

DISTRICT PLAN TEXT AMENDMENTS

KEY:

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

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

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

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

Text in blue font indicates existing links to other provisions in the District Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan. Where the proposed plan change contains a new link, it is shown as **bold underlined text in blue**. Where a link is proposed to be deleted, it is shown as ~~**bold strikethrough in blue**~~.

2. Changes recommended by the Independent Hearings Panel

No changes have been recommended by the Independent Hearings Panel.

The only changes are in relation to correcting numbering references

3. Further Instructions and Explanations for Council

- a. There are no further instructions or explanations.

14.10 Rules — Residential Small Settlement Zone

14.10.1 Activity status tables

14.10.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Residential Small Settlement Zone, if they meet the activity specific standards set out in this table and the built form standards in [Rule 14.10.2](#).
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 14.10.1.2](#), [14.10.1.3](#), [14.10.1.4](#), [14.10.1.5](#) or [14.10.1.6](#).

Activity	Activity specific standards
P1 Residential activity, except for residential units containing more than six bedrooms and boarding houses	a. No more than one heavy vehicle shall be stored on the site of the residential activity. 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.
P2 Minor residential unit where the existing site it is to be built on contains only one residential unit	a. The existing site containing both units shall have a minimum net site area of 1000m ² . b. The minor residential unit shall have a minimum gross floor area of 35m ² and a maximum gross floor area of 80m ² . c. The parking areas of both units shall be accessed from the same access.
P3 Older person's housing unit	a. Any older person's housing unit shall have a maximum gross floor area of 120m ² .
P4 Home occupation	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 40m ² . b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two. c. Any retail activity shall be limited to: <ol style="list-style-type: none"> i. the sale of goods grown or produced on the site; ii. goods incidental to an on-site service provided by the home occupation where the goods storage and/or display occupies no more than 1m² of floor area; or iii. internet-based sales where no customer visits occur; and iv. retail activity shall exclude food and beverage outlets. d. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a fully enclosed building. e. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of: <ol style="list-style-type: none"> i. 07:00 – 21:00 Monday to Friday; and ii. 08:00 – 19:00 Saturday, Sunday and public holidays. f. Visitor, courier vehicles and staff parking areas shall be within the net site area of the property and outside the road boundary setback. g. Vehicle movements associated with the home occupation shall not exceed:

Activity		Activity specific standards								
		<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.</p>								
P5	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. 								
P6	(Deleted as part of Plan Change 4 Council Decision dated 31 March 2022)									
P7	Education activity	<ul style="list-style-type: none"> a. The activity shall: <ul style="list-style-type: none"> i. only locate on sites with frontage and the primary entrance to a minor arterial road or collector road where right turn offset, either informal or formal, is available; ii. only occupy a gross floor area of building of less than 200m², or in the case of veterinary care facility 250m²; iii. limit outdoor advertising to a maximum area of 2m²; iv. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of: <table border="1" data-bbox="603 1346 1305 2033"> <tbody> <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="3"> <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> </tbody> </table> 	A. Education activity	<ul style="list-style-type: none"> i. 07:00 – 21:00 Monday to Saturday; and ii. Closed Sunday and public holidays. 	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
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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										
P8	Preschools , other than as provided for in Rule 14.10.1.1 P5 .									
P9	Health care facility									
P10	Veterinary care facility									
P11	Places of assembly									

Activity		Activity specific standards
		<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 Central City; vi. in relation to preschools, veterinary care facilities, health care facilities and places of assembly (See Figure 1.): <ul style="list-style-type: none"> A. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and B. only locate on residential blocks where there are no more than two non-residential activities already within that block; vii. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four; viii. in relation to places of assembly, entertainment activities shall be closed Sunday and public holidays; and ix. not include the storage of more than one heavy vehicle on the site of the activity.
P12	Spiritual activities	<ul style="list-style-type: none"> a. The activity shall: <ul style="list-style-type: none"> i. only locate on sites with frontage and the primary entrance to a minor arterial road or collector road where right turn offset, either formal or informal, is available; ii. only occupy a gross floor area of building of less than 250m²; iii. limit the hours of operation to 07:00-21:00; and iv. not include the storage of more than one heavy vehicle on the site of the activity.
P13	Community welfare facilities	<ul style="list-style-type: none"> a. The facility shall: <ul style="list-style-type: none"> i. only locate on sites with frontage and the primary entrance to a minor arterial road or collector road where right turn offset, either formal or informal, is available; ii. only occupy a gross floor area of building of less than 250m²; iii. limit the hours of operation when the site is open to patients and clients and deliveries to between the hours of 07:00 – 21:00;

