet relevant standards as part of the reconstruction.

Recreation activity

means the use of land, water bodies and/or buildings for the purpose of the active or passive enjoyment of sports, recreation or leisure, whether competitive or non-competitive, casual or organised, and whether a charge is made for admission or not.

Recreation facility

means land and/or buildings used for recreation activities.

Relocatable building

means a **building** easily capable of and intended for relocation, either in part or whole, to another **site**.

Relocation of a building

means the removal and re-siting of any **building** from any **site** to a new permanent **site**, but excludes new (i.e. immediately habitable) **buildings** constructed elsewhere specifically for, and subsequently relocated permanently onto, another **site**.

Relocation of a heritage item

in relation to a **heritage item**, or **heritage setting**, means permanently moving part or all of a structure either within or beyond the **heritage setting**. It excludes:

- a. temporary lifting and/or temporary moving of a **heritage item** off its foundations; or
- b. permanent realignment of foundations of a **heritage item** where this is required for **heritage upgrade works**.

Renewable electricity generation

in relation to **Chapter 11** Utilities and Energy, means the generation of electricity through either solar or wind energy.

Renewable electricity generation activities

in relation to **Chapter 11** Utilities and Energy, means the construction, operation and maintenance of structures associated with renewable electricity generation. It includes small or community-scale **renewable electricity generation** activities, the system of electricity conveyance required to convey electricity to the distribution network and/or the **National Grid** and electricity storage technologies associated with renewable electricity.

Repair and maintenance of existing infrastructure (Rule 5.6)

in relation to **Rule 5.6** concerning **infrastructure (Rule 5.6)**, means repairing and keeping a structure, land or vegetation in good and safe condition. It includes upgrading and minor alterations, provided that any upgrading or minor alteration does not materially increase the footprint, **height** or external envelope of the structure.

Repair and maintenance services

in relation to the **Specific Purpose (Airport) Zone**, means **sites** where the primary business is servicing or repairing vessels, vehicles or machinery.

Repairs

in relation to a **heritage item**, or **heritage setting**, means to replace or mend in situ decayed or damaged **heritage fabric** using materials (including identical, closely similar or otherwise appropriate

material) which resemble the form, appearance, and profile of the heritage fabric as closely as possible. It includes:

- a. temporary securing of heritage fabric for purposes such as making a structure safe or weathertight; and
- b. Building Code upgrades which may be needed to meet relevant standards, as part of the repairs.

Reserve

means a reserve within the meaning of the [Reserves Act 1977](#).

Residential activity

means the use of land and/or buildings for the purpose of living accommodation. It includes:

- a. a residential unit, boarding house, student hostel or a family flat (including accessory buildings);
- b. emergency and refuge accommodation;
- c. use of a residential unit as a holiday home where a payment in money, goods or services is not exchanged;
- d. house-sitting and direct home exchanges where a tariff is not charged;
- e. rented accommodation and serviced apartments not covered by clause (g) and where individual bookings are for a minimum of 28 consecutive days (except in the Specific Purpose (Golf Resort) Zone); and
- f. sheltered housing; but

excludes:

- g. visitor accommodation including hotels, resorts, motels, motor and tourist lodges, backpackers, hostels, farmstays, camping grounds, hosted visitor accommodation in a residential unit and unhosted visitor accommodation;
- h. the use of land and/or buildings for custodial and/or supervised living accommodation where the residents are detained on the site; and
- i. accommodation associated with a fire station.

Residential building platform

in relation to [Rule 5.4.1](#) Activities and earthworks in the Flood Management Areas and [Rule 5.4.2](#) Activities and earthworks in the Te Waihora/Lake Ellesmere and Wairewa/Lake Forsyth Flood Management Areas, means that area of a site equal to the ground floor area of the residential unit plus up to 1.8 metres extending at ground level beyond its foundations.

Advice note:

1. This definition differs from the clarification of 'building consent platform' provided in [Rule 5.4.4](#)
Repair of land used for residential purposes damaged by earthquakes within Flood Management Areas in rural and residential zones and [Rule 8.9.2.1](#) Permitted activities P2.

Residential intensification

in relation to policies 5.2.2.5.1 and 5.2.2.5.2 and rule 5.4A.5, means increasing the number of residential units on a site in the Residential Suburban Zone or the Residential Suburban Density Transition Zone beyond that lawfully established as at [operative date of PC14] or permitted via resource consent granted prior to [operative date of PC14], unless provided for as:

- a. a permitted activity in compliance with rules 14.4.1.1 P1 to P12
- b. a controlled activity in compliance with 14.4.1.2 C2 to C6.

Residential thoroughfare

means a way through the residential unit linking two or more of a lounge, dining room, bedroom, bathroom, toilet and hallway or passageway.

Residential unit

Panel Instruction:

Amend or delete to give effect to the "3 Pathway" approach recommendation in Part 4 Residential

In all zones [other than the Medium Density Residential zone and High Density Residential zone], and except when applying the 3 Pathway, means a self-contained building or unit (or group of buildings, including accessory buildings) used for a residential activity by one or more persons who form a single household.

For the purposes of this definition:

- a. a building used for emergency or refuge accommodation shall be deemed to be used by a single household;
- b. where there is more than one kitchen on a site (other than a kitchen within a family flat) there shall be deemed to be more than one residential unit;
- c. a residential unit may include no more than one family flat as part of that residential unit;
- d. a residential unit may be used for hosted visitor accommodation or unhosted visitor accommodation.

Within the Medium Density Residential Zone and the High Density Residential Zone only [except but not when applying the 3 Pathway], means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.

Residual risk

in relation to [Chapter 4 Hazardous Substances and Contaminated Land](#), means any risk of an adverse effect that remains after other industry controls and legislation, such as the [Hazardous Substances and New Organisms Act 1996](#), the [Land Transport Act 1998](#) and regional planning instruments, have been complied with.

Resort apartment

in relation to [Sub-chapter 13.9 Specific Purpose \(Golf Resort\) Zone](#), means a self-contained apartment, within a [building](#) or [buildings](#), normally used for a [residential activity](#) by one or more persons who form a single household unit. Resort apartments may be leased by a management company to visitors for short term stays at the [resort hotel](#).

Resort hotel

in relation to [Sub-chapter 13.9 Specific Purpose \(Golf Resort\) Zone](#), means a [hotel](#) including any land and/or [buildings](#) associated with facilities or amenities that operate and are serviced regularly under a hotel management agreement or hotel lease, having for their primary purpose the attraction to, and/or accommodation of people for, conferences, visits or stays.

Restaurant

means any land and/or [buildings](#), or part thereof, principally used for the sale of meals to the general public and the consumption of those meals on the premises. Such premises may be licensed under the [Sale and Supply of Alcohol Act 2012](#).

Restoration

in relation to a [heritage item](#) or [heritage setting](#), means to return the item or setting to a known earlier form, using mainly existing materials, by reassembly and reinstatement. It includes [deconstruction](#) for the purposes of restoration. It may also include removal of [heritage fabric](#) that detracts from its [heritage value](#) and Building Code upgrades which may be needed to meet relevant standards, as part of the restored area.

Retail activity

means the use of land and/or [buildings](#) for displaying or offering goods for sale or hire to the public. It includes [food and beverage outlets](#), [second-hand goods outlets](#), food courts and commercial mail order or internet-based transactions. It excludes [trade suppliers](#), [yard-based suppliers](#) and [service stations](#).

Retailing

means both [retail activities](#) and [commercial services](#).

Retirement village

means any land, [building](#) or [site](#) that:

- a. is used for accommodation predominantly for persons in their retirement, or persons in their retirement and their spouses or partners; and
- b. satisfies either of the following:
 - i. it is registered as a retirement village under the [Retirement Villages Act 2003](#) or will be so registered prior to it being occupied by any resident; or
 - ii. it is a rest home within the meaning of s58(4) of the [Health and Disability Services \(Safety\) Act 2001](#); and
- c. includes not less than two [residential units](#); and
- d. may include any or all of the following facilities or services for residents on the [site](#):
 - i. a [care home within a retirement village](#);
 - ii. a [hospital within a retirement village](#);
 - iii. nursing, medical care, welfare, [accessory non-residential and/or recreation facilities](#) and/or services.

Reverse sensitivity

means the effect on existing lawful activities from the introduction of new activities, or the intensification of existing activities in the same environment, that may lead to restrictions on existing lawful activities as a consequence of complaints.

Right-of-way

(see [Access](#)).

Right turn offset

means a situation where a vehicle waiting to turn right at an intersection may queue in such a way as not to obstruct the path of vehicles turning left or heading straight through the intersection.

Road

has the same meaning as defined in s315 of the [Local Government Act 1974](#).

Road boundary

(see [Boundary](#)).

Road reserve

means a Local Purpose Reserve (Road) within the meaning of the [Reserves Act 1977](#).

Road safety testing

in relation to [Sub-chapter 13.10](#) Specific Purpose (Ruapuna Motorsport) Zone, means the physical testing of safety hardware for road use. It includes the impact of motor vehicles against the hardware.

Roadway

(see [Carriageway](#)).

Ruapuna club rooms

in relation to [Sub-chapter 13.10](#) Specific Purpose (Ruapuna Motorsport) Zone, means any [building](#) or part thereof which is [accessory](#) to motorsport and which is intended to be used by members of a motorsport club for locker facilities, amenities, meetings and/or social events.

Rural produce

means fruit, vegetables, flowers or other similar farm products primarily grown and/or processed on a property in a rural zone.

Rural produce manufacturing

means the use of land and/or [buildings](#) for the manufacturing of products from [rural produce](#) grown on the same [site](#) or:

- a. on other [sites](#) in the same ownership; or
- b. on other [sites](#) leased by the owner of the primary [site](#).

Rural produce retail

means the use of land and/or [buildings](#) on, or within which, [rural produce](#) grown or produced on [site](#), and products manufactured from it, are offered for sale.

Rural productive activities

means [farming](#), [plantation forestry](#), [intensive farming](#) and [quarrying activities](#).

Rural roads

means all [roads](#) outside the existing urban area as shown on Map A of Chapter 6 of the [Canterbury Regional Policy Statement](#), except for [roads adjoining](#) any residential and/or commercial zone in [Christchurch District](#).

Advice note:

1. Rural roads are generally the [roads](#) classified as Rural or Semirural in the road classification system in the [Christchurch Transport Strategic Plan](#).

Rural tourism activity

means the use of land and/or [buildings](#) for agri-tourism, eco-tourism, nature tourism, wine tourism and adventure tourism activities, which may be provided at a tariff, with participants attracted to experience farming or [conservation activities](#) and/or the rural or natural environment. It includes:

- a. guiding, training, education and instructing;

- b. ancillary services such as booking offices and transportation;
- c. ancillary retail activity, including sale of alcohol to participants;
- d. walking and cycling tracks; and
- e. facilities to provide opportunities for viewing scenery.

S

Second-hand goods outlet

means a retail activity primarily engaged in selling pre-used merchandise. It includes:

- a. antique dealers;
- b. auctioneers;
- c. charity shops;
- d. pawnbrokers; and
- e. suppliers of:
 - i. demolition goods and materials; and
 - ii. trade-in goods.

Self-contained retirement unit

Means a residential unit contained within a retirement village that is self-contained.

Sensitive activities

means:

- a. residential activities, unless specified below;
- b. care facilities;
- c. education activities and preschools, unless specified below;
- d. visitor accommodation, unless specified below;
- e. health care facilities which include accommodation for overnight care;
- f. hospitals; and
- g. custodial and/or supervised living accommodation where the residents are detained on the site;

but excludes in relation to airport noise:

- h. any residential activities, in conjunction with rural activities that comply with the rules in the relevant district plans as at 23 August 2008;
- i. flight training or other trade and industry training activities located on land zoned or legally used for commercial activities or industrial activities, including the Specific Purpose (Airport) Zone; and

- j. commercial film or video production activities; and
- k. visitor accommodation which is designed, constructed and operated to a standard to mitigate the effects of aircraft noise on occupants.

Service industry

means the use of land and/or buildings for the transport, storage, maintenance, cleaning or repair of goods and vehicles and the hire of commercial and industrial equipment and machinery.

Service lane

means any lane laid out or constructed either by the authority of the Council or the Minister of Transport for the purpose of providing the public with a side or rear access for vehicular traffic to any land.

Service station

means any site where the primary activity is the retail sale of motor vehicle fuels, including petrol, LPG, CNG and diesel. It may include any one or more of the following ancillary activities:

- a. the sale or hire of kerosene, alcohol-based fuels, lubricating oils, tyres, batteries, vehicle spare parts, trailers and other accessories normally associated with motor vehicles;
- b. the mechanical repair, servicing and cleaning of motor vehicles (other than heavy vehicles) and domestic garden equipment, but not panel beating, spray painting and heavy engineering, such as engine reboring and crankshaft grinding;
- c. truck stops;
- d. inspection and certification of motor vehicles; and
- e. the sale of other goods for the convenience and comfort of service station customers.

It excludes any industrial activity or heavy industrial activity. In relation to Sub-chapter 6.5 Scheduled activities, service station includes both the activities set out above and activities that would otherwise meet this definition but do not rely on the retail sale of motor vehicle fuels as the primary activity (e.g. mechanics, tyre shops and inspection centres).

Setback

means the distance between a building and the boundary of its site or other specified item.

Shared space street

in relation to the Central City, means a street where there is no delineation between traffic lanes or any areas for walking and cycling, and is designed so that vehicles and people walking or cycling can safely share and mix in the same physical space;

Commented [A38]: Share/pedestrian/cycleway definition has been removed from the subsequent definition.

Sheltered housing

means a residential unit or units used solely for the accommodation of persons for whom on-site professional emergency care, assistance or response is available, but not where residents are detained on the site.

Show home

means a building or part of a building constructed as a residential unit, that is displayed and promoted to encourage people to buy or construct similar residential units at a different site (although upon sale, a show home may remain on the same site or be relocated).

Sign/Signage

means any device, graphic or display of whatever nature visible from a public place, for the purposes of:

- a. identification of, and provision of information about, any activity, site or building;
- b. providing directions;
- c. promoting goods, services or forthcoming events; or
- d. containing a message directed at the general public, whether temporary or otherwise.

A sign or signage may be three-dimensional or otherwise, that is, manufactured, painted, written, printed, carved, embossed, inflated, projected onto or otherwise fixed to or attached upon any external surface of any building or, in the open, on any site, wall, pole, hoarding or structure, or onto any rock, stone, tree or other object. It includes:

- e. any method of illumination, whether by an internal or external non-neutral light source;
- f. any sign displayed upon any parked vehicle and/or trailer for the express purpose of directing attention to any activity, site or building; and
- g. any tethered balloon of more than 0.5m in diameter.

Significant indigenous vegetation

means indigenous vegetation that has been assessed as meeting any one or more of the criteria set out in Appendix 3 of the Canterbury Regional Policy Statement.

Site

Panel Instruction:

Amend or delete to give effect to the "3 Pathway" approach recommendation in Part 4 Residential

in all zones [other than the Medium Density Residential Zone and High Density Residential Zone], and [except when applying the ...] means an area of land or volume of space shown on a plan with defined boundaries, whether legally or otherwise defined boundaries. It includes:

- a. an area of land which is:
 - i. comprised in a single allotment, or other legally defined parcel of land, and held in a single certificate of title; or
 - ii. comprised in a single allotment or legally defined parcel of land for which a separate certificate of title could be issued without further consent of the Council; being
in any case the smaller land area of i. or ii.; or
- b. an area of land which comprises two or more adjoining legally defined parcels of land held together in one certificate of title in such a way that the lots cannot be dealt with separately without prior consent of the Council; or
- c. an area of land which is comprised of two or more adjoining certificates of title where such titles are:
 - i. subject to a condition imposed under Section 77 of the Building Act 2004; or
 - ii. held together in such a way that they cannot be dealt with separately without the prior consent of the Council; or
- d. in the case of land subdivided under the cross-lease or company lease systems (other than strata titles), site shall mean an area of land containing:
 - i. a building or buildings for residential or business purposes with any accessory building/s, plus any land exclusively restricted to the users of that/those building/s; or
 - ii. a remaining share or shares in the fee simple creating a vacant part/s of the whole for future cross-lease or company lease purposes; or
- e. in the case of land subdivided under the Unit Titles Act 1972 and Unit Titles Act 2010 (other than strata titles), site shall mean an area of land containing a principal unit or proposed unit on a unit plan together with its accessory units; or
- f. in the case of strata titles, or where one or more residential units are proposed to be erected above another residential unit, site shall mean the underlying certificate of title of the entire land containing the strata titles, immediately prior to subdivision; or
- g. for the purposes of the activity standards (but not the built form or general city-wide standards) in the Specific Purpose (School) Zone and Specific Purpose (Tertiary Education) Zone, site means all of the land used by a particular education facility and tertiary education or research activity, whether or not those parcels of land are contiguous with each other.

Within the Medium Density Residential Zone and High Density Residential Zone only (except but not when applying the water table pathway), means:

- a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or
- b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the Council; or
- c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or

- d. despite paragraphs (a) to (c), in the case of land subdivided under the [Unit Titles Act 1972](#) or the [Unit Titles Act 2010](#) or a cross lease system, is the whole of the land subject to the unit development or cross lease.

Site includes the [access](#) to the site.

For the purposes of the [Specific Purpose \(Ōtākaro Avon River Corridor\) Zone](#), a site is as per the above, except that in respect of otherwise defined boundaries it shall be the area that is used for all the [buildings](#) and activities in a particular proposal.

Sites of Ngāi Tahu cultural significance

means sites identified in [Appendix 9.5.6](#) Schedules of sites of Ngāi Tahu cultural significance and [Appendix 9.5.7](#) Aerial maps of sites of Ngāi Tahu cultural significance, and shown on the planning maps, as:

- a. Wāhi Tapu/Wāhi Taonga;
- b. Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit;
- c. Ngā Tūranga Tūpuna; and
- d. Ngā Wai.

Sleep-out

means an accessory building or part of an accessory building designed for sleeping accommodation only, which is not self contained except for the provision of a toilet and/or bathroom, and which is located no more than 40 metres from the residential unit on the same site, to which it is accessory.

Small building

For the purposes of Chapter 15, means a [building, structure or addition to a building, on sites with a street boundary of 21 metres or less in width and a pre-development legal boundary maximum internal width of 21 metres.](#)

Social housing complex

means a group of [residential units](#) that are:

- a. owned or operated by [Kāinga Ora – Homes and Communities](#), the [Council](#), a not-for-profit housing entity or a registered community housing provider (under Part 1 of the [Housing Restructuring and Tenancy Matters Act 1992](#)), including where one of these parties is in a public/private development relationship to provide mixed tenure housing; and
- b. provided to help low and modest income households and other disadvantaged groups to access appropriate and secure housing that is affordable.

Soil mixing

means removal or [disturbance of soil](#) in order to combine that soil with other material as part of the repair of land damaged by earthquakes, either on or off the [site](#) of the repair.

Sound amplified activity

in relation to [Sub-chapter 6.1 Noise](#), means any activity undertaken outside any [buildings](#) which involves the use of sound amplification, including any amplification system checks, which is clearly audible at any other [site](#).

Special interest vehicle

means historical vehicles for which it is impracticable to achieve noise limits associated with standard racing vehicles. It includes a F5000 vehicle.

Spiritual activity

means the use of land and/or [buildings](#) primarily for worship and spiritual meditation and deliberation purposes. It includes:

- a. [ancillary](#) social and community support services associated with the spiritual activity; and
- b. [ancillary](#) hire/use of church [buildings](#) for community groups and activities.

It excludes [funeral homes](#), but includes funeral services held in memory of the deceased.

Spring

means the point where groundwater, driven by artesian pressure, emerges to the surface and forms a pool, the head of a [water body](#), or discharges within or into a [water body](#) on a permanent or intermittent basis.

Standalone house

means a single [residential unit](#) that is unattached to another [residential unit](#).

Strategic infrastructure

means those necessary infrastructure facilities, services and installations which are of greater than local importance. It includes infrastructure that is nationally significant.

Advice note:

1. The following are non-exclusive examples of strategic infrastructure:
 - a. [strategic transport networks](#);
 - b. Christchurch International Airport;
 - c. Lyttelton Port of Christchurch;
 - d. bulk fuel supply and storage infrastructure, including terminals, wharf lines and pipelines;
 - e. defence facilities;
 - f. [strategic telecommunication](#) and [radiocommunication](#) facilities;
 - g. the [National Grid](#);

- h. the 66kV and 33kV electricity distribution lines and the Heathcote to Lyttelton 11kV electricity distribution line, as identified on the Planning Maps; and
- i. public water supply, wastewater and stormwater networks and associated facilities.

Strategic road network

means state highways and major arterial roads.

Strategic transport networks

means:

- a. the strategic road network;
- b. the rail network;
- c. the region’s core public passenger transport operations and significant regional transport hubs (including freight hubs), such as Christchurch International Airport and Lyttelton Port of Christchurch; and
- d. the strategic cycle network of major cycle routes.

Street

(see Road).

Street-facing façade

means the exterior wall or walls of a building oriented at an angle of 45 degrees or less to any part of the road boundary or boundaries of the site; and includes any projections from that/those wall(s) regardless of their orientation to the boundary.

Street furniture

in relation to Chapter 7 Transport, means seating, rubbish bins, cycle facilities and café-related outdoor dining furniture in the street environment.

Student hostel accommodation

in relation to calculating parking space and loading space requirements in Chapter 7 Transport, means hostels that are not ancillary and/or accessory to an education activity, including a tertiary education and research activity.

Subdivision

has the same meaning as defined in s218 of the Resource Management Act 1991.

Substance

has the same meaning as defined in s2(1) of the Hazardous Substances and New Organisms Act 1996.

Supermarket

means an individual retail outlet that sells a comprehensive range of food, beverage and other disposable goods such as fresh meat and produce; chilled, frozen, packaged, canned and bottled foodstuffs and beverages; and general housekeeping and personal goods.

Support structure

means a **utility** pole or tower that supports conductors as part of an **electricity distribution line** or **transmission line** which forms part of the **electricity distribution** network or **National Grid**.

Supportive housing

in relation to the Salvation Army **site** in Addington, means housing for individuals supported by the Salvation Army, whether individual housing (inclusive of kitchen and ablution facilities) or shared housing (which provides for shared meals and recreation rooms). It includes reintegration housing for recently released inmates supported by the Salvation Army.

T

Tavern

means any land or **building** which is the subject of an alcohol licence authorising the sale of alcohol to, and consumption of it by, the general public on the premises. It may include a bottle store, **restaurant** and staff accommodation (but not **visitor accommodation**).

Technician arborist

in relation to **Sub-chapter 9.4** Significant and other trees of **Chapter 9** Natural and Cultural Heritage, means a person who:

- a. by possession of a recognised arboricultural degree or diploma and on the job experience, is familiar with the tasks, equipment and hazards involved in arboricultural operations; and
- b. has demonstrated proficiency in tree inspection and evaluating and treating hazardous trees; and
- c. has demonstrated competency to Level 6 NZQA Diploma in Arboriculture standard (or be of an equivalent arboricultural standard).

Telecommunication

means the conveyance by electromagnetic means from one device to another of any encrypted or non-encrypted sign, signal, impulse, writing, image, sound, instruction, information, or intelligence of any nature, whether for the information of any person using the device or not, but it excludes any conveyance that constitutes broadcasting.

Templeton rural activity

Commented [A39]: Suitably qualified soil professional and suitably qualified wind expert definitions have been removed from the subsequent definition.

means the use of land and/or buildings within the Rural Templeton Zone for:

- a. farming;
- b. activities that directly and primarily service farming, including offices and the warehousing (excluding general freight or distribution activities), wholesale and retail activity of rural supplies or rural produce;
- c. food and beverage outlets, excluding taverns;
- d. private parks, reserves and recreation facilities;
- e. a limited number of residential units for security/custodial purposes;
- f. boarding of domestic animals; and
- g. rural research facilities and laboratories that do not have an education or health care component.

Templeton strategic infrastructure

in relation to the Rural Templeton Zone, means the use of land and/or buildings for small-scale facilities, services and installations ancillary to strategic infrastructure.

