

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

The Community Housing provision is to be deleted in its entirety.

Accordingly the zone is shown as ~~bold strikethrough~~.

3. Further Instructions and Explanations for Council

- a. There are no further instructions or explanations.

~~14.14 Rules – Community Housing Redevelopment Mechanism~~

~~14.14.1 Activity status tables~~

~~14.14.1.1 Permitted activities~~

~~There are no permitted activities.~~

~~14.14.1.2 Controlled activities~~

~~There are no controlled activities.~~

~~14.14.1.3 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.~~

- ~~c. Until 31 December 2018, resource consent applications in relation to these rules shall not be limited or publicly notified, except as specified in RD3 and RD4 below.~~

Activity		The Council's discretion shall be limited to the following matters:
RD1	Residential activities utilising the Community housing redevelopment mechanism on sites located within the CHRM areas shown on Planning Maps 18, 23, 24, 25, 26, 29, 30, 31, 32, 33, 37 and 45 that are not in breach of the built form standards in Rule 14.14.2	a. Residential design principles— Rule 14.15.1
RD2	Residential activities utilising the Community housing redevelopment mechanism on sites located within the CHRM areas shown on Planning Maps 18, 23, 24, 25, 26, 29, 30, 31, 32, 33, 37 and 45 but do not meet one or more of the built form standards in Rule 14.14.2 (except Rules 14.14.2.15 and 14.14.2.16., refer to Rule 14.14.1.3 RD3 and RD4 below; and Rules 14.14.2.13 and 14.14.2.14; refer to Rule 14.14.1.5 NC2 and NC3)	a. Residential design principles— Rule 14.15.1 b. As relevant to the built form standard that is not met: <ul style="list-style-type: none"> i. Site density and site coverage— Rule 14.15.2 ii. Impacts on neighbouring property— Rule 14.15.3 iii. Street scene— road boundary building setback, fencing and planting— Rule 14.15.17 iv. Minimum building, window and balcony setbacks— Rule 14.15.18 v. Outdoor living space— Rule 14.15.20 vi. Minimum unit size and unit mix— Rule 14.15.4 vii. Service, storage and waste management spaces— Rule 14.15.19 viii. Acoustic insulation— Rule 14.15.8 ix. Traffic generation and access safety— Rule 14.15.6
RD3	a. Residential activities utilising the Community housing redevelopment mechanism on sites located within the CHRM areas shown on Planning Maps 18, 23, 24,	a. Residential design principles— Rule 14.15.1 b. Water supply for fire fighting— Rule 14.15.7

Activity		The Council's discretion shall be limited to the following matters:
	25, 26, 29, 30, 31, 32, 33, 37 and 45 that do not meet Rule 14.14.2.15. b. Until 31 December 2018, any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent written approval).	
RD4	a. Residential activities utilising the Community housing redevelopment mechanism on sites located within the CHRM areas shown on Planning Maps 18, 23, 24, 25, 26, 29, 30, 31, 32, 33, 37 and 45 that do not meet Rule 14.14.2.16. relating to rail corridor boundary setbacks. b. Until 31 December 2018, any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent written approval).	a. Residential design principles Rule 14.15.1 b. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor

14.14.1.4 Discretionary activities

~~There are no discretionary activities.~~

14.14.1.5 Non-complying activities

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

Activity	
NC1	Residential activities utilising the Community housing redevelopment mechanism on sites not located within the within the CHRM areas shown on the planning maps
NC2	Residential activities utilising the Community housing redevelopment mechanism that do not meet Rule 14.14.2.13 — Community housing site size
NC3	Residential activities utilising the Community housing redevelopment mechanism that do not meet Rule 14.14.2.14 — Community housing unit proportion and yield

14.14.1.6 Prohibited activities

~~There are no prohibited activities.~~

14.14.2 Built form standards

~~a. For the purpose of this rule, site refers to the entire site area being utilised for the Community Housing Development Mechanism, which may include a number of titles.~~

14.14.2.1 Building height

- a. ~~Within 15 metres of the site boundary, the maximum height of any building shall not exceed 8m where the site adjoins the Residential Suburban Zone and the Residential Suburban Density Transition Zone. Across the rest of the entire site of the Community House Redevelopment Mechanism area the maximum building height shall not exceed 11 metres.~~

14.14.2.2 Daylight recession planes

- a. ~~Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3 metres above boundaries with other sites as shown in Appendix 14.16.2, diagram C, except that:~~
- ~~i. where an internal boundary of a site abuts an access lot, access strip, or access to a rear lot, the recession plane may be constructed from points 2.3 metres above the furthest boundary of the access lot, access strip, or access to a rear lot or any combination of these areas; and~~
 - ~~ii. 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.~~
 - ~~iii. Where the building is located in a Flood Management Area, the exemptions in Rule 5.4.1.3 apply (for activities P1P4 in Table 5.4.1.1b).~~
 - ~~iv. The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.~~