Activity		Activity specific standards
		<ul style="list-style-type: none"> iv. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and v. not include the storage of more than one heavy vehicle on the site of the activity.
P14	Emergency services facilities	Nil
P15	Reserves	
P16	Heli-landing areas	<ul style="list-style-type: none"> a. Sites shall be greater than 3000m² in area. b. The number of flights shall not exceed 12 (24 movements) in any calendar year. c. The flights shall not take place on more than five days in any one month period. d. The flights shall not exceed three in any one week. e. Any movements shall only occur between 08:00 and 18:00hrs. f. No movements shall take within 25 metres of any residential unit unless that residential unit is owned and occupied by the helicopter user. g. A log detailing the time and date of each helicopter movement shall be maintained and made available for inspection by the Council when requested.
P17	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	<ul style="list-style-type: none"> 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 14.10.2.2 – Building height and 14.10.2.4 – Daylight recession planes; ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building

Activity		Activity specific standards
		<p>that existed at the time of the earthquakes.</p> <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. c. If paragraphs a. and b. do not apply, the relevant built form standards apply. d. Any application arising from non-compliance with standards a. and b.i. shall not be publicly notified, and may be limited notified only to adjoining property owners (where the consent authority considers this is required, and absent written approval). e. Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.
P18	Relocation of a building	Nil
P19	Market gardens, community gardens, and garden allotments	
P20	Hosted visitor accommodation	<ol 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.
P21	<p>Unhosted visitor accommodation in the following Residential Small Settlement Zones:</p> <ol style="list-style-type: none"> a. Barry's Bay b. Cooptown c. French Farm d. Kukupa e. Le Bons Bay f. Little Akaroa g. Little River h. Okains Bay i. Pigeon Bay j. Robinsons Bay k. Takamatua 	<ol 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 (calculated from when Council are notified of commencement): <ol style="list-style-type: none"> i. 180 per year in the Barry's Bay, Cooptown, French Farm, Kukupa, Le Bons Bay, Little Akaroa, Little River, Okains Bay, Pigeon Bay, Robinsons Bay, Takamatua, Tikao Bay, Wainui Small Settlement Zones; or ii. 60 per year in other Small Settlement Zones. c. The Council shall be notified in writing prior to commencement. d. The owner of the unit shall: <ol 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

Activity	Activity specific standards
l. Tikao Bay m. Wainui	<p>adjoining sites on commencement, and 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>
P22 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>a. A maximum of ten guests shall be accommodated at any one time.</p> <p>b. The Council shall be notified in writing prior to commencement.</p> <p>c. The owner of the heritage item shall keep records of the number of nights it is used for visitor accommodation and provide those records to the Council on request.</p>
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	<p>a. A maximum of 10 guests shall be accommodated at any one time.</p> <p>b. The number of nights a site is used for visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement.</p> <p>c. The Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the heritage item shall:</p> <p>i. keep records of the number of nights it is used for 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, and 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>

Activity	Activity specific standards
	<p>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am</p> <p>g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.</p>

14.10.1.2 Controlled activities

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

Activity	The matters over which Council reserves its control:
C1 Residential units (including any sleep-outs) containing more than six bedrooms in total	<p>a. Scale and nature of activity – 14.15.56</p> <p>b. Traffic generation and access safety - 14.15.67</p>
C2 (deleted as part of Plan Change 4 Environment Court Consent Order dated 24 July 2023)	
C3 (deleted as part of Plan Change 4 Environment Court Consent Order dated 24 July 2023)	

14.10.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule [14.15](#), or as specified, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 Residential unit contained within its own separate site with a minimum net site area that does not meet the standard specified in Rule 14.10.2.1 – Site density.	a. Site density and site coverage – Rule 14.15.2