Temporary activities and buildings

in relation to Chapter 6 General Rules and Procedures, means activities and their ancillary buildings that are intended to have a limited duration and incidence (one-off, infrequent, transitional or with a defined end date, as opposed to regular and ongoing) and:

- a. are not part of a permanent activity that occurs on the site; and
- b. create no, or only negligible, lasting alteration or disturbance to any site, building or vegetation.

It includes:

- c. public artworks, recreation activities and entertainment activities; and
- d. the provision of car parking areas ancillary to a temporary activity, whether sealed or unsealed, provided in accordance with an approved Traffic Management Plan, except as otherwise specified in Sub-chapter 6.4 Temporary earthquake recovery activities.

It excludes:

- e. temporary utilities, which must comply with the relevant provisions in Chapter 11 Utilities and Energy.

Advice note:

1. Temporary buildings are required to comply with the provisions of the Building Act 2004.

Temporary military training activities

means training activities undertaken for defence purposes as described by s5 of the Defence Act 1990.

Terrace

means a single residential building:

- a. that contains three or more residential units;
- b. where the residential units are aligned horizontally side by side; and
- c. where each residential unit has its own entrance and habitable rooms on the ground floor.

Tertiary education and research activity

means the use of land and/or buildings for:

- a. the provision of teaching or training and/or related research;
- b. commercial research and laboratories; and
- c. ancillary retailing, cultural activities, recreation activities and entertainment activities, offices and accommodation facilities.

Tertiary education and research facility

means land and/or buildings used for tertiary education and research activities.

Total area of a sign

means that area of an imaginary rectangle enclosing the sign (see Appendix 6.11.8 Signage - Diagrams).

Town Centre

means the Town Centre zones at Belfast/Northwood, Eastgate/Linwood, Hornby, North Halswell, Papanui/Northlands, Riccarton, Shirley / Palms.

Trade and industry training activity

means land and/or buildings used for occupational training in the skills of engineering, building, aviation, manufacturing and other industrial activities. It includes ancillary offices, cultural activities and recreation activities.

Trade supplier

means a business engaged in sales to businesses and institutional customers (but may also include sales to the general public) and consists only of suppliers of goods in one or more of the following categories:

- a. automotive and/or marine suppliers;
- b. building suppliers;
- c. catering equipment suppliers;
- d. farming and agricultural suppliers;
- e. garden and patio suppliers;
- f. hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items);
- g. industrial clothing and safety equipment suppliers; and

h. office furniture, equipment and systems suppliers.

Transmission line

has the same meaning as defined in the [Resource Management \(National Environmental Standards for Electricity Transmission Activities\) Regulations 2009](#).

Transport infrastructure

means any infrastructure, building, equipment or device which supports the operation of the [transport system](#). It includes:

- a. [cycle ways](#), cycle parking, cycle hire stations and cycle maintenance stands;
- b. railway signalling, railway tracks and facilities;
- c. [roads](#) and pedestrian [access ways](#);
- d. [street](#) lighting, traffic signals and signs, hand rails, safety cameras, bollards and crash barriers; and
- e. [ancillary](#) facilities such as poles.

It excludes bus depots that are not located on [road reserve](#) where buses are parked overnight.

Transport system

means all [transport infrastructure](#), services, mechanisms and institutions that contribute to providing for transport. It includes key transport hubs, such as ports, airports and [public transport interchanges](#).

Travel demand management

in relation to [Chapter 7](#) Transport, means using a range of methods to change travel behaviour (i.e. how, when and where people travel).

Travel plan

in relation to [Chapter 7](#) Transport, means a plan which sets out how travel demand is to be managed for a [site](#) or activity to:

- a. maximise the efficient use of the [transport system](#); and
- b. promote the use of more sustainable transport modes, such as [active transport](#), public transport and carpooling, as alternatives to sole occupancy private cars.

T

Commented [A40]: Definitions of tree, tree canopy cover and tree protection zone radius have been removed.

U

Unformed legal road

means land that has been legally established as a public [road](#) prior to 1996 but which is not [formed](#) or maintained by the [Council](#) or the New Zealand Transport Agency as a public [road](#).

Unhosted visitor accommodation

means the use of a **residential unit** for **visitor accommodation** where:

- a. no permanent resident of that **residential unit** is in residence in the same **residential unit** for the duration of the stay;
- b. individual bookings by visitors are for less than 28 days each; and
- c. any **family flat** is not used for **visitor accommodation**.

Unhosted visitor accommodation excludes hotels, resorts, motels, motor and tourist lodges, backpackers, hostels, farmstays and camping grounds.

Urban activities

means activities of a size, function, intensity or character typical of those in urban areas. It includes:

- a. **residential units** at a density equivalent to more than one **residential unit** per 4 hectares of **site area**;
- b. industrial activities and commercial activities, except rural activities;
- c. sports fields and **recreation facilities** that service the urban population (but excluding activities that require a rural location); and
- d. any other land use that is to be located in the existing urban area or Greenfield Priority Areas identified in the **Canterbury Regional Policy Statement**, Chapter 6, on Map A.

Urban block

means the area of land enclosed by **public open space** or **streets**.

Urban roads

in relation to **Chapter 7 Transport**, means all **roads** in the existing urban area as shown on Map A of Chapter 6 of the **Canterbury Regional Policy Statement**, as well as **roads adjoining** any residential and/or commercial zone in **Christchurch District** (i.e. **roads** classified in the urban 'place function category' in **Appendix 7.5.12 Road classification system**).

Utility

means:

- a. transformation, transmission, generation or distribution of electricity provided by **network utility operators** or requiring authorities, including:
 - i. **transmission lines** and **electricity distribution lines** and associated equipment; and
 - ii. private connections to such utilities;
- b. **telecommunication** and **radiocommunication** facilities, including:

- i. transmitting/receiving devices such as aerials, **antennas**, dishes (including cables), insulators, castings, tunnels and associated equipment; and
 - ii. support structures such as towers, **masts** and poles, **accessory buildings** and private receiving dish **antennas**;
- c. storage tanks and pipes for the distribution or transmission of petroleum or natural or manufactured gas, including necessary incidental equipment provided by **network utility operators** or requiring authorities, and private connections to such utilities;
- d. reticulated water for supply or irrigation, stormwater management basins, swales or reticulated open channelised drainage, and reticulated sewerage provided by **network utility operators** or requiring authorities, including:
- i. private stormwater facilities connecting to such utilities; and
 - ii. necessary incidental equipment, including pumping stations provided by **network utility operators** or requiring authorities, and private connections to such utilities; and
- e. lighthouses, meteorological facilities, **navigation aids** and beacons, including approach control services within the meaning of the **Civil Aviation Act 1990**.

Utility structure

means a power pole, **telecommunications** pole, **street** light pole or similar structure.

V

Vault

means a structure approved by the **Council** for the deposit of specially sealed coffins containing a human body, or containers of ashes resulting from the cremation of a human body.

Vehicle access

(see **Access**).

Vehicle control point

in relation to **Chapter 7** Transport, means a point on a **vehicle access** route controlled by a barrier (or similar means) at which a vehicle is required to stop, or a point where conflict with vehicles already on the **site** may arise (e.g. a point where vehicles on the access route may need to stop to wait for a vehicle reversing from a **parking space** on the **site**).

Vehicle crossing

means the formed and properly constructed vehicle entry/exit point from the **carriageway** of any **road** up to and including that portion of the **road boundary** of the **site** across which a vehicle entry or exit point is permitted or consented. It includes any culvert, bridge or kerbing.

Vehicle movement

means a single journey to or from a particular [site](#) by a person or persons within a motor vehicle. [Vehicle trip](#) has the same meaning.

Vehicle trip

(see [Vehicle movement](#)).

Veterinary care facility

means land and/or [buildings](#) used for the provision of specialist care and/or surgery for animals, under the supervision of a qualified veterinarian.

Visibility splay

means an area to be kept clear from obstruction to allow good visibility of other [road](#) users.

Visitor accommodation

means land and/or [buildings](#) used for accommodating visitors, subject to a tariff being paid, and includes any [ancillary](#) activities.

Visitor accommodation includes hotels, resorts, motels, farmstays, bed and breakfasts, motor and tourist lodges, backpackers, hostels, camping grounds, hosted visitor accommodation and unhosted visitor accommodation.

W**Warehousing and distribution activities**

means the storage and sorting of materials, goods or products pending distribution.

Waste management area

means the area identified on a [site](#) for the storage of rubbish and recycling for collection.

Water body

has the same meaning as defined in s2 of the [Resource Management Act 1991](#).

In relation to [Sub-chapter 6.6](#) Water body setbacks of [Chapter 6](#) General Rules and Procedures, water body means any downstream waterway, upstream waterway, environmental asset waterway or environmental asset standing water body identified on the planning maps and any Banks Peninsula waterway (see [Rule 6.6.5a.vii](#) and [Rule 6.6.6a.vii](#)), [hill waterway](#) or [network waterway](#).

Water body bank maintenance or enhancement work

means works required to either maintain or enhance the banks of [water bodies](#) for ecological or amenity reasons. It includes:

- a. margin and berm planting;
- b. bank **excavation** and regrading;
- c. bank and toe protection;
- d. beach formation;
- e. temporary and permanent channel realignment, placement of geotextiles, gabions and other features that provide hydraulic variation for ecological purposes, and rock placement for the purposes of habitat improvement; and
- f. amenity features such as **public artworks**, interpretation panels and seating along or around **water bodies**.

Water body margin

means land adjacent to the bank of a **water body** or estuary which is affected by water table variations, flooding, erosion and/or sedimentation processes, and often contains distinctive vegetation which helps protect aquatic environments and control sedimentation while supporting a diversity of species. The size of the margin will vary but may extend to the limits demarcated by natural river terraces and constructed stop banks. In relation to the **water body setback** provisions in **Sub-chapter 6.6** Water body setbacks of Chapter 6 General Rules and Procedures, it means the identified **water body setback** area.

Water body setback

in relation to **Sub-chapter 6.6** Water body setbacks of Chapter 6 General Rules and Procedures, means an area of defined width running parallel to the bank of a **water body** from an origin point set out in **Appendix 6.11.5.3** Interpretation of banks of water bodies in which specified activities, including **buildings** and **earthworks**, are controlled or restricted. For the purposes of this definition, **water body** means any downstream waterway, upstream waterway, environmental asset waterway or environmental asset standing **water body** identified on the Planning Maps and any Banks Peninsula waterway (see **Rule 6.6 5avii** Activity status tables - rural water body setbacks and **Rule 6.6 6avii** Activity status tables - natural area water body setbacks), **hill waterway** or **network waterway**.

Wetland

has the same meaning as defined in s2 of the **Resource Management Act 1991**.

Wildlife park/zoo

means the use of land, **buildings** and/or structures to provide a sanctuary to, and/or maintain a collection of, wild animals and/or birds, typically within a park or gardens, for study, conservation, or display to the public.

Window

means a glazed section within any exterior wall of a **building** except, in the case of rules relating to minimum **building**, window and **balcony setbacks**, impacts on **adjoining** neighbours and the overlooking of **streets** in **Sub-chapter 6.4** Temporary earthquake recovery activities of Chapter 6 General Rules and

Procedures, [Chapter 14 Residential](#), [Chapter 15 Commercial](#), and [Subchapter 13.13 Specific Purpose \(Ngā Hau e Whā\) Zone](#), it excludes windows where the sill is more than 1.6 metres vertically from the floor.

Work bay

in relation to [Chapter 7 Transport](#), means the area, including access, within a service station or motor-servicing facility used for the repair and/or maintenance of motor vehicles.

Works arborist

in relation to [Sub-chapter 9.4 Significant and other trees of Chapter 9 Natural and Cultural Heritage](#), means a person who:

- a. by possession of a recognised arboricultural degree, diploma or certificate and on the job experience, is familiar with the tasks, equipment and hazards involved in arboricultural operations; and
- b. has demonstrated competency to Level 4 NZQA Certificate in Horticulture Services (Arboriculture) standard (or be of an equivalent arboricultural standard).

X

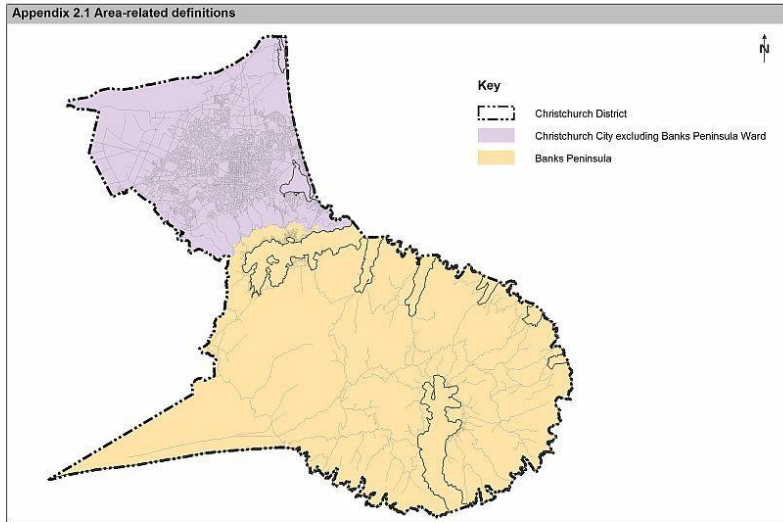
Y

Yard-based supplier

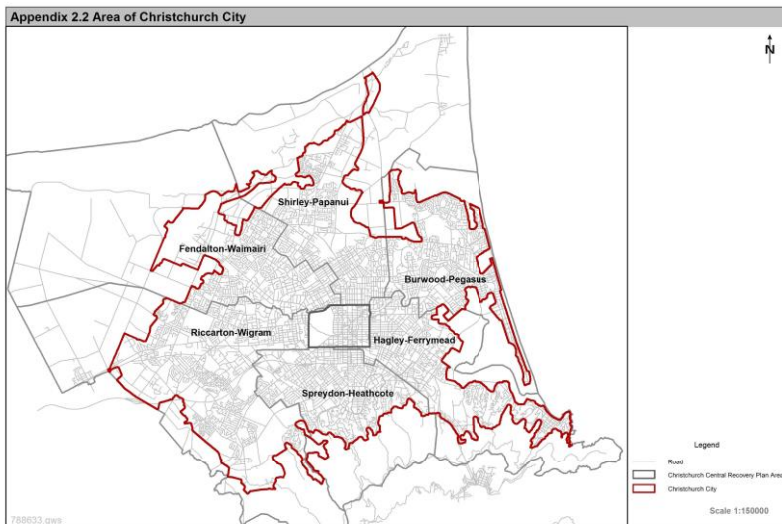
means the use of any land and/or [building](#) for selling or hiring products for construction or external use (which includes activities such as sale of vehicles and garden supplies), where more than 50% of the area devoted to sales or display is located within covered or uncovered external yard or forecourt space, as distinct from within a secured and weatherproof [building](#). Drive-in or drive-through covered areas devoted to storage and display of construction materials (including covered vehicle lanes) will be deemed yard area for the purpose of this definition.

Z

Appendix 2.1 Area related definitions



Appendix 2.2 Area of Christchurch City



APPENDIX 2 - Chapter 14 updated provisions

Chapters 14.1 and 14.2 – 20 November 2024

Chapter 14A.1 to 14A.3 – 20 November 2024

Chapter 14A.5 Rules MRZ – 20 November 2024

Chapter 14A.6 Rules HRZ – 20 November 2024

Chapter 14A.6.3 – Area specific rules HRZ – 20 November 2024

Chapter 14B.1 to 14B.3 – 20 November 2024

DISTRICT PLAN TEXT AMENDMENTS – GIVING EFFECT TO MINUTE 56

COUNCIL KEY:

Green Highlight bold underline = additional text added to the version of Chapter 14 provided to the IHP on 18 October 2024, to give effect to the IHP's additional directions in minute 56 or to show suggested clarification or consequential changes

Bold underline with no highlight = text either has previously been considered by the IHP, or suggested to be reinstated from Council proposal as a consequence of IHP recommendation, minute, or addendum.

Panel Key:

Blue highlighted bold underline or strikethrough = text either recommended to be added or deleted (including relocation of text from one part to another)

Chapter 14 Residential

14.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The provisions in this chapter give effect to the [Chapter 3 Strategic Direction Objectives](#).
- c. This chapter relates to [residential activities](#), [community activities](#), and where appropriate, small scale [commercial activities](#) that occur within new and existing residential areas throughout the District. Objectives, policies, rules, standards and assessment criteria provide for these activities in each of the residential zones **and overlays** identified in this chapter.
- d. This chapter seeks to manage the scale and character of new development in the residential areas in accordance with the strategic approach to development in Greater Christchurch, including provision for both greenfields development and intensification, particularly around Key activity centres and the Central City.
- e. **The chapter is divided into two separate [sub-parts](#) chapters. [Sub-c](#)Chapter 14A [Residential Zones](#), contains the zone objectives, policies, and methods., while [sub-c](#)Chapter 14B [Residential Overlays](#), provides an alternative to [sub](#)-chapter 14A, [in certain circumstances](#), by maintaining pre-existing development rights (i.e. that existed before the Medium Density Residential Standards [and Policy 3 of the National Policy Statement on Urban Development 'NPS-UD' provisions](#) were introduced to the Plan) for sites in specified locations. The former urban residential zones in these areas are [now](#) identified as overlays, with the associated [pre-MDRS previous operative district plan Residential chapter](#) objectives, policies, rules and matters of control and discretion applied to the respective overlay areas. Plan users should refer to activity rules for further details and to planning maps for the identification and location of overlays.**

14.2 How to interpret and apply the rules

- a. The rules that apply to activities in the various residential zones **and overlays** are contained in the activity status tables (including activity specific standards) and built form standards.
- b. [Sub-c](#)Chapter 14A contains the residential zone activity rules and built form standards for:
 - i. [Rule 14A.4](#) – Residential Suburban zones and Residential Suburban Density Transition Zone;

- ii. [Rule 14A.5](#) –Medium Density Residential Zone;
 - iii. [Rule 14A.6](#) –High Density Residential Zone;
 - iv. [Rule 14A.7](#) – Residential Hills Zone;
 - v. [Rule 14A.8](#) – Residential Banks Peninsula Zone;
 - vi. [Rule 14A.9](#) – Residential Large Lot Zone;
 - vii. [Rule 14A.10](#) – Residential Small Settlement Zone;
 - viii. [Rule 14A.11](#) – Residential Visitor Accommodation Zone;
 - ix. [Rule 14A.12](#) – Residential Medium Density Zone;
 - x. [Rule 14A.13](#) – Enhanced Development Mechanism
 - xii. [Rule 14A.14](#) – Matters of control and discretion.
- x. In relation to the Residential Visitor Accommodation Zone, each [site](#) has been grouped into Group A, B and C [sites](#) in [Appendix 14A.15.11](#), depending on its residential context. For any activities (other than [visitor accommodation](#) (P1) and permitted activities on the YMCA [site](#) (P3)), the applicable rules for permitted and restricted discretionary activities are those that apply in the zone listed for that [site](#) in [Appendix 14A.15.11](#), including activity specific standards, built form standards and matters of discretion.
- c. **[Sub-c](#)Chapter 14B contains the [Chapter 14B pathway overlay rules, with activity status tables and built form standards for the following overlays:](#)**
- i. [Rule 14B.4](#) – Residential Suburban **[Zone overlay](#)** and Residential Suburban Density Transition **[Zone overlay](#)**;
 - ii. [Rule 14B.5](#) – Residential Medium Density **[Zone overlay](#)**;
 - iii. [Rule 14B.6](#) – Residential Central **[Zone overlay](#)**;
 - iv. [Rule 14B.7](#) – Residential Hills **[Zone overlay](#)**;
 - v. [Rule 14B.8](#) – Residential Banks Peninsula **[Zone overlay](#)**;
 - vi. ~~[Rule 14.9](#) – Residential Large Lot Zone;~~
 - vii. ~~[Rule 14.10](#) – Residential Small Settlement Zone;~~
 - viii. ~~[Rule 14.11](#) – Residential Visitor Accommodation Zone;~~
 - ix. ~~[Rule 14B.129](#) – Residential New Neighbourhood [Zone overlay](#);~~
 - x. ~~[Rule 14B.1310](#) – Enhanced Development Mechanism~~
 - ~~xi. [Rule 14B.1411](#) – Community Housing Redevelopment Mechanism~~
 - x. [Rule 14B.1512](#) - Matters of control and discretion.
- d. **All objectives, policies and methods contained within either [sub-c](#)Chapter 14A or [sub-c](#)Chapter 14B shall apply independently as set out in 14.2. [Care should be taken](#)**

by applicants when stating their intention to apply either **sub-c**Chapter 14A or **sub-c**Chapter 14B rules as they are independent and not able to be applied together. **The Chapter 14B pathway only applies if eligible applicants state their intention to apply the Chapter 14B pathway, otherwise the provisions of sub-chapter 14A shall apply.**

- e. If **sub-c**Chapter 14A is used for a development, the Chapter 14B pathway **ceases to be is** available for development on the site **only if either:**
- i. **the existing Chapter 14A development still complies with the permitted activity status or the conditions of the applicable resource consent; or**
 - ii. **resource consent is concurrently applied for any non-compliance with the Chapter 14A development at the same time approval for the Chapter 14B pathway development.**

ef. The **Chapter 14B pathway** is only available within the Medium Density Residential zone (MRZ) or High Density Residential zone (HRZ) **as shown on the planning map, where one of the overlays is also** represented spatially **as overlays** on the planning maps. **Overlays represent zones that applied prior to the introduction of MRZ or HRZ and enable** plan users to apply formerly operative provisions instead of those applying in the MRZ or HRZ. **The Chapter 14B pathway is only available if applicants state their intention to apply the Chapter 14B**

fg. The application of the **Chapter 14B pathway** is conditional on the following:

- i. Any building consent application lodged under section 45 of the Building Act 2004, or any other related building activity under **the that** Act, must state that **sub-c**Chapter 14B has been applied; and
- ii. Any resource consent application lodged under section 88 of the Resource Management Act 1991, or any other related application under **the that** Act, must state that Chapter 14B has been applied; and
- iii. If applied under **fg. i. or ii.**, any variation, alteration, or further development of the existing site shall be considered **only** under **sub-**Chapter 14B; and
- iv. Failure to state the application of **sub-c**Chapter 14B by an applicant means that **sub-c**Chapter 14A shall instead apply in its entirety and there shall be no application of **sub-c**Chapter 14B (unless **sub-c**Chapter 14B has previously been applied as per **fg.iii**); and
- v. For any vacant site **existing or** established after [2 December 2024 – DECISION DATE], an applicant is able to choose to apply the rules under either Chapter 14A or under the **Chapter 14B pathway, with any such decision subject to the conditions under f.i to f.iv. above and g. below.**

gh. Where the **Chapter 14B pathway** is chosen for development proposals the provisions in sub-chapter 14A do not apply to the development, or any future developments under the pathway, including for any of the following purposes:

- i. for assessment; or
- ii. as a permitted baseline; or
- iii. to set the scope of the anticipated environment for the assessment of effects.

hi. Where the **Chapter 14B pathway** is not requested in development proposals, the overlay provisions in **sub-cC** Chapter 14B do not apply to the development, or any future developments, including for any of the following purposes:

- i. for assessment; or
 - ii. as a permitted baseline; or
- to set the scope of the anticipated environment for the assessment of effects.

ij. Any activity within the 55 db Ldb Air Noise Contour is to be considered under **Chapter Rule 14B.4**, with rules relevant to the Residential Suburban Overlay applying instead of Medium Density Residential zone rules. Sub-clauses **ef. to hi.** above **therefore** do not apply to such activity.

DISTRICT PLAN TEXT AMENDMENTS – GIVING EFFECT TO MINUTE 56

COUNCIL KEY:

Green Highlight bold underline = additional text added: to enact additional direction in subsequent minutes or addendums; or to show suggested clarification or consequential changes

Bold underline with no highlight = text either has previously been considered by the IHP, or suggested to be reinstated from Council proposal as a consequence of IHP recommendation, minute, or addendum.