14.14.2.3 Street scene

- a. ~~Buildings shall be setback a minimum of 4.5 metres from road boundaries, other than where a site has a road boundary that is subject to another standard in this Plan, except that:~~
- ~~i. where a garage has a vehicle door facing a road the garage door shall be setback a minimum of 4.5 metres unless the garage door(s) provided tilt or swing outwards, in which case the garage door shall be setback a minimum of 5.5 metres;~~
 - ~~ii. where a garage has the vehicle door facing a shared access way, the garage door shall be setback a minimum of 7 metres measured from the garage door to the furthest formed edge of the adjacent shared access unless the garage door(s) provided tilt or swing outwards, in which case the garage door shall be setback a minimum of 8 metres;~~
 - ~~iii. for residential units fronting the street; garages and other accessory buildings (excluding basement car parking and swimming pools) shall be located at least 1.2 metres further from the road boundary than the front facade of any ground level habitable space of that unit; and~~
 - ~~iv. on properties fronting Emmet Street the setback shall be 6.5 metres.~~

14.14.2.4 Separation from neighbours

- a. ~~Buildings that adjoin an access lot, access strip, or access to a rear site shall be setback a minimum of 1 metre from that part of an internal boundary of a site.~~
- b. ~~Accessory buildings which face the ground floor window of a habitable space on an adjoining site shall be setback a minimum of 1.8 metres from that neighbouring window for a minimum length of two metres either side of the window.~~
- c. ~~In all other instances buildings shall be setback a minimum of 1.8 metres from internal boundaries of a site, except that:~~
 - i. ~~no setback is required from an access lot or access strip on the same site, provided that any windows on the ground floor facing and within one metre of the access lot or access strip are non-opening;~~
 - ii. ~~other than provided in b above, no setback for accessory buildings is required, provided the total length of walls or parts of accessory buildings facing and located within the setback is less than 9 metres;~~
 - iii. ~~no setback is required along that part of an internal boundary where buildings on adjoining sites have a common wall along the internal boundary; and~~
 - iv. ~~no setback is required for basements, provided that any part of a basement located within 1.8 metres of an internal boundary is wholly below ground level.~~
- d. ~~Parts of a balcony or any window of a living area at first floor level or above shall not be located within four metres of an internal boundary of a site, except that this shall not apply to a window at an angle of 90 degrees or greater to the boundary, or a window or balcony which begins within 1.2 metres of ground level (such as above a garage which is partly below ground level).~~

14.14.2.5 Minimum unit size, and mix of units

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

14.14.2.6 Ground floor habitable space

- a. ~~Any residential unit facing a road or public space, unless built over an access way, shall have a habitable space located at ground level.~~

- ~~b. At least 50% of all residential units within a comprehensive development shall have a habitable space located at the ground level.~~
- ~~c. Each habitable space located at the ground level shall have a minimum floor area of 9m² and a minimum internal dimension of 3 metres.~~

~~14.14.2.7 Outdoor living space~~

- ~~a. For residential units with two or more bedrooms a minimum of 30m² of outdoor living space shall be provided on site for each residential unit, and shall not be occupied by parking areas or access. The required outdoor living space can be in a mix of private and communal areas, at the ground level or in balconies provided that:
 - ~~i. each unit shall have private outdoor living space of at least 16m² in total. The balance of the outdoor living space required for each residential unit may be provided as communal space;~~
 - ~~ii. private outdoor living space shall have a minimum dimension of 4 metres when provided at ground level and a minimum dimension of 1.5 metres when provided by a balcony;~~
 - ~~iii. at least one private outdoor living space shall be directly accessible from a living area of that unit;~~
 - ~~iv. outdoor living space provided as a communal space shall be accessible for use by all units and shall have a minimum dimension of 4 metres; and~~
 - ~~v. 50% of the outdoor living space required across the entire site shall be provided at ground level.~~~~
- ~~b. For one bedroom residential units on the ground floor a minimum of 16m² private outdoor living space with a minimum dimension of 4 metres shall be provided on site for each residential unit, and shall not be occupied by parking areas or access.~~
- ~~c. For one bedroom residential units entirely at an upper level a total of 16m² of outdoor living space shall be provided on site for each residential unit provided that:
 - ~~i. one space can be a private balcony with a minimum area of 6m² and a minimum dimension of 1.5 metres; and~~
 - ~~ii. the balance 10m² can be provided in a communal space.~~~~

~~14.14.2.8 Service, storage, and waste management spaces~~

- ~~a. For multi unit residential complexes and social housing complexes only:
 - ~~i. each residential unit shall be provided with at least 2.25m² with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;~~
 - ~~ii. each residential unit shall be provided with at least 3m² with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and~~~~