Activity		The Council's discretion shall be limited to the following matters:
RD2	Minor residential unit that does not meet one or more of the activity specific standards in Rule 14.10.1.1 P2 a., b., or c.	a. Minor residential units - Rule 14.15.226
RD3	Older person's housing units that does not meet activity specific standard in Rule 14.10.1.1 P3 a.	a. Scale and nature of activity – Rule 14.15.56
RD4	Retirement villages able to provide a legal on-site treatment and disposal system or be able to be serviced by the Council's wastewater system while ensuring there is adequate capacity within the Council's system to service the existing zoned land. Advice note: 1. Geriatric hospice and hospital care are subject to health care facility provisions.	a. Retirement villages – Rule 14.15.910
RD5	a. Residential units within the Takamatua Overlay Area and Robinsons Bay Overlay Area. b. Any application arising from this rule shall not be limited or publicly notified.	a. Layout in accordance with the Development Plan in Appendix 8.10.108 and Appendix 8.10.119
RD6	Convenience activities	a. Scale and nature of activity – Rule 14.15.56 b. Traffic generation and access safety – Rule 14.15.67 c. Non-residential hours of operation – Rule 14.15.245 d. Residential design principles – Rule 14.15.1
RD7	Camping grounds	a. Scale and nature of activity – Rule 14.15.56 b. Traffic generation and access safety – Rule 14.15.67 c. Non-residential hours of operation – Rule 14.15.245
RD8	a. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14.10.1.1 (except P7-P11 activity standard ix. relating to storage of heavy vehicles, (refer to Rule 14.10.1.4 D2)) for: i. P7 Education activity	a. As relevant to the activity specific standard that is not met: i. Scale and nature of activity – Rule 14.15.56 ii. Traffic generation and access safety – Rule 14.15.67

Activity		The Council's discretion shall be limited to the following matters:
	<ul style="list-style-type: none"> ii. P8 Preschools, other than as provided for in Rule 14.10.1.1 P5 and Rule 14.10.1.3 RD9; iii. P9 Health care facility; iv. P10 Veterinary care facility; v. P11 Places of assembly; vi. P12 Spiritual activities; and vii. P13 Community welfare facilities. <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	<ul style="list-style-type: none"> iii. Non-residential hours of operation – Rule 14.15.245
RD9	<p>a. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14.10.1.1 for:</p> <ul style="list-style-type: none"> i. P4 Home occupations: <ul style="list-style-type: none"> A. that do not meet standards 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 the standards b. to h. ii. P5 Care of non-resident children within a residential unit in return for monetary payment to the carer <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified to affected persons.</p>	<p>a. As relevant to the activity specific standard that is not met:</p> <ul style="list-style-type: none"> i. Scale and nature of activity - Rule 14.15.56 ii. Traffic generation and access safety – Rule 14.15.67 iii. Non-residential hours of operation – Rule 14.15.245
RD10	<p>Buildings that do not meet Rule 14.10.2.2 – Building height up to 9 metres.</p>	<ul style="list-style-type: none"> a. Impacts on neighbouring property – Rule 14.15.3 b. Residential design principles – Rule 14.15.1.i – Hillside and small settlement areas

Activity		The Council's discretion shall be limited to the following matters:
RD11	Activities and buildings that do not meet Rule 14.10.2.3 – Site coverage	a. Site density and site coverage – Rule 14.15.2
RD12	Buildings that do not meet Rule 14.10.2.4 – Daylight recession planes	a. Impacts on neighbouring property – Rule 14.15.3
RD13	Buildings that do not meet Rule 14.10.2.5 – Minimum building setbacks from internal boundaries	a. Impacts on neighbouring properties – Rule 14.15.3 b. Minimum building, window and balcony setbacks – Rule 14.15.189
RD14	a. Buildings that do not meet Rule 14.10.2.6 – Road boundary building setback. 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 14.15.178
RD15	Buildings that do not meet Rule 14.10.2.7 – Building reflectivity and colour	a. Residential design principles – Rule 14.15.1.i
RD16	a. Residential units that do not meet Rule 14.10.2.8 – Water supply for firefighting. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent its written approval).	a. Water supply for fire fighting – Rule 14.15.78
RD17	a. Hosted visitor accommodation that does not meet activity specific standards in Rule 14.10.1.1 P20 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 14.15.39.
RD18	a. Unhosted visitor accommodation that does not meet activity specific standards in Rule 14.10.1.1 P21 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.	
RD19	a. Visitor accommodation in a heritage item that does not meet activity specific standards in Rule 14.10.1.1. P22 or P23 that does not exceed 20 guests per site at any one time.	

Activity	The Council's discretion shall be limited to the following matters:
b. Any application arising from this rule shall not be publicly notified or limited notified	

14.10.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

Activity	
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity
D2	a. Activities that do not meet one or more of the activity specific standards in Rule 14.10.1.1 for: <ul style="list-style-type: none"> i. P1 Residential activity; ii. Storage of more than one heavy vehicle for P7- P13.
D3	Heli-landing areas that do not meet one or more of the activity specific standards in Rule 14.10.1.1 P16.
D4	a. Hosted visitor accommodation that exceeds twelve guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified.
D5	a. Unhosted visitor accommodation that exceeds twelve guests per site at any one time b. Any application arising from this rule shall not be publicly notified but may be limited notified.
D6	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.
D7	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.