Panel Key:

Blue highlighted bold underline or strikethrough = text either recommended to be added or deleted (including relocation of text from one part to another)

Chapter 14A Residential Zones

14A.1 Introduction

- a. This introduction is to assist the lay reader to understand how this **sub-**chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The provisions in this **sub-**chapter give effect to the [Chapter 3 Strategic Direction Objectives](#).
- c. This **sub-**chapter relates to [residential activities](#), [community activities](#), and where appropriate, small scale [commercial activities](#) that occur within new and existing residential areas throughout the District. Objectives, policies, rules, standards and assessment criteria provide for these activities in each of the residential zones identified in this chapter.
- d. This **sub-**chapter seeks to manage the scale and character of new development in the residential areas in accordance with the strategic approach to development in Greater Christchurch, including provision for both [greenfields](#) development and intensification, particularly around [Key activity centres](#) and the [Central City](#).
- e. A number of the provisions in this chapter give effect to the requirements of the Act and the National Policy Statement on Urban Development to provide for intensification in urban areas, including by implementing the Medium Density Residential Standards. However, the Act enables those intensification requirements to be reduced where justified by a “qualifying matter”. In this chapter the reduction in intensification due to qualifying matters has been implemented in two ways: by having the Medium Density Residential or High Density Residential zones, but enabling lesser intensification than the Medium Density Residential Standards require in the areas or sites in those zones where a qualifying matter applies; or by having a lower density residential zone, for example the Residential Suburban or Residential Hills **Zones**, because the rules for that zone provide the level of density that the qualifying matter necessitates. Further information on qualifying matters can be found in [14A.3](#), How to interpret and apply the rules, sub-clause f.
- f. **Sub-chapter 14A contains the objectives, policies and methods relating to residential zones. This Chapter is distinct from Chapter 14B, which contains the objectives, policies and methods relating to the Chapter 14B pathway for the identified overlay areas. Reference should be made to 14.1 to 14.3 for an overview of how each Chapter is applied.**

14A.2 Objectives and Policies

As per the Panel’s recommendations for 14.2.

14A.3 How to interpret and apply the rules

- a. The rules that apply to activities in the various residential zones are contained in the activity status tables (including activity specific standards) and built form standards that apply to permitted activities and those controlled or restricted discretionary activities where compliance with the built form standards are explicitly referenced in the rule, and/or the activity itself is listed in the permitted activity table for the zone, in:
 - i. [Rule 14A.4](#) – Residential Suburban Zone and Residential Suburban Density Transition Zone;
 - ii. [Rule 14A.5](#) – Medium Density Residential Zone;
 - iii. [Rule 14A.6](#) – High Density Residential Zone;
 - iv. **[Rule 14A.7](#) – Residential Hills Zone;**
 - v. [Rule 14A.8](#) – Residential Banks Peninsula Zone;
 - vi. [Rule 14A.9](#) – Residential Large Lot Zone;
 - vii. [Rule 14A.10](#) – Residential Small Settlement Zone;
 - viii. [Rule 14A.11](#) – Residential Visitor Accommodation Zone;
 - x. [Rule 14A.12](#) – Enhanced Development Mechanism
 - xii. [Rule 14A.1513](#) - Matters of control and discretion.
- b. In relation to the Residential Visitor Accommodation Zone, each **site** has been grouped into Group A, B and C **sites** in [Appendix 14A.1614.11](#), depending on its residential context. For any activities (other than **visitor accommodation** (P1) and permitted activities on the YMCA **site** (P3)), the applicable rules for permitted and restricted discretionary activities are those that apply in the zone listed for that **site** in [Appendix 14A.1614.11](#), including activity specific standards, built form standards and matters of discretion.
- c. Rules that apply to the use of the enhanced development mechanism are contained in the activity status tables (including activity specific standards) and built form standards in: [Rule 14A.12](#) – Enhanced development mechanism.
- d. The rules that define where the enhanced development mechanism can be used are contained in the qualifying standards in Rule 14.12.2.
- e. The information that is required for resource consent applications utilising the enhanced development mechanism is set out in Rule [14.12.3.15](#).
- f. ~~On any particular eligible **site**, the provisions of the community housing redevelopment mechanism may apply, or the provisions of the zone in which the **site** is located may apply.~~
- g. On any particular eligible **site**, the provisions of the enhanced development mechanism may apply, or the provisions of the zone in which the **site** is located may apply.
- h. Area specific rules also apply to activities in the following areas:

- i. Residential Suburban Zone, Residential Suburban Density Transition Zone, Medium Density Residential Zone, and High Density Residential Zone:
 - A. Prestons Road Retirement Village Overlay;
 - B. adjacent to State Highway 73 (Southern Motorway) between Annex and Curletts Roads;
 - C. adjacent to State Highway 75 (Curletts Road) between the intersection with State Highway 73 and Lincoln Road;
 - D. Existing Rural Hamlet Overlay;**
 - DE.** Stormwater Capacity Constraint Overlay;
 - EF.** Residential land abutting the western boundary of the Industrial Park Zone at Russley Road / Memorial Avenue;
 - FG.** Accommodation and Community Facilities Overlay; **and**
 - JH.** Character Area Overlay;
 - I. Sites with frontage to Bealey Avenue, Fitzgerald Avenue or Deans Avenue (south of Blenheim Road);**
 - J. Medium Density Residential Zone in the Commercial Local Zone (St Albans) Outline development plan shown as Area A in Chapter 15 Appendix 15.15.5;**
 - K. Accommodation and Community Facilities Overlay;**
 - L. Lyttelton Port Influences Overlay; and**
 - M. Other areas subject to a qualifying matter**
- ii. **Residential Medium Density Zone:**
 - GA.** Sumner Master Plan Overlay ([Appendix 14.16.6](#));
- iii. Residential Banks Peninsula Zone:
 - A. Character Area Overlay.
- iv. In addition, there may be some areas where area specific rules are provided only under the built form standards.
 - i. The rules relevant to Areas 1 - 4 of the East Papanui Outline Development Plan area in [Appendix 8.10.23](#) are contained in Chapter 8, see Rules [8.5.1.3](#) RD17, [8.5.1.4](#) D7. The rules in [14.5](#) of this chapter do apply to Area 5 of the East Papanui Outline Development Plan area in [Appendix 8.10.23](#), in addition to the rules in Chapter 8.
 - j. The activity status tables and standards in the following chapters also apply to activities in all residential zones:
 - [4 Hazardous Substances and Contaminated Land;](#)
 - [5 Natural Hazards;](#)
 - [6 General Rules and Procedures;](#)

- 7 Transport;
- 8 Subdivision, Development and Earthworks;
- 9 Natural and Cultural Heritage;
- 11 Utilities and Energy.

k. There are parts of residential zones where the permitted development, height and/or density directed by the MDRS or Policy 3 of the NPS-UD may be modified by qualifying matters. These are identified in detail in Chapter 6.1A and the Planning Maps, and include the following:

- i. Historic Heritage including heritage items, heritage settings
- ii. Heritage, Significant and other Trees
- iii. Sites of Ecological Significance
- iv. Outstanding Natural Features and Landscapes
- v. Sites of Cultural Significance
- vi. **Residential Character Areas**
- vii. High Flood Hazard Management Area
- viii. Flood Ponding Management Area
- ix. Coastal Hazard High Risk Management Area and Coastal Hazard Medium Risk Management Area
- x. Tsunami Management Area
- xi. Slope Hazard
- xii. Waterbody Setback
- xiii. Railway Building Setback
- xiv. Electricity Transmission Corridor and Infrastructure
- xv. Airport Noise Influence Area
- xvi. Waste Water Constraint Area
- xvii. Lyttelton Port Influence Area
- xviii. Industrial Interface

l. Advice Note:

Refer to the Brothels (Location and Commercial Sexual Services Signage) Bylaw 2013 for rules and restrictions on establishing and operating a small owner-operated brothel as a home occupation.

Any activity within the 55 db Ldb Air Noise Contour is to be considered under Chapter Rule 14B.4, with rules relevant to the Residential Suburban Overlay applying instead of Medium Density Residential zone rules.

DISTRICT PLAN TEXT AMENDMENTS – GIVING EFFECT TO MINUTE 56

COUNCIL KEY:

Green Highlight bold underline = additional text added: to enact additional direction in subsequent minutes or addendums; or to show suggested clarification or consequential changes

Bold underline with no highlight = text either has previously been considered by the IHP, or suggested to be reinstated from Council proposal as a consequence of IHP recommendation, minute, or addendum.

Panel Key:

Blue highlighted bold underline or strikethrough = text either recommended to be added or deleted (including relocation of text from one part to another)

14A.5 Rules - Medium Density Residential Zone

14A.5.1 Activity status tables

- a. **No rules in this subchapter shall apply after an applicant has elected to apply the Chapter 14B pathway, as per (refer to Rules 14.2 d. to h.).**

14A.5.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Medium Density Residential Zone if they meet the activity specific standards set out in this table, the built form standards in [Rule 14A.5.2](#) and the area specific rules in [Rule 14A.5.3](#).
- b. Activities may also be permitted controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 14A.5.1.2, 14A.5A.1.3, 14A.5.1.4, 14A.5.1.5](#) and [14A.5.1.6](#), or in the area specific rules in [Rule 14A.5.3](#).

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> <p>c. There must be no more than 3 residential units per site.</p>
P2 Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms	Nil
P3 Conversion of an elderly person's housing unit existing at 2 December 2024 into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a bond or other appropriate legal instrument	<p>a. Each converted unit shall have:</p> <ol style="list-style-type: none"> a minimum gross floor area, excluding terraces, garages, of 35m²; and a separate outdoor living space readily accessible from its living area that is at least 20m² with a minimum dimension of 3 metres. <p>b. No other built form standards shall apply where the unit is to be converted without addition or alteration from the building lawfully established as an older person's housing unit.</p>
P4 Home occupation	<p>a. The total floor area of the building or part of the building (measured internally), plus any outdoor storage area,</p>

Commented [A1]: The Panel is unclear why has the date been changed from recommendations 17 March 2023.

Activity	Activity specific standards
	<p>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;</p> <ul 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. <p>d. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a fully enclosed building.</p> <p>e. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of:</p> <ul style="list-style-type: none"> i. 07:00 - 21:00 Monday to Friday; and ii. 08:00 - 19:00 Saturday, Sunday and public holidays. <p>f. Visitor, courier vehicles and staff parking areas shall be within the net site area of the property and outside the road boundary setback.</p> <p>g. Vehicle movements associated with the home occupation shall not exceed:</p> <ul style="list-style-type: none"> i. heavy vehicles: 2 per week; and ii. other vehicles: 16 per day. <p>h. Signage shall be limited to a maximum area of 0.5m², except that where the activity is located on sites with frontage to Memorial Avenue or Fendalton Road there shall be no signage.</p>
<p>P5 Care of non-resident children within a residential unit in return for monetary payment to the carer</p>	<p>a. There shall be:</p> <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.
<p>P6 (Deleted as part of Plan Change 4 Council decision dated 31 March 2022)</p>	
<p>P7 Education activity</p>	<p>a. The activity shall:</p>
<p>P8 Preschools, other than as provided for in Rule 14A.5.1.1 P4.</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 informal or formal, is

Activity		Activity specific standards									
P9	Health care facility	available, or a solid median prevents right turns into or out of the primary entrance ;									
P10	Veterinary 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; 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: <table border="1" data-bbox="574 757 1066 1294"> <tr> <td>A. Education activity</td> <td> <ul style="list-style-type: none"> I. 07:00 – 21:00 Monday to Saturday; and II. Closed Sunday and public holidays. </td> </tr> <tr> <td>B. Preschools</td> <td> <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. </td> </tr> <tr> <td>C. Health care facility</td> <td rowspan="4"> <ul style="list-style-type: none"> I. 07:00 – 21:00. </td> </tr> <tr> <td>D. Veterinary care facility</td> </tr> <tr> <td>E. Places of assembly</td> </tr> <tr> <td></td> </tr> </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. 	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	
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											
P11	Place of assembly, except at Kate Sheppard House, 83 Clyde Road, where Rule 14A.5.3.1.1 P5 applies	<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 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; 									

Commented [A2]: The Panel suggests this should be P4. Also a consequence of rezoning to MRZ

Activity	Activity specific standards
	<ul style="list-style-type: none"> 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 ix. not include the storage of more than one heavy vehicle on the site of the activity.
P12 Community corrections facilities	a. The facilities shall:
P13 Community welfare facilities	<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.
P14 Spiritual activities	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.
P15 Emergency services facilities	Nil
P16 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	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. b. Where the building footprint , location, or height is to be altered no more than necessary in order to comply with legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer: <ul style="list-style-type: none"> i. the only built form standards that shall apply are those specified in Rules 14A.5.2.3 – Building height and 14A.5.2.6 – Height in relation to boundaries; ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 1.5 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. Advice note: <ol 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

Activity	Activity specific standards
	<p>such as the requirements for minimum floor levels in Chapter 5.</p> <p>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</p> <p>d. Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to adjoining property owners (where the consent authority considers this is required, and absent written approval). Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.</p>
<p>P17 Temporary lifting or moving of earthquake damaged buildings where the activity does not meet one or more of Rules:</p> <p>a. Rule 14A.5.2.3 – Building height and maximum number of storeys;</p> <p>b. Rule 14A.5.2.4 – Building coverage;</p> <p>c. Rule 14A.5.2.5 – Outdoor living space;</p> <p>d. Rule 14A.5.2.6 – Height in relation to boundary; or</p> <p>e. Rule 14A.5.2.7 – Minimum building setbacks.</p>	<p>a. Buildings shall not be:</p> <p>i. moved to within 1 metre of an internal boundary and/or within 3 metres of any 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 lowered back or moved back to its original position, or a position compliant with the District Plan or consistent with a resource consent, within 12 weeks of the lifting or moving works having first commenced.</p> <p>c. In all cases of a building being moved or lifted, the owners/occupiers of land adjoining the sites shall be informed of the work at least seven days prior to the lift or move of the building occurring. The information provided shall include details of a contact person, details of the lift or move, and the duration of the lift or move.</p> <p>d. The Council's Resource Consents Manager shall be notified of the lifting or moving the building at least seven days prior to the lift or move of the building occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>
<p>P18 Salvation Army Addington Overlay</p>	
<p>P18.1 Family store</p>	<p>a. The activity shall take place in the existing (20 August 2014) Family store within the Salvation Army Addington Overlay.</p>
<p>P18.1 Addiction services</p>	<p>a. The activity shall:</p>

Activity	Activity specific standards
	<ul style="list-style-type: none"> i. only locate within the Salvation Army Addington Overlay; ii. provide for a maximum of 19 overnight beds; and iii. take place in the existing (20 August 2014) addiction services buildings, or in upgraded or replacement buildings that meet the built form standards (Rule 14A.5.2).
P18.3 Supportive housing	<ul style="list-style-type: none"> a. The activity shall: <ul style="list-style-type: none"> i. only locate within the Salvation Army Addington Overlay; ii. provide for a maximum of 85 residents including those on reintegration programmes, which may be in a mixture of individual and shared housing; and iii. take place in the existing (20 August 2014) supportive housing buildings, or in upgraded or replacement buildings that meet the built form standards (Rule 14A.5.2).
P18.4 Offices and meeting rooms for administration, counselling, family meetings, budgeting, education or training and worship services on Salvation Army land in Addington (legally described as Rural Section 39449, Lot 23-24 and Part Lot 25 DP 1024, Lot 22 and Part Lot 25 DP 1024, Part Lot 21 DP 1024, and Part Lot 21 and Part Lot 25 DP 1024).	<ul style="list-style-type: none"> a. The activity shall take place in the existing (20 August 2014) buildings, or in upgraded or replacement buildings that meet the built form standards (Rule 14A.5.2).
P19 a. The use of the existing control tower buildings (Lot 357 DP 447629) and hangars 4 and 5 (Lot 315 DP 434068) for the following activities: <ul style="list-style-type: none"> i. Residential activities; ii. Preschools; 	<ul style="list-style-type: none"> a. The maximum gross floor area of retail activity shall be 1500m². b. Heavy vehicle movements associated with any warehouse activity shall be limited to the hours of 07:00 to 19:00.

Activity	Activity specific standards
<ul style="list-style-type: none"> iii. Health care facility; iv. Education activity; v. Place of assembly; vi. Retail activity; vii. Office; or viii. Warehouse activity 	
P20 Relocation of a building	Nil
P21 Market gardens, community gardens, and garden allotments	
P22 Hosted visitor accommodation	<ul style="list-style-type: none"> 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 per year from the date Council are notified of commencement, and provide those records to the Council on request.
P23 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.	<ul style="list-style-type: none"> 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.
P24 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	<ul style="list-style-type: none"> a. A maximum of 10 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: <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

Activity	Activity specific standards	
	<p>owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and</p> <p>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> <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>	
P25	Unhosted visitor accommodation	<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> <p>i. keep records of the number of nights it is used for unhosted visitor accommodation and provide those records to the Council on request;</p> <p>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</p> <p>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> <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>
P26	Retirement villages	<p>a. All buildings shall be a maximum of 8 metres in height above ground level; and</p>

Activity	Activity specific standards
	b. All buildings shall comply with Rule 14A.5.2.19 Building length.

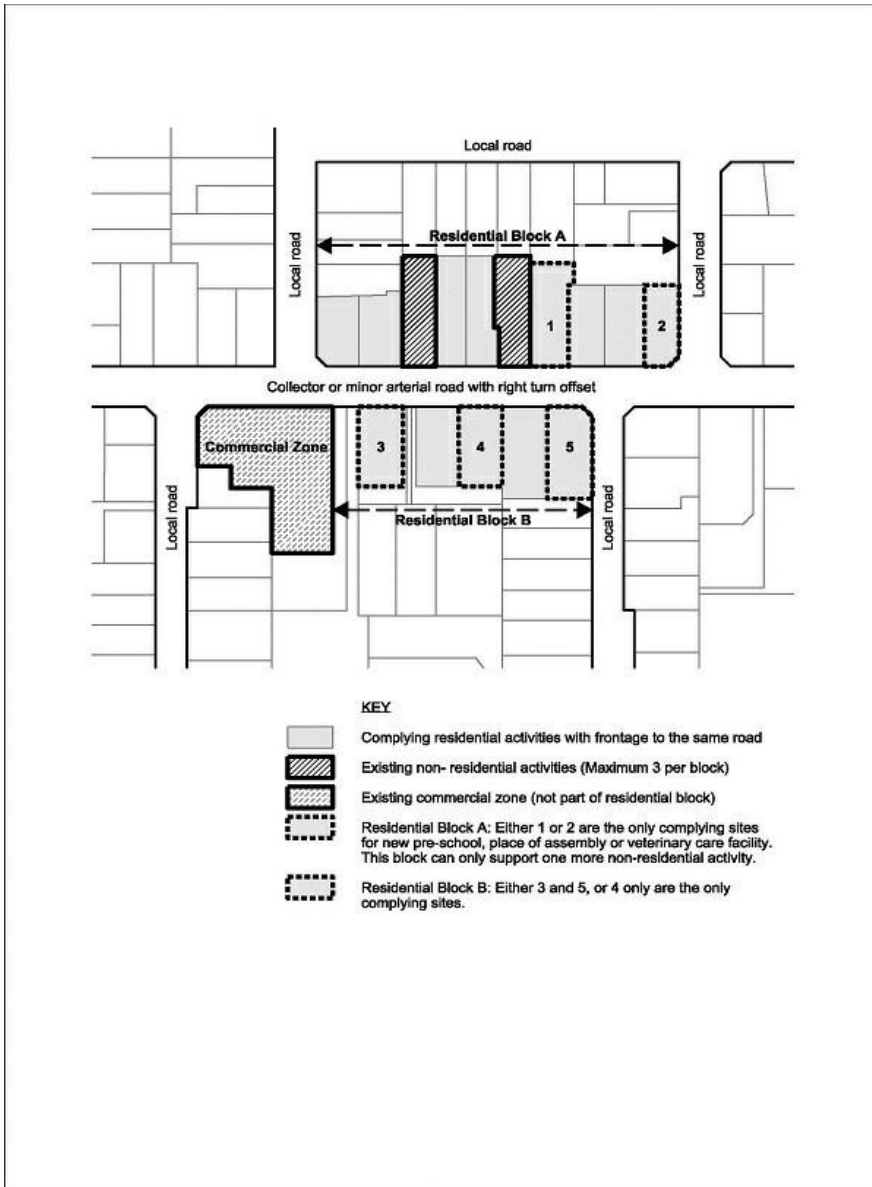


Figure 1: Residential coherence

14A.5.1.2 Controlled activities

a. The activities listed below are controlled activities.

Activity	The matters over which Council reserves its control:
<p>C1</p> <p>a. Communal waste and recycling area that does not comply with Built Form Standard 14A.5.2.13 a.i or iii.</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	<p>a. Accessibility to the communal area for the required service vehicle size and type, including the extent of sealed areas required for onsite manoeuvring and effects on safety and onsite amenity;</p> <p>b. Scale of service space and size and number of receptacles to support the number of residential units;</p> <p>c. Screening of service area and separation from residential units and outdoor living areas;</p> <p>d. Management of odour and vermin; and</p> <p>e. Evidence of consultation with the Christchurch City Council Transport and Waste Management Unit about the suitability of the proposed waste management solution.</p>

14A.5.1.3 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 14A.15, or as specified, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
<p>RD1</p> <p>a. Except for retirement villages, the erection of new buildings and alterations or additions to existing buildings including all accessory buildings, fences and walls associated with that development, that result in:</p> <ul style="list-style-type: none"> i. four or more residential units; or ii. over 40m² of a building used for non-residential activities, on a site. 	<p>a. Residential design principles – Rule 14A.15.1</p>

Activity	The Council's discretion shall be limited to the following matters:
<p>b. Any application arising from a.ii. of this rule shall not be limited or publicly notified.</p> <p>c. Any application arising from a.i. of this rule shall not be limited or publicly notified where compliant with the following built form standards:</p> <ul style="list-style-type: none"> i. Rule 14A.5.2.2 – Landscaped area and tree canopy cover ii. Rule 14A.5.2.3 – Building height and maximum number of storeys iii. Rule 14A.5.2.4 – Building coverage iv. Rule 14A.5.2.5 – Outdoor living space v. Rule 14A.5.2.6 – Height in relation to boundary vi. Rule 14A.5.2.7 – Minimum building setbacks vii. Rule 14A.5.2.8 – Outlook space per unit viii. Rule 14A.5.2.10 – Windows to street 	
<p>RD2 Retirement villages which do not comply with one or more of the activity specific standards in Rule 14A.5.1.1 P26.</p>	<p>a. Retirement villages – Rule 14A.15.10</p>
<p>RD3 Boarding house</p>	<p>a. Scale and nature of activity – Rule 14A.15.6</p> <p>b. Traffic generation and access safety – Rule 14A.15.7</p>
<p>RD4 Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 7 to 9 bedrooms</p>	<p>a. Scale and nature of activity – Rule 14A.15.6</p>
<p>RD5 a. Convenience activities where:</p> <ul style="list-style-type: none"> i. the site is located on the corner of a minor arterial 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. outdoor advertising 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 	<ul style="list-style-type: none"> a. Residential design principles – Rule 14A.15.1 b. Scale and nature of activity – Rule 14A.15.6 c. Non-residential hours of operation – Rule 14A.15.25 d. Traffic generation and access safety – Rule 14A.15.7

Activity	The Council's discretion shall be limited to the following matters:	
<p>between the hours of 07:00 – 22:00 Monday to Sunday and public holidays; and</p> <p>vi. there is no provision of on-site parking area for visitors or service purposes.</p>		
<p>RD6</p>	<p>Retail activity with frontage only to public access ways identified in Sumner Master plan Overlay (Appendix 14A.15.6)</p>	<p>a. Urban design - Rule 15A.14.1.a.viii only</p>
<p>RD7</p>	<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 Local centre, Town centre or Key activity centre; iii. the centre occupies a gross floor area of building of between 301m² and 700m²; iv. outdoor advertising 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 14A.15.6 b. Traffic generation and access safety – Rule 14A.15.7 c. Non-residential hours of operation – Rule 14A.15.25
<p>RD8</p>	<p>a. Activities that do not meet one or more of the activity specific standards in Rule 14A.5.1.1 (except for P5-P8 standard ix., refer to Rule 14A.5.1.4 D2) for:</p> <ul style="list-style-type: none"> i. P4 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. P7 Education activity; iii. P8 Preschools, other than as provided for in Rule 14A.5.1.1 P4 and Rule 14A.5.1.4 D2; 	<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 14A.15.6 ii. Traffic generation and access safety – Rule 14A.15.7 iii. Non-residential hours of operation – Rule 14A.15.25