- iii. ~~the required spaces in a. and/or b. for each residential unit shall be provided either individually, or within a dedicated shared communal space.~~

14.14.2.9 Landscaping and tree planting

- a. ~~A minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space), where~~
 - i. ~~at least 50% of the landscaping shall be trees and shrubs, and~~
 - ii. ~~a minimum tree canopy cover of 20% of the site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be located on any part of the site, such as communal outdoor living space or landscaping area, and does not need to be associated with each residential unit. 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.~~
- b. ~~All trees required by this rule shall be not less than 1.5 metres high at the time of planting.~~
- c. ~~All trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.~~
- d. ~~An additional tree canopy cover equivalent to 15% of the road corridor area must be provided in the road corridors in a new greenfield residential subdivision and/or development, or a brownfield site subject to comprehensive residential development, where new roads have been / will be created, as specified in the Chapter 6.10A rules.~~
- e. ~~Where the tree canopy cover area is not achieved in full or in part through retaining existing trees and/or planting new trees, the remaining tree canopy cover requirement will be subject to the payment of financial contributions in lieu of tree planting, as specified in the Chapter 6.10A rules.~~

14.14.2.10 Acoustic insulation

- a. ~~Any habitable space within a residential unit which is within:~~
 - i. ~~40 metres of the edge of the nearest marked traffic lane of a minor arterial road, or major arterial road, or a railway line; or~~
 - ii. ~~20 metres of the edge of the nearest marked traffic lane of a collector road as defined Chapter 7 Transportation Appendix 7.5.12.~~

~~shall achieve a minimum internal to external noise reduction of 30 dBA (Dtr, 2m, nT).~~
- b. ~~Where no traffic lane is marked, the distances stated shall be measured from 2 metres on the road ward side of the formed kerb.~~

Advice note:

1. ~~Compliance with this rule may be achieved by ensuring any construction is in accordance with the acceptable solutions listed in Appendix 14.16.1. No alternative ventilation is required in~~

situations where the rule is only met with windows closed. Alternatively, compliance with the rule can be achieved through certification by a qualified acoustic engineer that the design is capable of achieving compliance with the performance standard.

~~14.14.2.11 Parking space numbers~~

- ~~a. A minimum of one car parking space shall be provided for each residential unit.~~
- ~~b. Parking areas shall be screened on internal boundaries by landscaping, wall(s), fence(s), or a combination of these to a minimum height of 1.5 metres from any adjoining site. Where this screening is by way of landscaping it shall be for a minimum depth of 1.5 metres.~~
- ~~c. A minimum of one cycle space shall be provided at ground level for each residential unit. Except where parking for that unit is provided in a garage.~~

~~Advice note:~~

- ~~a. This development standard applies in place of any equivalent minimum or maximum car or cycle parking requirement for the underlying zone in Chapter 7 Transportation of this Plan.~~

~~14.14.2.12 Maximum building coverage within Community House Redevelopment Mechanism Areas~~

- ~~a. The maximum percentage of the gross area covered by buildings within developments using the Community housing redevelopment mechanism shall be 40%.~~

~~14.14.2.13 Community housing site size~~

- ~~a. Sites utilising the Community housing redevelopment mechanism shall be:
 - ~~i. of a size greater than 1500m² and less than 10,000m²; and~~
 - ~~ii. in one continuous block of land.~~~~

~~14.14.2.14 Community housing unit proportion and yield~~

- ~~a. Residential activity utilising the Community housing redevelopment mechanism shall demonstrate that community housing units will comprise:
 - ~~i. at least one third of the residential unit yield; or~~
 - ~~ii. a quantity equal to the amount of community housing units on the application site either occupied or unoccupied at 6 December 2013; whichever is the greater.~~~~
- ~~b. Residential activity utilising the Community housing redevelopment mechanism shall deliver a minimum density of 30 households per hectare (one unit per 330m²), and a maximum density of 65 households per hectare (one unit per 150m²).~~

~~14.14.2.15 Water supply for fire fighting~~

- ~~a. Sufficient water supply and access to water supplies for fire fighting shall be made available to all residential units via Council's urban fully reticulated system and in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008).~~

~~14.14.2.16 Minimum building setbacks from railway lines~~

- ~~a. For buildings, balconies and decks on sites adjacent to or abutting a designated rail corridor, the minimum building setback shall be 4 metres from the rail corridor boundary.~~

~~14.14.2.17 Information requirements for applications~~

- ~~a. Any application for resource consent using the Community housing redevelopment mechanism must include a detailed 'design statement' (prepared by an expert suitably qualified in architecture or urban design).~~

IHP RECOMMENDATIONS