14.10.1.5 Non-complying activities

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

Activity	
NC1	Buildings over 9 metres in height

Activity	
NC2	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ul style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or ii. within 5 metres of the centre line of a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a 66kV electricity distribution line, a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line.</p> <p>c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent written approval).</p> <p>Advice note:</p> <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. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with NZECP 34:2001.
NC3	<p>a. Visitor accommodation not subject to Rule 14.10.1.3 RD7 that is not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item;</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.10.1.6 Prohibited activities

There are no prohibited activities.

14.10.2 Built form standards

14.10.2.1 Site density

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

	Area	Standard
i.	Residential Small Settlement Zone except as specified below.	1000m ²

	Area	Standard
ii.	Allotments created before October 2014 and less than 1000m ² but greater than 500m ²	No more than 1 residential unit per site
iii.	For that part of the Residential Small Settlement Zone identified in Appendix 8.10.408 Takamatua development plan	No more than 1 residential unit per site
iv.	For that part of the Residential Small Settlement Zone identified in Appendix 8.10.408 Takamatua development plan on those properties located at 1 Lushingtons Road and 6 Kotare Lane	No more than 1 residential unit per site
v.	Within the Kainga Density Overlay Area 1 and 2	450m ²
vi.	Older person's housing units Retirement village	There shall be no minimum net site area for any site for any residential unit or older person's housing unit

14.10.2.2 Building height

a. The maximum height of any building shall be:

	Activity	Standard
i.	All buildings unless specified below	8 metres
ii.	Accessory buildings	4.5 metres
iii.	Buildings in the Kainga Overlay Area 2	5 metres

14.10.2.3 Site coverage

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

	Zone/activity	Standard
i.	All activities in the Residential Small Settlement Zone unless specified below	25%, or 250m ² ground floor area to a total maximum of 350m ² total floor areas, whichever is the lesser
ii.	Kainga Overlay Area 2	40%

b. For the purposes of this rule this excludes:

- i. fences, walls and retaining walls;
- ii. eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a building;
- iii. uncovered swimming pools up to 800mm in height above ground level; and

- iv. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - A. are no more than 800mm above ground level and are uncovered or unroofed; or
 - B. where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site;

14.10.2.4 Daylight recession planes

- a. No part of any building shall project beyond a building envelope contained by a 45 degree recession plane measured at any point 2 metres above any adjoining site boundary that is not a road boundary.
- b. Within the Kainga Overlay Area 1 and 2 and the Spencerville Overlay Area, buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.16.2 Diagram A, from points 2.3 metres above:
 - i. ground level at the internal boundaries; or
 - ii. where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3 metres above ground level at the furthest boundary of the access lot or access strip or any combination of these areas; or
 - iii. where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
- c. Where the building is located in a Flood Management Area, the exemptions below apply:
 - i. In the Flood Management Area, Rule 5.4.1.3 (for activities P1-P4 in Table 5.4.1.1b); or
 - ii. In the Te Waihora/Lake Ellesmere and Wairewa/Lake Forsyth Flood Management Areas, Rule 5.4.2.3 (for activities P1-P5 in Table 5.4.2.1).

14.10.2.5 Minimum building setbacks from internal boundaries

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

	Applicable to	Standard
i.	Side and rear internal boundaries	3 metres
ii.	Side and rear internal boundaries in the Spencerville Overlay Area and the Kainga Overlay Areas 1 and 2	2 metres

- b. There shall be no minimum setback from internal boundaries for accessory buildings where the length of any wall located within the setbacks specified in clause a. above is less than 6 metres.

14.10.2.6 Road boundary building setback

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

i.	Activity / area	Standard
ii.	Any buildings with a garage vehicle door facing the road	5 metres
iii.	Buildings without a garage vehicle door facing the road	4.5 metres
iv.	In the Kainga Overlay Area 2	3 metres from the common boundary of the leased land and the internal road

14.10.2.7 Building reflectivity and colour

- a. All roof finishes are not to exceed 30% light reflectance value (LRV).

14.10.2.8 Water supply for fire fighting

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

IHP RECOMMENDATIONS