Activity	The Council's discretion shall be limited to the following matters:	
	<ul style="list-style-type: none"> iv. P9 Health care facility; or v. P10 Veterinary care facility. <p>b. Any application arising from these rules shall not be limited or publicly notified.</p>	
RD9	<ul style="list-style-type: none"> a. Community corrections facilities and community welfare facilities that do not meet one or more of the activity specific standards in Rule 14A.5.1.1 P12 or P13. <p>b. Any application arising from these rules shall not be limited or publicly notified.</p>	
RD10	<p>a. Within the Salvation Army Addington Overlay:</p> <ul style="list-style-type: none"> i. Provision for overnight beds for addiction services which exceed the maximum number in activity specific standard Rule 14A.5.1.1, P18.2 a ii., up to a maximum total of 25 overnight beds. ii. Provision for supportive housing which exceeds the maximum number of residents in activity specific standard Rule 14A.5.1.1 P18.3 a ii., up to a maximum total of 100 residents. iii. Any upgrades (including exterior alterations or additions) to buildings existing on the 20 August 2014, or any replacement buildings for the activities specified in Rule 14A.5.1.1 P18.2, P18.3 and P18.4, that do not meet one or more of the relevant built form standards Rule 14A.5.2. 	<ul style="list-style-type: none"> a. Scale and nature of activity – Rule 14A.15.6 b. Traffic generation and access safety – Rule 14A.15.7
RD11	<ul style="list-style-type: none"> a. Temporary lifting or moving of earthquake damaged buildings that does not meet the standards in Rule 14A.5.1.1 P17. <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> a. Relocation of a buildings and temporary lifting or moving of earthquake damaged buildings – Rule 14A.15.17
RD12	<ul style="list-style-type: none"> a. Buildings that do not meet Rule 14A.5.2.7(v) relating to rail corridor boundary setbacks <p>b. Any application arising from this rule shall not be publicly notified.</p>	<ul style="list-style-type: none"> a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor. b. Whether the reduced setback will provide for the safe and

Activity		The Council's discretion shall be limited to the following matters:
		efficient operation of the rail network.
RD13	<ul style="list-style-type: none"> a. Spiritual activities that do not meet the hours of operation in Rule 14A.5.1.1 P14. 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 14A.15.25
RD14	<ul style="list-style-type: none"> a. Buildings that do not meet Rule 14A.5.2.3 – Building height. b. Any application arising from this rule, for up to three residential units per site, shall not be publicly notified. 	<ul style="list-style-type: none"> a. Impacts on neighbouring property – Rule 14A.15.3.a and c.
RD15	<ul style="list-style-type: none"> a. Buildings that do not meet Rule 14A.5.2.6 – Height in Relation to Boundary. b. Any application arising from this rule shall not be publicly notified. 	<ul style="list-style-type: none"> a. Height in relation to boundary breaches – Rule 14A.15.4
RD16	<ul style="list-style-type: none"> a. Activities and buildings that do not meet Rule 14A.5.2.4 – Building coverage b. Any application arising from this rule shall not be publicly notified. 	<ul style="list-style-type: none"> a. Site density and site coverage – Rule 14A.15.2
RD17	<ul style="list-style-type: none"> a. Buildings that do not meet Rule 14A.5.2.7 – Minimum building setbacks (other than 14A.5.2.7(v); refer RD12). b. Any application arising from this rule shall not be publicly notified. c. Any application arising from Rule 14A.5.2.7 a.i. front boundary setback only shall not be limited notified. 	<ul style="list-style-type: none"> a. Impacts on neighbouring property – Rule 14A.15.3.a. b. Minimum building, window and balcony setbacks – Rule 14A.15.19 (Akaroa Heritage Area only)
RD18	<ul style="list-style-type: none"> a. Residential units that do not meet 14A.5.2.5 – Outdoor living space. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Outdoor living space – Rule 14A.15.21
RD19	<ul style="list-style-type: none"> a. Buildings that do not meet Rule 14A.5.2.9 – Fencing and screening b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Residential fencing – Rule 14A.15.14
RD20	<ul style="list-style-type: none"> a. Residential units that do not meet Rule 14A.5.2.11 – Minimum unit size. 	<ul style="list-style-type: none"> a. Minimum unit size and unit mix – Rule 14A.15.5

Activity	The Council's discretion shall be limited to the following matters:
b. Any application arising from this rule shall not be limited or publicly notified.	
RD21 a. Residential units that do not meet Rule 14A.5.2.14 – Water supply for fire fighting. b. Any application arising from this rule shall not be publicly notified.	a. Water supply for fire fighting – Rule 14A.15.8
RD22 Care facility	a. Scale and nature of activity – Rule 14A.15.6 b. Traffic generation and access safety – Rule 14A.15.7
RD23 a. The erection of new residential units and alterations or additions to residential units that do not meet Rule 14A.5.2.10 – Windows to street, where: b. The standard only is considered for the alteration or addition to an existing residential unit. b. Any application arising from this rule shall not be limited or publicly notified.	a. Street-facing glazing – Rule 14A.15.23
RD24 a. Activities that do not meet Rule 14A.5.2.2 – Landscaped area and tree canopy cover. b. Any application arising from this rule shall not be limited or publicly notified.	a. Residential landscaping – Rule 14A.15.24
RD25 a. Residential units that do not meet Rule 14A.5.2.13 a.ii and/or b. – Service, storage, and waste management spaces b. Any application arising from this rule shall not be publicly notified.	a. Service, storage and waste management spaces – Rule 14A.15.20
RD26 a. Any residential unit that does not comply with the garage and carport building location standards under Rule 14A.5.2.15 – Garaging and carport building location; or b. Any habitable room that does not comply with Rule 14A.5.2.12 – Ground floor habitable room. c. Any application arising from this rule shall not be limited or publicly notified.	a. Residential design principles – Rule 14A.15.1.d, 14A.15.1.g, and 14A.15.1.h
RD27 a. Residential units that do not meet Rule 14A.5.2.8 – Outlook space per unit. b. Any application arising from this rule shall not be publicly notified.	a. Outlook space occupation – Rule 14A.15.22

Commented [A3]: Deleted as a consequence of the IHP rejection of tree canopy cover part of built form standard.

Activity		The Council's discretion shall be limited to the following matters:
RD28	that do not meet Rule 14.5.2.16 – reflectivity	a. Roof reflectivity – Rule 14.15.41
RD28	a. Activities that do not meet Rule 14A.5.2.16 – Location of outdoor mechanical ventilation b. Any application arising from this rule shall not be limited or publicly notified.	a. Residential design principles Street scene Road boundary building setback, fencing and planting –Rule 14A.15.18 a. to d., only.
RD29	a. Buildings that do not comply with Rule 14A.5.2.17.a – Building length. b. Any application arising from these rules shall not be publicly notified.	a. Residential design principles – Rule 14A.15.1.e.
RD30	a. Residential units that do not meet a. or b. under Rule 14A.5.2.18 – Residential units within the Industrial interface.	a. Industrial interface – Rule 14A.15.43
RD31	a. Hosted visitor accommodation that does not meet activity specific standards in Rule 14A.5.1.1 P22 that does not exceed 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.	a. Hosted visitor accommodation, visitor accommodation in a heritage item, unhosted visitor accommodation - Rule 14A.15.39
RD32	a. Visitor accommodation in a heritage item that does not meet activity specific standards in Rule 14A.5.1.1. P23 or P24 that does not exceed 20 guests per site at any one time. b. Any application arising from this rule shall not be limited or publicly notified.	
RD33	a. Unhosted visitor accommodation that does not meet activity specific standards in Rule 14A.5.1.1 P25 that does not exceed 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.	
RD34	a. <u>Activities that do not comply with Rule 14A.5.2.19 – Development within the 50 dB Airport Noise Contour as shown on the planning maps.</u>	a. <u>Any alternative methods to provide for heating, cooling and ventilation to mitigate the effects of aircraft noise on the occupants of residential units.</u>
RD35	a. <u>The following activities and facilities located within the 50 dB Ldb Air Noise Contour and/or 2023 Remodelled 50 dB Ldn Outer Envelope as</u>	a. <u>The extent to which effects, as a result of the sensitivity of</u>

Commented [A4]: This is not shown as struck out in IHP recommendations, however the Residential Hills Precinct which set vacant allotment sizes and managed reflectivity was rejected by the IHP and therefore the activity rule is superfluous.

Commented [A5]: Clerical error.

Commented [A6]: The Panel recommends addition for consistency with ODP rule.

Activity	The Council's discretion shall be limited to the following matters:
<p>shown on the planning maps, except where located within the Airport Noise Rule Exclusion Overlay:</p> <p>i. Four or more residential units;</p> <p>b. The following activities and facilities located within the 50 dB Air Noise Contour as shown on the planning maps, except where located within the Airport Noise Rule Exclusion Overlay:</p> <p>i. Education activities;</p> <p>ii. Preschools;</p> <p>iii. Health care facilities;</p> <p>iv. visitor accommodation in a heritage item;</p> <p>v. Unhosted visitor accommodation;</p> <p>c. 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>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 14A.15.4 and the ventilation requirements of the activity specific standards of Rule 14A.5.2.21 – Development within the 50 dB Airport Noise Contour.</p>

Commented [A7]: The Panel recommends addition for consistency with ODP rule

14A.5.1.4 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 one or more of the activity specific standards in Rule 14A.5.1.1 for:</p> <p>i. P1 Residential activity, except P1.c;</p> <p>ii. P5 Care of non-resident children in a residential unit;</p> <p>iii. P9 Place of assembly; or</p> <p>iv. Storage of more than one heavy vehicle for activities for P5-P8 and P12.</p> <p>v. P17 The use of the existing control tower building (Lot 357 DP 447629) and hangars 4 and 5 (Lot 315 DP 434068).</p>
D3	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 10 or more bedrooms
D4	Show homes

Activity	
D5	Integrated family health centres which do not meet one of more of the requirements specified in Rule 14A.5.1.3 RD7
D6	a. Redevelopment of brownfield areas for mixed commercial and residential activities on the following sites: i. Deans Avenue (Former Saleyards)
D7	a. Hosted 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 exceeds 20 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	a. Unhosted visitor accommodation that exceeds 12 guests per site at any one time; and b. Any application arising from this rule shall not be publicly notified but may be limited notified.
D10	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.

14A.5.1.5 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; or ii. within 10 metres of the centre line of a 66kV National Grid transmission line or within 10 metres of a foundation of an associated support structure; or <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 its written approval).</p> <p>Advice note:</p>

	Activity
	<ol 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	<ol style="list-style-type: none"> a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity): <ol 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 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 or within 5 metres of a foundation of an associated support structure. b. Fences within 5 metres of a 66kV or 33kV electricity distribution line support structure foundation. c. Fences within 5 metres of an 11kV Heathcote to Lyttelton electricity distribution line support structure foundation. d. 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>Advice note:</p> <ol 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.
NC3	<ol 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.
NC4	<ol style="list-style-type: none"> a. Residential units that do not meet d.i or d.ii under Rule 14A.5.2.20 – Residential units within the Industrial interface overlay.

14A.5.1.6 Prohibited activities

There are no prohibited activities.

14A.5.2 Built form standards

Advice Notes:

1. There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council's reticulated infrastructure is available or will be approved. Connection to the Council's reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer's cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council's Three Waters Unit. Please contact the Council's Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.
2. Reference should be made to 6.1A for qualifying matters that may apply further restrictions to development.

14A.5.2.1 Site density

Advice Note:

1. There is no [site](#) density standard in the Medium Density Residential_Zone, except as detailed under [14A.5.3](#) – Area Specific Standards.

14A.5.2.2 Landscaped area

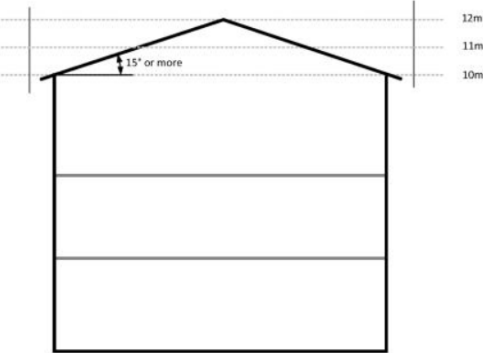
- a. A [residential unit](#) at ground floor level must have a landscaped area of a minimum of 20% of a developed [site](#) with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.
- b. The landscaped area may be located on any part of the development [site](#), and does not need to be associated with each [residential unit](#).
- c. All other [sites](#) shall include the minimum tree and garden planting as set out in the below table:

	For all non-residential activities, except permitted commercial activities in the Sumner Master plan Overlay
i.	a. A minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space), where <ol style="list-style-type: none">i. at least 50% of the landscaping shall be trees and shrubs, and

	<ul style="list-style-type: none"> ii. a minimum of one tree for every 250m² of gross site area (prior to subdivision), or part thereof, is included within the landscaping, and iii. at least one tree shall be planted adjacent to the road boundary. <p>b. All trees required by this rule shall be not less than 1.5 metres high at the time of planting.</p> <p>c. All trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.</p>
ii.	In the Salvation Army Addington Overlay – a landscape and planting plan be prepared with a method of implementation and maintenance for the full site area. This plan shall be implemented within two growing seasons of its approval and thereafter maintained. Attention shall be paid to that area 4 metres from the boundary with each road and around the stream to enhance the area, create restful space and encourage bird life.

14A.5.2.3 Building height

a. The maximum height of any building shall be:

	Activity	Standard
i.	All buildings in areas not listed below	<p>a. buildings must not exceed 11 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</p> 
ii.	Within the Medium Density Residential Zone in the Commercial Local Zone (St Albans) Outline development	14 metres

	Activity	Standard
	plan shown as Area A in Chapter 15 Appendix 15.15.5	
iii.	Residential Medium Density Higher Height Limit Overlay at Deans Avenue	20 metres
iv.	Residential Medium Density Higher Height Limit Overlay at Carlton Mill Road	30 metres
v.	All Residential Medium Density Height Limit Overlays (other than at Carlton Mill Road)	Any building shall not exceed 5 storeys above ground level
vi.	All buildings on the Woolston Fire Station and Training Centre site at 929 Ferry Road, Lot 1 DP72727.	20 metres
vii.	Buildings for a residential activity within the Industrial Interface Qualifying Matter Area	8 metres
viii.	Emergency service facilities operated by Fire and Emergency New Zealand.	14 metres

Commented [A8]: These overlays are now required due to HRZ being removed and permitted heights reducing.

14A.5.2.4 Building coverage

- a. The maximum **building coverage** must not exceed 50% of the **net site area**.
- b. For **retirement villages**, building coverage shall be calculated over the **net site area** of the entire complex or **development site**, rather than over the net area of any part of the complex.
- c. Eaves and roof overhangs and guttering up to 650mm in total cumulative width from the wall of a **building** shall not be included in the **building coverage** calculation.

14A.5.2.5 Outdoor living space

- a. A **residential unit** at ground floor level must have an **outdoor living space** that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that,—
 - i. where located at **ground level**, has no dimension less than 3 metres; and
 - ii. where provided in the form of a **balcony**, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and
 - iii. is accessible from the **residential unit**; and

- iv. may be
 - A. grouped cumulatively by area in 1 communally accessible location; or
 - B. located directly adjacent to the unit.
- v. is free of buildings, parking spaces, and servicing and manoeuvring areas.
- b. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—
 - i. is at least 8 square metres and has a minimum dimension of 1.8 metres; and
 - ii. is accessible from the residential unit; and
 - iii. may be
 - A. grouped cumulatively by area in one communally accessible location, in which case it may be located at ground level; or
 - B. located directly adjacent to the unit.
- c. For one bedroom units exceeding 45m² in net floor area or studios exceeding 35m² in net floor area entirely at an upper level, outdoor living space shall be provided within the following dimensions:

i.	Minimum private balcony dimensions	A. 6m ² area B. 1.5 metres dimension
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- d. In the Salvation Army Addington Overlay the outdoor living space shall be communal and shall be based on 10m² per residential unit.
- e. This rule does not apply to residential units in a retirement village.

14A.5.2.6 Height in relation to boundary

- a. No part of any building shall project beyond a building envelope constructed by recession planes shown in Appendix 14A.16.2 diagram D from points 3m, or 4m where specified on the diagram, above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.
- b. This standard does not apply to—
 - i. a boundary with a road:
 - ii. existing or proposed internal boundaries within a site:
 - iii. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed:
 - iv. where related to a retirement village, shall only apply to the perimeter boundary of the site or development site for the retirement village.

Advice note:

1. Applicable height in relation to boundary planes are shown in Appendix 14A.16.2.

14A.5.2.7 Minimum building setbacks

- a. The minimum building setback shall be:

	Activity / area	Standard
i.	All buildings not listed below	<p>Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <p>Front: 1.5 metres Side: 1 metre Rear: 1 metre (excluded on corner sites)</p> <p>A porch, being a predominantly un-enclosed 1-storey ground level lean-to roofed structure only, with a maximum width of 1.2 metres may intrude into the front boundary setback by a maximum of 800mm.</p>
ii.	Where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.	Nil
iii.	Eaves and roof overhangs and guttering.	Only road boundary: Eaves, overhangs, and guttering to a maximum of 650mm in width measured from the wall of a building
iv.	All other accessory buildings, and/or garages that internally access a residential unit.	<p>Only for side and rear boundaries: no required setback where the building/s shall:</p> <ol style="list-style-type: none"> A. be no greater than 3 metres in height above ground level; and B. Have a total cumulative length that does not

	Activity / area	Standard
		exceed 10.1m per boundary
v.	Buildings, balconies and decks on sites adjacent to or abutting a designated rail corridor	4 metres from the rail corridor boundary
vi.	Retirement villages	Setbacks under a.i only apply to the perimeter boundary of the site or development site for the retirement village.

Advice note:

1. 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.

14A.5.2.8 Outlook space per unit

- a. An outlook space must be provided for each residential unit as specified in this clause.
- b. An outlook space must be provided from habitable room windows as shown in the diagram (Figure 2) below:

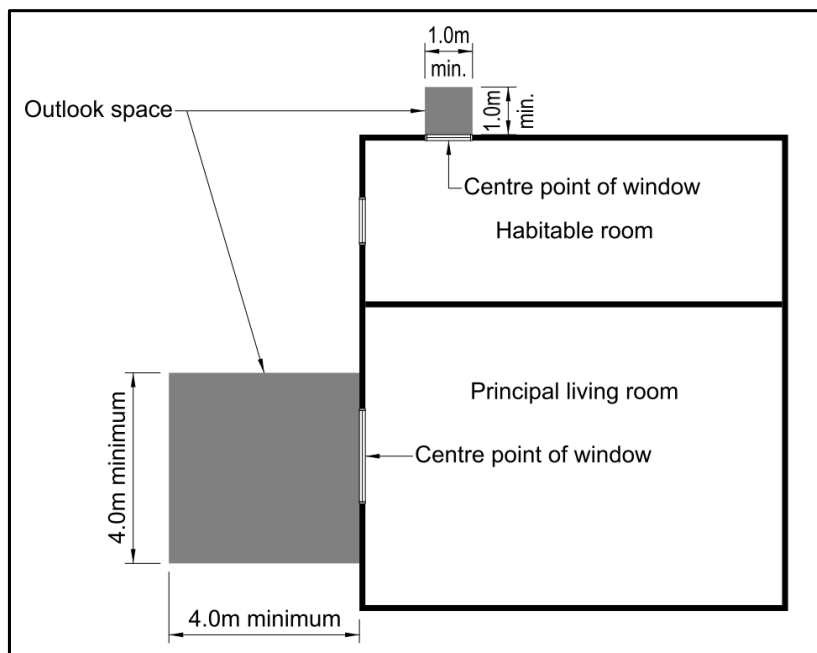


Figure 2: Outlook space

- c. The minimum dimensions for a required outlook space are as follows:
 - i. a **principal living room** must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 - ii. all other **habitable rooms** must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- d. The width of the outlook space is measured from the centre point of the largest **window** on the **building** face to which it applies.
- e. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- f. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey **building**.
- g. Outlook spaces may be under or over a **balcony**.
- h. Outlook spaces required from different rooms within the same **building** may overlap.
- i. Outlook spaces must—
 - i. be clear and unobstructed by **buildings** (excluding any doors or windows opening into an outlook space from the **principal living room** or **habitable room**); and
 - ii. not extend over an outlook space or outdoor living space required by another dwelling.

- j. For retirement villages, a. to i. above shall only apply within 15 metres of the perimeter of a retirement village site or development site and shall only apply to principal living areas of self-contained retirement units or communal living areas.

14A.5.2.9 Fencing and screening

- a. Any fencing provided shall meet the following standards, being the maximum permitted height:

	Fence location	Fence height standard
i.	Road boundary – non-arterial road	50% road boundary width (excluding accessways): 1.8m
ii.	Road boundary – arterial road	Remaining road boundary width: 1.0m
iii.	Side, rear, and internal boundary.	2.0m
iv.	On the boundary with any land zoned Open Space Community Parks, Open Space Water and Margins and Avon River Precinct/Te Papa Ōtākaro	1.0m; or 2.0m where the whole fence or screening structure is a minimum of 50% visually transparent.

Commented [A9]: Standards have be merged as they are identical.

- b. Any fencing requirements under 14A.5.2.1 shall not be in addition to the above standards.
- c. Any fencing under a.i or ii. of this rule shall be provided on the site boundary or within the applicable front yard setback from the road boundary.
- d. For any retirement village standards under 14A.5.2.9.a shall not apply and the following alternative standards apply:
 - i. Fencing along any road boundary with a public road: maximum height of 1.8m, with at least 50% being visually transparent.

Commented [A10]: Minor change to improve clarity of application.

Advice note:

Additional controls on fence height and/or location may apply – refer Chapter 6.6 (Water Body Setbacks) and Chapter 7 (Transport).

14A.5.2.10 Windows to street

- a. Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.
- b. For the purpose of this rule:
 - i. the area of a gable facing the street shall not be included in the calculation of the street facing façade, with the area of the gable as per Figure 3 below, where the internal ceiling height is measured from the highest room:

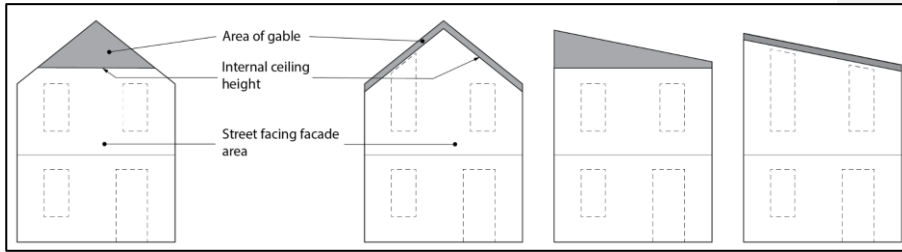


Figure 3: Example of different buildings with front gables excluded from calculation

- ii. For buildings associated with a retirement village that contain residential units, the percentage shall be measured across the combined length of all facades facing a public road.
- c. Rule 14A.5.2.10 a. and b. shall only apply to a residential unit with a street-facing façade within 12 metres of:
 - i. a road boundary, and/or;
 - ii. a road designation on the site;

where there are no other residential units with street-facing façades located between the subject residential unit(s) and the road boundary and/or road designation.
- d. Where units have a hinged front door facing the street with direct access to a residential unit (excluding a garage), the door may be counted toward the glazing requirement under a., up to a maximum of 2m², regardless of whether it is glazed or not.
- e. The total required glazing for the street-facing façade of that residential unit may be further reduced to 15% (inclusive of the door area), provided that the residential unit has:
 - i. A hinged front door facing the street that has direct access to the residential unit (but not where this access is directly to a garage); and
 - ii. a ground floor habitable room with a transparent glazed window with a minimum area of 1m² and a maximum still height of 1.2m (measured from the internal floor level) facing the street.
 - iii. Been located within a building associated with a retirement village, where the prerequisites of i. and ii. are not required to be met.

14A.5.2.11 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:

	Number of bedrooms	Minimum net floor area
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.

14A.5.2.12 Ground floor habitable room

- a. Any building that includes a residential unit shall:
- i. where the residential unit fronts a road or public open space, unless built over a separate ground floor residential unit, have a habitable room located at ground floor level with minimum internal dimension of 3 metres. This rule does not apply to any upper-level residential unit that is built over a ground floor residential unit; and
 - ii. any residential unit shall have at least 50% of any ground floor area as habitable room/s.
- b. Where the permitted height limit is over 11 metres (refer to Rule 14A.5.2.3), a minimum of 50% of the ground floor area shall be occupied by habitable spaces and/or indoor communal living space. This area may include pedestrian access to lifts, stairs and foyers.
- c. This rule does not apply to residential units in a retirement village.

14A.5.2.13 Service, storage, and waste management spaces

- a. For any development resulting in four or more residential units on a site:
- i. each residential unit shall be provided with at least 2.25m² with a minimum dimension of 1.2 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins, and where located between a residential unit and the road boundary or pedestrian or vehicle access, bins shall be screened by a solid or slatted fence with a minimum height of 1.2 metres;
 - ii. each ground floor residential unit shall have at least 3m² of dedicated outdoor space at ground floor level for washing lines. This space shall have a minimum dimension of 1.5 metres; 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 that is the sum of the required individual spaces.
- b. Each residential unit shall have covered and secure storage areas, with a minimum dimension of 600mm, and with a total cumulative volume of:
- i. 6m³ for one-bed units;

- ii. 8m³ for two-bedroom units; and
- iii. 10m³ for three-bedroom or greater units;

with at least 50% of storage provided the residential unit. The required storage shall be additional to any storage in the kitchen, bathroom/s and/or bedroom/s of the residential unit, and additional to the area dedicated to car parking in any garage which for the purpose of this rule is deemed to be an area 5.5m deep, 3.1m wide and 2.4m high, per garage.

- c. This rule shall not apply to residential units within a retirement village.

14A.5.2.14 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, water supply and access to water supplies for fire fighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.

14A.5.2.15 Garaging and carport building location

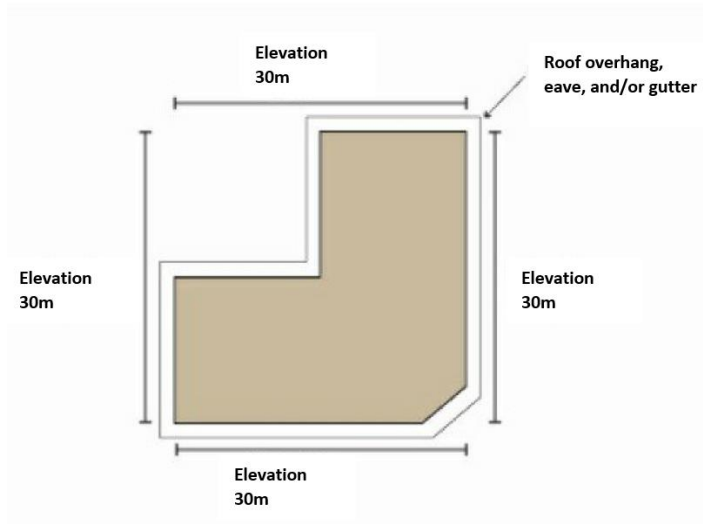
- a. For residential units fronting public roads: garages, carports, loading bays or car parking areas shall be located at least 1.2 metres further from the road boundary than the street-facing façade of the residential unit.

14A.5.2.16 Location of outdoor mechanical ventilation

- a. Outdoor heat pump units, or other similar mechanical ventilation units, located at ground level between a street-facing façade and a road boundary shall be screened. by a maximum of 50% visually transparent screening a minimum of 1.2 metres in height above ground level, or the height of the ventilation/heat pump unit, whichever is higher. This rule shall not apply:
 - i. to an outdoor mechanical ventilation unit located within 1.5 metres of the road boundary where fencing has been provided along the road boundary that meets Rule 14A.5.2.9; or
 - ii. where screening is provided in the form of bushes and/or shrubs, either existing or planted at a height of at least 80% of the height of the outdoor mechanical ventilation unit, where those bushes/shrubs are maintained and replaced if diseased or dying; or
 - iii. to outdoor mechanical ventilation unit/s installed to service residential units constructed prior to **2 December 2024** where the street-facing façade is at least 4.5 metres from the road boundary.

14A.5.2.17 Building length

- a. For new buildings the maximum length of a building elevation shall not exceed 30 metres (see Figure below), measured from the external face of the building.



- b. For buildings within a retirement village, rule 14A.5.2.17.a shall only apply to buildings within 15 metres of:
- i. an external site boundary; or
 - ii. the perimeter of the development site;
- of a retirement village.

14A.5.2.18 Residential units within the Industrial interface overlay

- a. New residential units and/or extensions to existing residential units with habitable room windows in any part of a building at or above 8 metres in height above ground level, where these windows have line of sight to a site or sites zoned Industrial General, Industrial Heavy, or Industrial Park:
- i. Habitable rooms that contain these windows shall have mechanical ventilation systems and air conditioning units installed that meet the following specifications when in operation:
 - A. Satisfy clause G4 Ventilation of the New Zealand Building Code, or any amendment to or replacement of that clause, as if the windows and external doors cannot be opened;
 - B. Emit noise not exceeding 35 dB LAeq (30s) between 2200-0700 hours when received in bedrooms when measured 1 metre away from any grille or diffuser; and
 - C. Emit noise not exceeding 40 dB LAeq (30s) in any other space at any time when measured 1 metre away from any grille or diffuser.
- b. Residential units shall not have balconies located above 8 metres in height above ground level that have line of sight to any site or sites within an Industrial General, Industrial Heavy or Industrial Park zone.

- c. For the purposes of a. and b. above, line of sight means sites within industrial zones are visible (whether partially obstructed or not) from any position within the habitable space out the window or windows or from any part of the balcony.
- d. The following additional requirements apply to new residential units or additions to existing residential units within the 240m Ravensdown Buffer in Appendix 14A.16.12 Ravensdown Buffer:
 - i. Windows in buildings above 8m in height above ground level shall use self-cleaning glazing that has an exterior titanium dioxide coating.
 - ii. Buildings containing residential units shall not exceed 14m in height above ground level.

14A.5.2.19 Development within the 50 dB Airport Noise Contour

a. Within the 50 dB Ldn Air Noise Contour and 2023 Remodelled 50 dB Ldn Outer Envelope as shown on the planning maps residential units shall provide and maintain:

- i. heating and cooling devices that are capable of maintaining the internal habitable space to a temperature of 18-25 degrees Celsius year round with windows and doors closed, and where opening windows are provided mechanical ventilation is provided in compliance with NZBC G4 as if the windows were closed.
- ii. Mechanical ventilation systems shall meet the following specifications when running:
 - A. Satisfy clause G4 of the New Zealand Building Code, or any amendment to or replacement of that clause, as if the windows and external doors cannot be opened; and
 - B. 35 dB LAeq (30s) at night time in bedrooms when measured 1 metre away from any grille or diffuser; and
 - C. 40 dB LAeq (30s) in any other space when measured 1 metre away from any grille or diffuser.
- iii. Air conditioning units shall meet the following specifications when running:
 - A. 35 dB LAeq (30s) at night time in bedrooms when measured 1 metre away from any grille or diffuser; and
 - B. 40 dB LAeq (30s) in any other space when measured 1 metre away from any grille or diffuser.

b. Within the 50 dB Ldn air noise contour and 2023 Remodelled 50 dB Ldn Outer Envelope shown on the planning maps new residential units and additions to existing residential units shall be insulated from aircraft noise and designed to meet the provisions of Appendix 14.16.4

c. The following activity standards apply to new buildings and additions to existing buildings located within the 50 dB Ldn air noise contour and 2023 Remodelled 50 dB Ldn Outer Envelope shown on the planning maps:

i. Any new buildings and/or additions to existing buildings shall be insulated from aircraft

Commented [A11]: The Panel recommends addition for consistency with ODP rule

Commented [A12]: The Panel preferred approach as simpler and consistent with drafting in ODP for this standard.

Commented [A13]: The Panel recommends reference to Appendix 14.16.4 is appropriate.

Commented [A14]: This has been applied as per 6.1.7.2.2 - as relevant to residential units.

~~noise and designed to comply with the following indoor design sound levels:~~

~~A. Residential units:~~

~~i. Sleeping areas — 65 dB L_{AC}/40 dB L_{dn}~~

~~ii. Other habitable areas — 75 dB L_{AC}/50 dB L_{dn}~~

~~ii. Noise insulation calculations and verification shall be as follows:~~

~~A. Building consent applications shall be accompanied with a report detailing the calculations showing how the required sound insulation and construction methods have been determined.~~

~~B. For the purpose of sound insulation calculations, the external noise levels for a site shall be determined by application of the air noise contours L_{dn} and L_{AC}. Where a site falls within the contours the calculations shall be determined by linear interpolation between the contours.~~

~~C. If required by the Council, in conjunction with the final building inspection the sound transmission of the façade shall be tested in accordance with ISO 16283-3:2016 to demonstrate that the required façade sound insulation performance has been achieved, and a test report is to be submitted to the Council's Head of Building Consenting (or any subsequent equivalent position). Should the façade fail to achieve the required standard then it shall be improved to the required standard and re-tested prior to occupation.~~

Commented [A15]: These are different in the Appendix (currently 14.16.4 in ODP)

d. This rule does not apply within the Airport Noise Rule Exclusion Overlay.

14A.5.3 Area -specific rules - Medium Density Residential Zone

DISTRICT PLAN TEXT AMENDMENTS

COUNCIL KEY:

Green Highlight bold underline = additional text added: to enact additional direction in subsequent minutes or addendums; or to show suggested clarification or consequential changes

Bold underline with no highlight = text either has previously been considered by the IHP, or suggested to be reinstated from Council proposal as a consequence of IHP recommendation, minute, or addendum.

Panel Key:

Blue highlighted bold underline or strikethrough = text either recommended to be added or deleted (including relocation of text from one part to another)

14A.6 Rules — High Density Residential Zone

14A.6.1 Activity status tables

- a. No rules in this sub chapter shall apply after an applicant has elected to apply the Chapter 14B pathway, as per refer to Rules 14.2 d. to h.

14A.6.1.1 Permitted activities

- a. The activities listed below are permitted activities in the High Density Residential Zone if they meet the activity specific standards set out in this table and the built form standards in Rule 14A.6.2.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14A.6.1.2, 14A.6.1.3, 14A.6.1.4, 14A.6.1.5 or 14A.6.1.6, or in the area specific rules in 14A.6.3.

Activity	Activity specific standards
P1 Residential activity	<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 built, dismantled, repaired or stored on the site of the residential activity shall be owned by people who live on the same site.</p> <p>c. In relation to the building, dismantling, repair or storage of motor vehicles, the vehicles shall be contained in a building, or, if the vehicles are not contained in a building, there shall be no more than three vehicles involved.</p> <p>d. In relation to the building, dismantling, repair or storage of boats, collectively the boats shall occupy no more than 45m².</p> <p>e. There shall be no more than 3 residential units per site.</p>
P2 (Deleted as part of Plan Change 4 Council decision dated 31 March 2022)	
P3 Relocation of a building	Nil
P4 Market gardens, community gardens, and garden allotments.	Nil
P5 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	<p>a. Where the repair or rebuild of a building will not alter the footprint of the building, location, or height, the building need not meet the built form standards.</p> <p>b. Where the footprint of the building, location, or height is to be altered no more than necessary in order to comply with</p>

Activity	Activity specific standards
unit titles as at the date of the earthquakes	<p>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 14A.6.2.1 – Building height and 14A.6.2.2 – Height in relation to boundary; ii. the standards at (i) 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> <ol 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. <ul style="list-style-type: none"> c. If paragraphs a. and b. do not apply, the relevant built form standards apply. d. Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to adjoining property owners, (where the consent authority considers this is required, and absent written approval). e. Any application arising from not meeting standard b.ii. (read [redacted]), shall not be publicly or limited notified.
P6 Care of non-resident children within a residential unit in return for monetary payment to the carer	<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 Outside of the Central City, home occupation	<ul 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: <ul style="list-style-type: none"> i. the sale of goods grown or produced on the site;

Commented [A1]: Consequential change as a result of not including the 3m road boundary setback requirement from the ODP rule

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"> 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: <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.
<p>P8 Within the Central City any non-residential activity, home occupation, education activity, spiritual activity, health care facility, or preschool (other than as provided for in Rule 14A.6.1.1 P6) up to 40m² in total area (comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area used for activities other than residential activities), except those activities provided for in Rule 14A.6.1.1 P9.</p>	<ul style="list-style-type: none"> a. Only those persons who reside permanently on the site can be employed in the activity. b. The maximum total number of hours the site shall be open to visitors, clients or deliveries for the activity shall be 40 hours per week, and shall be limited to between the hours of: <ul style="list-style-type: none"> i. 07:00 – 21:00 Monday to Friday, and ii. 08:00 – 19:00 Saturday, Sunday, and public holidays. c. The maximum number of vehicle movements per site, other than for residential activities, shall be: <ul style="list-style-type: none"> i. heavy vehicles: 2 per week; ii. other vehicles: 16 per day; and <p>In addition, for home occupations and non-residential activities (other than education activity, health care facility or preschool):</p>

Activity	Activity specific standards
	<p>d. Boarding animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only;</p> <p>e. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a fully enclosed building.</p>
<p>P9 Within the Central City any community facility, preschool (other than as provided for in Rule 14A.6.1.1 P6), or visitor accommodation on Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Street.</p>	<p>a. The maximum total number of hours the site shall be open to visitors, clients or deliveries for the activity shall be 40 hours per week, and shall be limited to between the hours of:</p> <ul style="list-style-type: none"> i. 07:00 – 21:00 Monday to Friday, and ii. 08:00 – 19:00 Saturday, Sunday, and public holidays. iii. Except that these hours of operation in Rule 14A.6.1.1 P9 a.i. and a.ii. do not apply to visitor accommodation. <p>b. The maximum number of vehicle movements per site per day for any activity, other than for residential activities, shall be 200 and:</p> <ul style="list-style-type: none"> i. Vehicles, other than heavy vehicles associated with any residential activity on the site, shall be included in determining the number of vehicle movements to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicles trips to and from any site.
<p>P10 Fire stations on Lot 1 DP 53863</p>	<p>Nil</p>
<p>P11 a. Activity associated with a retirement village. b. This activity does not include any new building, or alteration or addition to an existing building, for a retirement village (Refer to Rule 14A.6.1.3 RD4 and RD5). c. The built form standards in Rule 14A.6.2 do not apply to this activity.</p>	<p>Nil</p>
<p>P12 Activity associated with a cultural activity at 52 Rolleston Avenue (Lot 2 DP 496200)</p>	<p>a. The hours the site shall be open to visitors, clients or deliveries for any activity other than residential activities shall be limited to between the hours of:</p>

Activity	Activity specific standards
	<ul style="list-style-type: none"> i. 07:00 – 21:00 Monday to Friday, and ii. 08:00 – 19:00 Saturday, Sunday, and public holidays.
P13	<p>Hosted visitor accommodation</p> <ul style="list-style-type: none"> 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 per year from the date Council are notified of commencement, and provide those records to the Council on request.
P14	<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> <ul style="list-style-type: none"> a. A maximum of 10 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.
P15	<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> <ul style="list-style-type: none"> 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; <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, 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.

Activity	Activity specific standards
	<ul style="list-style-type: none"> e. There shall be a maximum of 16 vehicle movements per day associated with visitor accommodation. 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. 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.
P16	<p>Unhosted visitor accommodation</p> <ul style="list-style-type: none"> a. A maximum of eight guests shall be accommodated at any one time. 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. c. The Council shall be notified in writing prior to commencement. d. The owner of the unit shall: <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. e. There shall be a maximum of 16 vehicle movements per day associated with unhosted visitor accommodation. 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. 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.
P17	<p>Spiritual activities outside the Central City</p> <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.
P18	<p>Education activity outside the Central City</p> <ul style="list-style-type: none"> a. The activity shall:

Activity	Activity specific standards								
P19 Preschool outside the Central City other than as provided for in Rule 14A.6.1.1 P6	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;								
P20 Health care facility outside the Central City	ii. only occupy a gross floor area of building of less than 200m ² ; or in the case of a health care facility, less than 300m ² ;								
P21 Veterinary care facility outside the Central City	iii. limit outdoor advertising to a maximum area of 2m ² ;								
P22 Place of assembly outside the Central City	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="528 846 1046 1361" style="margin-left: 20px;"> <tbody> <tr> <td data-bbox="528 846 703 999">A. Education activity</td> <td data-bbox="703 846 1046 999">I. 07:00 – 21:00 Monday to Saturday; and II. Closed Sunday and public holidays.</td> </tr> <tr> <td data-bbox="528 999 703 1151">B. Preschools</td> <td data-bbox="703 999 1046 1151">I. 07:00 – 21:00 Monday to Friday, and II. 07:00 – 13:00 Saturday, Sunday and public holidays.</td> </tr> <tr> <td data-bbox="528 1151 703 1223">C. Health care facility</td> <td data-bbox="703 1151 1046 1223" rowspan="3">I. 07:00 – 21:00.</td> </tr> <tr> <td data-bbox="528 1223 703 1294">D. Veterinary care facility</td> </tr> <tr> <td data-bbox="528 1294 703 1361">E. Places of assembly</td> </tr> </tbody> </table> 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 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 	A. Education activity	I. 07:00 – 21:00 Monday to Saturday; and II. Closed Sunday and public holidays.	B. Preschools	I. 07:00 – 21:00 Monday to Friday, and II. 07:00 – 13:00 Saturday, Sunday and public holidays.	C. Health care facility	I. 07:00 – 21:00.	D. Veterinary care facility	E. Places of assembly
A. Education activity	I. 07:00 – 21:00 Monday to Saturday; and II. Closed Sunday and public holidays.								
B. Preschools	I. 07:00 – 21:00 Monday to Friday, and II. 07:00 – 13:00 Saturday, Sunday and public holidays.								
C. Health care facility	I. 07:00 – 21:00.								
D. Veterinary care facility									
E. Places of assembly									

Commented [A2]: Needs residential coherence diagram inserted and consequential changes to Figure numbers in this subchapter.

Activity		Activity specific standards
		<p>B. only locate on residential blocks where there are no more than two non-residential activities already within that block;</p> <p>vii. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four;</p> <p>viii. in relation to places of assembly, entertainment activities shall be closed Sunday and public holidays;</p> <p>and</p> <p>ix. not include the storage of more than one heavy vehicle on the site of the activity.</p>
P23	Community corrections facilities outside the Central City	<p>a. The facilities shall:</p> <p>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</p> <p>ii. limit signage to a maximum area of 2m²</p>
P24	Community welfare facilities outside the Central City	
P25	Emergency services facilities outside the Central City	Nil

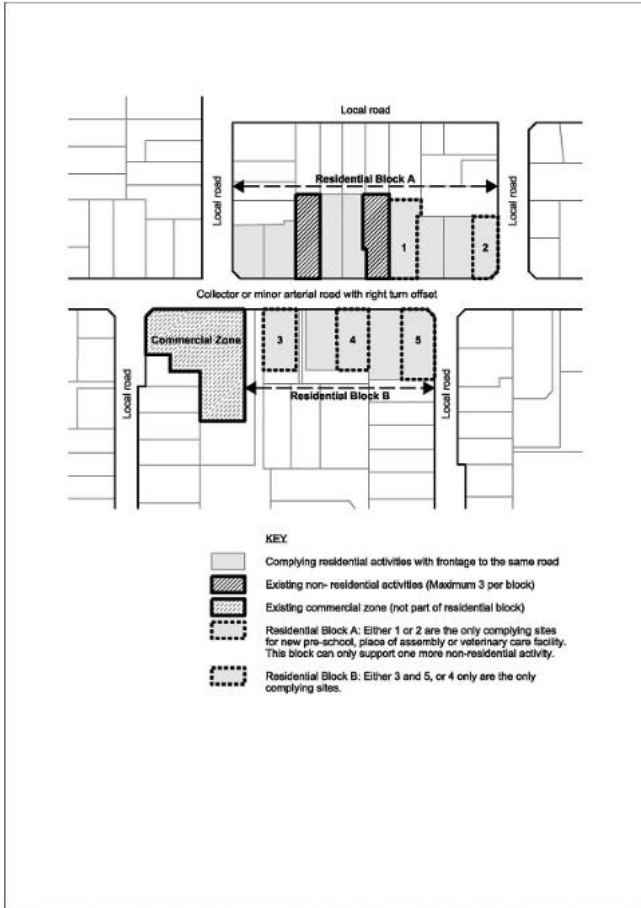


Figure 1: Residential coherence

14.6.1.1 Controlled activities

Activity	The matters over which Council reserves its control:
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C1	<p>a. <u>Communal waste and recycling area that does not comply with Rule 14A.6.2.11 Service, Storage and Waste Management a.i or iii.</u></p> <p>b. <u>Any application arising from this rule shall not be publicly notified.</u></p>	<p>a. <u>Accessibility to the communal area for the required service vehicle size and type, including the extent of sealed areas required for onsite manoeuvring and effects on safety and onsite amenity;</u></p> <p>b. <u>Scale of service space and size and number of receptacles to support the number of residential units;</u></p> <p>c. <u>Screening of service area and separation from residential units and outdoor living areas;</u></p> <p>d. <u>Management of odour and vermin; and</u></p> <p>e. <u>Evidence of consultation with the Christchurch City Council Transport and Waste Management Unit about the suitability of the proposed waste management solution.</u></p>
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14A.6.1.2 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 14A.15](#), as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
<p>RD1</p> <p>a. Any cultural activity at 52 Rolleston Avenue (Lot 2 DP 496200), that does not meet one or more of the built form standards in Rule 14A.6.2.</p> <p>b. Any application arising from Rule 14A.6.2.13 shall not be publicly notified.</p>	<p>a. As relevant to the built form standard that is not met:</p> <p>i. Building height - Rule 14A.15.29.</p> <p>ii. Daylight recession planes – Rule 14A.15.30.</p> <p>iii. Street scene and accessways – Rule 14A.15.31.</p> <p>iv. Minimum building setbacks from internal boundaries - Rule 14A.15.32.</p> <p>v. Fencing and screening – Rule 14A.15.33.</p> <p>vi. Landscaping and tree planting – Rule 14A.15.34.</p>

Activity	The Council's discretion shall be limited to the following matters:	
		vii. Water supply for firefighting – Rule 14A.15.8
RD2	<p>a. Except for retirement villages, any activity involving the erection of new buildings and alterations or additions to existing buildings including all accessory buildings, fences and walls associated with that development, that result in:</p> <ul style="list-style-type: none"> i. four or more residential units; or ii. any residential unit that does not meet the garage and carport Rule 14A.6.2.14 – Garaging and carpark location; or iii. any residential unit that does not meet Rule 14A.6.2.9 – Ground floor habitable room. <p>b. Any application arising from a.ii or a.iii. of this rule shall not be limited or publicly notified.</p> <p>c. Any application arising from a.i. of this rule shall not be limited or publicly notified where compliant with the following built form standards:</p> <ul style="list-style-type: none"> i. 14A.6.2.1 – Building height ii. 14A.6.2.2 – Height in relation to boundary iii. 14A.6.2.3 – Setbacks iv. 14A.6.2.4 – Outlook space v. 14A.6.2.7 – Landscaped area and tree canopy cover vi. 14A.6.2.8 – Windows to street vii. 14A.6.2.10 – Outdoor living space viii. 14A.6.2.12 – Building coverage 	<p>a. For RD2 a.i., residential design principles – Rule 14A.15.1</p> <p>b. For RD2 a.ii. and a.iii., residential design principles – Rule 14A.15.1 e, h, and i. Principles 2, 5, and 6 only.</p>
RD3	<p>a. Cultural activity at 52 Rolleston Avenue (Lot 2 DP 496200).</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Urban Design in the High Density Residential zone within the Central City – Rule 14A.15.35</p>
RD4	<p>a. Any new building, or alteration or addition to an existing building for a</p>	<p>a. Retirement villages – Rule 14A.15.10</p>

Commented [A3]: In case IHP version alters numbering (there are two “d”s in their recommendation version), for avoidance of doubt this needs to refer to Principles 2, 5 and 6.

Activity	The Council's discretion shall be limited to the following matters:	
	<p>retirement_village that meet the following built form standards:</p> <ul style="list-style-type: none"> i. Rule 14A.6.2.1 Building height ii. Rule 14A.6.2.2 Height in relation to boundary iii. Rule 14A.6.2.3 Setbacks iv. Rule 14A.6.2.13 Water supply for firefighting <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	
<p>RDS</p>	<ul style="list-style-type: none"> a. Any new building, or alteration or addition to an existing building for a retirement_village that does not meet one or more of the following built form standards: <ul style="list-style-type: none"> i. 14A.6.2.1 Building height ii. Rule 14A.6.2.2 Height in relation to boundary iii. Rule 14A.6.2.3 Setbacks iv. Rule 14A.6.2.13 Water supply for firefighting b. Any application arising from Rule 14A.6.2.3 shall not be limited or publicly notified. c. Any application arising from Rule 14A.6.2.13 shall not be publicly notified. 	<ul style="list-style-type: none"> a. Retirement villages – Rule 14A.15.10 <p>And as relevant to the built form standard that is not met:</p> <p>Within the Central City:</p> <ul style="list-style-type: none"> b. Building height in the High Density Residential zone within the Central City – Rule 14A.15.29 c. Daylight recession planes High Density Residential zone within the Central City – Rule 14A.15.30 d. Street scene and access ways in the High Density Residential zone within the Central City – Rule 14A.15.31. e. Minimum building setbacks from internal boundaries in the High Density Residential Zone within the Central City – Rule 14A.15.32. <p>Outside the Central City:</p> <ul style="list-style-type: none"> f. Impacts on neighbouring property – Rule 14A.15.3.a. and c. g. Height in relation to boundary breaches – Rule 14A.15.4

Activity		The Council's discretion shall be limited to the following matters:
		<p>h. Street scene – road boundary building setback, fencing and planting – Rule 14A.15.18</p> <p>Within and outside the Central City:</p> <p>i. Water supply for firefighting – Rule 14A.15.8</p>
RD6	<p>a. Hosted visitor accommodation that does not meet activity specific standards in Rule 14A.6.1.1 P13 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>Hosted visitor accommodation, visitor accommodation in a heritage item, unhosted visitor accommodation - Rule 14A.15.40</p>
RD7	<p>a. Visitor accommodation in a heritage item that does not meet activity specific standards in Rule 14A.6.1.1 P14 or P15 that does not exceed 20 guests per site any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified or limited notified.</p>	
RD8	<p>a. Unhosted visitor accommodation that does not meet activity specific standards in Rule 14A.6.1.1 P16 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>	
RD9	<p>a. Any building that does not meet rule 14A.6.2.1.a – Building height.</p>	<p>a. Impacts on neighbouring property – Rule 14A.15.3.a. and c.</p>
RD10	<p>a. Any building that does not meet rule 14A.6.2.1.b – Building height.</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	<p>a. Impacts on neighbouring property – Rule 14A.15.3.a, and c.x. A and B only.</p>
RD11	<p>a. Buildings that do not meet Rule 14A.6.2.2 – Height in Relation to Boundary</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	<p>a. Height in relation to boundary breaches – Rule 14A.15.4</p>
RD12	<p>a. Buildings that do not meet Rule 14A.6.2.3 – Setbacks.</p>	<p>a. Impacts on neighbouring property – Rule 14A.15.3.a</p>

Activity	The Council's discretion shall be limited to the following matters:	
	<ul style="list-style-type: none"> b. Any application arising from Rule 14A.6.2.3.a.i shall not be limited or publicly notified. c. Any application arising from this rule shall not be publicly notified. 	
RD13	<ul style="list-style-type: none"> a. Buildings that do not meet Rule 14A.6.2.4 – Outlook space. b. Any application arising from this rule shall not be publicly notified. 	<ul style="list-style-type: none"> a. Impacts on neighbouring property – Rule 14A.15.3
RD14	<p>Development that does not meet Rule 14A.6.2.6 – Fencing and screening</p> <ul style="list-style-type: none"> a. Any application arising from this rule shall not be publicly notified. 	<ul style="list-style-type: none"> a. Residential fencing – Rule 14A.15.14
RD15	<ul style="list-style-type: none"> a. Development that does not meet Rule 14A.6.2.7 – Landscaped area. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Residential landscaping – Rule 14A.15.24
RD16	<ul style="list-style-type: none"> a. Buildings that do not meet Rule 14A.6.2.10 – Outdoor living space. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Outdoor living space – Rule 14A.15.21
RD17	<ul style="list-style-type: none"> a. The erection of new residential units and alterations or additions to residential units that do not meet Rule 14A.6.2.8 – Windows to street, where: <ul style="list-style-type: none"> i. The standard only is considered for the alteration or addition to an existing residential unit. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Street-facing glazing non-compliance – Rule 14A.15.23
RD18	<ul style="list-style-type: none"> a. Residential units that do not meet Rule 14A.6.2.11 a.ii and b. – Service, storage and waste management. b. Any application arising from this rule shall not be publicly notified. 	<ul style="list-style-type: none"> a. Service, storage and waste management spaces – Rule 14A.15.20
RD19	<ul style="list-style-type: none"> a. Residential units that do not meet Rule 14A.6.2.12 – Building coverage. b. Any application arising from this rule shall not be publicly notified. 	<ul style="list-style-type: none"> a. Site density and site coverage – Rule 14A.15.2

Activity		The Council's discretion shall be limited to the following matters:
RD20	<ul style="list-style-type: none"> a. Buildings that do not meet Rule 14A.6.2.5 – Building separation. b. Any application arising from this rule shall not be publicly notified. 	<ul style="list-style-type: none"> a. Height in relation to boundary breaches – Rule 14A.15.4 b. The impact on any communal spaces, including access ways.
RD21	<ul style="list-style-type: none"> a. Activities that do not meet Rule 14A.6.2.15 – Location of outdoor mechanical ventilation. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Street scene – road boundary setback, fencing and planting – Rule 14A.15.18 a.-d.
RD22	<ul style="list-style-type: none"> a. Any residential unit that does not meet the building height Rule 14A.6.2.1.c b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Minimum building height in the High Density Residential Zone – Rule 14A.15.40
RD23	<ul style="list-style-type: none"> a. Residential units that do not meet Rule 14A.6.2.16 – Minimum unit size. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> b. Minimum unit size and unit mix – Rule 14A.15.5
RD24	<ul style="list-style-type: none"> a. Residential units that do not meet Rule 14A.6.2.13 – Water supply for fire fighting. b. Any application arising from this rule shall not be publicly notified. 	<ul style="list-style-type: none"> a. Water supply for fire fighting – Rule 14A.15.8
RD25	<ul style="list-style-type: none"> a. Outside the Central City, activities that do not meet one or more of the activity specific standards in Rule 14A.6.1.1 for: <ul style="list-style-type: none"> i. P6 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. P16 Spiritual activities that do not meet the hours of operation in P16 a. i. iii. P17 Education activities; iv. P18 Preschools, (other than as provided for in Rule 14A.6.1.1 P5) v. P19 Health care facilities; 	<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 14A.15.6 ii. Traffic generation and access safety - Rule 14A.15.7 iii. Non-residential hours of operation - Rule 14A.15.25

Activity	The Council's discretion shall be limited to the following matters:	
	<ul style="list-style-type: none"> vi. P20 Veterinary care facilities; vii. P22 Community corrections facilities; and viii. P23 Community welfare facilities <p>b. Any application arising from these rules shall not be limited or publicly notified.</p>	
RD26	<ul style="list-style-type: none"> a. Buildings that do not comply with Rule 14A.6.2.17 – Building length. b. Any application arising from these rules shall not be publicly notified. 	a. Residential design principles – Rule 14A.15.1.f
RD27	a. Residential units that do not meet Rule 14A.6.2.18 a. or b. – Residential units within the Industrial interface	a. Industrial interface – Rule 14A.15.43
RD28	a. Buildings that do not comply with Rule 14A.6.2.19 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.
RD29	a. Activities that do not comply with Rule 14A.6.2.20 – Development within the 50 dB Airport Noise Contour shown on the planning maps .	a. Any alternative methods to provide for heating, cooling and ventilation to mitigate the effects of aircraft noise on the occupants of residential units.
RD30	<ul style="list-style-type: none"> a. Four or more residential units located within the 2023 Remodelled 50 dB Ldn Outer Envelope as shown on the planning maps, except where located within the Airport Noise Rule Exclusion Overlay. 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). 	<ul style="list-style-type: none"> a. The extent to which effects, as a result of the sensitivity of activities to current and future noise generation from aircraft, are proposed to be managed, including avoidance of any effect that may limit the operation, maintenance or upgrade of Christchurch International Airport. b. The extent to which appropriate indoor noise insulation is provided with regard to Appendix 14A.15.4 and the ventilation requirements of the activity specific standards of Rule 14A.6.2.21 – Development within the 50 dB Airport Noise Contour.

Commented [A4]: Panel recommends addition for consistency with ODP rule

14.6.1.2 Discretionary activities

a. The activities listed below are discretionary activities.

Activity	
D1	<p>a. Within the Central City, any education facility, spiritual activity, health care facility, or preschool (other than as provided for in Rule 14A.6.1.1 P5 and Rule 14A.6.1.4 D3) that is over 40m² but less than 201m² in total area (comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area used for activities), other than:</p> <ul style="list-style-type: none"> i. on a site with frontage to Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Streets; or ii. on a site with frontage to a local road, <p>b. provided that the following standards are met:</p> <ul style="list-style-type: none"> i. The maximum total number of hours the site shall be open to visitors, clients or deliveries for the activity shall be 40 hours per week, and shall be limited to between the hours of: <ul style="list-style-type: none"> A. 0700 - 2100 Monday to Friday, and B. 0800 - 1900 Saturday, Sunday and public holidays.
D2	<p>a. Activities that do not meet any one or more of the activity specific standards in Rule 14A.6.1.1 for:</p> <ul style="list-style-type: none"> i. P1 Residential activity (except P1.e, which is considered under RD2) ii. P5 Care of non-resident children in a residential unit; or iii. Storage of more than one heavy vehicle for activities for P14, P15, P16, P17, and P18. iv. P22 Place of assembly outside the Central City.
D3	Any other activity that is not listed as a permitted, restricted discretionary, or non-complying.
D4	<p>a. Hosted visitor accommodation that exceeds 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>
D5	<p>a. Visitor accommodation in a heritage item that exceeds 20 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 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>

14A.6.1.5 Non-complying activities

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

Activity	
NC1	In the Central City any non-residential activity or home occupation not otherwise provided for as a permitted, restricted discretionary, discretionary or non-complying activity with a total area over 40m ² (comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area used for that activity).
NC2	Any activity listed in Rule 14A.6.1.1 P7 that does not meet any one or more of the activity standards in Rule 14A.6.1.1 P7 a.-h.
NC3	Any activity listed in Rule 14A.6.1.1 P8 that does not meet any one or more of the activity standards in Rule 14A.6.1.1 P8 a.-e.
NC4	Any activity listed in Rule 14A.6.1.1 P9 that does not meet any one or more of the activity standards in Rule 14A.6.1.1 P9 a.-b.
NC5	Within the Central City, any education facility, spiritual activity, health care facility, or preschool (other than as provided for in Rule 14A.6.1.1 P6 and Rule 14A.6.1.4 D2) with a total area over 40m ² (comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area) with frontage to a local road.
NC6	Within the city centre Central City, any education facility, spiritual activity, health care facility, or preschool (other than as provided for in Rule 14A.6.1.1 P6 and Rule 14A.6.1.4 D2) that exceeds a total area of 200m ² (comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area) other than on a site with frontage to Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Streets.
NC7	Any activity listed in Rule 14A.6.1.4 D1 that does not meet any one or more of the standards in Rule 14A.6.1.4 D1 b.
NC8	<p>a. Visitor accommodation (other than as provided for in Rule 14A.6.1.1 P9 and 14A.6.1.5 NC4): 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>

14A.6.1.6 Prohibited activities

There are no prohibited activities.

14A.6.2 Built form standards

Advice note:

1. There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of **Christchurch City** which may create difficulties in granting a building consent

for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the [District Plan](#) does not guarantee that connection to the [Council's](#) reticulated infrastructure is available or will be approved. Connection to the [Council's](#) reticulated infrastructure requires separate formal approval from the [Council](#). There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer's cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from [Council's](#) Three Waters Unit. Please contact the [Council's](#) Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

2. Reference should be made to [6.1A](#) for qualifying matters that may apply further restrictions to development.

14A.6.2.1 Building height

- a. [Buildings](#) must not exceed the following [height](#) above ground level:
 - i. 14 metres; or
 - ii. 39 metres within the Central City Residential Precinct; or
 - iii. 22 metres within the walkable catchment of the Central City Zone that is not within the Central City Residential Precinct.
- b. The following standards also apply, except for any [Retirement Village](#):
 - i. For any [building](#) exceeding 14 metres in height above [ground level](#):
 - A. any part of the [building](#) above 14 metres is set back at least 4 metres from the [road boundary](#).
 - B. A [ground level](#) communal [outdoor living space](#) shall be provided at a ratio of 50m² per 10 [residential units](#). The number of units shall be rounded to the nearest 10, in accordance with the Swedish rounding system. This ratio shall be calculated on the number of [residential units](#) on the 4th floor of the [building](#) and any subsequent floors above, with the maximum required area being 20% of the [site](#) area. Any communal [outdoor living space](#) shall have a minimum dimension of no less than 8 metres.
 - ii. For any [building](#) between 19-22 metres height above [ground level](#) (except in the Central City Residential Precinct or for any [Retirement Village](#)):
 - A. That part of the [building](#) above 19 metres shall be set back a minimum of 2 metres from the highest part of each façade (including balustrades or similar architectural features) at or below 19 metres; or
 - B. the roof shall have a pitch of less than 45 degrees measured from the external walls of the [building](#) (excluding eaves and gutters to a maximum combined width of 650mm per wall);

- iii. For any **building** between 36-39 metres within the Central City Residential Precinct (except for any **Retirement Village**):
 - A. That part of the **building** above 36 metres in height above **ground level** shall be set back between 2 and 5 metres from the highest part of each façade (including balustrades or similar architectural features) at or below 36 metres in height above **ground level**; or
 - B. the roof shall have a pitch of less than 45 degrees measured from the external walls of the building (excluding eaves and gutters to a maximum combined width of 650mm per wall);
- c. **Residential units** shall be a minimum of 7 metres in **height** above **ground level** when developing three or more residential units.

14A.6.2.2 Height in relation to boundary

- a. No part of any **building** below a height of 12 metres shall project beyond a **building** envelope constructed by recession planes shown in Appendix 14A.16.2 Diagram D from points 4.0 metres, or 4 metres where specified on the diagram, above ground level along all boundaries. Where the **boundary** forms part of a legal **right of way**, **entrance strip**, **access site**, or pedestrian **access way**, the **height in relation to boundary** applies from the farthest **boundary** of that legal **right of way**, **entrance strip**, **access site**, or pedestrian **access way**.
- b. For any part of a **building** above 12 metres in **height**, the recession plane under a. shall apply, unless that part of the **building** above 12 metres in **height** is set back from the relevant **boundary** of a **development site** as set out below:
 - i. northern boundary: 6 metres;
 - ii. southern boundary: 8 metres; and
 - iii. eastern and western boundaries: 7 metres

where the **boundary** orientation is as identified in Appendix 14A.16.2 Diagram D, in which case there shall be no recession plane requirement for that part of the **building** above 12 metres in **height**.
- c. This standard does not apply to—
 - i. a **boundary** with a **road**;
 - ii. existing or proposed internal **boundaries** within a **site**;
 - iii. **site boundaries** where there is an existing common wall between 2 **buildings** on adjacent **sites** or where a common wall is proposed.
 - iv. the construction of three or more **residential units** to a maximum of 14 metres in **height** above **ground level**, to any part of a **building**:
 - A. along the first 20 metres of a side **boundary** measured from the **road boundary**; or

- B. within 60% of the **site depth**, measured from the **road boundary**, whichever is lesser. For corner sites, depth is measured from the **internal boundaries**, that are perpendicular to the **road boundary**. See Figure 2 below.

except where the **boundary** is with a site in a residential zone other than **HRZ**, or an Open Space zone, where iv. A and B shall not apply.

Commented [A5]: Consequential change as a result of inserting the non-res rules into Permitted activity table.

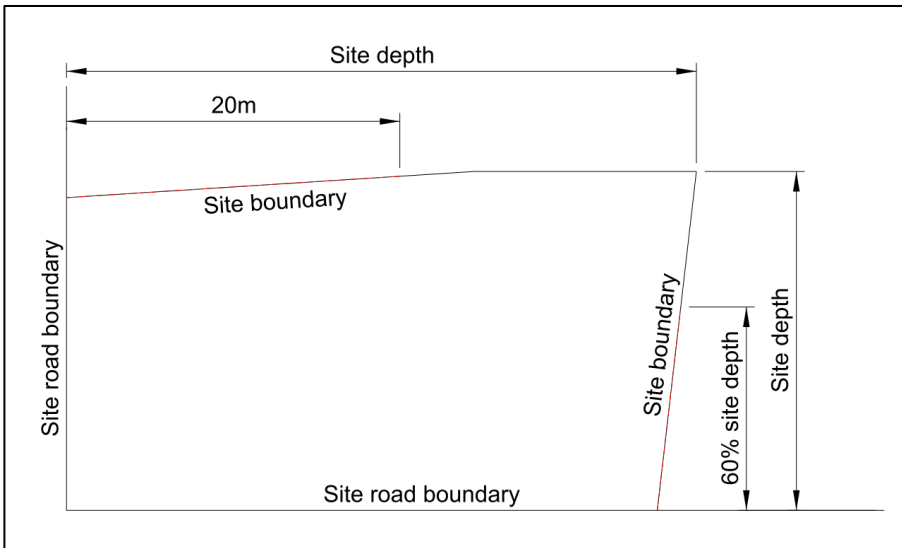


Figure 2: Application of **height in relation to boundary** exemption for corner sites (14A.6.2.2.c.iv.B)

14A.6.2.3 Setbacks

- a. **Buildings** must be set back from the relevant **boundary** by the minimum depth listed below:
 - i. Front: 1.5 metres
 - ii. Side: 1 metre
 - iii. Rear: 1 metre (excluded on corner sites)
- b. This standard does not apply to **site boundaries**:
 - i. where there is an existing common wall between 2 **buildings** on adjacent **sites** or where a common wall is proposed;
 - ii. For side and rear **boundary** setbacks **for** **accessory buildings**, or **garages** that internally access a residential unit, where the **accessory building** or **garage** is less than 3 metres in **height** and the total length of the **building** does not exceed 10.1m; and
 - iii. For front **boundary** setbacks: eaves, roof overhangs, and gutters, may intrude into the front **boundary** setback by a maximum of 650mm (combined measurement); and/or a porch with a maximum width of 1.2m may intrude into the front **boundary** setback by a maximum of 800mm.

- c. For any retirement village, setback standards only apply to the perimeter boundary of the site or development site for the retirement village.

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.

14A.6.2.4 Outlook space

- a. An outlook space must be provided for each residential unit as specified in this clause.
- b. An outlook space must be provided from habitable room windows as shown in the diagram below:

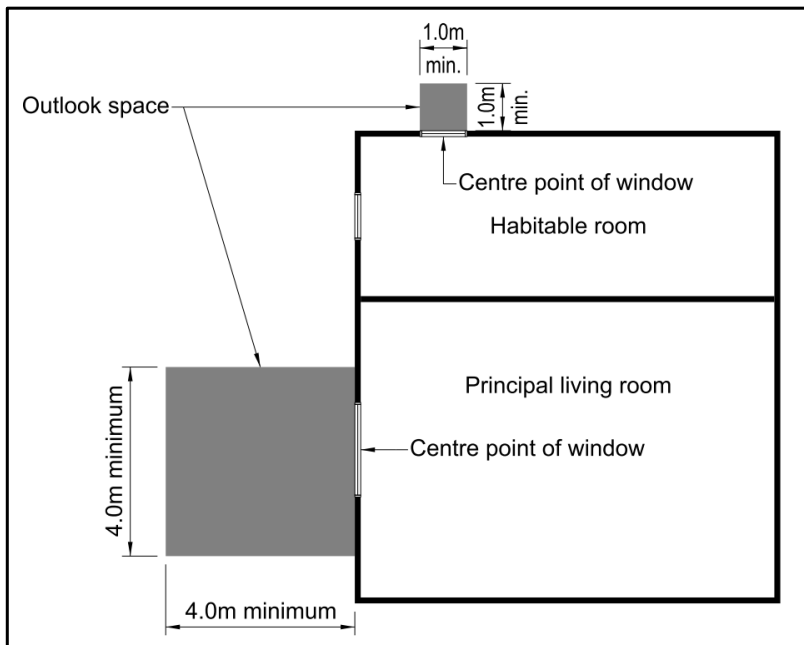


Figure 3: Outlook space

- c. The minimum dimensions for a required outlook space are as follows:
 - i. a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 - ii. all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- d. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.

- e. Outlook spaces may be over driveways and footpaths within the **site** or over a public street or other public open space.
- f. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey **building**.
- g. Outlook spaces may be under or over a **balcony**.
- h. Outlook spaces required from different rooms within the same **building** may overlap.
- i. Outlook spaces must—
 - i. be clear and unobstructed by **buildings** (excluding any doors or windows opening into an outlook space from the **principal living room** or **habitable room**); and
 - ii. not extend over an outlook space or **outdoor living space** required by another dwelling.

14A.6.2.5 Building separation

- a. **Residential units** above 12 metres in **height** above **ground level** must be separated from any other **residential units** above 12 metres in **height** above **ground level** on the same **development site** by at least 10 metres measured horizontally, other than where these **buildings** are joined by a common wall.

14A.6.2.6 Fencing and screening

- a. The maximum **height** above **ground level** for any fencing shall be:

	Fence location	Fence height standard
i.	road boundary – non-arterial road	50% road boundary width (excluding accessways): 1.8m Remaining road boundary width: 1.0m
ii.	road boundary – arterial road	50% road boundary width (excluding accessways): 1.8m Remaining road boundary width: 1.0m
iii.	Side, rear, and internal boundary (other than where iv. applies)	2.0m
iv.	On the boundary with any land zoned Open Space Community Parks, Open Space Water and Margins and Avon River Precinct/Te Papa Ōtākaro	1.0m; or 2.0m where the whole fence or screening structure is a minimum of 50% visually transparent.

- b. Any fencing requirements under **Rule 14A.6.2.11** shall not be in addition to the above standards, unless the required fence **height** in this rule is less than 1.2m adjacent to the proposed storage area/s.
- 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. Any fencing under this rule shall be provided on the site boundary or within the applicable front yard setback from the road boundary.

14A.6.2.7 Landscaped area

- a. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.
- b. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.
- c. The 20% landscaped area may be provided as a sum across the site, as long as there is a minimum dimension of 0.6m.
- d. For developments not intended for residential activity, Aa minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space in residential developments), where:
 - i. at least 50% of the landscaping shall be trees and shrubs, and
 - ii. a minimum of one native tree for every 250m² of gross site area (prior to subdivision), or part thereof, is included within the landscaping;
 - iii. all trees shall be not less than 1.5 metres high at the time of planting;
 - iv. all trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.

14A.6.2.8 Windows to street

- a. Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.
- b. For the purpose of this rule:
 - i. the area of a gable facing the street shall not be included in the calculation of the street-facing façade, with the area of the gable as per Figure 4 below, where the internal ceiling height is measured from the highest room:

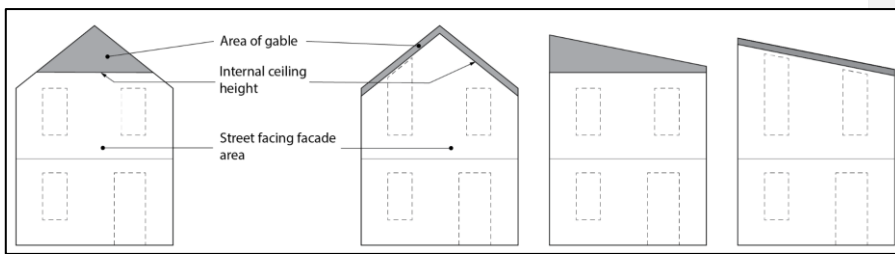


Figure 4: Example of different buildings with front gables excluded from calculation

c. Rule 14A.6.2.8 a. and b. shall only apply to a residential unit with a street-facing façade within 12 metres of:

- i. a road boundary, and/or;
- ii. a road designation on the site;

where there are no other residential units with street-facing façades located between the subject residential unit(s) and the road boundary and/or road designation.

d. Where units have a hinged front door facing the street with direct access to a residential unit (excluding a garage), the door may be counted toward the glazing requirement under a., up to a maximum of 2m², regardless of whether it is glazed.

e. Total required glazing for that residential unit may further be reduced to 15% (inclusive of the door area) provided that the residential unit has:

- i. a hinged front door facing the street that has direct access to the residential unit (but not where this access is directly to a garage); and
- ii. a ground floor habitable room with a transparent glazed window on the street facing facade with a minimum area of 1m² and a maximum still height of 1.2 metres (measured from the internal floor level).

14A.6.2.9 Ground floor habitable room

a. Any building containing residential units shall:

- i. where a residential unit fronts a road or public open space, unless built over another ground floor residential unit, have a habitable room located at ground level with minimum internal dimension of 3 metres. This rule does not apply to any upper-level residential unit that is built over a ground floor residential unit; and
- ii. have at least 50% of any ground floor area as habitable rooms, except where at least 25% of the gross floor area of the building is at fifth floor level and above, which shall have at least 30% of the ground floor area as habitable rooms.

14A.6.2.10 Outdoor living space

a. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that,—

- i. where located at ground level, has no dimension less than 3 metres; and
- ii. where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and

iii. is accessible from the residential unit; and

iv. may be

- A. grouped cumulatively by area in 1 communally accessible location; or

- B. located directly adjacent to the unit.
 - v. is free of **buildings, parking spaces**, and servicing and manoeuvring areas.
- b. A **residential unit** located above ground floor level must have an **outdoor living space** in the form of a **balcony**, patio, or roof terrace that—
 - i. is at least 8 square metres and has a minimum dimension of 1.8 metres; and
 - ii. is accessible from the **residential unit**; and
 - iii. may be
 - A. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - B. located directly adjacent to the unit.
- c. For residential studio units with an internal floor area exceeding 35m², or single bedroom units with an internal floor area exceeding 45m², the following **outdoor living space** areas apply:
 - i. 15m² for **residential units** on the ground floor, with a minimum dimension of 3 metres; and
 - ii. 6m² for **residential units** above the ground floor, with a minimum dimension of 1.5 metres for of **balconies**, patios or roof terraces.

14A.6.2.11 Service, storage and waste management

- a. For any development resulting in four or more **residential units** on a **development site**:
 - i. each **residential unit** shall have at least 2.25m² of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins with a minimum dimension of 1.2 metres. Where located between a **residential unit** and the **road boundary** or **access** (pedestrian or vehicle) bins shall be screened by a solid fence with a minimum **height** of 1.2 metres;
 - ii. each ground floor **residential unit** shall have at least 3m² of dedicated outdoor space at ground floor level for washing lines. This space shall have a minimum dimension of 1.5 metres; and
 - iii. the required spaces in i. for each **residential unit** shall be provided either individually, or within a dedicated shared communal space. Any communal area shall be at least the sum total of the spaces required under (i) for serviceable **residential units**.
- b. Each **residential unit** shall have covered and secure storage areas, with a minimum dimension of 600mm, to a total cumulative volume of:
 - i. 6m³ for one-bed units;
 - ii. 8m³ for two-bedroom units; or
 - iii. 10m³ for three-bedroom units or greater;

with at least 50% of storage provided internal to the unit. The required storage shall be additional to any storage in the kitchen, bathroom/s and/or bedroom/s of the residential unit, and additional to the area dedicated to car parking in any garage which for the purpose of this rule is deemed to be an area 5.5m deep, 3.1m wide and 2.4m high, per garage.

14A.6.2.12 Building coverage

- a. The maximum building coverage must not exceed 50% of the net site area;
 - i. Any eaves and roof overhangs and guttering up to 650mm in total cumulative width from the wall of a building shall not be included in the building coverage calculation.
 - ii. In addition to 14A.6.2.12.a.i, a total building coverage of up to 60% of the net site area is permitted when the following are met:
 - A. except where required under Chapter 7, no on-site vehicle parking is provided;
 - B. a ground level communal outdoor living space is provided, with an area of 10% of the development site area, with a minimum dimension of 8 metres;
 - C. the minimum development site dimension is 25m; and
 - D. at least 50% of the landscaping provided in compliance with 14A.6.2.7 shall be shrubs.

14A.6.2.13 Water supply for firefighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008).
- b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, water supply and access to water supplies for fire fighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.

14A.6.2.14 Garaging and carpark location

- a. For residential units fronting roads; garages, carports, loading bays and car parking areas shall be located at least 1.2 metres further from the road boundary than the street-facing façade of that residential unit.

14A.6.2.15 Location of outdoor mechanical ventilation

- a. Outdoor heat pump units, or other similar mechanical ventilation units, located at ground level between a street-facing façade and a road boundary shall be screened by a maximum of 50% visually transparent fencing a minimum of 1.2 metres in height above ground level, or the height of ventilation/heat pump unit, whichever is higher. This rule shall not apply:

- i. to an outdoor mechanical ventilation unit located within 1.5 metres of the **road boundary** where fencing has been provided along the **road boundary** that meets Rule 14A.5.2.9; or
- ii. where screening is provided in the form of bushes and/or shrubs, either existing or planted at a height of at least 80% of the height of the outdoor mechanical ventilation unit, where those bushes/shrubs are maintained and replaced if diseased or dying; or
- iii. to outdoor mechanical ventilation unit/s installed to service **residential units** constructed prior to **2 December 2024** where the **street-facing façade** is at least 4.5 metres from the **road boundary**.

14A.6.2.16 Minimum unit size

- a. The minimum **net floor area** for any **residential unit** shall be:
 - i. Studio 35m²
 - ii. 1 Bedroom 45m²
 - iii. 2 Bedroom 60m²
 - iv. 3 or more Bedrooms 90m².

14A.6.2.17 Building length

- a. For new **buildings** the maximum length of a **building** elevation shall not exceed 30 metres (see Figure 45 below), measured from the external face of the **building**.

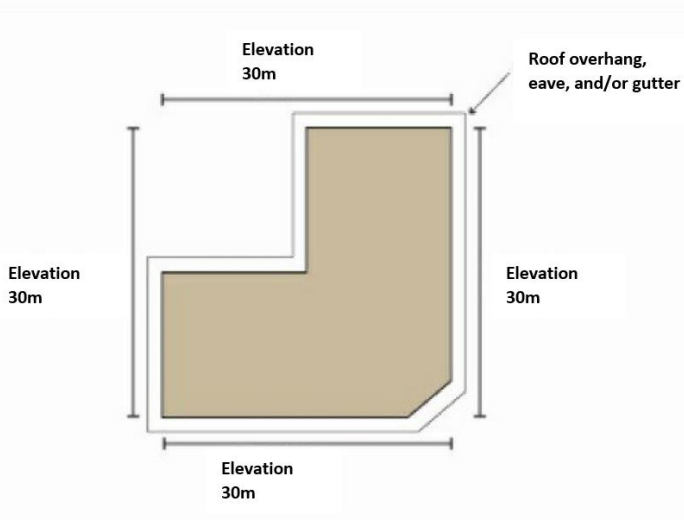


Figure 5: Measurement of building elevation

14A.6.2.18 Residential units within the Industrial interface overlay

- a. New residential units and/or extensions to existing residential units with habitable room windows in any part of a building at or above 8 metres in height above ground level, where these windows have line of sight to a site or sites zoned Industrial General, Industrial Heavy, or Industrial Park:
 - i. Habitable rooms that contain these windows shall have mechanical ventilation systems and air conditioning units installed that meet the following specifications when in operation:
 - A. Satisfy clause G4 Ventilation of the New Zealand Building Code, or any amendment to or replacement of that clause, as if the windows and external doors cannot be opened;
 - B. Emit noise not exceeding 35 dB LAEq (30s) between 2200-0700 hours when received in bedrooms when measured 1 metre away from any grille or diffuser; and
 - C. Emit noise not exceeding 40 dB LAEq (30s) in any other space at any time when measured 1 metre away from any grille or diffuser.
 - b. Residential units shall not have balconies located above 8 metres in height above ground level that have line of sight to any site or sites within an Industrial General, Industrial Heavy or Industrial Park.
 - c. For the purposes of a. and b. above, line of sight means sites within industrial zones are visible (whether partially obstructed or not) from any position within the habitable space out the window or windows or from any part of the balcony.

14A.6.2.19 Minimum building setbacks from railway lines

- a. All buildings, balconies and decks on sites adjacent to or abutting a designated rail corridor shall be setback 4 metres from the rail corridor boundary.

14A.6.2.20 Development within the 50 dB Airport Noise Contour

- a. Within the 50 dB Ldn Air Noise Contour and 2023 Remodelled 50 dB Ldn Outer Envelope shown on the planning maps, residential units shall provide and maintain:
 - i. heating and cooling devices that are capable of maintaining the internal habitable space to a temperature of 18-25 degrees Celsius year round with windows and doors closed, and where opening windows are provided mechanical ventilation is provided in compliance with NZBC G4 as if the windows were closed.
 - ii. Mechanical ventilation systems shall meet the following specifications when running:
 - A. Satisfy clause G4 of the New Zealand Building Code, or any amendment to or replacement of that clause, as if the windows and external doors cannot be opened; and
 - B. 35 dB LAEq (30s) at night time in bedrooms when measured 1 metre away from any grille or diffuser; and
 - C. 40 dB LAEq (30s) in any other space when measured 1 metre away from any grille

Commented [A6]: Panel recommends addition for consistency with ODP rule

or diffuser.

iii. Air conditioning units shall meet the following specifications when running:

- A. 35 dB LAeq (30s) at night time in bedrooms when measured 1 metre away from any grille or diffuser; and
- B. 40 dB LAeq (30s) in any other space when measured 1 metre away from any grille or diffuser.

b. The following activity standards apply to nWithin the 50 dB Ldn air noise contour and 2023 Remodelled 50 dB Ldn Outer Envelope shown on the planning maps new residential buildings units and additions to existing buildings located within the 50 dB Ldn air noise contour and 2023 Remodelled shown on the planning maps shall be insulated from aircraft noise and designed to meet the provisions of Appendix 14.16.4:

i. Any new buildings and/or additions to existing buildings shall be insulated from aircraft noise and designed to comply with the following indoor design sound levels:

A. Residential units:

1. Sleeping areas – 65 dB LAeq/40 dB Ldn

2. Other habitable areas – 75 dB LAeq/50 dB Ldn

ii. Noise insulation calculations and verification shall be as follows:

A. Building consent applications shall be accompanied with a report detailing the calculations showing how the required sound insulation and construction methods have been determined.

B. For the purpose of sound insulation calculations, the external noise levels for a site shall be determined by application of the air noise contours LAeq and LAeq. Where a site falls within the contours the calculations shall be determined by linear interpolation between the contours.

C. If required by the Council, in conjunction with the final building inspection the sound transmission of the façade shall be tested in accordance with ISO 16283-3:2016 to demonstrate that the required façade sound insulation performance has been achieved, and a test report is to be submitted to the Council's Head of Building Consenting (or any subsequent equivalent position). Should the façade fail to achieve the required standard then it shall be improved to the required standard and re-tested prior to occupation.

c. This rule does not apply within the Airport Noise Rule Exclusion Overlay.

Commented [A7]: Panel recommends reference to Appendix 14.16.4 is appropriate.

Commented [A8]: This has been applied as per 6.1.7.2.2 - as relevant to residential units.

Commented [A9]: Panel recommends addition for consistency with ODP rule

14A.6.3 Area-specific rules - High Density Residential Zone

Refer separate document for IHP review/response

DISTRICT PLAN TEXT AMENDMENTS

COUNCIL KEY:

Green Highlight bold underline = additional text added: to enact additional direction in subsequent minutes or addendums; or to show suggested clarification or consequential changes

Bold underline with no highlight = text either has previously been considered by the IHP, or suggested to be reinstated from Council proposal as a consequence of IHP recommendation, minute, or addendum.

Panel Key:

Blue highlighted bold underline or strikethrough = text either recommended to be added or deleted (including relocation of text from one part to another)

14A.6 Rules — High Density Residential Zone [EXTRACT 14A.6.3]

14A.6.3 Area-specific rules - High Density Residential Zone

a. The following rules apply to the areas specified. All activities are also subject to Rules 14A.6.1 and 14A.6.2 unless specified otherwise.

14A.6.3.1 Area-specific activities

14A.6.3.1.1 Area-specific permitted activities

- a. The activities listed below are permitted activities if they meet the activity specific standards set out in this table; and the built form standards in Rule 14A.6.2 unless specified otherwise in Rule 14A.6.3.2.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14A.6.1.2, 14A.6.1.3, 14A.6.1.4, 14A.6.1.5, and 14A.6.1.6 (unless specified otherwise in area specific rules); and Rules 14A.6.3.1.2, 14A.6.3.1.3, 14A.6.3.1.4, 14A.6.3.1.5 or 14A.6.3.1.6.

Activity/area		Activity specific standards
P1	a. The following activities in the Accommodation and Community Facilities Overlay: <ul style="list-style-type: none"> i. Preschools; ii. Health care facility; iii. Veterinary care facility; iv. Education activity; v. Place of assembly; vi. Spiritual activities; vii. Community correction facilities; viii. Care facility. 	a. The activity specific standards in Rule 14A.6.1.1 do not apply. b. The facility or activity shall: <ul style="list-style-type: none"> i. comprise less than 500m² gross leasable floor space; and ii. limit the hours of operation when the site is open to visitors, students, clients, and deliveries to between the hours of 07:00-21:00 Monday to Sunday.
P2	a. Visitor accommodation in the Accommodation and Community Facilities Overlay including ancillary office, meeting and conference facilities, fitness facilities and provision of goods and services primarily for the convenience of guests.	a. The maximum size of all ancillary activities shall not exceed 25% of the GFA of all buildings on the same site. b. No individual types of ancillary activity shall be more than 250m ² GLFA.
P3	a. Retirement villages in the Accommodation and Community Facilities Overlay	a. The activity shall achieve the following built form standards as follows: <ul style="list-style-type: none"> i. 14A.6.2.1 Building height ii. 14A.6.2.2 Height in relation to boundary iii. 14A.6.2.3 Setbacks

Commented [A1]: Fixing a clerical error from the duplication of rule 14.5.3.1 P2.

Activity/area	Activity specific standards
	<ul style="list-style-type: none"> iv. 14A.6.2.12 Building coverage v. 14A.6.2.13 Water supply for firefighting b. Building façade length – there must be a recess in the façade of a building where it faces a side or rear boundary from the point at which a building exceeds a length of 16 metres. The recess must: <ul style="list-style-type: none"> i. be at least 1 metre in depth, for a length of at least 2 metres; ii. be for the full height of the wall; and iii. include a break in the eave line and roof line of the façade.

14A.6.3.1.2 Area-specific controlled activities

There are no area-specific controlled activities.

14A.6.3.1.3 Area-specific 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 14A.15, or as specified, as set out in the following table:

Activity		The Council’s discretion shall be limited to the following matters:
RD1	<ul style="list-style-type: none"> a. Service stations in the Accommodation and Community Facilities Overlay. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Scale and nature of activity – Rule 14A.15.6 b. Non-residential hours of operation – Rule 14A.15.25
RD2	<ul style="list-style-type: none"> a. Ancillary activities to visitor accommodation listed in Rule 14A.6.3.1.1 P2 in the Accommodation and Community Facilities Overlay that do not meet one or more of the activity specific standards in Rule 14A.6.3.1.1 P2. 	<ul style="list-style-type: none"> c. Traffic generation and access safety – Rule 14A.15.7
RD3	<ul style="list-style-type: none"> a. Any activity or building in the Styx River Setback Qualifying Matter that meets the built form standards in Rule 14A.6.2 and Rule 14A.6.3.2. 	<ul style="list-style-type: none"> a. Matter of discretion for the Belfast/Northwood Outline development plan area: 14A.15.46, and 14A.15.47, 14A.15.48, and 14A.15.49. b. The extent to which development is in general

Commented [A2]: Does not duplicate 14.4.2.1 as this is a commercial matter that is not addressed in HRZ.

Commented [A3]: The Panel notes that two of the matters of discretion are not related to the Styx River Setback QM have been recommended to be removed and renumbered

Activity		The Council's discretion shall be limited to the following matters:
		<p>accordance with the outline development plan in Appendix 14A.16.12</p> <p>c. Residential Design Principles – 14A.15.1</p>
RD4	<p>a. Any activity or building in the Styx River Setback Qualifying Matter that does not meet one or more of the built form standards in 14A.6.3.2 unless otherwise specified in 14A.6.3.1.5 NC1.</p> <p>Advice note:</p> <p>1. Refer to relevant built form standard for provisions regarding notification.</p>	<p>As relevant to the standard that is not met:</p> <p>a. Impacts on neighbouring property and planned urban built character – 14A.15.3 a. and c.</p> <p>b. Residential landscaping – Rule 14A.15.24.</p> <p>c. Residential design principles – Rule 14A.15.1.d, 14A.15.1.g, and 14A.15.1.h</p> <p>and</p> <p>a. Matters of discretion for Belfast/ Northwood Outline Development Plan area: 14A.15.46, and 14A.15.47, 14A.15.48, and 14A.15.49</p> <p>b. The extent to which development is in general accordance with the outline development plan in Appendix 14A.16.12</p> <p>c. Residential Design Principles – Rule 14A.15.1</p> <p>[Reference to Rule 15.13.4.1.5 removed as this is redundant]</p>
RD5	<p>Activities in the Accommodation and Community Facilities Overlay listed in Rule 14A.6.3.1.1 P1 that do not meet one or more of the activity specific standards in Rule 14A.6.3.1.1 P1.</p>	<p>a. Scale and nature of activity - Rule 14A.15.6</p> <p>b. Non-residential hours of operation - Rule 14A.15.25</p> <p>c. Impacts on neighbouring property - Rule 14A.15.3</p> <p>d. Traffic generation and access safety - Rule 14A.15.7</p>

Commented [A4]: The Panel notes this is not related to the Styx River Setback QM

Commented [A5]: The Panel notes that these are not related to the Styx River Setback QM, but rather relate to built form standards of the zone which are covered under the permitted activity provisions

Commented [A6]: The operative MOD links to Chapter 15 matters relating to:

- Building height
- Landscaping
- Roading, access, ad parking
- Maximum total number of vehicles exiting the site

Equivalent matters have from 14.15 have been used, but no equivalent is available for the last matter, which is likely to be considered through Chapter 7.

Activity		The Council's discretion shall be limited to the following matters:
RD6	Buildings in the Accommodation and Community Facilities Overlay that do not meet Rule 14A.6.3.2.1.a - Building height	a. Height in relation to boundary breaches (was impacts on neighbouring properties) - Rule 14A.15.4
RD7	a. Buildings in the Accommodation and Community Facilities Overlay that do not meet Rule 14A.6.3.2.2 - Maximum continuous building length. b. Any application arising from this rule shall not be limited or publicly notified.	a. Height in relation to boundary breaches - Rule 14A.15.4 b. Residential design principles - Rule 14A.15.1.d only
RD8	a. Buildings in the Accommodation and Community Facilities Overlay that do not meet Rule 14A.6.3.2.3 - Front entrances and façades. b. Any application arising from this rule shall not be limited or publicly notified.	a. Residential design principles - Rule 14A.15.1
RD9	a. Activities in the Accommodation and Community Facilities Overlay that do not meet Rule 14A.5.3.2.6 - Landscaped areas. b. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene - road boundary building setback, fencing and planting - Rule 14A.15.1B

14A.6.3.1.4 Area-specific discretionary activities

There are no area-specific discretionary activities.

14A.6.3.1.5 Area-specific non-complying activities

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

	Activity
NC1	Any activity or building that does not meet Rule 14A.6.3.2.5 (Building setback and size).

	Activity
	[NC2 has not been replicated as the Panel has directed that 15.4.3.2.8 – Maximum threshold for non-residential activities – is not carried over from Chapter 15]

14A.6.3.1.6 Area-specific prohibited activities

There are no area-specific prohibited activities.

14A.6.3.2 Area-specific built form standards

14A.6.3.2.1 Building height

~~a. This applies to Accommodation and Community Facilities Overlay.~~

- a. The maximum height of any building **within the Accommodation and Community Facilities Overlay** shall be:
- i. 11 metres, or
 - ii. 12 metres for that part of the building where a pitched roof of at least 22 degrees is provided.

b. The maximum building height of any building within the Styx River Setback qualifying matter shall be:

	Applicable to	Standard
i.	Land within area identified as 'Special Area A' on the outline development plan in Appendix 14A.116.12	12 metres
ii.	Land within area identified as 'Special Area B' on the outline development plan in Appendix 14A.16.12	5 metres

c. Any application arising from Rule 14A.6.3.2.1.b shall not be publicly notified.

14A.6.3.2.2 Maximum continuous building length

- a. Within the Accommodation and Community Facilities Overlay and in association with the following activities:

		Standards
i.	Visitor accommodation; and a	a. For new buildings the maximum length of a building elevation shall not exceed 15 metres (see Figure 5b)
ii.	Community facility;	
iii.	Preschool;	

iv.	Education facility;	b. For existing buildings any addition to the building elevation shall not exceed a length of 10 metres.
v.	Health care facility;	
vi.	Place of assembly; and	
vii.	Veterinary care facility.	

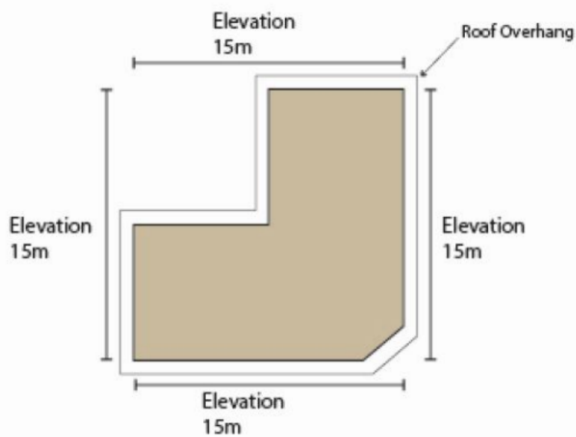


Figure 6: Measurement of a building elevation.

14A.6.3.2.3 Front entrances and façades

a. Within the Accommodation and Community Facilities Overlay the following front entrance and façade treatment shall be provided for:

	Buildings associated with:	Standards
i.	Visitor accommodation; and a	a. Pedestrian access shall be directly from the road frontage. b. A minimum of 30% glazing on the road frontage on ground floor. c. A minimum of 20% glazing on the road frontage on elevations above ground level.
ii.	Community facility;	
iii.	Preschool;	
iv.	Education facility;	
v.	Health care facility;	
vi.	Place of assembly; and	
vii.	Veterinary care facility.	

14A.6.3.2.4 Landscaped areas

a. Planting shall be provided as follows:

- i. Within the Accommodation and Community Facilities Overlay for non-residential activities:
 - A. In areas adjoining the road frontage of all sites:
 - I. A minimum density of 1 tree per every 10 metres of road frontage or part thereof, distributed across the frontage; and
 - II. A minimum 2 metre planted strip.
 - B. On sites adjoining residential and open space zones, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary.

14A.6.3.2.5 Building setback and size

a. The minimum building setback and building size within the Styx River Setback qualifying matter shall be as follows:

	Standard
i.	Any building shall be set back a minimum distance of 20 metres from the outer edge of any esplanade reserve adjoining the Styx River.
ii.	Any buildings shall be set back a minimum distance of 150 metres from the southern boundary of the High Density Residential zone.
iii.	Any buildings between 150 metres and 200 metres from the southern boundary of the High Density Residential zone shall not exceed a cross floor area of 500m ² .

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

~~14A.6.3.2.6 — Roading, access and parking~~

~~a. All vehicle access points shall only be provided in the locations specified on the outline development plan in Appendix 14A.16.12 with a road running between the southernmost access point and access to Radcliffe Road (defined on the outline development plan as 'Vehicle Access Point').~~

~~b. Any application arising from this rule shall not be publicly notified.~~

DISTRICT PLAN TEXT AMENDMENTS – GIVING EFFECT TO MINUTE 56

COUNCIL KEY:

Green Highlight bold underline = additional text added: to enact additional direction in subsequent minutes or addendums; or to show suggested clarification or consequential changes

Bold underline with no highlight = text either has previously been considered by the IHP, or suggested to be reinstated from Council proposal as a consequence of IHP recommendation, minute, or addendum.

Panel Key:

Blue highlighted bold underline or strikethrough = text either recommended to be added or deleted (including relocation of text from one part to another)

Chapter 14B Residential Overlays

14B.1 Introduction

- a. This introduction is to assist the lay reader to understand how this **sub**-chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The provisions in this **sub**-chapter give effect to the [Chapter 3 Strategic Direction Objectives](#).
- c. This **sub**-chapter relates to [residential activities](#), [community activities](#), and where appropriate, small scale [commercial activities](#) that occur within new and existing residential areas throughout the District. Objectives, policies, rules, standards and assessment criteria provide for these activities in each of the residential zones identified in this chapter.
- d. This **sub**-chapter seeks to manage the scale and character of new development in the residential areas in accordance with the strategic approach to development in Greater Christchurch, including provision for both [greenfields](#) development and intensification, particularly around [Key activity centres](#) and the [Central City](#).
- e. **This **sub**-chapter [represents sets out](#) the [Chapter 14B pathway](#). Reference should be made to 14.1 to 14.3 for an overview of how the **sub**-chapter should be applied and the limitations and conditions of its application.**

14B.2 Objectives and Policies

As per the operative objectives and policies, except that all reference to 'zone' is replaced with 'overlay' where the relevant residential overlays are being referred to.

14B.3 How to interpret and apply the rules

- a. **Rules within **sub**-Chapter 14B [represent sets out](#) the [Chapter 14B pathway](#) and should be read alongside 14B.2. Reference should be made to 14.1 to 14.3 for an overview of the applicability of rules.**
- b. The rules that apply to activities in the various residential **zones overlays** are contained in the activity status tables (including activity specific standards) and built form standards that apply to permitted activities and those controlled or restricted discretionary activities where compliance with the built form standards are explicitly referenced in the rule, and/or the activity itself is listed in the permitted activity table for the **zones overlays**, in:
 - i. [Rule 14B.4](#) – Residential Suburban **Overlay** and Residential Suburban Density Transition **Overlay** ;
 - ii. [Rule 14B.5](#) – Residential Medium Density **Overlay**;

Commented [A1]: The Panel notes that the words 'and should be read alongside 14B.2' appears unnecessary given the definition of Chapter 14B pathway.

- iii. Rule 14B.6 – Residential Central City **Overlay**;
- iv. Rule 14B.7 – Residential Hills **Overlay**;
- v. Rule 14B.8 – Residential Banks Peninsula **Overlay**;
- vi. Rule 14B.9 – Residential New Neighbourhood **Overlay**;
- x. Rule 14B.10 – Enhanced Development Mechanism;

~~xi. Rule 14B.11 – Community Housing Redevelopment Mechanism;~~

xii. Rule 14B.12 - Matters of control and discretion.

b. Rules that apply to the use of the enhanced development mechanism and the community housing redevelopment mechanism are contained in the activity status tables (including activity specific standards) and built form standards in:

i. Rule 14B.10 – Enhanced development mechanism; and

~~ii. Rule 14B.11 – Community housing redevelopment mechanism;~~

d. The areas that show where the community housing redevelopment mechanism (CHRM) can be utilised are shown on [Planning Maps 18, 23, 24, 25, 26, 29, 30, 31, 32, 33, 37](#) and [45](#).

e. The rules that define where the enhanced development mechanism can be used are contained in the qualifying standards in Rule 14.13.2.

f. The information that is required for resource consent applications utilising the ~~community housing redevelopment mechanism is set out in Rule 14B.11.2.17, and for the enhanced development mechanism, in Rule 14B.10.3.15.~~

~~g. On any particular eligible site, the provisions of the community housing redevelopment mechanism may apply, or the provisions of the overlay in which the site is located may apply;~~

~~h. On any particular eligible site, the provisions of the enhanced development mechanism may apply, or the provisions of the overlay in which the site is located may apply;~~

i. Area specific rules also apply to activities in the following areas:

i. Residential Suburban **Overlay** and Residential Suburban Density Transition **Overlay**:

A. ~~Wigram, within the area of the diagram shown on Figure 6 (generally bounded by RNZAF Bequest Land, Awatea Road, and the Wigram aerodrome and runway);~~

~~B. Peat Ground Condition Constraint Overlay;~~

C. Prestons Road Retirement Village Overlay;

D. adjacent to State Highway 73 (Southern Motorway) between Annex and Curletts Roads;

Commented [A2]: The Panel is unclear as to why this is shown as being deleted as it is part of the Operative District Plan provisions

Commented [A3]: The Panel is unclear as to why this is shown as being deleted as it is part of the Operative District Plan provisions

Commented [A4]: The Panel is unclear as to why this has been retained when the other provisions related to CHRM are shown to be deleted

Commented [A5]: The Panel is unclear as to why this is shown as being deleted as it is part of the Operative District Plan provisions

Commented [A6]: The Panel is unclear as to why this is shown as being deleted as it is part of the Operative District Plan provisions

Commented [A7]: The Panel is unclear as to why this is shown as being deleted as it is part of the Operative District Plan provisions and is shown as being retained elsewhere in the rules - assume this is a drafting error.

Commented [A8]: The Panel understands that these two provisions are no longer relevant, but their deletion from the operative district plan is not an action that can be undertaken through this process. If they are no longer relevant, they can either remain or be removed through plan change or Clause 16 process

- C. adjacent to State Highway 75 (Curletts Road) between the intersection with State Highway 73 and Lincoln Road;

~~F. Existing Rural Hamlet Overlay;~~

- G. Stormwater Capacity Constraint Overlay;
- H. Residential land abutting the western boundary of the Industrial Park Zone at Russley Road / Memorial Avenue;
- I. Accommodation and Community Facilities Overlay; and
- J. Character Area Overlay.

ii. Residential Medium Density **Overlay:**

- A. Residential Medium Density Overlay Higher Height Limit and Site Density Overlay at Deans Avenue;

~~B. Residential Medium Density Overlay Wigram (Figure 6);~~

- C. Sumner Master Plan Overlay ([Appendix 14B.13.6](#));

~~D. Sites with frontage to Bealey Avenue, Fitzgerald Avenue or Deans Avenue south of Blenheim Road;~~

- E. Residential Medium Density Zone in the Commercial Local Zone (St Albans) Outline development plan shown as Area A in Chapter 15 [Appendix 15.15.5](#);
- F. Accommodation and Community Facilities Overlay; and
- G. Character Area Overlays;

iii. Residential Banks Peninsula **Overlay:**

- A. Lyttelton Port Influences Overlay; and
- B. Character Area Overlay.

iv. Residential Hills **Overlay:**

- A. Character Area Overlay.

- v. In addition, there may be some areas where area specific rules are provided only under the built form standards.

~~Any objective, policy or method in this sub-chapter 14B is not subject to the definitions in Chapter 2 and instead the schedule of sub-chapter 14B definitions in Appendix 14B.13-X applies.~~

- k. The Residential New Neighbourhood Overlay rules in [14B.9](#) do not apply to the Meadowlands Exemplar Overlay in the Residential New Neighbourhood (North Halswell) Overlay shown on [Planning Map 45](#). The rules relevant to Meadowlands Exemplar Overlay are contained in Chapter 8, see Rules [8.5.1.3 RD15](#), [8.5.1.4 D5](#) and [8.5.1.5 NC8](#).

The Residential New Neighbourhood Overlay rules in [14.12](#) do not apply to Areas 1 – 4 in the Residential New Neighbourhood (East Papanui) Overlay shown on Planning Maps 24

Commented [A9]: The Panel understand that this provision is no longer relevant, but the deletion from the operative district plan is not an action that can be undertaken through this process. If it is no longer relevant, it can either remain or be removed through plan change or Clause 16 process

Commented [A10]: See comment above

Commented [A11]: Panel is uncertain as to the basis for deletion

and 25, other than where specified in Rule 8.5. The rules relevant to Areas 1 - 4 of the East Papanui Outline Development Plan area in [Appendix 8.10.23](#) are contained in Chapter 8, see Rules [8.5.1.3](#) RD17 and RD18, [8.5.1.4](#) D7. The rules in [14.9](#) of this chapter do apply to Area 5 of the East Papanui Outline Development Plan area in [Appendix 8.10.23](#), in addition to the rules in Chapter 8.

- l. The activity status tables and standards in the following chapters also apply to activities in all residential overlays:

- 4 [Hazardous Substances and Contaminated Land](#);
- 5 [Natural Hazards](#);
- 6 [General Rules and Procedures](#);
- 7 [Transport](#);
- 8 [Subdivision, Development and Earthworks](#);
- 9 [Natural and Cultural Heritage](#);
- 11 [Utilities and Energy](#).

- m. Advice Note:

Refer to the Brothels (Location and Commercial Sexual Services Signage) Bylaw 2013 for rules and restrictions on establishing and operating a small owner-operated brothel as a home occupation.

- n. **Any activity within the 55 db Ldb Air Noise Contour is to be considered under Chapter Rule 14B.4, with rules relevant to the Residential Suburban Overlay applying instead of Medium Density Residential zone rules.**

14B.4 Rules - Residential Suburban Zone Overlay and Residential Suburban Density Transition Zone Overlay

14B.4.1 Activity status tables

- a. **No rules in this ~~sub-c~~ Chapter shall apply after an applicant has developed a site under the provisions of Chapter 14A, as per (refer to Rules 14.2 d. to h.).**

14B.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Residential Suburban **Zone Overlay** and Residential Suburban Density Transition **Zone Overlay** if they meet the activity specific standards set out in this table, the built form standards in [Rule 14A.4.2](#), and the area specific rules in [Rule 14A.4.3](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 14A.4.1.2](#), [14A.4.1.3](#), [14A.4.1.4](#), [14A.4.1.5](#), and [14A.4.1.6](#) or in the area specific rules in [Rule 14A.4.3](#).

The above addition under [14B.4.1](#) would also be inserted in all other ~~sub-~~ chapters within Chapter 14A.

APPENDIX 3 - Radiocommunications Pathways Matter of Discretion

Panel Key:

Blue highlighted bold underline or strikethrough = text either recommended to be added or deleted (including relocation of text from one part to another)

Matter of discretion – Radiocommunications pathways

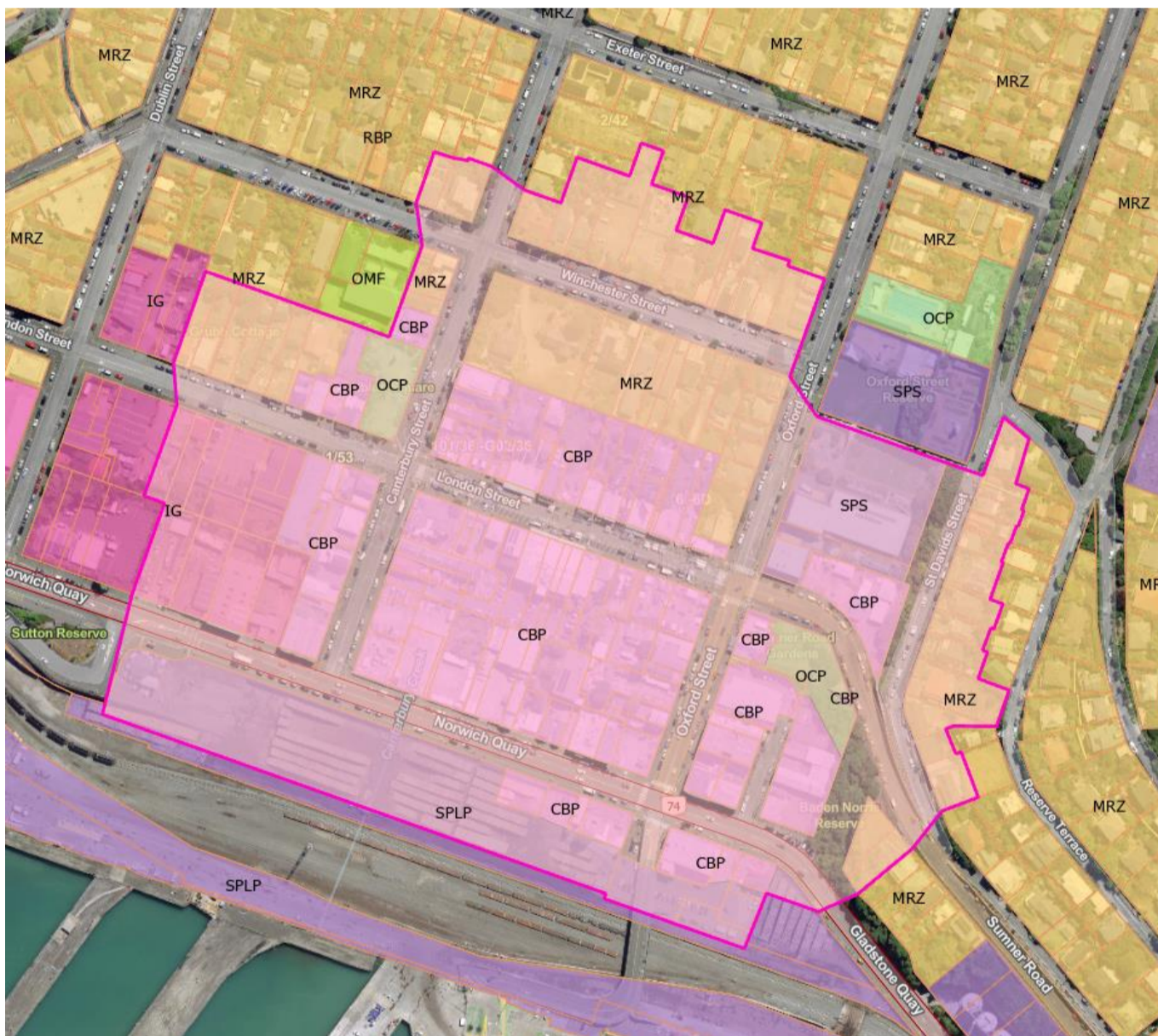
[24] At paragraph 16 of minute 57, the Panel directed that the Council add "a matter of discretion which addresses the matters in Chapter 6.12". Officers have drafted the following matters of discretion, and would be grateful for the Panel to confirm whether the drafting accords with its recommendations:

- a. The extent to which the *height of building* or other structures (including cranes), associated with any permanent or temporary activity, provide adversely affects the operation, maintenance, upgrading and development of continuous *radiocommunication* between the Christchurch Justice and Emergency Services Precinct and the Mt Pleasant, Cashmere/Victoria Park, and Sugarloaf *radiocommunication* sites.
- b. Whether the *International Telecommunications Union (ITU) recommendations* are maintained for the Christchurch Justice and Emergency Services Precinct, notably ITU recommendation P.530.
- ~~c. Any risk to, and effects on, the operation, maintenance, upgrading and development of the Christchurch Justice and Emergency Services Precinct and any associated radiocommunication sites (such as Mt Pleasant, Cashmere/Victoria Park, and Sugarloaf).~~
- ~~d. Whether a development enhances radiocommunication between the Christchurch Justice and Emergency Services Precinct and the Mt Pleasant, Cashmere/Victoria Park, and Sugarloaf radiocommunication sites.~~
- e. The outcomes of any consultation with the Ministry of Justice in relation to a and b.

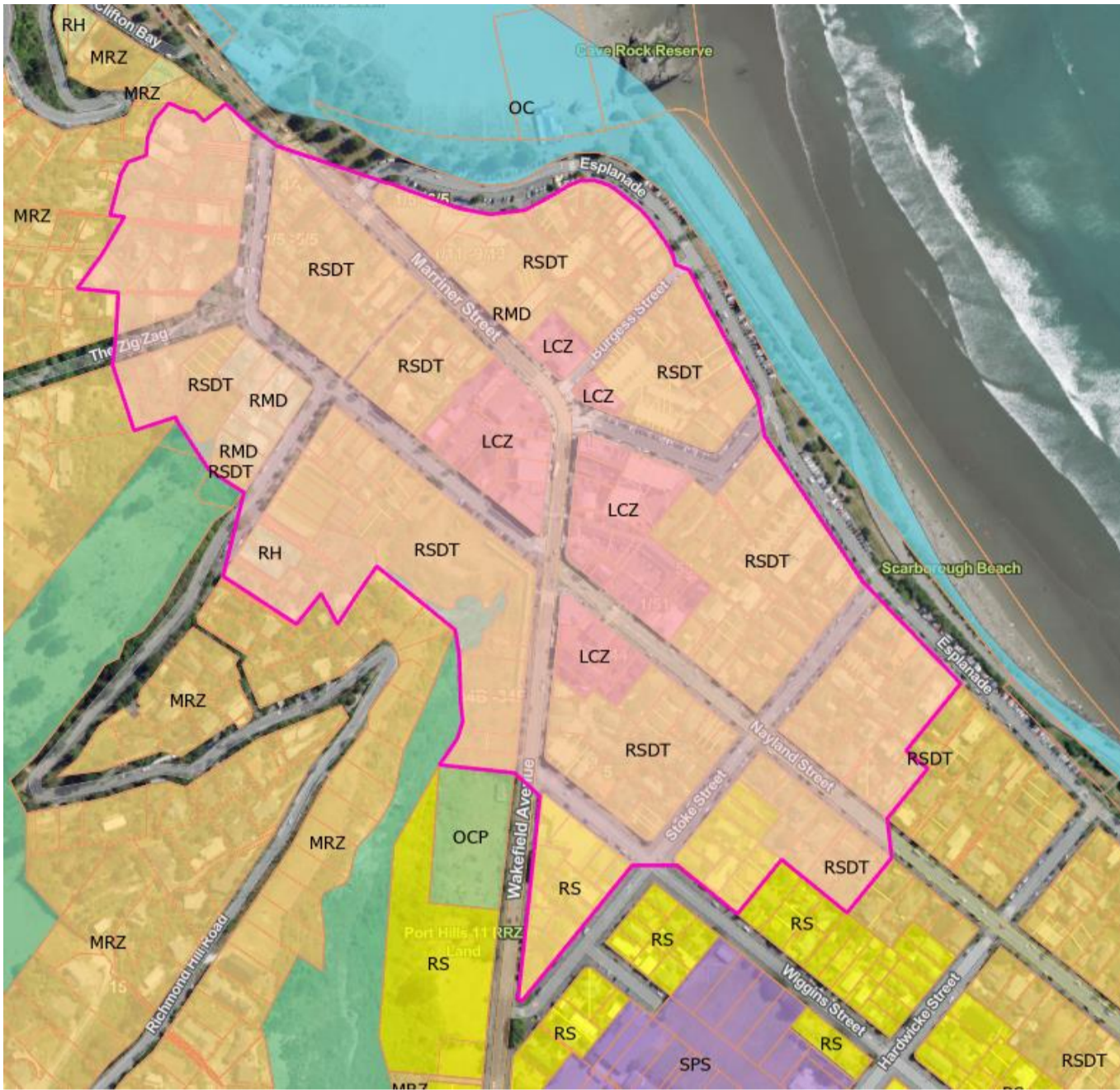
APPENDIX 4 – Additional LCZ Commercial Centres – Catchment Validation

Panel Comments:

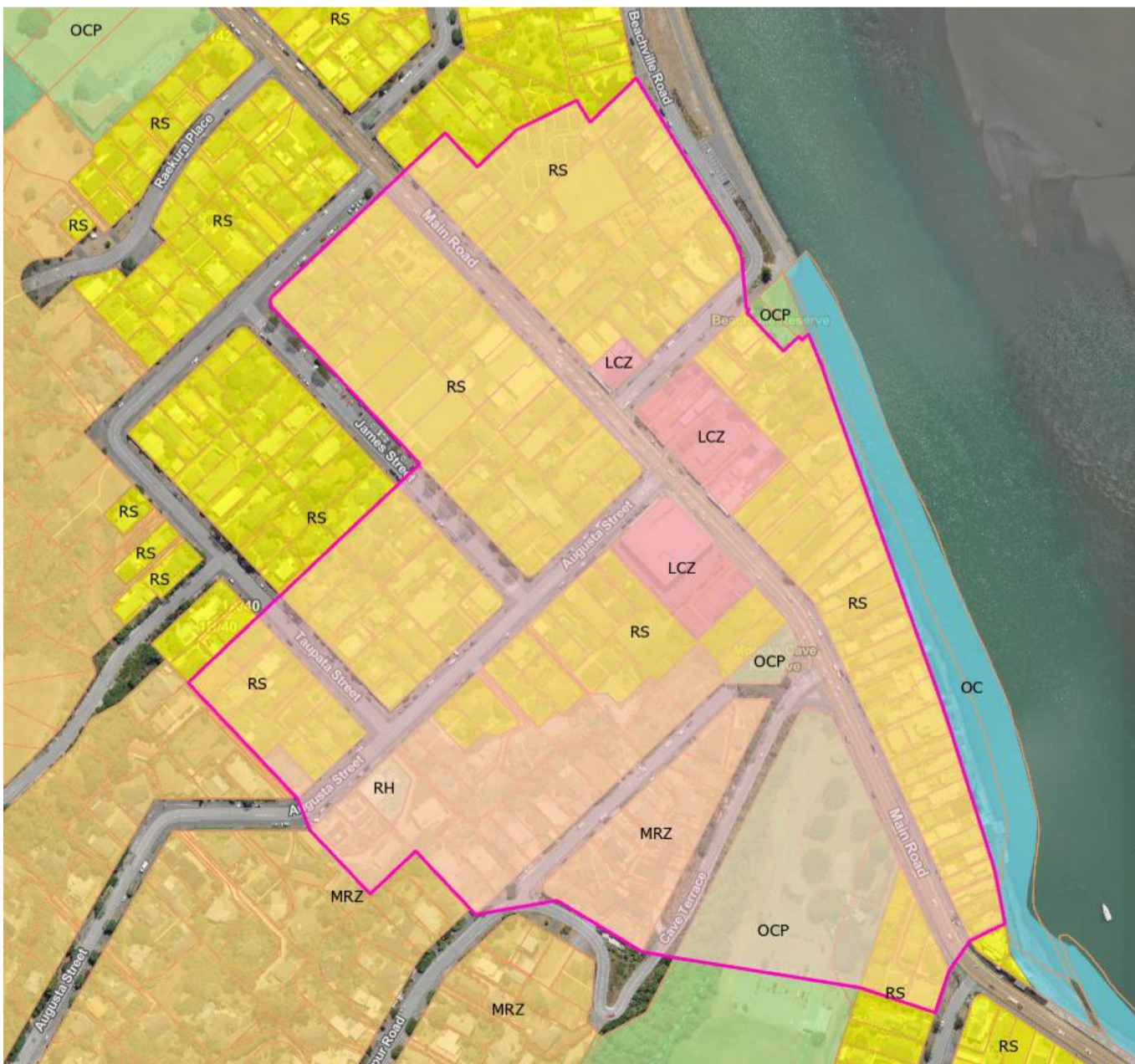
LCZ Commercial Centre	Panel Comment:
Lyttelton	Appropriately reflects Panel recommendations.
Sumner	There are 3 areas showing 'RMD' zone (Richmond Hill/Nayland Street and Mariner Street) and 1 area showing 'RH' zone (Richmond Hill Road). These appear to be incorrect as all the land around them is RSDT zone. Extent of RSDT zone appears to coincide with natural hazard QM extents (tsunami, flooding, coastal inundation and instability)
Redcliffs	1 area shown as 'RH' zone (Augusta Street). This appears to be incorrect and should be MRZ in accordance with the surrounding zone. The extent of the RS operative zone and the new MRZ zone appears to reflect the natural hazards applying.
New Brighton	1 area shown as 'RMD' (corner of Marine Parade and Hood Street) and 1 area shown as 'MRZ' (further along Hood Street). This appears to be incorrect and should be RSDT in accordance with the surrounding area. The extent of the RSDT operative zone appears to reflect the natural hazards (tsunami etc) applying to the area.



Lyttelton



Sumner



Redcliffs



New Brighton